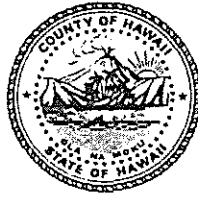


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Russell Kokubun
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-8742

October 16, 1998

Mr. Sidney Fuke
Planning Consultant
100 Pauahi Street, Suite 212
Hilo, HI 96720

Dear Mr. Fuke:

Non-significant Zoning Change (NZC 98-2)
Peter Messmer
TMK: 5-4-08:portion of 1

This is to acknowledge receipt of your request on behalf of Peter Messmer on October 15, 1998, for a determination of a non-significant zoning change in accordance with section 25-2-45 of Chapter 25 (Zoning Code), Hawaii County Code, as amended.

Mr. Messmer is requesting that the Planning Director make a determination of a non-significant zoning change for the reclassification of a 43,000± square foot area from an Agricultural 20-acre (A-20a) to a Single Family Residential - 15,000 square foot (RS-15) zoned district. The requested area is a part of a 495.7 acre parcel. The 43,000± square foot area is designated Low Density Urban on the General Plan Land Use Pattern Allocation Guide (LUPAG) Map and Urban by the State Land Use Commission. The affected area abuts lands which are currently zoned RS-15.

Upon review of the request, the Planning Director has determined that it conforms with the criteria for the granting of a non-significant zoning change. Specifically, since the 43,000± square foot area constitutes less than one (1) percent of the total land area of the entire 495+-acre parcel, it meets the criteria set forth under Section 25-2-45, Chapter 25, Hawaii County Code, as amended. This criteria states that the Planning Director may administratively grant a non-significant zoning change if the requested land area (43,000± square feet) is less than 5 percent or one acre increase or decrease in the area of any zoning district.

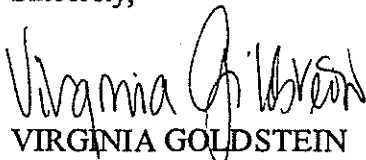
Resp to 9665

OCT 26 1998

Mr. Sidney Fuke
Planning Consultant
Page 2
October 16, 1998

Based on the above, the Planning Director has determined that the request qualifies as a non-significant zoning change, and that the 43,000± square foot area is hereby administratively reclassified to a RS-15 zoned district. Should you have any questions regarding the determination, please feel free to contact me or Norman Hayashi at 961-8288.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

NH:pak
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cc: Hawaii County Council
Real Property Tax Division
West Hawaii Planning Office
Drafting Section (refer to file)
Permit Tracking System (via Pat)

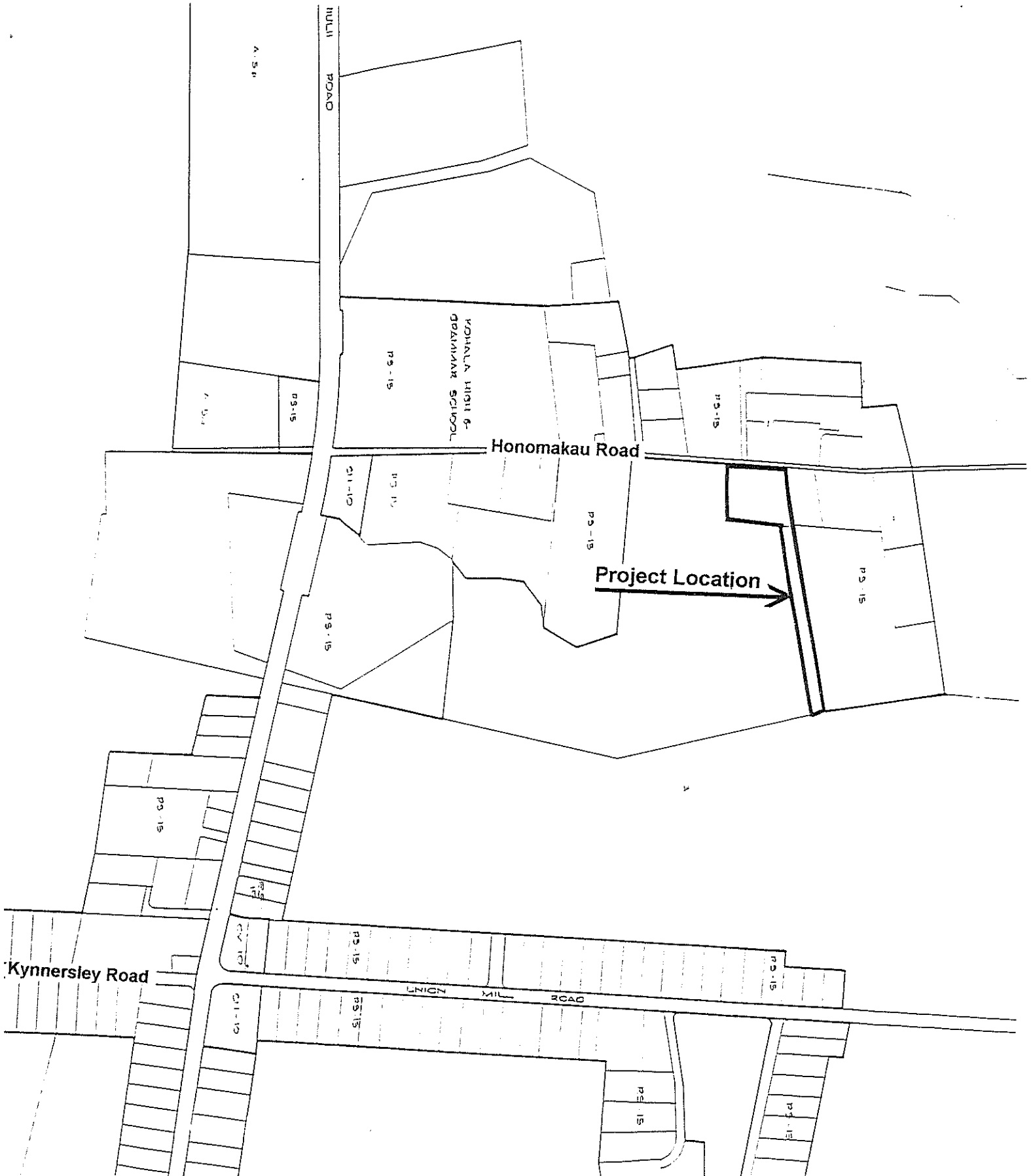
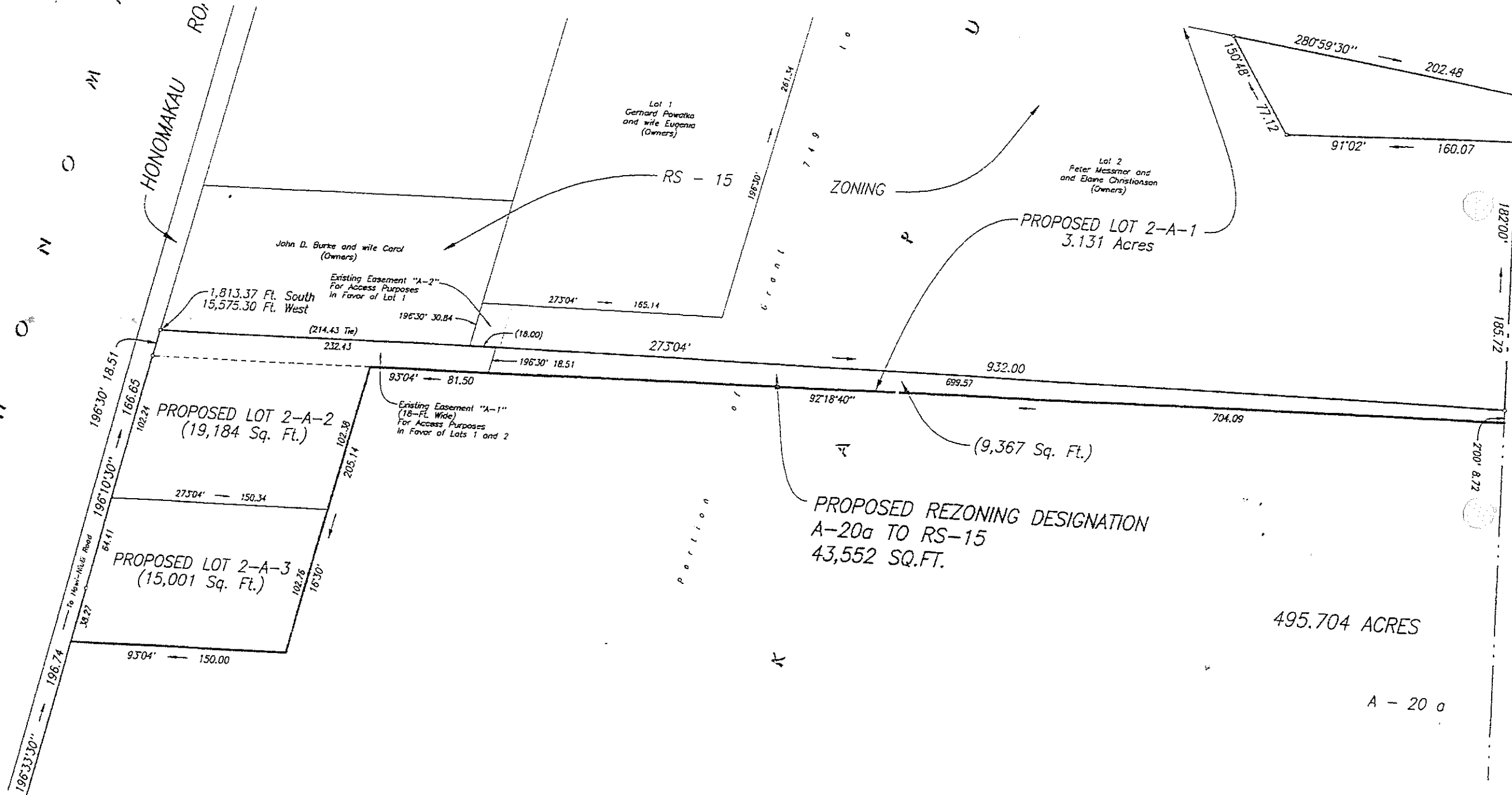


Figure 4
Surrounding Zoning Map



Lot 1
Gerard Powolka
and wife Eugenia
(Owners)

Lot 2
Peter Messmer and
Elaine Christenson
(Owners)

John D. Burke and wife Carol
(Owners)

1,813.37 Ft. South
15,575.30 Ft. West

Existing Easement "A-2"
For Access Purposes
In Favor of Lot 1

Existing Easement "A-1"
(18-Ft. Wide)
For Access Purposes
In Favor of Lots 1 and 2

PROPOSED LOT 2-A-2
(19,184 Sq. Ft.)

PROPOSED LOT 2-A-3
(15,001 Sq. Ft.)

PROPOSED LOT 2-A-1
3.131 Acres

PROPOSED REZONING DESIGNATION
A-20a TO RS-15
43,552 SQ.FT.

495.704 ACRES

A - 20 a

RS - 15

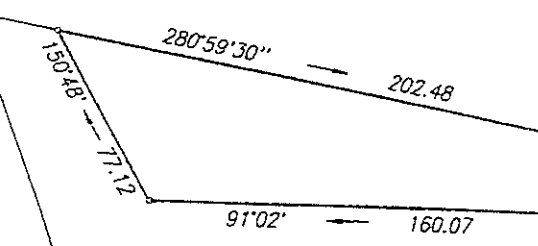
ZONING

HONOMAKAU ROAD

Partition

H
I
O
N
O
L
U
L
U
I

182.00'
185.72'
200' 8.72'



196°30' 18.51"
166.65'
102.24'
196°10'30"
54.41'
38.27'
196.74'

273°04' 165.14'
196°30' 30.84'
(214.43 Tie)
232.43'
273°04'
196°30' 18.51'
(18.00)93°04' 81.50'

92°18'40"
699.57'
932.00'
704.09'

(9,367 Sq. Ft.)

93°04' 150.00'