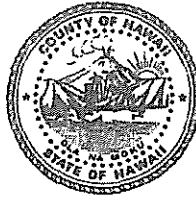


Harry Kim  
Mayor



Christopher J. Yuen  
Director

Brad Kurokawa, ASLA  
LEED® AP  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043  
(808) 961-8288 • FAX (808) 961-8742

June 1, 2007

Mr. Klaus D. Conventz  
dba Baumeister Consulting  
P. O. Box 2308  
Kailua-Kona, HI 96745

Dear Mr. Conventz:

**SUBJECT: VARIANCE APPLICATION-VAR 07-039**  
**Applicant: KLAUS D. CONVENTZ**  
**Owner: C&R DEVELOPMENT LLC**  
**Request: Variance from Chapter 25, Zoning,**  
**Off-street loading requirements**  
**Tax Map Key: 7-3-051:096**

Pursuant to discussions with staff, the variance application and attached submittals submitted on May 29, 2007 and May 30, 2007 are being returned to you with this letter. Please note the \$250.00 variance filing fee will be refunded and sent under separate cover.

The subject TMK property was rezoned from ML-1a to MCX-1a. A copy of Ordinance No. 07 11, effective February 16, 2007, was previously faxed to you under separate cover. The enclosed survey map must be revised to identify and denote the minimum 20 feet front yard on the subject TMK property pursuant to Division 13, MCX, Section 25-5-130, Section 25-5-136, Minimum yards. Subsequent to the foregoing, a revised survey map should be filed with your pending variance application (VAR 07-032) in Hilo.

In view of the acknowledgment letter dated May 21, 2007 in VAR 07-032 and enclosed application, the issues regarding the minimum number of paved/striped off-street parking spaces and required number of loading spaces including stall dimensions and minimum back-up aisle space for parking and loading spaces for permitted uses within "TWO STORY OFFICE BUILDINGS" must be reviewed and determined by staff at the Kona Planning Department. Please submit a revised survey map denoting the correct building yards to the Kona Planning Department for further review under Plan Approval of the Zoning Code to determine the required number of parking and loading space requirements for the proposed uses within the buildings on the subject TMK property.

JUN 04 2007

Mr. Klaus D. Conventz  
dba Baumeister Consulting  
Page 2  
June 1, 2007

Any questions regarding the above should be directed to our Hilo office at (808) 961-8288.

Sincerely,



CHRISTOPHER J. YUEN  
Planning Director

WRY:cd  
P:\WP60\WRY\VAR\VAR07-039ZCLTRTMK73051096.BC

Enclosures

cc: Kona Planning Department (Ltr. only)  
Account Clerk (Ltr. only)