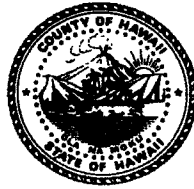


William P. Kenoi
Mayor



BJ Leithead Todd
Director

Margaret K. Masunaga
Deputy

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County of Hawai'i
PLANNING DEPARTMENT

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October 22, 2012

Joseph M. & Jayne B. Pinc
68-3704 Ehako Street
Waikoloa, HI 96738

Dear Mr. & Mrs. Pinc:

SUBJECT: VARIANCE: VAR-12-000087
Applicant: JOSEPH M. & JAYNE B. PINC
Owners: JOSEPH M. & JAYNE B. PINC
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: 1-1-035:119 (Lot 8114)

After reviewing your variance application, the Planning Director certifies the **approval** of Variance 12-000087 (VAR 12-000087), subject to conditions. The variance will allow portion of the single-family dwelling and laundry room (along south property) to remain with reduced side yard and side open space requirement of 4.5 feet and 8'10", respectfully. The variance is from the subject property's minimum 20-foot side yard and 14-foot 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, (a) Permitted projections into yards and open space requirements.

BACKGROUND AND FINDINGS

1. **Location.** The subject property consists of approximately 2 acres in land area and is identified as Lot 8114 situated within the Fern Forest Acres Subdivision, Kea'au Puna, Hawai'i. The subject property's street address is 11-2747 Pikake Street.
2. **County Zoning.** Agricultural – 3 Acres (A-3a)
3. **State Land Use Designation.** Agriculture

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4. **Variance Application.** The applicant submitted the variance application, attachments, and filing fee on August 23, 2012, and other submittals related to the variance request and variance application. The variance application's site plan map is drawn to scale, and prepared by Niels Christensen LPLS, and denotes the position of the single-Family Dwelling and laundry room constructed into minimum 20-foot wide side yard setback requirement and 14-foot side yard open space requirement.

5. **County Building Records.**

Hawai'i County Real Property Tax Office records indicate that a building permit (021809) was issued to the subject property for a single-family dwelling consisting of 2 bedroom, 1 bath, living room, kitchen and dining area, carport and detached water tank.

6. **Agency Comments and Requirements.**

- a. The State Department of Health (DOH) memorandum dated September 19, 2012 (see attached memorandum).
- b. No comments were received from the Department of Public Works – Building Division as of this date.

7. **Notice to Surrounding Property Owners.**

The applicant filed a transmittal letter and copy of the notices was sent to surrounding property owners via USPS to the Planning Department. According to USPS certificate of mailing receipts and affixed postal receipts, the first and second notices were mailed on August 22, 2012 and September 10, 2011, respectively. Notice of this application was published in the Hawaii Tribune Herald and West Hawaii Today on October 9, 2011.

8. **Comments from Surrounding Property Owners or Public.** No written comments or objections from surrounding property owners or the general public were received.

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 20-foot side yard and 14-foot side yard open space requirements. The variance application's site plan denotes the location of the single-family dwelling and laundry room upon "Lot 8114". The applicant as stated in the background report that when he purchased the property in the 1980's, he was informed by a longtime resident neighbor that the property lines were as noted on a "red reflector" nailed onto a certain tree as well as by old "red flags" which were supposedly from staking done years ago. The ohana structure and water tank shown on the survey map, which

originally encroached into the neighbor's property (Lot 8115) has since been removed. The owners were unaware of any encroachments until a modern day survey was completed. 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 20-foot side yard setback and associated minimum 14-foot 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 both adjoining properties 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. Also, no comments or objections were received from the surrounding property owners or general public in response to the Notification of Surrounding Properties Owners.

Based on the foregoing findings and circumstances, the representative'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.

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.
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 single-family dwelling and laundry room built upon the subject property ("LOT 8114") 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 laundry room (footprint) on the subject property be destroyed by fire or other natural causes, the replacement of these structures 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.

Joseph M. & Jayne B. Pinc

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Should any of the foregoing variance conditions not be complied with, the Planning Director may proceed to declare the subject Variance-12-000087 null and void.

Sincerely,

A handwritten signature in black ink, appearing to read "BJ Leithhead Todd". The signature is written in a cursive, flowing style.

BJ LEITHEAD TODD

Planning Director

LHN:mad

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xc: Real Property Tax Office (Hilo)