

CERTIFIED MAIL

March 17, 1993

Mr. Jerel I. Yamamoto
464 Lama Street
Hilo, HI 96720

OD 93-93
3042

Dear Mr. Yamamoto:

OD 93-93

Ohana Dwelling Application
Akira Yamamoto and Margaret M.K. Yamamoto
Tax Map Key: 2-2-51:7, Lot 29

This acknowledges ohana dwelling application and related submittals received February 24, 1993.

Section 25-271 (3), Article 25, Regulations for Ohana Dwelling, of the Zoning Code, states "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."

In reference to Land Patent No. S-14,017, it states that:

"(b) That no more than one dwelling shall be constructed on each subdivided lot; provided, however, that accessory buildings, so long as they do not comprise dwelling units and so long as the same are erected in conformity with a plot plan and are of a character and design suitable to the area, will be permitted."

The Planning Department 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 restrictions removed or waived or appeal our determination through procedure set forth below.

MAR 18 1993

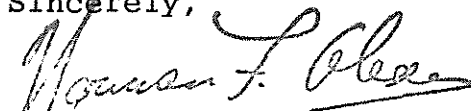
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The Director's decision is final, except that within thirty (30) days after receipt of this letter, you may appeal the decision in writing to the Board of Appeals in accordance with the following procedures:

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.

Should you have any questions, please feel free to contact Gilbert Bailado of this office.

Sincerely,



for VIRGINIA GOLDSTEIN
Planning Director

GB:mjs
8405D

xc: Corporation Counsel