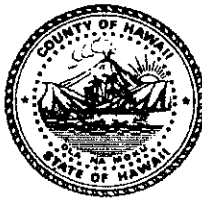


William P. Kenoi
Mayor



Duane Kanuha
Director

Bobby Command
Deputy 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

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

June 30, 2014

Joseph C. Bratton
101 Aupuni Street, Suite 216
Hilo, HI 96720

Dear Mr. Bratton:

EXISTING LOTS OF RECORD DETERMINATION
A Portion of Grant 6018, Grant 6019 & Grant S-14039,
Also Being a Portion of Lot 11 and All of Lot 12,
Hakalau Iki, South Hilo, Hawai'i
TMK: 2-9-001:010

We have received your letter of June 5, 2014, regarding the above subject property.

We have reviewed the documents submitted, our department records and those of the Department of Finance-Real Property Tax Division (RPT). Our review of the records has found the following:

1. Lots 1 through 20 (Grants 6008 through 6027, respectively) were created as the Hakalau Iki House Lots in September 1921 on Hawai'i Territorial Survey (HTS) Plat 751, Registered Map No. 2549. On the first Tax Map Plat dated August 21, 1934, Parcel Number 10 was assigned to a portion of Lot 11 and all of Lot 12, with a 2,550 square foot portion of Lot 11 designated as Parcel 16.
2. The subject Grants are shown within Parcel 10. Final Consolidation No. CON 10-C, which was approved by the Planning and Traffic Commission and the Planning Director on October 22, 1962, and is described as the "Consolidation of the following parcels: ... 3. Lot 12, portion of Lot 11, & abandoned flume right-of-way..." resulting in a 53,837 square foot lot as presently depicted on the Tax Map Plat.

No other consolidation or subdivision action has occurred for this parcel, and it thus remains as a 53,837 square foot parcel, Residential Single-Family, seven thousand square foot minimum building site area (RS-7.5). This lot is subdividable, but not through Section 23-7 of the Hawai'i County Code (HCC) nor through the request for a separate Tax Map Key parcel number.

14-092275
JUL 02 2014

In accordance with Ordinance No. 99-112, you may appeal the director's decision as follows:

- (a) Any person aggrieved by the decision of the director in the administration or application of this chapter, may, within thirty days after the date of the director's written decision, appeal the decision to the board of appeals.
- (b) A person is aggrieved by a decision of the director if:
 - (1) The person has an interest in the subject matter of the decision that is so directly and immediately affected, that the person's interest is clearly distinguishable from that of the general public; and
 - (2) The person is or will be adversely affected by the decision.
- (c) An appeal shall be in writing, in the form prescribed by the board of appeals and shall specify the person's interest in the subject matter of the appeal and the grounds of the appeal. A filing fee of \$250 shall accompany any such appeal. The person appealing a decision of the director shall provide a copy of the appeal to the director and to the owners of the affected property and shall provide the board of appeals with the proof of service.
- (d) The appellant, the owners of the affected property, and the director shall be parties to an appeal. Other persons may be admitted as parties to an appeal. Other persons may be admitted as parties to an appeal, as permitted by the board of appeals.

The board of appeals may affirm the decision of the director, or it may reverse or modify the decision, or it may remand the decision with appropriate instructions if based upon the preponderance of evidence the board finds that:

- (1) The director erred in its decision; or
- (2) The decision violated this chapter or other applicable law; or
- (3) The decision was arbitrary or capricious or characterized by an abuse of discretion or clearly unwarranted exercise of discretion.

In view of the above and for your reference, we have enclosed the GENERAL PETITION FOR APPEAL OF DECISIONS BY PLANNING DIRECTOR form.

Joseph C. Bratton
Page 3
June 30, 2014

Should you have any questions, please feel free to contact Jonathan Holmes of this department.

Sincerely,



DUANE KANUHA
Planning Director

JRH:lnm

\\Coh33\planning\public\Admin Permits Division\ELOR(ExistingLotOfRecord)\2014\2-9-01-10AquinoBRATTON 06-30-14.doc

Enc.: General Petition for Appeal of Decisions by Planning Director

xc: Tax Maps and Records Supervisor
Real Property Tax Division-Hilo
Manager, DWS
G. Bailado, GIS Analyst (via e-mail)

COUNTY OF HAWAII
BOARD OF APPEALS

GENERAL PETITION FOR APPEAL OF DECISIONS BY PLANNING DIRECTOR

(Type or legibly print the requested information)

APPELLANT: _____

APPELLANT'S SIGNATURE: _____ DATE: _____

ADDRESS: _____

TELEPHONE: (Bus.) _____ (Home) _____

APPELLANT'S INTEREST IN THE PROPERTY: _____

APPELLANT'S NATURE OF APPEAL AND REQUEST: _____

LAND OWNER: _____

TAX MAP KEY: (land in question) _____ AREA OF PROPERTY: _____

STATE LAND USE DESIGNATION: _____ COUNTY ZONING: _____

STREET ADDRESS OF PROPERTY: _____

APPELLANT'S REPRESENTATIVE: _____

REPRESENTATIVE'S SIGNATURE: _____ DATE: _____

REPRESENTATIVE'S ADDRESS: _____

TITLE: _____ TELEPHONE: (Bus.) _____

THIS PETITION MUST BE ACCOMPANIED BY A FILING FEE OF TWO HUNDRED FIFTY DOLLARS (\$250) PAYABLE TO THE COUNTY DIRECTOR OF FINANCE AND:

1. The Original and ten (10) copies of this completed petition with the following:
 - a. A description of the property involved in the appeal in sufficient detail for the public to precisely locate the property.
 - b. A statement explaining the nature of the appeal and the relief requested.
 - c. A statement explaining:
 - (i) How the decision appealed from violates the law; or
 - (ii) How the decision appealed from is clearly erroneous; or
 - (iii) How the decision appealed from was arbitrary or capricious, or characterized by an abuse of discretion or clearly unwarranted exercise of discretion.
 - d. A clear and concise statement of any other relevant facts.
2. Proof of Service by the Appellant on the Planning Director for an appeal from the Planning Director's decision relating to the Zoning Code.
3. A list of the names, address and tax map keys of all owners of property within boundaries established by Section 8-11(d) of the Board of Appeals Rules of Practice and Procedure.