

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

November 1, 2004

Charles C. Keehne
16-1656 Pahoia Hwy
Keaau, HI 96749

Dear Mr. Keehne:

DETERMINATION OF PRE-EXISTING LOTS
TMK: 1-6-010:090, 130, 131 (Lots 21, 34A, & 35A)

This is to acknowledge receipt of your recent letter relating to these three lots which have been consolidated for Real Property Tax purposes as Parcel 90.

Our records show that you have three lots of record, Lots 21, 34A, and 35A. These three lots have not been consolidated into one lot and could be sold individually as separate lots. You may wish to contact the Real Property Tax Division to re-instate Parcels 130 and 131.

It is our understanding that you have improved these lots to meet your own needs and that a complex of building improvements exists. It would be in your best interest to have all structural improvements, such as buildings and driveways respect the interior lot lines between all three properties. The Real Property Tax Division's records include sketches which suggest that one or more of your structures may be straddling a property line. Should this be the case, you may encounter some problems when you try to sell one of the lots containing such an improvement. Improvements which encroach into minimum yards (setbacks) or which straddle property lines must be removed or you must apply for and successfully receive a Variance from the Zoning Code.

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The planned building on Lot 34A must meet the minimum yard requirements from the property line shared with Lot 35A.

Should you have any questions, please feel free to contact Rodney Nakano of this department.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

RKN:Inm

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xc: Tax Maps and Records Supervisor I w/copy of Charles Keehne's letter
Real Property Tax Division-Hilo
Manager-DWS