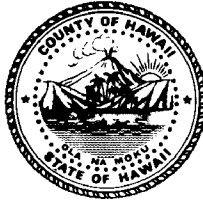


Mitchell D. Roth
Mayor

Lee E. Lord
Managing Director

West Hawai'i Office
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770
Fax (808) 327-3563



County of Hawai'i
PLANNING DEPARTMENT

Zendo Kern
Director

Jeffrey W. Darrow
Deputy Director

East Hawai'i Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
Phone (808) 961-8288
Fax (808) 961-8742

February 17, 2022

James O'Hare
28-2997 Andrade Road
Pepe'ekeō, Hawai'i 96783

Dear Mr. O'Hare:

**SUBJECT: DETERMINATION OF LOT OF RECORD,
PL-PLR-2022-000004
Lot 17 & Lot J of "Andrade Camp" Subdivision,
Being a Portion of Land Commission Award 8559-B, Apana 17 & 18,
Makahaloa and Pepe'ekeō, South Hilo, Island of Hawai'i
Tax Map Key: (3) 2-8-007:021**

This letter is in response to your correspondence received January 19, 2022, requesting a determination of a pre-existing lot of record (PELOR) for Tax Map Key (TMK) 2-8-007:021.

We have reviewed our department records and those of the Department of Finance-Real Property Tax Division (RPT) in accordance with Article 11 (Pre-existing Lots) of the Subdivision Code (Sections 23-117 through 23-120).

Our review of the records has found the following:

1. 1954, June 7 – Andrade Camp was formally created when Subdivision No. 769 was approved by the Planning and Traffic Commission. A total of 23 lots were created, which included Lot 17.
2. 1957, February 18 – Subdivision No. 1093 approved by the Planning and Traffic Commission as an addition to Andrade Camp. Twelve lots, Lot A through Lot L, inclusive, and a Road Lot were created "contingent upon consolidation of Lots B to J, and L with adjoining parcels, and the granting of a perpetual easement to all lots over your roadways."
3. To date, Lot J has not been consolidated with Lot 17 as required by the Planning and Traffic Commission.

James O'Hare
February 17, 2022
Page 2

In addition to the above, we provide parcel and land use information as context for the discussion to follow.

1. Zoning designation is RS-7.5 (residential, minimum 7,500 square feet lot size).
2. State Land Use designation of URBAN.
3. Total land area of TMK 2-8-007:021 is 17,593 square feet (Lot 17 containing 7,277 s.f. & Lot J containing 9,234 s.f.).

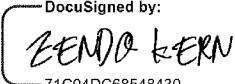
Based purely on the intent of subdivision approval SUB-1093, we do not recognize that Lot J is a separate lot of record. But, in consideration of final subdivision approval SUB-11-001097, which consolidated and resubdivided Lot 15 and Lot I using a subdivision code exemption defined in Section 23-7, the Planning Department would consider providing the same curtesy of using the Section 23-7 exemption should you wish to apply for a consolidation and resubdivision of the lots.

Please note that based on your zoning designation of RS-7.5, each lot created from the proposed consolidation and resubdivision action would be required to have a minimum of 7,500 square feet of land area.

For your information, more than one dwelling is allowed on lots located within the RS-7.5 zoned districts provided there is not less than the minimum building site area for each dwelling. In this case, 7,500 square feet for each dwelling. Parcel 21 has a land area greater than 15,000 square feet, thus, 2 dwellings would be permitted on the parcel.

Should you have any questions, please feel free to contact Hans Santiago at hans.santiago@hawaiicounty.gov, or Jonathan Holmes at jonathan.holmes@hawaiicounty.gov.

Sincerely,

DocuSigned by:

71C04DC68548430...
ZENDO KERN
Planning Director

HS:tb

\\coh01\planning\public\Admin Permits Division\PELOR(Pre-ExistingLotOfRecord)\2022\2-8-007-021 Ohare PL-PLR-2022-000004 02-17-22.docx

Email: Tax Maps and Records Supervisor
Real Property Tax Division-Hilo
Manager-Chief Engineer, DWS
A. Gerken, GIS Analyst