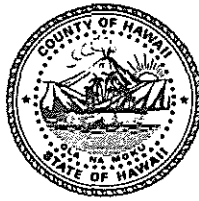


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Norman Olesen
Deputy Director

County of Hawaii
PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-9615

CERTIFIED MAIL
Z 095 324 239

December 23, 1996

Mr. Gregory A. Ikeda
140 Malia Street
Hilo, Hawaii 96720

Dear Mr. Ikeda:

(96-0027)

OHANA DWELLING PERMIT NO. (OHD 3807)
Applicant: Gregory A. Ikeda
Proposed Two (2) Bedroom Ohana Dwelling
Tax Map Key: (3) 2-4-030:064

The subject Application For Ohana Dwelling Unit Permit has been reviewed by the following agencies and note:

1. The Department of Public Works Ohana memorandum dated November 15, 1996 states: "NO COMMENTS".
2. The Department of Health (DOH-HILO) memorandum dated November 14, 1996 states in part:
"The proposed Septic Tank System would need to be designed by a Registered Professional Engineer licensed by the State of Hawaii. Please submit the plans to our office for approval".
3. The Department of Water Supply memorandum dated November 27, 1996 states in part:
"Reference is made to Rule 12-4(d)(2) of the Planning Department's Rules of Practice and Procedures. The property is serviced by an existing 5/8-inch meter and 600 gallons per day which is adequate for one dwelling. Water can be made available for the proposed Ohana from an existing 6-inch waterline along Maua (sic) Street fronting the property".

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4. The Fire Department memorandum dated November 13, 1996 requires the application and proposed ohana dwelling improvements to comply with Fire Code. Please confer the Fire Department and submit the detailed building construction plans and site plan to the Fire Department's office situated in the Kaikoo Mall, 777 Kilauea Avenue, Mall Lane, Room 6, in Hilo prior to applying for the building permit to construct the ohana dwelling.
5. The ohana dwelling is subject to and shall comply with Ordinance No. 96 47 and Rule 12, the County of Hawaii Planning Department's Rules of Practice and Procedure Rule 12 relating to Ohana Dwelling Units.

In view of the above, by this letter, you are hereby granted permission to construct an additional single family dwelling or Ohana Dwelling on the subject property, subject to the following condition(s):

1. The ohana dwelling is subject to and shall comply with Ordinance No. 96 47 and Rule 12, the County of Hawaii Planning Department's Rules of Practice and Procedure, Rule 12 relating to Ohana Dwelling Units.

Non-transferability: The permit for the ohana dwelling unit shall be personal to the applicant until construction of the ohana dwelling unit has been completed. The permit shall not be transferable or assignable to any other person prior to its completion.

Prohibition of Advertising, Sales, Transfers: No person shall advertise or represent to the public that a permit to construct an ohana dwelling unit is transferable with the sale of the property on which the permit has been granted.

2. Building Permit: The building permit for the construction of the ohana dwelling shall be applied for and secured from the Department of Public Works, Building Division on or before December 20, 1997. Please bring or attach a copy of this Permit to help the reviewing agencies to understand and expedite the review and processing of the building construction plans and building permit application to construct the additional building improvements and establish the Ohana dwelling on the subject parcel.

a. A one time 30-day time extension to obtain the building permit may be granted by the Planning Director. A written time extension request shall be filed with the Planning Director not less than forty-five (45) days prior to the expiration date of the ohana dwelling unit permit. The Planning Director shall render a decision on the time extension request prior to the expiration date of the permit.

b. The applicant shall not be able to obtain further extensions beyond the initial 30-day time extension. Further, such failure to conform to the time requirement shall not be cause to petition the Planning Director, Board of Appeals or any other governmental body for relief from the time requirement.

3. Requirements for Height, Building Site Area (Lot size), Yard (Setback) and Off-Street Parking (Parking spaces):

a. Maximum Height Limitation: The proposed detached ohana dwelling unit shall not exceed a maximum height limit of twenty-five (25) feet regardless of the maximum height limitation of the zoned district.

b. Minimum Building Site Area (Lot Size): The subject lot exceeds the minimum building site area (lot size) of 10,000 square feet.

c. Minimum Yards (Setbacks): The minimum front, rear and side yard requirements for a detached ohana dwelling shall be as stipulated in the appropriate zoned district plus and additional five (5) feet from all property lines. Minimum setbacks for the proposed ohana dwelling are:

Front and Rear Yard: Twenty-five feet (25'-0") minimum.

Side Yards: Fifteen feet (15'-0") minimum.

d. Off-Street Parking: An ohana dwelling unit shall be provided with a minimum of two (2) off-street parking spaces which comply with the requirements of Section 25-4-53, Chapter 25, Effective: December 7, 1996.

Mr. Gregory A. Ikeda
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4. 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, Department of Water Supply, Fire Department and State Department of Health and/or agencies listed on the Building Permit Application.
5. Variances:
 - a. No variance from the requirements of Chapter 23 and Chapter 25, Hawaii County Code, as amended, shall be granted to permit the construction or placement of an ohana dwelling unit.
 - b. An ohana dwelling unit shall not be permitted on a lot which has been the subject of a previously granted variance from any provision of Chapter 23 and Chapter 25, Hawaii County Code, as amended.

Thank you for your patience and understanding.

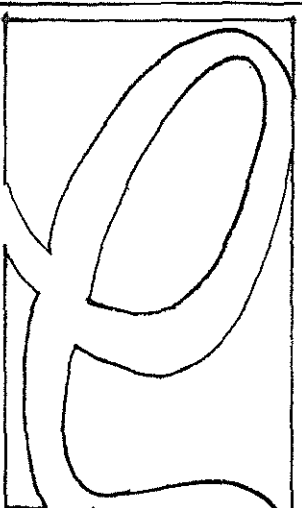
Should you have any questions regarding the above, please feel free to contact William Yamanoha of my staff at 961-8288.

Sincerely,


VIRGINIA GOLDSTEIN
Planning Director

WRY/VKG:dc
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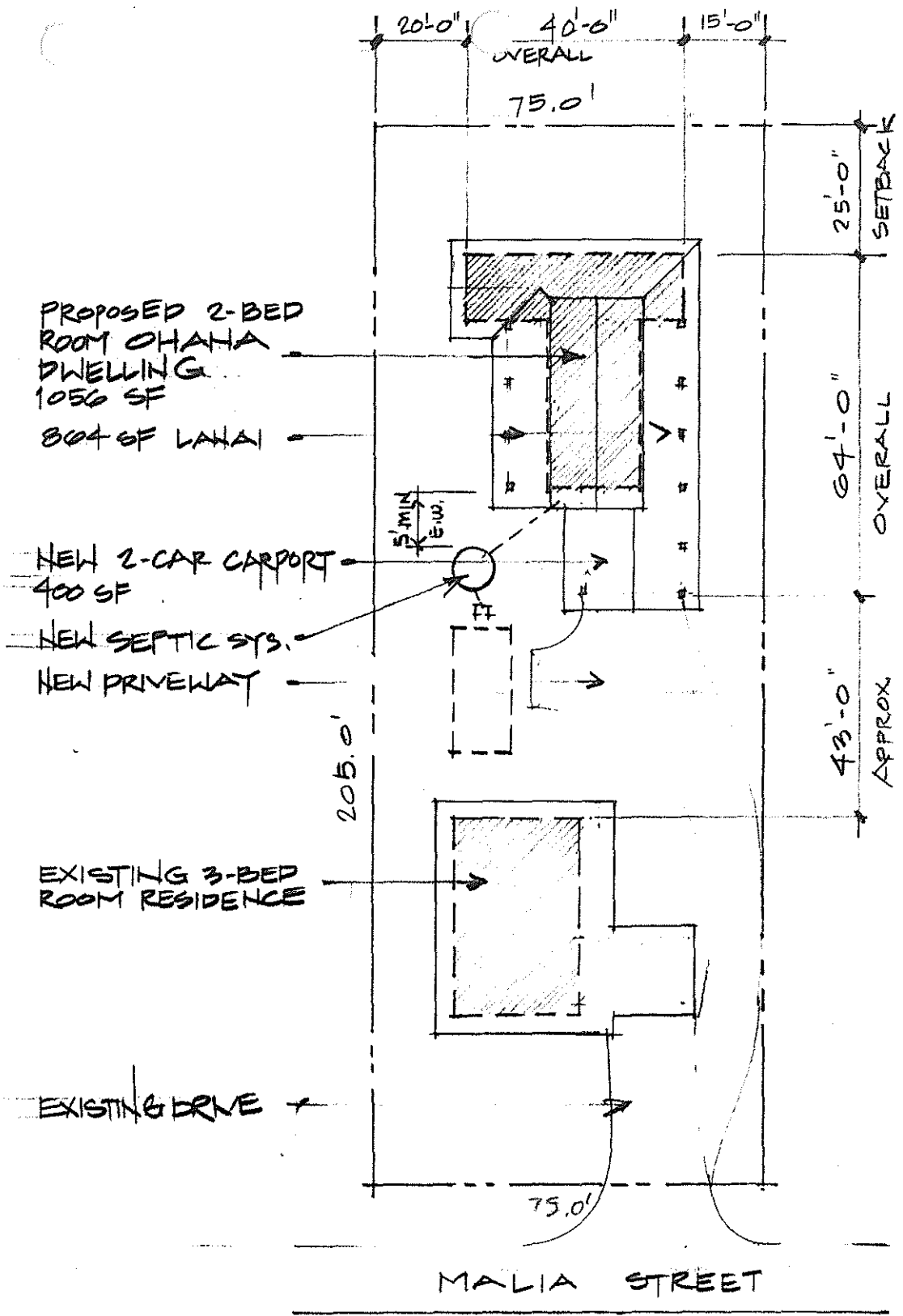
xc: Department of Health,
Chief Sanitarian
Department of Public Works
Real Property Tax Division
Department of Water Supply



erickson
architecture
& DESIGN



SUITE 312
180 KIHOLE ST.
HILO, HI 96720



SITE PLAN

1" = 30'

TMK (3) 2-4-30:64

SEPT. 26, 1996

GREGG & CHERYLE IKEDA
140 MALIA STREET HILO, HI 96720