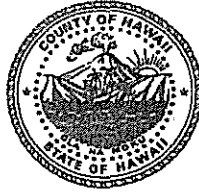


Harry Kim
Mayor



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

May 21, 2004

Mr. Todd Nanea Ramos
P.O. Box 1218
Honokaa, Hawaii 96727

Dear Mr. Ramos:

SUBJECT: Ohana Dwelling Permit Application (2004-005) 3908
Applicant: Todd Nanea Ramos
Land Owners: Todd Nanea Ramos, Steven A. and Charlotte K. Rodrigues
Proposal: Construct a New Detached Ohana Dwelling Unit
Tax Map Key: (3) 4-5-10:115

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):

The DPW did not comment on this application as of this date.

2. The Department of Water Supply (DWS) (memorandum dated April 29, 2004):

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

For your information, the parcel has an existing 5/8-inch service with the Department, which is adequate for only one dwelling unit at an average day of 400 gallons per day. 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

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in accordance with Department regulations. However, the Department's existing water system facilities cannot support an additional meter for the proposed ohana dwelling at this time.

However, it is our understanding that the applicant will use a catchment system for their water. Therefore, the Department has no objections to the application.

Should there be any questions, please call Ms. Shari Komata of our Water Resources and Planning Branch at 961-8070, extension 252."

3. The State of Hawaii Department of Health (DOH-HILO) (memorandum dated May 11, 2004):

"The use of individual wastewater systems is allowed. The type and number of individual wastewater systems to be used will be determined by the wastewater rules in effect at the time of building permit application."

4. The State of Hawaii Department of Transportation (DOT) (memorandum dated May 3, 2004):

"Thank you for your transmittal requesting our review and comments regarding the subject project.

The proposed detached ohana dwelling unit will not adversely impact our State highway facilities. The applicant should be reminded that we require the submittal of construction plans for all work done within our highway rights of way.

If you have any questions, please contact Ronald F. Tsuzuki, Head Planning Engineer, Highways Division, at 587-1830."

5. The Hawaii County Fire Department (HFD) (memorandum dated April 26, 2004):

"Fire apparatus access roads shall be in accordance with UFC Section 10.207:

'Fire Apparatus Access Roads

'Sec. 10.207. (a) General. Fire apparatus access roads shall be provided and maintained in accordance with this section.

'(b) Where Required. Fire apparatus access roads shall be required for every building hereafter constructed when any portion of an exterior wall of the first

story is located more than 150 feet from fire department vehicle access as measured by an unobstructed route around the exterior of the building.

‘EXCEPTIONS: 1. When buildings are completely protected with an approved automatic fire sprinkler system, the provisions of this section may be modified.

‘2. When access roadways cannot be installed due to topography, waterways, nonnegotiable grades or other similar conditions, the chief may require additional fire protection as specified in Section 10.301 (b).

‘3. When there are not more than two Group R, Division 3 or Group M Occupancies, the requirements of this section may be modified, provided, in the opinion of the chief, fire-fighting or rescue operations would not be impaired.

‘More than one fire apparatus road may be required when it is determined by the chief that access by a single road may be impaired by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access.

‘For high-piled combustible storage, see Section 81.109.

‘(c) **Width.** The unobstructed width of a fire apparatus access road shall meet the requirements of the appropriate county jurisdiction.

‘(d) **Vertical Clearance.** Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.

‘EXCEPTION: Upon approval vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance.

‘(e) **Permissible Modifications.** Vertical clearances or widths required by this section may be increased when, in the opinion of the chief, vertical clearances or widths are not adequate to provide fire apparatus access.

‘(f) **Surface.** Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface so as to provide all-weather driving capabilities.’ (20 tons)

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‘(g) **Turning Radius.** The turning radius of a fire apparatus access road shall be as approved by the chief.’ (45 feet)

‘(h) **Turnarounds.** All dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with approved provisions for the turning around of fire apparatus.

‘(i) **Bridges.** When a bridge is required to be used as access under this section, it shall be constructed and maintained in accordance with the applicable sections of the Building Code and using designed live loading sufficient to carry the imposed loads of fire apparatus.

‘(j) **Grade.** The gradient for a fire apparatus access road shall not exceed the maximum approved by the chief.’ (15%)

‘(k) **Obstruction.** The required width of any fire apparatus access road shall not be obstructed in any manner, including parking of vehicles. Minimum required widths and clearances established under this section shall be maintained at all times.

‘(l) **Signs.** When required by the fire chief, approved signs or other approved notices shall be provided and maintained for fire apparatus access roads to identify such roads and prohibit the obstruction thereof or both.’

Water supply shall be in accordance with NFPA 1231.”

There were no comments received from the surrounding property owners.

We note the following document that accompanied your application. The original and notarized affidavit of **Applicant and Owners** of the subject property dated November 14, 2003 and March 18, 2004 included with the Ohana Dwelling application states:

“The undersigned parties hereto state that they are the title holders of the subject property, and/or the applicant in the attached Ohana Dwelling Unit Permit for TMK # 3/4-5-10-115.

The undersigned further state that there are no provisions or any restrictions, covenants or other land use restrictions applicable to the lot, by way of a deed or lease or other provisions, that would prohibit the placement or construction of an ohana dwelling unit or a second dwelling unit on the subject property.”

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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 May 22, 2005.**

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) In reference to the DWS comment, may we suggest the following:

Any dwelling not serviced by a County water system should be provided with, and maintain, a private potable rain catchment system which includes a minimum 6,000 gallons storage capacity 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.

Any dwelling on a water catchment system should also be provided with, and maintain, an additional 3,000 gallons of water storage capacity for fire fighting and emergency purposes. The emergency water supply system, including the necessary compatible connector system and location of the water storage facility on the property, should meet with the approval of the Hawaii County Fire Department.

- b) The applicant shall correspond with the DOH to determine the number and type of individual wastewater systems allowed.
- c) The applicant shall consult with the HFD to verify the accessibility of the premises for emergency/fire fighting purposes.
- d) 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 attached ohana dwelling unit shall be twenty-five (25'-0") feet.
- b) Zoning and Minimum Building Site Area (Lot Size): The subject TMK parcel containing 5.0 acre is zoned Agricultural (A-5a) 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 detached ohana dwelling unit to be located on the subject TMK property shall be as follows:
 - Front yard – minimum **thirty five** (35) feet required;
 - Rear yard – minimum **thirty five** (35) feet required;
 - Side yard(s) – minimum **twenty five** (25) feet required;
 - Open space from other main structure(s) – 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.

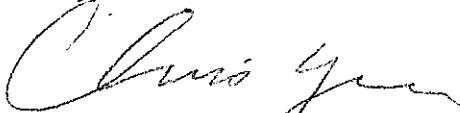
6. This Ohana Dwelling permit is subject to all other applicable rules, regulations and requirements of the Planning Department, Department of Public Works, Fire Department and State Department of Health and other reviewing agencies/divisions listed on the Building Permit Application.

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,

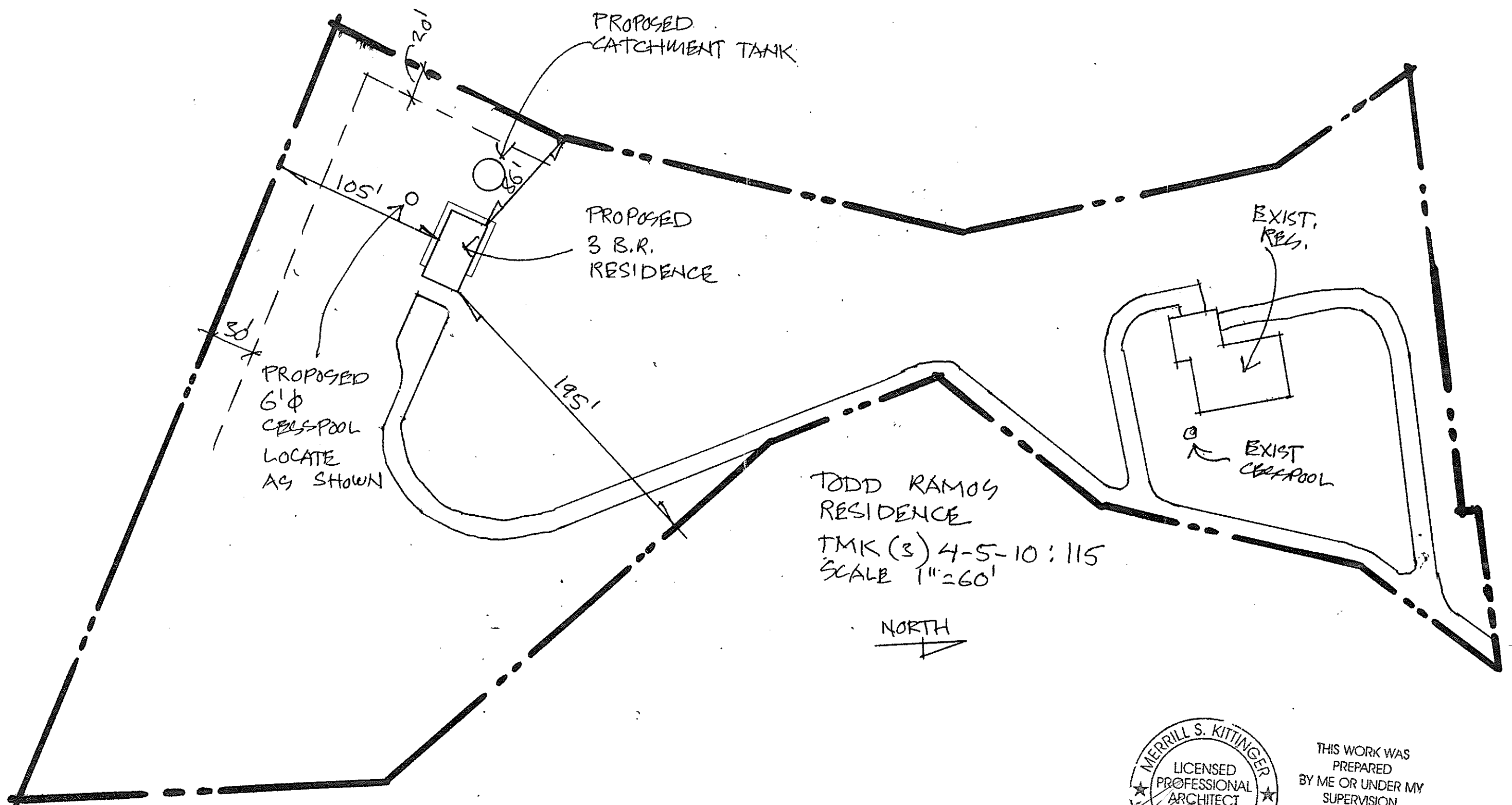


CHRISTOPHER J. YUEN
Planning Director

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



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

2-3-04