

William P. Kenoi  
Mayor



BJ Leithead Todd  
Director

Margaret K. Masunaga  
Deputy

## County of Hawai'i

### PLANNING DEPARTMENT

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawai'i 96720  
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March 28, 2011

Ms. Lori Mikkelson  
All Aina Services  
P. O. Box 291  
Laupahoehoe, HI 96764

Dear Ms. Mikkelson:

**SUBJECT: VARIANCE: VAR-10-054**  
**Applicant: ALL AINA SERVICES**  
**Owners: MICHAEL & FRANCES GORDON**  
**Request: Variance from Chapter 25, Zoning, Article 5, Division 7, Section 25-5-76, Minimum Yards, (a), Section 25-5-77 Other regulations, and Article 4, Division 4 Section 25-4-44, Permitted projections into yards and open space requirements**  
**TMK: 1-5-059:043 (Lot 434)**

After reviewing your variance application, the Planning Director certifies the **approval** of VAR 10-054, subject to conditions. The variance will allow portions of the single family-dwelling roof eave with a minimum 5.70 feet and detached water tank with a minimum 12.50 feet side yard and side yard open space to remain on the subject property in lieu of the minimum 15.0 feet side yard and minimum 10.0 feet side yard open space requirement. The variance is from the subject property's minimum side yard and side yard open space requirements pursuant to the Hawai'i County Code, Chapter 25, Zoning, Article 5, Division 7, Section 25-5-76, Minimum yards, (a), Section 25-5-77 Other regulations, and Article 4, Division 4, Section 25-4-44, Permitted projections into yards and open space requirements, (a).

### **BACKGROUND AND FINDINGS**

1. **Location.** The subject property consists of 22,216 square feet in land area and is situated within the Hawaiian Paradise Park Subdivision, situated at Kea'au Puna, Hawai'i. The subject property's street address is 15-832 Ala Kai Drive. The subject property is zoned Agricultural – 1 Acre (A-1a) by the County and designated Agricultural or "A" by the State Land Use Commission (LUC).

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2. **Variance Application.** The applicant/owner submitted the variance application, attachments, filing fee, and associated materials on December 13, 2010. The variance application's site plan map is drawn to scale, and prepared by Richard Sunden LPLS, and denotes the position of the roof overhang of the single family home and detached water tank constructed into minimum 15-foot wide side yard setback requirement and 10-foot rear yard open space requirement.
3. **County Building Records.** Hawai'i County Real Property Tax Office records indicate that a building permit (04-0150H) was issued to the subject property for a two-story, single-family dwelling consisting of 4 bedroom, 3 baths, living room, kitchen and dining area, garage and detached water tank.
4. **Agency Comments and Requirements.**
  - a. The State Department of Health (DOH) memorandum dated January 3, 2011 states:

"The Health Department found no environmental health concerns with regulatory implications in the submittals."
  - b. No comments were received from the Department of Public Works – Building Division as of this date.
5. **Public Notice.** The applicant filed a transmittal letter with copy of the notices sent to surrounding property owners via USPS. According to USPS certificate of mailing receipts and affixed postal receipts, the first and second notices were mailed on December 16, 2010 and January 5, 2011, respectively. Notice of this application was published in the Hawaii Tribune Herald and West Hawaii Today on January 7, 2011.
6. **Comments from Surrounding Property Owners or Public.** A letter submitted by Gregory and Paula Guay, dated December 26, 2010, identifies concern that the water tank's placement may be contributing to the potential site drainage problems. Refer to letter in the variance file.

#### SPECIAL AND UNUSUAL CIRCUMSTANCES

The applicant/owner submitted the variance application to address and/or resolve the roof eave and detached water tank encroachments within the property's minimum 15 foot side yard and 10 foot side yard open space requirement. The variance application's site plan denotes the location of the roof eave and water tank upon "Lot 434". The current owners were unaware of any encroachment of the single-family residence and water tank constructed by a previous owner, and would not have discovered any problems affecting the property until a modern survey was

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conducted by Richard Sunden, LPLS, revealing the setback violations. No evidence has been found to show indifference or premeditation by the builder to intentionally construct a portion of the roof eave and detached water tank into the property's minimum 15 feet side yard setback and attendant minimum 10 feet side yard open space required by the Zoning Code.

### **ALTERNATIVES**

Alternatives available to the current owners to correct and/or address the building encroachments constructed into the affected side yard of the subject property include the following actions:

Remove the building encroachment and water tank constructed upon the subject property to fit within the correct building envelope denoted on the recent plot map as prescribed by the Zoning Code. *Any structural or design correction would be expensive and cost prohibitive.*

Consolidate the subject property with adjoining properties and resubdivide the property to modify property lines and adjust minimum yard setbacks. *Given the location of the encroachments (side yard), consolidation/resubdivision with the adjoining property would not be practical.*

### **INTENT AND PURPOSE**

The intent and purpose of requiring building setbacks within a subdivision or development are to assure that adequate air circulation and exposure to light are available between permitted structure(s)/uses and boundary/property lines.

Based on the foregoing findings and circumstances, the applicant's request for variance would be consistent with the general purpose of the zoning district and the intents and purposes of the Zoning Code, Subdivision Code and the County General Plan. Furthermore, the variance request will not be materially detrimental to the public's welfare and will not cause substantial adverse impact to the area's character and to adjoining properties. This can be substantiated, to some degree, by the fact that this office did not receive any complaint from surrounding property owners during the past years of existence of the structure.

### **PLANNING DIRECTOR'S DECISION AND VARIANCE CONDITIONS**

This variance application is approved subject to the following variance conditions:

1. The applicant/owner, their assigns or successors shall be responsible for complying with all stated conditions of approval.

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2. The applicant/owner(s), successors or assigns shall indemnify and hold the County of Hawaii harmless from and against any loss, liability, claim, or demand for the property damage, personal injury, or death arising out of any act or omission of the applicants/owners, their successors or assigns, officers, employees, contractors, or agents under this variance or relating to or connected with the granting of this variance.
3. No permit shall be granted to allow an ohana or second single-family or farm dwelling upon the subject property, subject to provisions of the Zoning Code or State Law which may change from time to time.
4. The roof eave and detached water tank built upon the subject property ("LOT 434") will not meet the minimum side yard and open space requirements pursuant to Chapter 25, the Zoning Code, according to the variance application's site plan map.
5. Should the single-family dwelling and water tank (footprint) upon the subject property be destroyed by fire or other natural causes, the replacement of the roof eave and water tank shall comply with the County Zoning Code and be subject to State law and County ordinances and regulations pertaining to building construction occupancy.
6. Future or new building improvements and permitted uses shall be subject to State law and County ordinances and regulations pertaining to building construction and building occupancy.

Should any of the foregoing variance conditions not be complied with, the Planning Director may proceed to declare subject Variance- 10-054 null and void.

Sincerely,



BJ LEITHEAD TODD  
Planning Director

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xc: Real Property Tax Office (Hilo)  
TMK File