

1981

December 24, 1990

Mr. Ralph F. Russell  
77-6408 Alii Drive  
Kailua-Kona, HI 96740

Dear Mr. Russell:

Ohana Dwelling Permit (OD 90-313)  
Tax Map Key: 7-7-04:44

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 (DUPLEX CONVERSION) subject to the following condition(s):

- (a) The building permit for the Ohana Dwelling shall be secured on or before December 24, 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.

DEC 26 1990

Mr. Ralph F. Russell  
Page 2  
December 24, 1990

- (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. Please refer to your copy of the Department of Public Works memorandum dated November 19, 1990.
- (e) The applicant shall conform to State Department of Health standards and regulations and following comment(s) dated November 14, 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 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 Yamamoto of my staff at 961-8288.

Sincerely,

  
NORMAN K. HAYASHI  
Planning Director

BRV/BO:etn

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

December 24, 1990

Mr. Ralph Russell  
77-6408 Alii Drive  
Kailua-Kona, HI 96740

Dear Mr. Russell:

Special Management Area (SMA) Use Permit  
Assessment Application  
Ohana Conversion to Duplex  
Waiver of Shoreline Survey  
TMK: 7-7-04: 44; Kaunakakai, North Kona

We have received and reviewed a Special Management Area (SMA) Use Permit Assessment Application for the proposed conversion of an existing two-story single family dwelling to a duplex. We have determined that the waiver of a shoreline survey is appropriate in this particular instance, and that the subject application is outside the definition of "development" under Planning Commission Rule No. 9, Special Management Area Rules and Regulations. Therefore, the proposed action is exempt from further SMA review.

Should you have any questions, please contact Rick Warshauer of this office.

Sincerely,



NORMAN K. HAYASHI  
Planning Director

FRW:bra

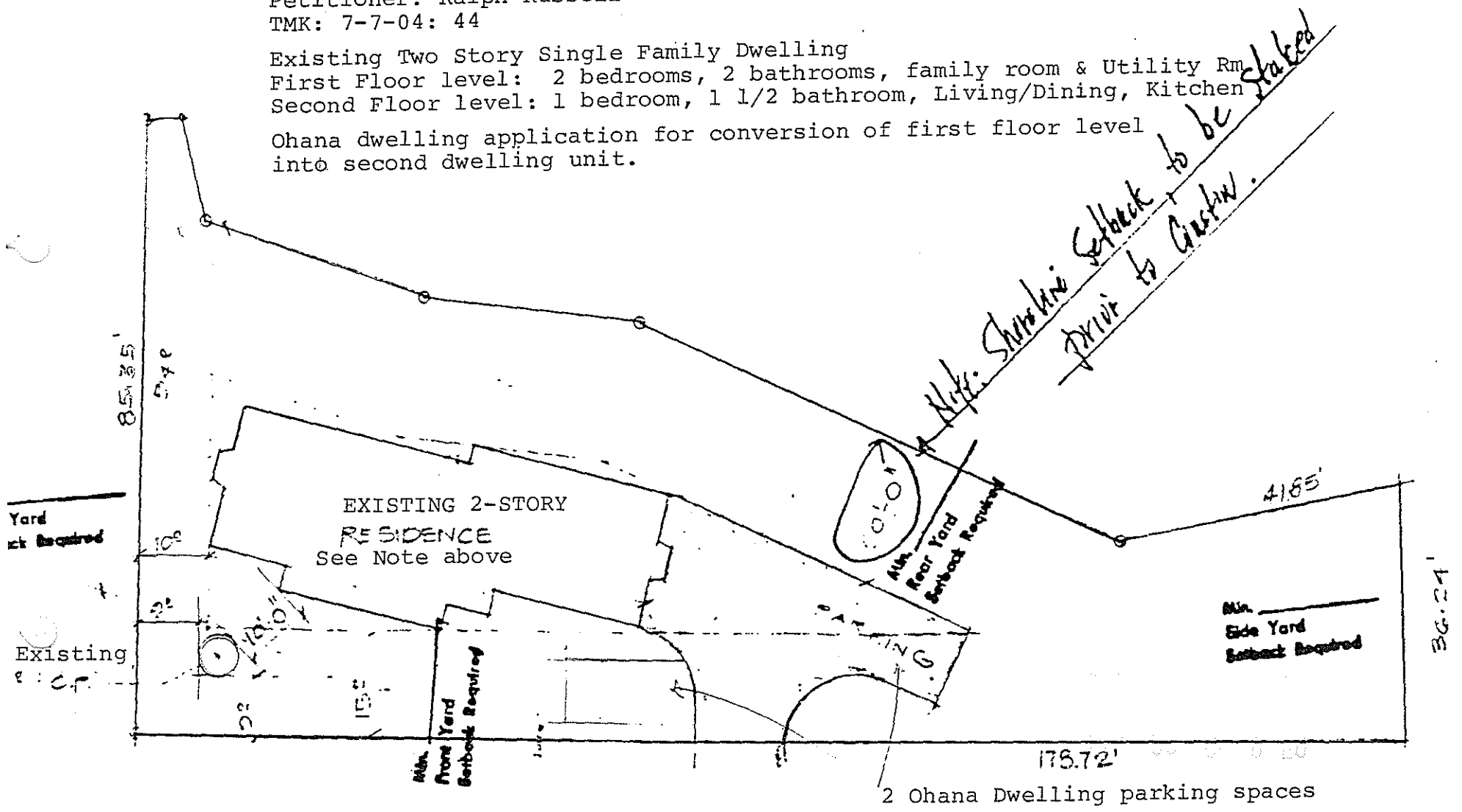
cc: West Hawaii Office

bcc: OD 90-313 (via William)  
SMA Section

OHANA DWELLING APPLICATION  
 Petitioner: Ralph Russell  
 TMK: 7-7-04: 44

Existing Two Story Single Family Dwelling  
 First Floor level: 2 bedrooms, 2 bathrooms, family room & Utility Rm  
 Second Floor level: 1 bedroom, 1 1/2 bathroom, Living/Dining, Kitchen

Ohana dwelling application for conversion of first floor level into second dwelling unit.



ALLI DRIVE  
 PLOT PLAN SCALE 1"=20 FT.

OWNER SHALL IDENTIFY BOUNDARY  
 CONTACT HEALTH DEPT. - SEWAGE SYSTEM

TMK: 7-7-04-44  
 LOC KA'IALUMALU

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