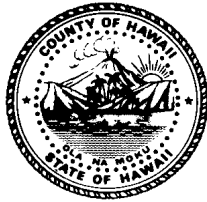


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Mayor

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County of Hawai'i

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December 1, 2023

Blake Aholelei
VIA Email: blakeaholelei@gmail.com

**SUBJECT: BUILDABLE/PRE-EXISTING LOT DETERMINATION
PL-PLR-2023-000042 (PL-INT-2023-006009)
Por. Grant 7333, Lot 105, Puukapu Homesteads,
2nd Series, South Kohala, Hawai'i
Tax Map Key (TMK): (3) 6-4-022:025**

Dear Mr. Aholelei:

This letter is in response to your email, received November 2, 2023, providing documentation to support your request to remove the road reserve designation on the subject parcel. Included in your inquiry are a Status Report from Title Guaranty of Hawaii, LLC, a copy of a recorded Deed for the subject parcel, and a letter from the County of Hawai'i, Department of Water Supply that states in part that they "...do not have any recorded Easement, or any future use of this parcel of land for our water system." This is a follow-up to your request for a determination that the subject parcel be considered a buildable lot to build a new dwelling unit.

Based on the information provided and referenced below, the road reserve designation on the subject TMK parcel is hereby removed. As such, the subject parcel is now determined to be a nonconforming, buildable lot of record, zoned Agricultural-1.0 acre (A-1a) by the County and Agricultural by the State Land Use Commission, as is similarly designated on the surrounding parcels. Therefore, you may directly apply for a building permit with the Department of Public Works, Building Division, to construct a dwelling unit on this parcel.

According to Subdivision Map no. 2150, approved June 17, 1963, the subject parcel was identified as a 40-foot road reserve lot, approximately 5,960 square feet in size, reserved for future roadway purposes. After further review of your request and our records, we concur that the road reserve does not serve the same purpose as was originally intended in that it is no longer needed to provide vehicular access to the adjacent lots since those lots, by way of subdivision, are now accessible via a separate cul-de-sac street (Uhiwai Street). Additionally, the documentation you provided and our research of the current Deed of the parcel indicates that there are currently no encumbrances against the property that affect or restrict the development of this parcel.

Blake Aholelei
December 1, 2023
Page 2 of 2

Therefore, we find that the subject parcel, TMK (3) 6-4-022:025, is now a buildable lot of record and a dwelling unit structure may be permitted and constructed provided that such structure conforms in all ways to the applicable requirements of the Zoning Code in place at the time of construction. Currently, the minimum yard setbacks applicable to this parcel are fifteen (15) foot front and rear yards and eight (8) foot side yards. Additionally, the maximum allowable height limit for residential dwellings in the Agricultural zoning district is thirty-five (35) feet. The structure would also need to comply with the rules and regulations in effect for the other agencies that have requirements for constructing a dwelling unit structure, including but not limited to, the County of Hawai'i, Department of Water Supply for water requirements at (808) 961-8070 ext. 3, the County of Hawai'i, Department of Public Works (DPW), Building Division for building permit/code requirements at (808) 323-4720, and the State of Hawai'i, Department of Health for wastewater requirements at (808) 322-1963.

By copy of this letter, we are also forwarding this determination to the Tax Mapping and GIS Sections in our department to request an update to the relevant Tax Map and GIS information.

For your information, building permit applications are accepted via the County's online Electronic Processing and Information Center (EPIC) system at <https://hawaiicountyhi-energovpub.tylerhost.net/Apps/SelfService#/home>. Please contact the Department of Public Works, Building Division at (808) 323-4720 or visit their website at the following link for additional information on this process: <https://www.dpw.hawaiicounty.gov/divisions/electronic-processing-and-information-center-epic-system>.

If you have any questions, please contact Marie Hong of the West Hawai'i office at (808) 323-4770.

Sincerely,

Zendo Kern

Zendo Kern (Dec 5, 2023 07:54 HST)

ZENDO KERN

Planning Director

MH:mh

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Cc: Tax Maps and Records Supervisor
Real Property Tax Division-Hilo
Manager-Chief Engineer, DWS
A. Gunn, GIS Analyst
SUB 2150 File
TMK & PL-INT-2023-006009 Files