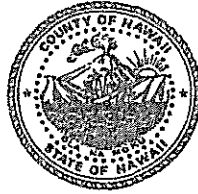


Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • Fax (808) 961-8742

July 8, 2003

Ms. Evangeline C. Ventura
P.O. Box 380
Hawi, Hawaii 96719

Dear Ms. Ventura:

SUBJECT: Ohana Dwelling Permit Application 3889 (2003-006)
Applicant: Evangeline C. Ventura
Land Owner: Evangeline C. Ventura
**Proposal: Construct A New Detached
Ohana Dwelling Unit**
Tax Map Key: (3) 5-3-012:028

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 May 23, 2003):

“Driveway Permit required if New Driveway Constructed.”

2. The Department of Water Supply (DWS) (memorandum dated June 19, 2003):

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

For your information, an existing 5/8-inch meter services this property and is adequate for only one dwelling unit at 600 gallons per day. Therefore, a second 5/8-inch meter should be installed. Water is available from the County waterline installed along Uma Place, which fronts the subject parcel.

Therefore, the Department has no objection to the proposed application subject to the applicant understanding and accepting the following conditions:

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1. Installation by the Department of Water Supply of a second 1-inch lateral to service a 5/8-inch meter, which shall be restricted to a maximum daily flow of 600 gallons
2. Remittance of the following charges, which are subject to change, to our Customer Service Section:

- Facilities Charge
 - One 2nd Service at \$4,350.00 each \$4,350.00
 - Note: 2nd Service fee increases to \$5,500.00 effective July 1, 2003
- Service Lateral Installation Charge
 - Note: Service Lateral Installation Charge increases to \$2,600.00 effective July 1, 2003
 - Install one meter in Uma Place, a County Road \$2,250.00
 - Total (Subject to change) \$6,600.00

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 June 16, 2003):

“The Health Department found no environmental health concerns with regulatory implications in the submittals.”

4. The Hawaii County Fire Department (HFD):

No comments were received from HFD.

There were no comments received from the surrounding property owner(s) regarding this application for an Ohana Dwelling Unit Permit:

The original and notarized affidavits of **Evangeline C. Ventura** dated March 7, 2003 and March 10, 2003 included with the Ohana Dwelling application state:

“I Evangeline Carnate Ventura would like to inform my neighbors of a ohana dwelling that I plan to do on my Ainakea property, located lot 365 Uma Place and Kolonahe Street, Ainakea.

I am the title holder of the above property.”

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“To whom it may concern:

Regarding the above mentioned property after reading my Deed there is nothing that prevents me from building an Ohana Dwelling on my property.”

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 July 8, 2004.**

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 shall consult with DPW if constructing a new driveway.
- b) The applicant is required to comply with the State Department of Health standards for Individual Wastewater Systems.
- c) The applicant shall contact the DWS and pay any required facilities charge and service lateral installation charges to the DWS.
- d) The applicant shall comply with any requirements of the County of Hawaii Fire Department.

- e) 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.
- f) 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 13,833 square feet is zoned Residential Single-Family (RS-10) by the County and is situated within the State Land Use Urban district.

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.

- c) The respective minimum open space, front, rear, and side yard requirements for the proposed attached 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 structure(s) – minimum **fifteen (15)** feet required.
- 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.

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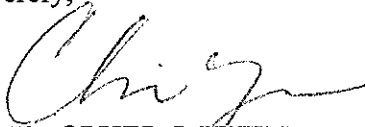
6. This Ohana Dwelling permit is subject to all other applicable rules, regulations and requirements of the Planning Department, Department of Public Works, Fire Department and State Department of Health and other reviewing agencies/divisions listed on the Building Permit Application.

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 contact Jonathan Holmes of this office at 961-8288.

Sincerely,



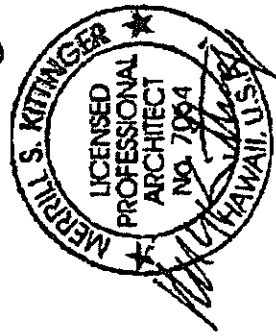
CHRISTOPHER J. YUEN
Planning Director

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

5-5-03



THIS WORK WAS
 PREPARED
 BY ME OR UNDER MY
 SUPERVISION
 CONSTRUCTION OF THIS
 PROJECT
 WILL BE UNDER MY
 OBSERVATION

EYAN VENTURA
 RESIDENCE
 TMK (3) 5-3-12 : 28
 13,895 SQ. FT.
 SCALE 1" = 20'

