

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
Phone (808) 961-8288 • Fax (808) 961-8742

September 14, 2011

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

Dear Mr. Conventz:

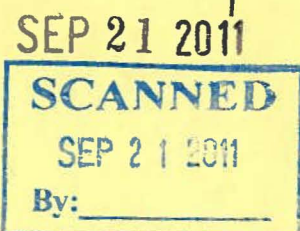
SUBJECT: RETURN VARIANCE APPLICATION
Applicants: KLAUS CONVENTZ
Owners: WALTER & ELAINE HIRAISHI
Request: Variance from Chapter 25, Zoning,
Minimum Yards
Tax Map Key: 7-7-009:012; LOT 12

We are in receipt of your variance application from the zoning code, received on July 18, 2011. After review of your application, we have determined that a variance from the zoning code is not required.

The subject parcel, consisting of 10,000 square feet, is zoned Single-Family Residential – 10,000 square feet (RS-10) and is classified Urban by the State Land Use Commission.

Records at the Real Property Tax (RPT) office indicate that the property in question is improved with a single-family dwelling, 1,368 square feet of living area. Building Permit (#32302) was issued on this property on November 17, 1965, with a patio (addition/change) under Building Permit No. 35532 issued on March 14, 1967, prior to the adoption of the Zoning Code in 1967. Since the Building Permits were issued prior to the adoption of the Zoning Code, the existing dwelling is considered legal, non-conforming therefore, a variance from the zoning code to legitimize the setback encroachments is not warranted.

The filing fee of \$250.00 received with your application will be returned to you under separate cover.



Mr. Klaus D. Conventz
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Should you have any questions regarding the above or enclosures, please feel free to contact Larry Nakayama at our Hilo office at telephone (808) 961-8149.

Sincerely,



BJ LEITHEAD TODD
Planning Director

LHN:nci
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Enclosures

xc w/o enclosure: Account Clerk (Ltr. Only)

FLORIDA GOVERNMENT RECEIPT

RECEIPT

DATE	JUL 25 2011		No.	153469
RECEIVED FROM	Zaunreister Consulting		\$250. ⁰⁰	
FOR RENT	PO Box 2306 Kailua Kona HI 96745		DOLLARS	
FOR	VAR FIF: Walter & Elaine Hiraish		Renwick Trust	
ACCOUNT		<input type="radio"/> CASH	FROM	7-7-12 TO
PAYMENT	250. ⁰⁰	<input checked="" type="radio"/> MONEY ORDER	35	
BAL. DUE		<input type="radio"/> CHECK		
		<input type="radio"/> CREDIT CARD	BY	M. Hiraish