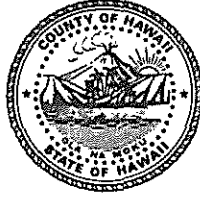


Stephen K. Yamashiro
Mayor



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 095 323 659

January 31, 1997

Ms. Gloria Q. Camba
P.O. Box 744
Pahala, Hawaii 96777

Dear Ms. Camba:

OHANA DWELLING PERMIT NO. 38129 (OHD 96-029)
Applicant: Gloria Q. Camba
Proposed Ohana Dwelling Unit
Tax Map Key: (3) 9-6-014: 061

The subject application for Ohana Dwelling Unit Permit has been reviewed by the following agencies:

1. The Department of Public Works' Ohana Memorandum dated December 16, 1996, states:

"NO COMMENTS".

2. The Department of Health (DOH-HILO) memorandum dated December 23, 1996, states in part:

"The existing cesspool may service a total of 1,000 gallons per day of wastewater. A total of five bedrooms are allowed in the two dwelling units. A second cesspool is not allowed because of the lack of land area".

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3. The Department of Water Supply's (DWS) memorandum dated December 23, 1996, states in part:

"Reference is made to Rule 12-4 (d) (2) of the Planning Department's Rules of Practice and Procedure. The property is serviced by an existing 5/8-inch meter and a maximum water allotment of 600 gallons per day, which is adequate for one dwelling".

4. The Hawaii County Fire Department's (HFD) memorandum dated January 17, 1997, states:

"We have no comments on the above referenced Ohana Dwelling Unit Permit".

5. The notarized letter or affidavit dated September 23, 1996, signed by the applicant states in part:

"To the best of my knowledge the construction of the Ohana dwelling on this property is not prohibited by any restriction, covenants or conditions stated in my Deed recorded in the Bureau of Conveyances of the State of Hawaii".

6. 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 January 31, 1998. 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 an 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.


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- 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.
4. This Ohana Dwelling Permit is subject to all other applicable rules, regulations and requirements of the Planning Department; including but not limited to those of the Zoning Code, Chapter 25, effective December 7, 1996, Department of Public Works, Department of Water Supply, Fire Department and State Department of Health and other reviewing agencies/divisions listed on the Building Permit application.
5. Variances: Ohana Dwelling Units are prohibited on a building site which is the subject of an approved variance from the Subdivision Code (Chapter 23), the Zoning Code (Chapter 25) and property where a second dwelling unit is specifically prohibited by a Change of Zone Ordinance.
- 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
F:WP60\DORYAL\LCAMBA.OHD

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

Scanned Map
Unavailable
Due to Size

See File

