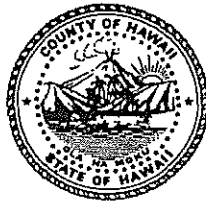


Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

Aupuni Center • 101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720
Phone (808) 961-8288 • Fax (808) 961-8742

December 10, 2004

Christopher Cooper
76-6344 Kupuna St.
Kailua-Kona, Hawaii 96740

Dear Mr. & Mrs: Cooper

Additional Farm Dwelling Agreement (04-9021)
Applicant: Christopher Cooper
Owner: Cooper Trust
State Land Use: Agricultural
County Zoning: Agricultural (A-5a)
Land Area: 5.026 acres
TMK: (3) 7-7-004: 079

The subject lot is located within the County's Special Management Area (SMA); a SMA Assessment Application was turned in 11/17/04. The Planning Department has determined that a SMA Use Permit is required for your project. A letter was sent to you to inform you of this requirement. Based upon this, further action on the Additional Farm Dwelling Application received by this office 10/22/04 will be deferred until the SMA Use Permit process has been completed.

If you have any questions please call Deanne Bugado of our West Hawaii Office at 327-3510.

Sincerely,


CHRISTOPHER J. YUEN
Planning Director

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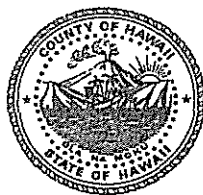
Christopher Cooper

12/10/04

Page 2

xc: Chief Sanitarian, DOH
Manager, DWS
Administrator, RPT
Planning Department – Kona

Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

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

December 1, 2004

Christopher Cooper
76-6344 Kupuna Street
Kailua-Kona, Hawaii 96740

Dear Mr. Cooper:

Subject: Special Management Area Assessment (SMAA) Application No. 04-112
Applicant: Christopher Cooper
Owner: Cooper Trust, Martin Cooper
Project: Construction of Additional Farm Dwelling
Tax Map Key: 7-7-004:079

This is in response to your Special Management Area Assessment (SMAA) application, which we received on November 17, 2004. According to your application, you intend to construct a three-bedroom additional farm dwelling consisting of approximately 2,800-square feet and related improvements on the subject 5.026-acre property. The total cost/fair market value for the proposed second dwelling is \$300,000.

The subject non-shoreline property is situated in the State Land Use Agricultural district and is in the Hawaii County Special Management Area (SMA). The property is zoned Agricultural (A-5a) by the County of Hawaii.

Rule 9 of the Planning Commission Rule of Practice and Procedure deals with development in the SMA. Pursuant to §9-4(10) B (i), the construction of a single-family residence that is not part of a larger development is exempt from the definition of development.

The construction of additional dwellings on a building site is considered to be part of a larger project. Therefore, the project is not exempt from the definition of development.

Rule 9-10F requires that the Planning Director shall declare that a Special Management Area Use Permit is required if it is found that the proposed use, activity or operation has a valuation in excess of \$125,000. The total cost/fair market value of the project is estimated at \$300,000. Therefore, a Special Management Area Use Permit shall be required for the proposed project. We have enclosed a SMA Use Permit application for your convenience.

Hawai'i County is an equal opportunity provider and employer

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Christopher Cooper
Page 2
December 1, 2004

Should you have questions, please feel welcome to contact my staff at 961-8288.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

LMB:cd
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Encl: SMA Use Permit Application

xc: Ms. Susan Gagorik – Long Range
Mr. Norman Hayashi – Planning

Scanned Map
Unavailable
Due to Size

See File

