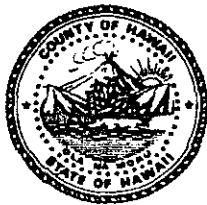


William P. Kenoi
Mayor



Duane Kanuha
Director

Bobby Command
Deputy Director

West Hawai'i Office
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County of Hawai'i PLANNING DEPARTMENT

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101 Pauahi Street, Suite 3
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October 7, 2013

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

Dear Mr. Conventz:

SUBJECT: VARIANCE APPLICATION – VAR-13-000148

Applicant: KLAUS D. CONVENTZ/BAUMEISTER CONSULTING

Owners: DOUGLAS L. AND DEBORAH J. ZYLSTRA

Request: Variance from Chapter 25, Zoning, Article 5, Division 7, Section 25-5-76, Minimum Yards and Article 4, division 4, Section 25-4-44(a), Permitted Projections into Yards and Open Space Requirements (Encroachment into North Front Yard Setback and South Side Yard Setback)

TMK: 7-3-045:026, Lot C-97

After reviewing your variance application, the Planning Director certifies the **approval** of VAR-13-000148, subject to variance conditions. The variance will allow portion of the single-family dwelling to remain "as built" with a 14-foot to a minimum 14.40-foot front (north) yard setback and the storage enclosure to remain with a minimum 5.50-foot to minimum 5.70 foot side (south) yard setback. These exceptions are in lieu of the required 15-foot front yard setback and 8-foot side yard setback, as required by the Hawaii County Code, Chapter 25, Zoning, Section 25-5-7, Minimum yards.

BACKGROUND AND FINDINGS

1. **Location.** The subject property, consisting of approximately 8,419 square feet of land, is located in the Kona Highlands Subdivision and is situated at Kalaoa 1st and 2nd, North Kona, Hawai'i. The subject property's street address is 73-4172 Oluolu Place.
2. **Zoning.** Agricultural – 5 acres (A-5a).
3. **State Land Use.** Urban (U).
4. **Required Setback.** 15 feet for front and 8 feet for sides. (corner lot)

5. **Variance Application-Site Plan.** The applicant submitted the variance application, attachments, and filing fee on June 21, 2013, 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 Peter H. Souza Jr. L.P.L.S denotes the portions single-family dwelling built into the north front yard setback and south side yard setback.

The owner/applicant submitted the variance application to address or resolve the encroachment of the single-family dwelling into the 15-foot north front yard setback and the storage enclosure into the 8-foot south side yard setback, as required by the Zoning Code.

The survey map shows that portions of the single-family dwelling encroaches 0.6 feet to 1.00 feet into the 15-foot front (north) yard setback and the lean to storage enclosure encroaches 2.30 feet to 2.50 feet into the side (south) yard setback.

6. **County Building Records.** Hawaii County Real Property Tax Division records indicate that a building permit (07150) was issued on November 12, 1985, for the construction of a 3-bedroom and 2-bath single-family residence.

7. **Agency Comments and Requirements.**

- a. The State Department of Health (DOH) memorandum, dated July 3, 2013. (See attached memorandum)
- b. No comments were received from the Department of Public Works-Building Division.

8. **Notice to Surrounding Property Owners.** The applicant submitted a copy of notice mailed to surrounding property owners (including affidavits) by U.S.P.S. According to these submittals, the first and second notice(s) were mailed on June 21, 2013 and July 8, 2013, respectively. Notice of this application was published in the Hawaii Tribune Herald and West Hawaii Today on July 15, 2013.

9. **Time Extension.** The applicant's variance application was received on July 1, 2013 and additional time to review the application was required. The applicant granted the Planning Director an extension of time to issue a decision on the Variance Application until October 9, 2013.

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

ANALYSIS OF GROUNDS FOR VARIANCE

No variance will be granted unless it is found that:

- (a) There are special or unusual circumstances applying to the subject real property which*

exist either to a degree which deprives the owner or applicant of substantial property rights that would otherwise be available, or to a degree which obviously interferes with the best use or manner of development of the property.

The variance application meets criteria (a) for the following reasons:

The owner/applicant submitted the variance application to address or resolve the encroachment of the single-family dwelling into the 15-foot north front yard setback and the storage enclosure into the 8-foot south side yard setback as required by the Zoning Code.

The survey map prepared by Peter H. Souza, Jr., L.P.L.S. shows that portions of the single-family dwelling encroaches .60 feet and 1.00 feet into the 15-foot front (north) yard setback and the 6-foot high lean to storage enclosure encroaches 2.30 feet and 2.50 feet into the side (south) yard setback.

No evidence has been found to show indifference or premeditation by the past owners or builders to deliberately create or intentionally allow the building encroachment problems to occur. It appears that the original dwelling improvements constructed nearly 28 years ago were constructed under valid building permits and other construction permits issued by the County. It also appears that past building permits inspections of the premises by the agencies during construction of the dwelling improvements did not disclose any building encroachment issues or building setback irregularities at that time. Further, due to the approximate 0.60 foot and 1.00 foot encroachments into the front (north) yard setback 2.30 to 2.5 into the side (south) yard setback of the property, it appears that these were staking error and not intentional.

The above special and unusual circumstance determines the owner was not at fault in creating the encroachment violation and requiring them to fix the encroachments would interfere with the best use and development of the property.

(b) *There are no other reasonable alternatives that would resolve the difficulty.*

The variance application meets criterion (b) for the following reasons:

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

Remove the building encroachments and/or redesign or relocate the single-story dwelling constructed upon the subject property to fit within the correct building envelope denoted on the recent survey map as prescribed by the Zoning Code. Any structural or design correction of the single-family dwelling to meet setback requirement would leave unattractive reconstruction scars.

Because the encroachment is within the front yard setback, to consolidate the subject property with the roadway and to re-subdivide the property to modify property lines and adjust minimum front yard setbacks is not a viable option. Removal of the storage enclosure would leave the electrical and irrigation systems open to the elements (rain and dust). Therefore, there are no reasonable alternatives to resolve the encroachment issue.

- (c) *The variance is consistent with the general purpose of the district, the intent and purpose of this chapter, and the general plan, and will not be materially detrimental to the public's welfare or cause substantial, adverse impact to an area's character or to adjoining properties.*

The variance application meets criteria (c) for the following reasons:

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

The encroachment of 0.60 feet and 1.00 feet into the front (north) yard setback area is miniscule, but it exceeds the limit of falling under the De Minimis exception. The granting of the setback variance still allows for adequate air circulation as the affected area is within the front setback adjacent to roadway frontage.

Based on the foregoing findings and unusual circumstances, the applicant's request for variance would be consistent with the general purpose of the zoning district and the intent and purpose 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 complaints from surrounding property owners during the roughly 28 years since the single-family dwelling with lanai was constructed. Further, objections were not received from the surrounding property owners or general public in response to the Notification of Surrounding Property Owners. As such, it is felt that the issuance of this variance will not depreciate or detract from the character of the immediately surrounding properties.

Based on the above findings, granting of the variance would be consistent with the criteria and intent of approving a variance.

PLANNING DIRECTOR'S DECISION AND VARIANCE CONDITIONS

This variance request is **approved** subject to the following 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 be changed from time to time.
4. Portion of the single-family residence with lanai built upon the subject property ("LOT C-97") will not meet the minimum front yard and side requirements pursuant to Hawai'i County Code, Chapter 25, (Zoning Code), in accordance to the site map dated May 25, 2013.
5. Should the single-family dwelling with lanai (footprint) on the subject property be destroyed by fire or other natural causes, the replacement structure shall comply with the Hawai'i County Code, Chapter 25, (Zoning) 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 occupancy.

Should any of the foregoing variance conditions not be complied with, the Planning Director may proceed to declare subject Variance VAR-13-000148 null and void.

Sincerely,



DUANE KANUHA
Planning Director

LHN:nci

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xc: Planning Department (Kona)
Real Property Tax Division (Kona)
Gilbert Bailado, Planning GIS

Klaus D. Conventz
Baumeister Consulting
Page 6
October 7, 2013

NEIL ABERCROMBIE
GOVERNOR



LORETTA J. FUDDY, A.C.S.W., M.P.H.
PLANNING DEPARTMENT
COUNTY OF HAWAII

2013 JUL -5 PM 4: 35

STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 916
HILO, HAWAII 96721-0916

MEMORANDUM

DATE: July 3, 2013

TO: Duane Kanuha
Planning Director, County of Hawaii

FROM: Newton Inouye ↗
District Environmental Health Program Chief

SUBJECT: Application: Variance – VAR – 13-000148
Applicant: KLAUS D. CONVENTZ/BAUMEISTER CONSULTING
Owner: DOUGLAS L. & DEBORAH J. ZYLSTRA
Request: Variance from Chapter 25, Zoning, Article 5, Division 7,
Section 25-5-76 Minimum Yards and Section 25-4-44(a),
Permitted Projections into Yards and Open Space
Requirements (Encroachment into the Northern Front
Yard Setback and Southern Side Yard Setback)

Tax Map Key: 7-3-045:026, Lot C-97

The Health Department found no environmental health concerns with regulatory implications in the submittals.

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