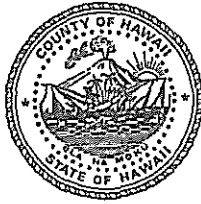


Harry Kim
Mayor



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

June 24, 2005

Ms. Nancy Ann Carlson, Ms. Kimberlee Bautista
and Virgilio Bautista
16-368 Keaau Loop
Keaau, Hawaii 96749

Dear: Ms. Carlson, Ms. Bautista
and Virgilio Bautista

Ohana Dwelling Unit Permit Application (2005-0040)

Applicant(s): Nancy Ann Carlson, Kimberlee Bautista
and Virgilio Bautista

Land Owner(s): Nancy Ann Carlson, Kimberlee Bautista
and Virgilio Bautista

Proposal: Construct A Detached Ohana Dwelling Unit

Tax Map Key: (3) 1-6-142:028

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 24, 2005):
"No Comments"
2. The Department of Water Supply (DWS) (Memorandum dated May 27, 2005):
"We have reviewed the subject application and have the following comments and conditions."

Hawai'i County is an equal opportunity employer.

JUN 24 2005

Ms. Nancy Ann Carlson, Ms. Kimberlee Bautista
And Virgil Bautista
June 24, 2005
Page 2

For your information, an existing 5/8-inch meter services this property and is adequate for only one dwelling unit at an average day of 400 gallons per day, or a maximum of 600 gallons per day. Therefore, a second 5/8-inch meter should be installed. Water is available from the 6-inch waterline in Keaau Loop, 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:

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 prior to issuance of building permit:
 - a. Facilities Charge (One 2nd Service at \$5,500.00 each) \$5,500.00
 - b. Service Lateral Installation Charge
(Install one meter on Keaau Loop, 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, extension 252.”

3. The State of Hawaii Department of Health (DOH-HILO):

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

4. The Hawaii County Fire Department (HFD) (Memorandum dated May 25, 2005):

“We have no comments to offer at this time in reference to the above-mentioned Ohana dwelling unit permit application.”

There were no comments received from the surrounding property owners.

We note the following documents that accompanied your application. The original and notarized affidavits of **Nancy Ann Carlson, Ms. Kimberlee Bautista and Virgilio Bautista** dated April 1, 2005 included with the Ohana Dwelling application state:

Ms. Nancy Ann Carlson, Ms. Kimberlee Bautista
And Virgil Bautista
June 24, 2005
Page 3

“To Whom It May Concern:

We, Nancy Ann Carlson, Ms. Kimberlee Bautista and Virgilio Bautista, hereby on the said date of April 1, 2005 are stating that we are the sole title owners of the said property TMK (3) 1-6-142-028, which is located in Keaau, Puna, Hawaii.”

and

“To Whom It May Concern:

We, **Nancy Ann Carlson, Ms. Kimberlee Bautista and Virgilio Bautista**, hereby on the said date of April 1, 2005 are stating that to the best of our knowledge that there are no provisions, restrictions, or covenants applicable to the property TMK (3) 1-6-142-028, 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 June 25, 2006.**

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.

Ms. Nancy Ann Carlson, Ms. Kimberlee Bautista
And Virgil Bautista
June 24, 2005
Page 4

- a) The applicant shall correspond with the DOH to verify the number and type of individual wastewater disposal system(s) allowed/required.
- b) The applicant shall consult with the DWS to coordinate service lateral and water meter installation and to remit the required charges.
- 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.
- 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 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 14,250 sq.ft. is zoned Single-Family Residential (RS-15) 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 (s) – minimum **twenty five (25)** feet required;
 - Rear yard – minimum **twenty five (25)** feet required;
 - Side yard(s) – minimum **fifteen (15)** feet required;

Ms. Nancy Ann Carlson, Ms. Kimberlee Bautista
And Virgil Bautista
June 24, 2005
Page 5

- 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.
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,



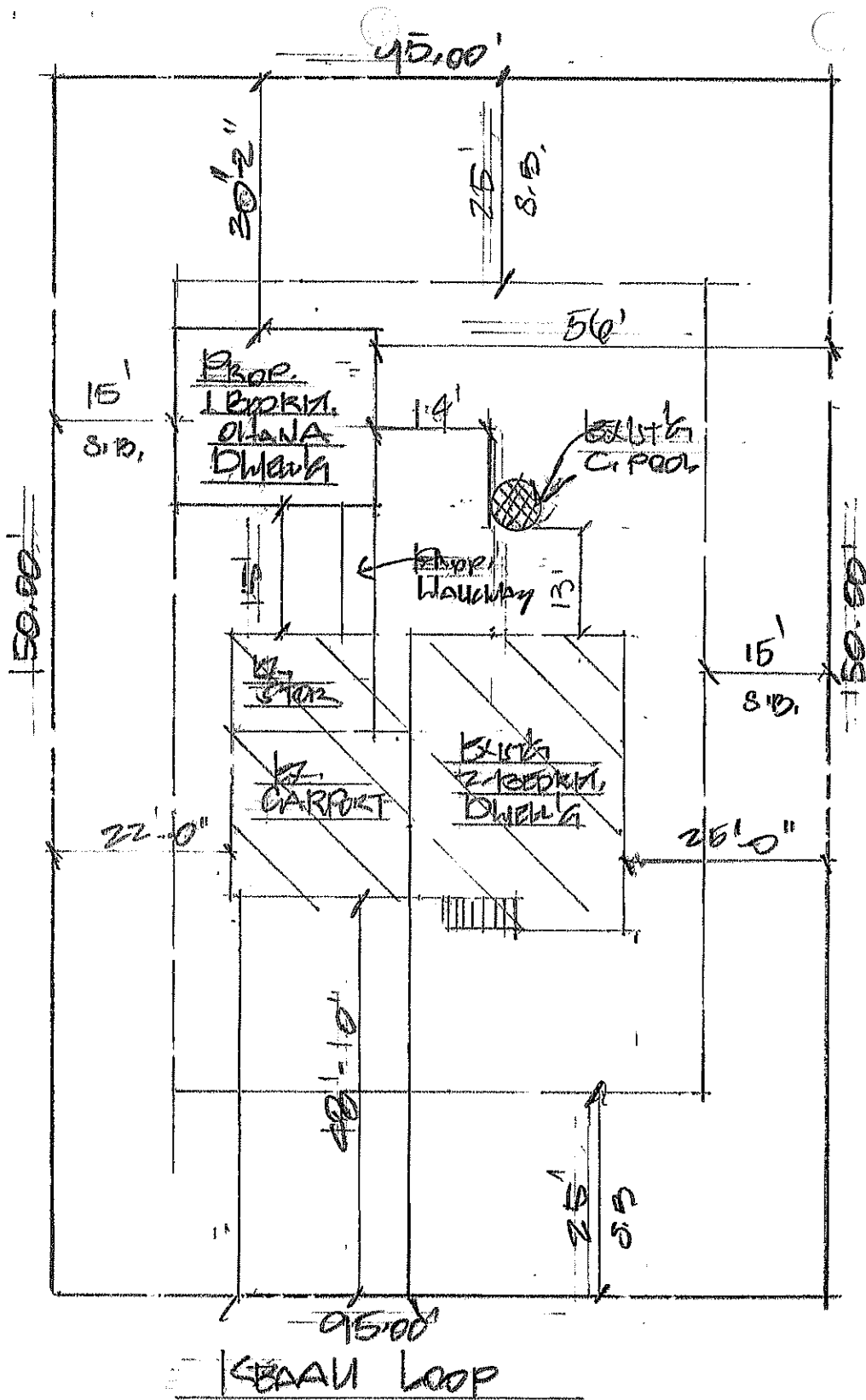
CHRISTOPHER J. YUEN
Planning Director

JRH: je

p:\ohana\jrhohana\apvl\carlson16142028apvl.doc

Ms. Nancy Ann Carlson, Ms. Kimberlee Bautista
And Virgil Bautista
June 24, 2005
Page 6

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



SITE PLAN
SCALE: 1/4" = 20'0"



A FRANCISCO OHANA DWELNG FOR:
MRS. NANCY ANN CARLSON
TAXI (S) 1-6-1421028
LOT AREA: 14,250 SQ. FT.
LOCATION: KEOLU, PUNA, HI.