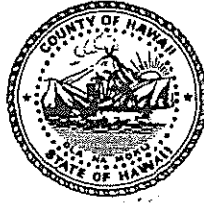


Harry Kim
Mayor



Christopher J. Yuen
Director

Roy R. Takemoto
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

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

June 25, 2004

Eugene Calvert
77-122 Queen Kalama Ave.
Kailua-Kona, Hawaii 96740

Dear Mr. Calvert:

SUBJECT: Ohana Dwelling Permit Application (2004-0008)
Applicants: Eugene Calvert
Land Owners: CALVERT TRUST A of the 1978 Trust
dated December 15, 1978, TRUSTEE,
MARLENE E. CALVERT
Proposal: Construct a New Detached Ohana
Dwelling Unit
Tax Map Key: (3) 7-3-023:052

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 25, 2004):
"No Comments."
2. The Department of Water Supply (DWS) (Memorandum dated May 27, 2004):
"We have reviewed the subject application and have the following comments and conditions.

For your information, this parcel does not have water service through the Department. The parcel is located within the Kona Coastview and Wonderview Subdivisions, which are in the process of an Improvement District that will provide a water system to all the parcels within the two subdivisions. Once the Improvement District is completed, the applicant may inquire about the water availability for the ohana dwelling with the Department.

Therefore, the Department has no objections to the proposed application subject to the applicant understanding and accepting that water is not available from the Department at this time.

Eugene Calvert
June 25, 2004
Page 2

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 June 1, 2004):

“The existing wastewater system is adequate to serve the proposed project. Wastewater Branch found no wastewater/environmental health concerns with regulatory implications in the submittal.”

4. The Hawaii County Fire Department (HFD) (memorandum dated May 21, 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)

‘(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 UFC Section 10.301.

‘(c) Water Supply. An approved water supply capable of supplying required fire flow for fire protection shall be provided to all premises upon which buildings or portions of buildings are hereafter constructed, in accordance with the respective county water requirements. There shall be provided, when required by the chief, on-site fire hydrants and mains capable of supplying the required fire flow.

Eugene Calvert
June 25, 2004
Page 4

“Water supply may consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

“The location, number and type of fire hydrants connected to a water supply capable of delivering the required fire flow shall be protected as set forth by the respective county water requirements. All hydrants shall be accessible to the fire department apparatus by roadways meeting the requirements of Section 10.207.”

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 April 21, 2004 included with the Ohana Dwelling application states:

“This is an affidavit stating that I, Marlene E. Calvert, am the sole titleholder to the property located at 73-1130 Ahulani Street in Kona Coastview Estates, Also know as TMK (3) 7-3-23-52.

Storage Room located next to unit #2 to be demolished upon receiving permit approval.

Existing first single family dwelling (Unit 2) shall be re-designated as the Ohana Dwelling.

I hereby authorize my son, Eugene Calvert to represent me and act on my behalf to conduct any and all business related to the ohana permit application process.”

The original and notarized affidavit of **Applicant and Owners** of the subject property dated April 21, 2004 included with the Ohana Dwelling applicant states:

“REF. TMK (3) 7-3-23:52

Physical Address: 73-1130 Ahulani Street, Kona Coastview Estates, Kailua-Kona

This is an affidavit stating that, to the best of my knowledge, provisions of any restriction, covenant, or other land use restrictions applicable to the above referenced lot by way of a deed or lease or other provision do not prohibit the construction or placement of an ohana dwelling unit or a second dwelling unit.”

The County Zoning Code in Article 6, Division 3 states in part:

“Ohana dwellings shall be permitted ... provided that: ...

The following public facilities are adequate to serve the ohana dwelling unit: ...

Potable Water Supply. The building site shall be served by an approved public or private water system meeting with the requirements of the department of water supply which system can accommodate the ohana dwelling and the main

Eugene Calvert
June 25, 2004
Page 5

dwelling unit. An ohana dwelling that is not served by an approved public or private water system may use a water catchment system **provided that the director determines that there is sufficient annual rainfall in the area to accommodate a water catchment system** and water catchment system meets the requirements of the department of health and the department of water supply.” (emphasis added).

The Planning Department’s Rules of Practice and Procedure, Rule 12-4(d)(2) states in part:

“An ohana dwelling unit that is not served by an approved water system may be permitted to use a water catchment system **in an area which receives an annual rainfall of at least eighty inches** (The University of Hawaii Water Resources Research Center construction guideline of eighty inches of annual rainfall for catchment systems is being used for this purpose). In the event that an annual rainfall requirement is adopted in a future amendment to the Hawaii County Code, then the annual rainfall as reflected in the code amendment shall be used for this purpose. The requirements of the State Department of Health and the Department of Water Supply must also be met.” (emphasis added).

Our research indicates that the area in which the subject parcel is located, Kona Coastview Subdivision, North Kona, receives only 40 inches of rainfall annually. This information was obtained from the Water-Resources Investigations Report 95-4212 disseminated by The U.S. Department of the Interior U.S. Geological Survey and prepared in cooperation with the State of Hawaii Commission on Water Resource Management, Department of Land and Natural Resources.

In view of the above, by this letter, we must regretfully **deny** permission to construct the proposed detached Ohana Dwelling Unit. In consideration to the Improvement District (referenced by the Department of Water Supply) for your area, the Department will entertain a new Ohana Dwelling Application when the Improvement District has been completed. Should the Improvement District be completed prior to June 26, 2006 there shall be no restriction to your application.

Please be aware that decisions by the Planning Director may be appealed to the Board of Appeals per Section 25-6-39.7:

“Any person aggrieved by the decision of the director in the issuance of an ohana dwelling permit decision, except for a decision regarding the duration of a permit under section 25-6-39.2, may appeal the director's action to the board of appeals, in accordance with this chapter, within thirty days after the date of the director's written decision.”

An application for General Petition for Appeal of Decisions by Planning Director is enclosed for your convenience should you decide to petition to the Board of Appeals.

Eugene Calvert
June 25, 2004
Page 6

If you have any questions please call Deanne Bugado of our West Hawaii Office at 327-3510.

Sincerely,


CHRISTOPHER J. YUEN
Planning Director

BM:deb

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