

March 1, 1991

Mr. and Mrs. Christopher Rizzi
73-1221 Loloa Drive
Kailua-Kona, Hawaii 96740

Dear Mr. and Mrs. Rizzi:

Ohana Dwelling Permit (OD 91-32)
Tax Map Key: T-3-13:38, Lot 128

2058

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

- (a) 1. Please complete and return Cancellation of Agreement form together with \$10.00 check payable to the Bureau of Conveyances prior to submission of the building permit application for the duplex conversion.
- (a) 2. The building permit for the Ohana Dwelling shall be secured on or before March 1, 1993. If the applicant and/or owner fails to secure a building permit within

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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.
- (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 February 19, 1991:

"Per Administrative Rule, Title 11, Chapter 62, 'Wastewater', a single individual wastewater system (IWS) may receive no more than 500 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 minimum setback requirements for an IWS as per Administrative Rules 11-62 must be met.

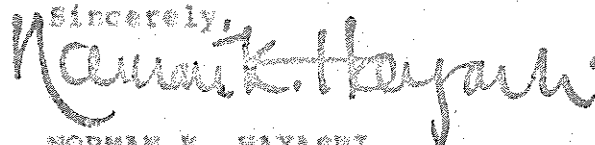
The Department of Health would like to inform the applicant that wastewater rules are in the process of change and that comments on the project may change accordingly."

- (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

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regarding the above, please feel free to contact either Nass Onuma
or William Yamaneha of my staff at 961-8288.

Sincerely,


NORMAN K. HAYASHI
Planning Director

WRV/MO:eti

Enc.

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

EXISTING
2 STORY
HOUSE

← 38 FT →

← 25 FT →

EXCEEDS
10 FT →

CES
POOL

EXISTING HOUSE
ABOVE
OHANA DWELLING
BELOW

← 20 FT →

EXISTING DOWNSTAIRS
FAMILY ROOM, OFFICE
AND BATHROOM TO
BE CONVERTED

STORAGE

LAUNDRY

2-CAR
20x20
COVERED CARPORT

← 18 FT →

DRIVE WAY

93.48 FT

LOLOA DRIVE

1" = 10'