

CERTIFIED MAIL

November 30, 1990

Ms. Deborah Matsuoka
78-6831 Alii Drive #109
Kailua-Kona, HI 96740

Dear Ms. Matsuoka:

Ohana Dwelling Application (OD 90-397)
Deborah Matsuoka
TMK: 8-2-09:42, Lot 3

This acknowledges ohana dwelling application and related submittals.

Section 25-271 (3) of the Zoning Code, Governing Regulations for Ohana Dwellings, specifies "That at the time of application for a County Building Permit for a second dwelling unit, the subject lot or land is not restricted by a recorded covenant or a recorded lease provision (in a lease having a term of not less than fifteen years) which prohibits a second dwelling unit."

The copy of recorded Warranty Deed dated March 23, 1973 and recorded in the Bureau of Conveyances of the State of Hawaii in Liber 9129 at Page 272 includes restrictions, covenants and conditions. The aforementioned recorded Warranty Deed states:

"1. The granted premises shall be used only for single family residential purposes with no manufacturing, wholesale, retail or service activities of any description permitted.

2. That except as otherwise permitted hereinafter, no building or structure shall be erected or permitted to remain upon the premises except one single-family dwelling, a garage, servants' quarters, greenhouse and guest house, containing at least 1,000 square feet of enclosed floor space exclusive of garage, basement and open lanai, costing no less than TWENTY THOUSAND DOLLARS (\$20,000.00) on the main house."

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The Planning Department upon consultation with the Office of the Corporation Counsel has determined that the recorded deed language precludes the development of an ohana dwelling unit on subject tax map key parcel. Pursuant to Article 25 of the Hawaii County Zoning Code, we therefore regret to inform you a request to construct ohana dwelling on the subject tax map key parcel is denied. Your option is to take appropriate steps with the covenantee to have the restriction removed or waived or appeal our determination through procedure set forth below.

The Director's decision is final, except that within thirty (30) days after receipt of this letter, you may appeal the decision in writing to the Board of Appeals in accordance with the following procedures:

1. A non-refundable filing fee of two hundred dollars (\$200).
2. Ten (10) copies of the petition for the appeal incorporating the following:
 - a. The name, address, and telephone number of the appellant and the name, title, and address of the appellant's representative.
 - b. A description of the property involved in the appeal, including the tax map key number of the property, and the appellant's interest in the property.
 - c. A plain statement of the nature of the appeal and the relief requested.
 - d. A statement explaining:
 - 1) How the decision appealed from violates the law; or
 - 2) How the decision appealed from is clearly erroneous; or
 - 3) How the decision appealed from was arbitrary or capricious, or characterized by an abuse of discretion or clearly unwarranted exercise of discretion.
 - e. A clear and concise statement of any other relevant facts.

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Should you have any further questions, please feel free to contact this office at 961-8288.

Sincerely,



DUANE KANUHA
Planning Director

WLM/WRY/MO:etn

cc: Corporation Counsel