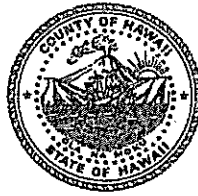


Harry Kim
Mayor



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

December 5, 2003

Mr. Henry J. Correa, Jr.
HJC Development LLC
215 Hualalai Street
Hilo, Hawaii 96720

Dear Mr. Correa:

SUBJECT: Ohana Dwelling Permit Application (2003-015)
Applicant: HJC Development
Land Owner: HJC Development
Proposal: Construct a New Detached
Ohana Dwelling Unit
Tax Map Key: (3) 2-3-033:050

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 October 13, 2003):

"We have reviewed the subject application forwarded by your letter dated October 6, 2003 and have the following comment.

The driveway as shown on the Site Plan shall have a minimum six feet offset from the south property line and will require a permit from the Department of Public Works."

2. The Department of Water Supply (DWS) (memorandum dated November 21, 2003):

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

MD045790

DEC 11 2003

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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 6-inch waterline in Ekaha Street, which fronts the subject parcel.

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

1. Installation, by the Department of Water Supply, of a second 1-inch service 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:
 - a. Facilities Charge (One 2nd service at \$5,500.00 each) \$5,500.00
 - b. Service Lateral Installation Charge
(Install one meter on Ekaha Street, a County road) 2,600.00
- Total (Subject to change) \$8,100.00

Should there be any questions, please call Ms. Shari Komata of our Water Resources and Planning Branch at 961-8070”

3. The State of Hawaii Department of Health (DOH-HILO) (memorandum dated October 17, 2003):

“WWB found no wastewater/environmental health concerns with regulatory implications in the submittal.”

4. Hawaii County Fire Department (HFD):

There were no comments received from HFD.

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

We note the following document that accompanied your application. The original and notarized affidavits of **Hank Correa** dated September 16, 2003 included with the Ohana Dwelling application state:

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“I, Hank Correa, hereby on the said date of September 16, 2003 am stating that I am the sole title owner of the said property TMK (3) 2-3-033-050, which is located in the Kaumana area, Hilo, Hawaii.”

“I, Hank Correa, hereby on the said date of September 16, 2003 am stating that to the best of my knowledge that there are no provisions, restrictions, or covenants applicable to the said property TMK (3) 2-3-033-050, which includes allowing a second dwelling unit or ohana unit to be constructed on the above mentioned 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 the ohana dwelling unit on or before NOVEMBER 26, 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 arrange with the DWS to install the required service lateral and pay the required facilities and service lateral installation charges to the DWS.
- b) The applicant shall contact the Department of Public Works for the required permit for the driveway.

- 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.
- e) 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 detached ohana dwelling unit shall be twenty-five (25'-0") feet.
- b) Zoning and Minimum Building Site Area (Lot Size): The subject TMK parcel containing 11,250 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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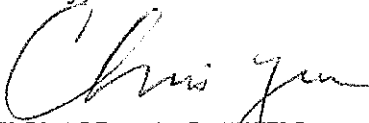
6. This Ohana Dwelling permit is subject to all other applicable rules, regulations and requirements of the Planning Department, Department of Public Works, Fire Department and State Department of Health and other reviewing agencies/divisions listed on the Building Permit Application.

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.

Sincerely,

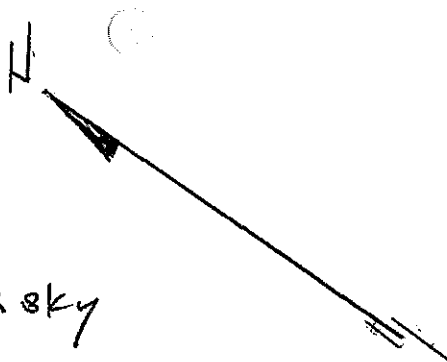
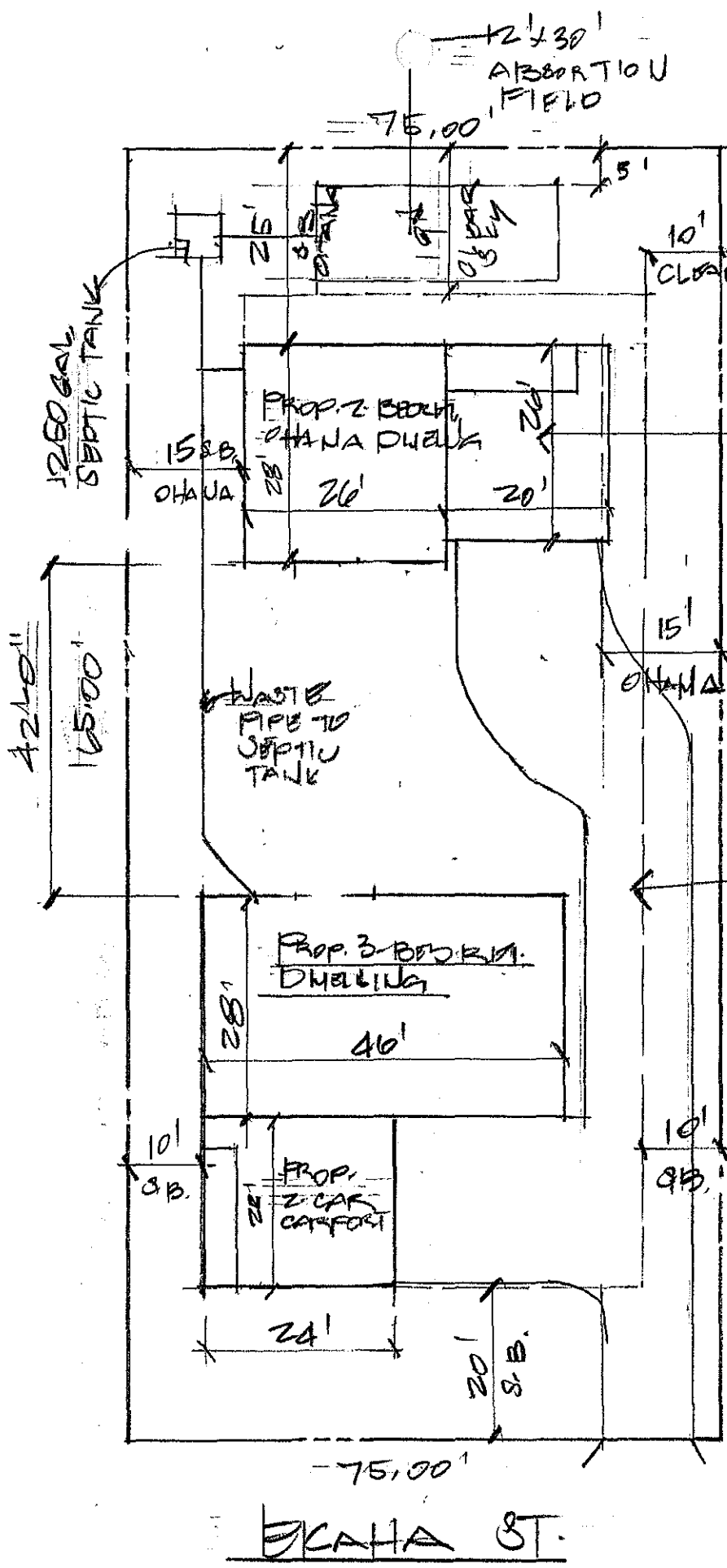


CHRISTOPHER J. YUEN
Planning Director

JRH:pak

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xc: Dept. of Health, Chief Sanitarian
Dept. of Public Works
Real Property Tax
Dept. of Water Supply



SITE PLAN
 SCALE: 1" = 20'0"

PROP. DWELLING & OHANA DWELLING FOR

H.U. DEVELOPMENT

TRAC (3) 2-3-33, 50
 AREA: 11,250 SQ. FT.

LOCATION: PULIHONU & HILO.

#original paper