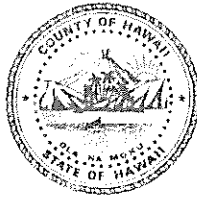


Harry Kim  
Mayor



Christopher J. Yuen  
Director

Roy R. Takemoto  
Deputy Director

## County of Hawaii

### PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252  
(808) 961-8288 • Fax (808) 961-8742

CERTIFIED MAIL  
7000 0600 0024 2905 2175

August 28, 2001

Ms. Mona L. Y. Saiki  
P.O. Box 568  
Keaau, Hawaii 96749

Dear Ms. Saiki:

**OHANA DWELLING PERMIT NO. 3871 (OHD 2001-004)**

**Applicant:** Mona L. Y. Saiki  
**Land Owners:** Mona L. Y. Saiki and Shane M. Saiki  
**Request:** Additional Single Family Dwelling  
**Tax Map Key:** (3) 1-7-026:025

The subject Application for an Ohana Dwelling Unit Permit was reviewed by the required agencies and their respective comments are as follows:

1. The Department of Public Works (DPW) (memorandum dated August 1, 2001):

“No comments.”

2. The Department of Water Supply (DWS) (letter dated August 7, 2001):

“We have reviewed the subject application and have the following comments and conditions.

For your information, this parcel has an existing 5/8-inch service with the Department that is adequate for only one dwelling at 600 gallons per day.

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Inasmuch as this application is proposing an additional detached dwelling, the installation of a separate 5/8-inch meter by the applicant would normally be required in accordance with Department regulations. However, the Department's existing water line fronting the parcel cannot support any additional meter for the proposed ohana dwelling at this time. Currently, no time schedule is set to increase the size of the waterline.

Should there be any questions, please call our Water Resources and Planning Branch at 961-8070"

3. The State of Hawaii Department of Health (DOH-HILO) (memorandum dated August 6, 2001):

"The existing septic system is built for three bedrooms. Wastewater Branch will approve expansion of one bedroom if Department of Water Supply approves. Contact Keith Okamoto (Ph. 961-8670) at Department of Water Supply, who will make the determination in writing.

If you have any concerns regarding this communication, please call Jerry Nunogawa, Wastewater Engineer, at 933-0401."

4. The Hawaii County Fire Department (HFD) (memorandum dated August 16, 2001):

"We have no comments regarding the above-referenced Ohana Dwelling Unit Permit Application."

Surrounding property owners did not submit any comments regarding this application for an Ohana Dwelling Unit Permit.

The original and notarized affidavit of Mona L. Y. SAIKI and SHANE M. SAIKI dated July 19, 2001, included with the Ohana Dwelling application states:

"I certify that this is a true copy of the 2000 Real Property Assessment. This document indicates that Shame M. and Mona L. Y. Saiki are title holders of the affected property – TMK 1-7-26-25.

For property owned by Shane M. and Mona L. Y. Saiki, TMK: 1-7-26-25, provisions of any restriction, covenant or other land use restrictions applicable to the lot by way of deed or lease or other provision do not prohibit the construction or placement or an ohana dwelling unit or a second dwelling unit.

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Deed reviewed by Shane M. and Mona L. Y. Saiki.”

In view of the above, by this letter, you are hereby granted permission to construct a detached single family Ohana Dwelling Unit subject to the following conditions:

1. The proposed Ohana Dwelling unit shall comply with Ordinance No. 96 47 and Rule 12, the County of Hawaii Planning Department's Rules of Practice and Procedure relating to Ohana Dwelling Units.
2. 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.
3. 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.
4. Building Permit: **The applicant is required to secure a building permit from the Department of Public Works, Building Division, for the construction of an ohana dwelling unit on or before August 23, 2002.**

Please bring or attach a copy of this Permit to assist the reviewing agencies in understanding and expediting the review and processing of the building construction plans and building permit application for the additional building improvements necessary to establish the Ohana Dwelling on the subject parcel.

- a) The applicant is required to comply with the State Department of Health requirements.
- b) The applicant shall contact the DWS and pay any required facilities charge and service lateral installation charges to the DWS, or in the absence of an adequate public or private water supply, may we suggest the following:
  - (1) Any dwelling not serviced by a County water system should be provided with and maintain a private potable rain-water catchment system with a minimum capacity of 6,000 gallons for domestic consumption or potable uses. This catchment system should adhere to the Department of Public Works, Building Division's "Guidelines for Owners of Rain Catchment Water Systems" as well as the State Department of Health requirements related to water testing and water purifying devices.

- (2) Any farm dwelling should be provided with and maintain a private water supply system with an additional minimum storage capacity of 3,000 gallons for fire fighting and other emergency purposes. The emergency water supply system, including the necessary compatible connection devices and the location of the water storage unit on the property, should meet with the approval of the Hawaii County Fire Department.
- c) A one time 30-day time extension to obtain the building permit may be granted by the Planning Director. A written request for a time extension 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 request for a time extension prior to the expiration date of the permit.
- d) 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.

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

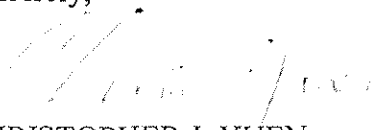
- a) Height limit: The height limit for the proposed ohana dwelling unit shall be twenty-five (25'-0") feet
- b) Zoning and Minimum Building Site Area (Lot Size): The subject TMK parcel containing 19,384 square feet is zoned Single-Family Residential (RS-20) by the County and is situated within the State Land Use Urban district.
- c) Minimum Yards (Setbacks) and Open Space: The proposed dwelling unit is required to comply with the yards and open space requirements of the Hawaii County Zoning Code. The respective minimum open space, front, rear, and side yard requirements for the proposed detached ohana dwelling unit to be located on the subject TMK property shall be as follows:
- Front yard – minimum **twenty-five** (25) feet required;
  - Rear yard – minimum **twenty-five** (25) feet required;
  - Side yard(s) – minimum **fifteen** (15) feet required;
  - Open space from other main structures – minimum **fifteen** (15) feet required.

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- d) Off-Street Parking: The Ohana Dwelling unit shall be provided with a minimum of two (2) off-street parking spaces that comply with the requirements of Section 25-4-53 of the Zoning Code. All existing and additional parking spaces shall be arranged so as to be individually accessible.
6. This Ohana Dwelling permit is subject to all other applicable rules, regulations and requirements of the Planning Department, Department of Public Works, Fire Department and State Department of Health and other reviewing agencies/divisions listed on the Building Permit Application.
7. Ohana dwelling units are prohibited on a building site that 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.

Should you have any questions regarding the above, please feel welcome to contact this office at 961-8288.

Sincerely,



CHRISTOPHER J. YUEN  
Planning Director

LMB:cps

PAWPWIN60\Larry\Ohana\Saiki 1-7-26-25 apv1.doc

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

