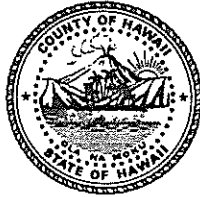


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Norman Olesen
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-9615

April 21, 1997

Mr. David Okano
524 Kalanikoa Street
Hilo, HI 96720

Dear Mr. Okano:

Nonsignificant Zoning Change (NZC 96-1)
Applicant: David Okano
Request: RS-10 to RS-7.5
Tax Map Key: 7-4-14:104

This is to acknowledge receipt on April 17, 1997 of the copy of the December 31, 1996 notice sent to surrounding property owners regarding the above-referenced Nonsignificant Zoning Change request. This is also to acknowledge receipt of your completed request for a determination of a nonsignificant zone change in accordance with Section 25-2-45 of Chapter 25, Hawaii County Code, as amended.

Your request is for a nonsignificant zoning change for 426 square feet of land from a Single Family Residential-10,000 square feet (RS-10) to a Single Family Residential-7,500 square feet (RS-7.5). The 426 square feet under consideration is a portion of a 1.483-acre parcel of land identified as TMK 7-4-14:105 and zoned RS-10. The purpose of this request is to adjust the zoning boundary to conform with the setback requirements for the existing structures situated on TMK 7-4-14:104.

Upon review of the request, we have determined that your request complies with the criteria for determination of a nonsignificant zone change. Specifically:

- a) The area under consideration is consistent with the General Plan which designates the area for Medium Density Urban Development. Such a designation will allow village and neighborhood commercial as well as residential and related functions.

Resp to 3540
[APR 23 1997]

Mr. David Okano
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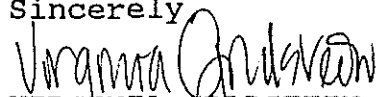
- b) The inclusion of the 426-square foot area will not result in a net increase in the density of the RS-7.5 district.
- c) The 426-square foot area is less than 5 percent of the total land area of the entire parcel (1.483 acres) and is less than one acre in size.

Based on the above, the Planning Director has determined that the request qualifies as a nonsignificant zoning change, and that the 426-square foot area is hereby administratively amended to a Single Family Residential- 7,500 square foot (RS-7.5) district.

In view of the foregoing nonsignificant zone change, the pending change of zone application (REZ 93-15) is no longer applicable and therefore considered withdrawn.

Should you have any questions regarding the determination, please feel free to contact Phyllis Fujimoto or Susan Gagorik at 961-8288.

Sincerely


VIRGINIA GOLDSTEIN
Planning Director

PF:cmr
f:\wpwin60\phyllis\lokano03.pkf

cc: County Council
Real Property Tax Division
Drafting Section (Roy Uchida/Gilbert Bailado)

Scanned Map
Unavailable
Due to Size

See File

