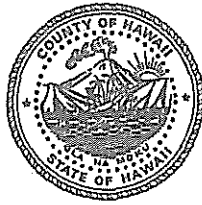


Harry Kim
Mayor



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

August 10, 2005

Charles and Janet Sorenson
P.O. Box 242
Hakalau, Hawaii 96710

Dear Mr. and Mrs. Sorenson:

Ohana Dwelling Unit Permit Application (2005-0045)

Applicant(s): Charles and Janet Sorenson

Land Owner(s): Charles and Janet Sorenson

Proposal: Construct A Detached Ohana Dwelling Unit

Tax Map Key: (3) 2-9-003:022

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 July 7, 2005):

“No comments.”

2. The Department of Water Supply (DWS) (memorandum dated July 20, 2005):

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

For your information, the parcel has an existing service with the Department, which is adequate for only one dwelling unit at an average 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 in accordance with Department regulations. However, the Department's existing water system facilities cannot support an additional meter for the proposed detached

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ohana dwelling at this time. Extensive improvements and additions, including source, storage, transmission, booster pumps, and distribution facilities, must be constructed. Currently, sufficient funding is not available and no time schedule is set.

Therefore, the Department has no objection to the proposed application subject to the applicant understanding and accepting that the Department cannot provide water service to the proposed ohana dwelling unit. Further, should the application be approved, both dwellings shall not share the existing meter.

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 July 14, 2005):

“The proposed project is located within 1000 feet of a public drinking water source. One individual wastewater system will be allowed to be used for the project and must either contain an aerobic unit with disinfection or a non-discharge disposal system. **Show 1,000 feet radius from the well on plot plan.**”

4. The Hawaii County Fire Department (HFD) (memorandum dated June 27, 2005):

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

We note the following documents that accompanied your application. The original and notarized affidavits of **Charles and Janet Sorenson**, dated May 27, 2005, included with the Ohana Dwelling application state:

“This affidavit is being submitted, as per the requirements of the County of Hawaii, as part of an application for an ‘Ohana’ permit.

Charles and Janet Sorenson are the title holders for the parcel, TMK (3) 2-9-003:022.

and

“This affidavit is being submitted, as per the requirements of the County of Hawaii, as part of an application for an ‘Ohana’ permit.

Charles and Janet Sorenson, whose parcel is TMK (3) 2-9-003:022, are the applicants. The parcel has no provisions of any restriction, covenant, or the land use restrictions applicable to the parcel by way of deed, lease, or other provision do not prohibit the construction or placement of an ohana dwelling or a second dwelling unit.”

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In view of the above, by this letter, you are hereby **granted** permission to construct an 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 to the satisfaction of the Chief Engineer, Department of Public Works.
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 August 9, 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.

- a) 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.
 - b) 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 8.4acres is zoned Agricultural (A-20a) 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.
 - 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.
 7. In reference to the DOH comment, when applying for the building permit to construct the Ohana Dwelling, applicant shall show the 1,000-foot radius from the water well site on the site plan. Applicant shall comply with all requirements of the DOH with regards to individual wastewater systems.
 8. In reference to the DWS comment, considering that there is sufficient annual rainfall to satisfy the minimum Zoning Code requirements, may we suggest the following:
 - a. 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 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.
 - b. Any dwelling on a water catchment system should be provided with and maintain an additional 3,000 gallon water storage capacity for fire fighting and emergency purposes. The emergency water supply system, including the necessary compatible

Mr. and Mrs. Sorenson
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connector system and location of the water storage facility on the property, should meet with the approval of the Hawaii County Fire Department.

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,

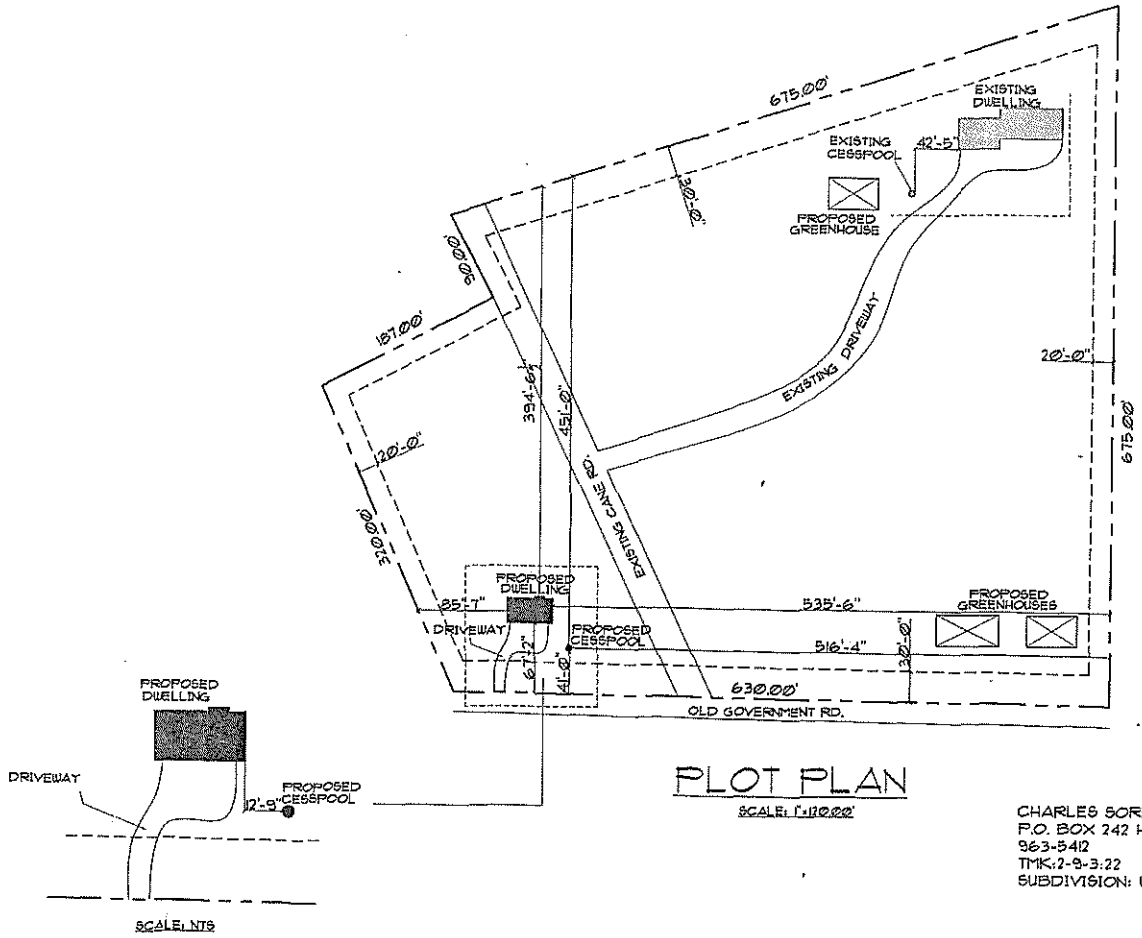


CHRISTOPHER J. YUEN
Planning Director

JRH: je

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



PLOT PLAN
SCALE: 1/1600'

CHARLES SORENSON
P.O. BOX 242 HAKALAU, HI 96710
963-5412
TMK: 2-9-3.22
SUBDIVISION: WAILEA, NORTH HILO, HAWAII

DRAWN BY: Cole Custom Drafting	DATE: MARCH 2005	CONTENTS: PLOT PLAN	TITLE: A NEW RESIDENCE FOR: CHARLES SORENSON TMK: 2-9-3.22	REVISIONS
				DESCRIPTION DATE
SHEET NO. T-1				

Lauri Nicholson