

May 24, 1993

Mr. Thomas L. Loratta
P. O. Box 298
Kamuela, HI 96743

Dear Mr. Loratta:

Ohana Dwelling Permit (OD 89-660)
Thomas L. Loratta, et al
Tax Map Key: 6-5-4:24, Lot 7-A

In response to your letter dated May 13, 1993, we offer the following comments.

A copy of the ohana dwelling approval letter is enclosed for your reference. Condition "(a)" of the letter states that:

"(a) The building permit for the Ohana Dwelling shall be secured on or before January 12, 1992. If the applicant and/or owner fails to secure a building permit within two (2) years of the date of this letter, permission to construct the subject ohana dwelling shall be deemed void. A time extension may be granted for good cause, provided, the permittee and/or owner applies in writing at least forty-five (45) calendar days before the expiration of the two (2) year period."

We regret to inform you that the ohana permit has expired and you are required to resubmit an application should you wish to construct the second dwelling. The application form is enclosed for your use and shall be submitted as instructed. A copy of the original site plan is enclosed for verification of the location for the proposed ohana dwelling. Please submit three (3) copies of the site plan. The processing of an ohana permit will be within sixty (60) calendar days of receipt of a properly filed application.

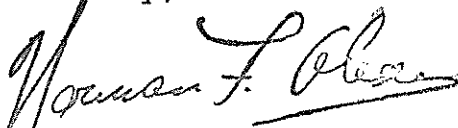
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Should you have any questions regarding the above, please feel free to contact Gilbert Bailado of this office at 961-8288.

Sincerely,



for VIRGINIA GOLDSTEIN
Planning Director

GB:mjs
9137D

Enclosure

xc: West Hawaii Office

January 12, 1990

Mr. and Mrs. Thomas L. Loratta
P.O. Box 298
Kamuela, Hawaii 96743

Dear Mr. and Mrs. Loratta:

Ohana Dwelling Permit (OD 89-660)
Tax Map Key 6-5-04:24, Lot 7-A

The subject application has been reviewed by the concerned agencies and notes:

1. The subject tax map key parcel is served by an acceptable street;
2. The subject application can meet with the State Department of Health wastewater treatment and disposal systems requirements;
3. The copy of document(s) received relating to subject tax map key parcel to establish title and exhibits contained therein do not include any deed restriction or covenant to prohibit construction of requested ohana dwelling; and,
4. The submitted site plan denotes two off-street parking stalls on the property.

In view of the above, by this letter, you are hereby granted permission to construct the Ohana Dwelling subject to the following condition(s):

- (a) The building permit for the Ohana Dwelling shall be secured on or before January 12, 1992. If the applicant and/or owner fails to secure a building permit within two (2) years of the date of this letter, permission to construct the subject ohana dwelling shall be deemed void. A time extension may be granted for good cause, provided, the permittee and/or owner applies in writing at least forty-five (45) calendar days before the expiration of the two (2) year period.
- (b) Off-street parking space for two vehicles is designated on the submitted site plan to fulfill the off-street parking requirement. The off-street parking spaces may not be employed for storage or other use unless and until approved alternative on-site parking arrangements are established.

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Mr. and Mrs. Thomas L. Loratta

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- (c) All construction drawings together with approved site plan drawn to scale submitted with the ohana dwelling building permit application shall denote location and identify required two (2) off-street parking spaces.
- (d) The ohana dwelling shall conform to all requirements of codes and statutes pertaining to access and building construction.
- (e) The applicant shall conform to State Department of Health standards and regulations and following comment(s) dated January 5, 1990:

*Per Administrative Rule, Title 11, Chapter 62, Wastewater, a single individual wastewater system may receive no more than 800 gallons per day of sewage which is generated from a single or multiple dwelling unit complex containing a total of no more than four (4) bedrooms. Developments that exceed four (4) bedrooms must install another individual wastewater system.

The minimum setback requirements for cesspools as per Administrative Rules 11-62 must be met.

The Department of Health would like to inform the applicant that wastewater rules are in the process of change and that comments to the project may change accordingly."

- (f) This Ohana Dwelling permit is subject to all other applicable rules, regulations and requirements, including but not limited to those of the Planning Department, Department of Public Works, and State Department of Health.

Please bring or attach a copy of this Permit to expedite processing the building plans and building permit application to construct the ohana dwelling. Should you have any questions regarding the above, please feel free to contact either Masa Onuma or William Yamanoha of my staff at 961-8288.

Sincerely,



DUANE KANUHA
Planning Director

WRY:etn

cc: Department of Health,
Chief Sanitarian
Department of Public Works
Real Property Tax Division