August 22, 1990

Mr. Nicolas B. Kropp
P.O. Box 5323
Kailua-Kona, HI 96745

Dear Mr. Kropp:

Ohana Dwelling Permit (OD 90-224)
Tax Map Key: 7-3-46:65, Lot 23

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

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 August 22, 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.

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(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.

(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 August 13, 1990:

"Per Administrative Rule, Title 11, Chapter 62, 'Wastewater', a single individual wastewater system (IWS) may receive no more than 800 gallons per day of sewage which is generated from a single or multiple 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 applicant notes in his submission (plans) that he intends to utilize a 'septic hole' for his proposed ohana dwelling. If the 'septic hole' is something other than a cesspool, then plans and specifications for the 'septic hole' system, drawn by a Registered Professional Engineer, must be submitted to our Wastewater Branch for review and approval. If the term 'septic hole' is being used synonymously for a cesspool, then the submission of such plans are not required.

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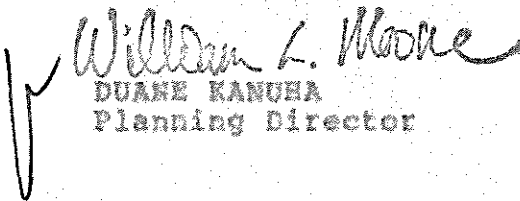
Please bring or attach a copy of this Permit to expedite processing the building plans and building permit application to construct the ohana dwelling. Should you have any questions regarding the above, please feel free to contact either Masa Onuma or William Yamanoha of my staff at 961-8288.

Sincerely,

DUANE KANUHA
Planning Director

WRY:etn

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

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See File

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