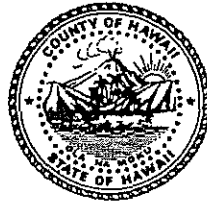


Harry Kim  
Mayor



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

August 19, 2004

Thomas A. Baldrige  
2850 S. El Rio Drive  
Meridian, ID 83642

Dear Mr. Baldrige:

**SUBJECT: Ohana Dwelling Permit Application (2004-0023)**  
**Applicants: Thomas A. Baldrige**  
**Land Owners: Thomas A. Baldrige**  
**Alice J. Baldrige**  
**Proposal: Construct a Detached Ohana Dwelling Unit**  
**Tax Map Key: (3) 7-7-003:054**

We are returning your application and submittals, including your check #7084 in the amount of the \$25.00 filing fee, for an Ohana Dwelling Unit on the subject parcel (TMK: (3) 7-7-003:054) due to being defective. It will be necessary for you to address the deficiencies listed below before we will be able to consider your application complete.

1. In order to apply for an Ohana Dwelling, there must, at the very least, be a Building Permit issued for the first dwelling on the subject property.

You are welcome to resubmit this application once you have secured a Building Permit for a first dwelling on the property.

2. The subject parcel, designated rural by the State Land Use Commission and zoned Residential and Agriculture district (RA-.5a) by the County, contains approximately 23,248 sq.ft. of land area. The "normal" setbacks (yards) for this property are twenty-five feet for the front and rear yards and fifteen feet for the side yards. For a detached ohana dwelling unit the Zoning Code requires an additional five feet of setback for each yard. The minimum separation between main (dwelling) structures on the lot is fifteen feet.

The detached Ohana Dwelling Unit must be setback from the property lines an additional five feet compared to the first dwelling. The site plan as submitted shows approximately twenty-one feet of rear yard to the outermost wall of the main

Thomas A. Baldrige  
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dwelling unit (twenty-five feet minimum required) and approximately twenty-five feet of rear yard to the outermost wall of the Ohana dwelling unit (thirty feet minimum required). Please address this issue should you plan to re-submit this application.

3. The notarized affidavit regarding possible restrictions to the Ohana or second dwelling will need to be revised. The affidavit should read "We hereby certify that provisions of any restriction, covenant or other land use restrictions applicable to the 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."

You are reminded that it will be necessary that you mail the notices to surrounding property owners again if you decide to resubmit this application. The notification needs to occur within ten (10) days of the submittal of the application and that proof of that mailing be submitted to this office. A current certification of clearance from the Director of Finance that the real property taxes and all other fees relating to the subject parcel have been paid and that there are no outstanding delinquencies will also need to be included should you choose to resubmit.

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

Sincerely,

  
CHRISTOPHER J. YUEN  
Planning Director

Enclosure: Application w/copies  
Check #7084

BM:deb  
P:\Ohana\Kona Ohana\Return\OHNR-7-7-3-54 Baldrige.doc

xc: Planning Department - Kona