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DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

345 KEKUAŌA STREET, SUITE 20 • HILO, HAWAII 96720
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

April 4, 2007

TO: Mr. Christopher J. Yuen, Planning Director
Planning Department

FROM: Milton D. Pavao, Manager

SUBJECT: OHANA DWELLING UNIT PERMIT APPLICATION (OHD 06-000075)
APPLICANT – CAROL MIYASHIRO
TAX MAP KEY 2-4-019:102

This letter shall amend our previous memorandum to you dated May 5, 2006.

Please be informed that the subject parcel is currently only served by *one* existing 5/8-inch meter. Therefore, the applicant shall be required to comply with the following conditions:

1. Installation, by the Department of Water Supply, of a 1-inch service 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:

FACILITIES CHARGE (FC):

2nd service to the parcel \$5,500.00

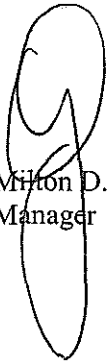
SERVICE LATERAL INSTALLATION CHARGE:

Install one meter on Ehehene Place, a County road \$2,600.00

Total (Subject to Change) \$8,100.00

Should there be any questions, you may contact Mr. Finn McCall of our Water Resources and Planning Branch at 961-8070, extension 255.

Sincerely yours,


Milton D. Pavao, P.E.
Manager

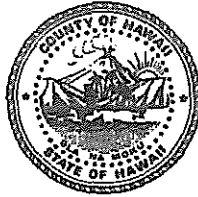
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copy – Ms. Carol Miyashiro

... *Water brings progress...*

027155

Harry Kim
Mayor



Christopher J. Yuen
Director

Brad Kurokawa, ASLA
LEED® AP
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

101 Pauahi Street, Suite 3 • Hilo, Hawaii 96720-3043
(808) 961-8288 • FAX (808) 961-8742

June 6, 2006

Ms. Carol Miyashiro
523 West Kawailani Street
Hilo, Hawaii 96720

Dear Ms. Miyashiro:

Ohana Dwelling Unit Permit Application (ohd-06-000075)
Applicant(s): Carol Miyashiro
Land Owner(s): Carol Noriye Miyashiro Trust
Proposal: Construct An Attached Ohana Dwelling Unit
Tax Map Key: (3) 2-4-019:102

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 April 20, 2006)

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

1. Driveway access from the County-maintained Kawailani Street to the proposed ohana dwelling unit shall comply with Chapter 22, County Streets, of the Hawaii County Code (HCC). Secure a driveway permit from the DPW prior to commencing any work within the county right-of-way.
2. The garage location on the floor plan does not match the plot plan and may affect the location of the driveway access on Kawailani Street.

Questions may be referred to Cres Rambayon at 961-8327.”

2. The Department of Water Supply (DWS) (memorandum dated May 5, 2006):

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

Please be informed that the subject parcel currently has two (2) existing 5/8-inch meters assigned to it. Therefore, we have no objections to the proposed application as there are existing services available for each dwelling unit.

Should there be any questions, please call Mr. Finn McCall of our Water Resources and Planning Branch at 961-8070, extension 255.”

3. The State of Hawaii Department of Health (DOH-HILO) (memorandum dated May 3, 2006):

“When two or more dwellings are connected to a cesspool, the cesspool is considered a large capacity cesspool. EPA requires closure or upgrade of the large capacity cesspool by April 5, 2005 or the owner could face enforcement action by the EPA, including a fine of \$32,000 per day per cesspool. In addition, State Wastewater Rules no longer allows an existing cesspool to service two dwellings regardless of the number of bedrooms.”

4. The Hawaii County Fire Department (HFD):

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

We note the following document that accompanied your application. The original and notarized affidavit of **Carol Miyashiro**, dated April 6, 2006, included with the Ohana Dwelling application states:

“As per the notification requirements in the County of Hawaii Planning Department **Application for Ohana Dwelling Unit Permit**, I Carol Miyashiro for the Carol Noriye Miyashiro TRS, have mailed the notice attached herein as Exhibit A to the following parties: all parties listed in the application who did not execute the application as titleholder; to owners of properties within three hundred feet (sic) of the perimeter boundary of the lot; and to any known association of property owners. A list of parties to whom the notices were sent is attached herein as Exhibit B. Said notice informs the parties that an application for an ohana dwelling unit permit has been filed.

I Carol Miyashiro hereby state that I have made a good faith effort to serve said notices to all parties as required by the ohana application.”

In view of the above, by this letter, you are hereby **granted** permission to construct an attached single-family Ohana Dwelling Unit subject to the following conditions:

1. The applicant must verify and certify that there are no provisions of any restriction, covenant or other land use restrictions applicable to the lot by way of deed or lease or other provision that would prohibit the construction or placement of an ohana dwelling unit or a second dwelling unit.
2. 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.
3. 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.
4. 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.
5. 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 7, 2007.**

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 Unit 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.
6. 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 thirty-five (35'-0") feet.

- b) Zoning and Minimum Building Site Area (Lot Size): The subject TMK parcel containing 10,082 sq.ft. is zoned Residential (RS-15) by the County and is situated within the State Land Use Urban district.
- c) 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.

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 yards - minimum **twenty** (20) feet required;
 - Rear yard – not applicable, corner lot;
 - Side yards – minimum **ten** (10) feet required;
 - Open space from other main structure(s) – not applicable, attached dwelling unit.
- 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.

- 7. 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.

Ms. Carol Miyashiro
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June 6, 2006

Should you have any questions regarding the above, please contact Jonathan Holmes of this office.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

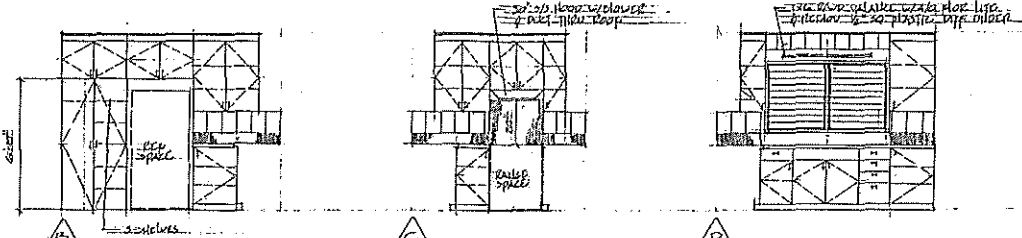
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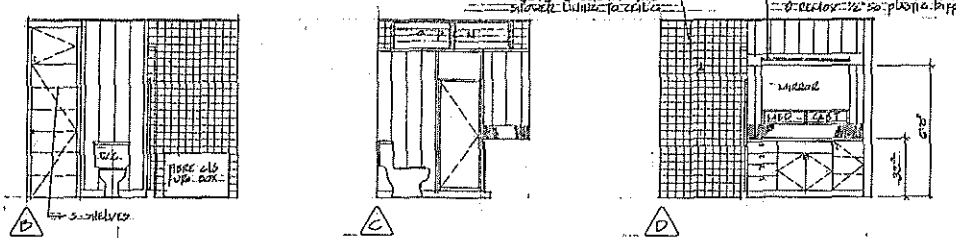
xc: Dept. of Health, Chief Sanitarian
Dept. of Public Works
Real Property Tax
Dept. of Water Supply

GENERAL NOTES:

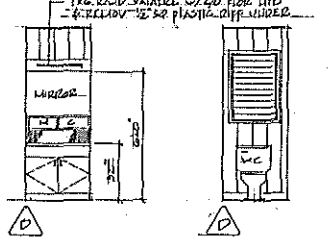
1. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXTRA COSTS DUE TO CHANGES MADE BY THE CLIENT OR ANY OTHER CAUSE AFTER THE PLANS HAVE BEEN SUBMITTED. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS & DETAILS BEFORE STARTING WORK. THE CONTRACTOR SHALL CONTACT HAWAII PLANNING MILL, LTD. BEFORE ANY CHANGES ARE MADE.



KITCHEN ELEVATIONS



BATH RM ELEVATIONS



MASTER BED RM

CABINET NOTES:
 CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS BEFORE STARTING WORK.
 ALL CABINET DOORS SHALL BE 1 1/2" TO 2" OF CLEARANCE FROM WALLS.
 ALL CABINETS SHALL BE 34" HIGH FROM FLOOR TO TOP OF UPPER CABINETS.
 ALL CABINETS SHALL BE 24" DEEP FROM WALL TO FRONT FACE OF CABINETS.
 ALL CABINETS SHALL BE 18" DEEP FROM WALL TO REAR FACE OF CABINETS.
 ALL CABINETS SHALL BE 1 1/2" TO 2" OF CLEARANCE FROM FLOOR TO BOTTOM OF CABINETS.
 ALL CABINETS SHALL BE 1 1/2" TO 2" OF CLEARANCE FROM CEILING TO TOP OF CABINETS.

WINDOW SCHEDULE

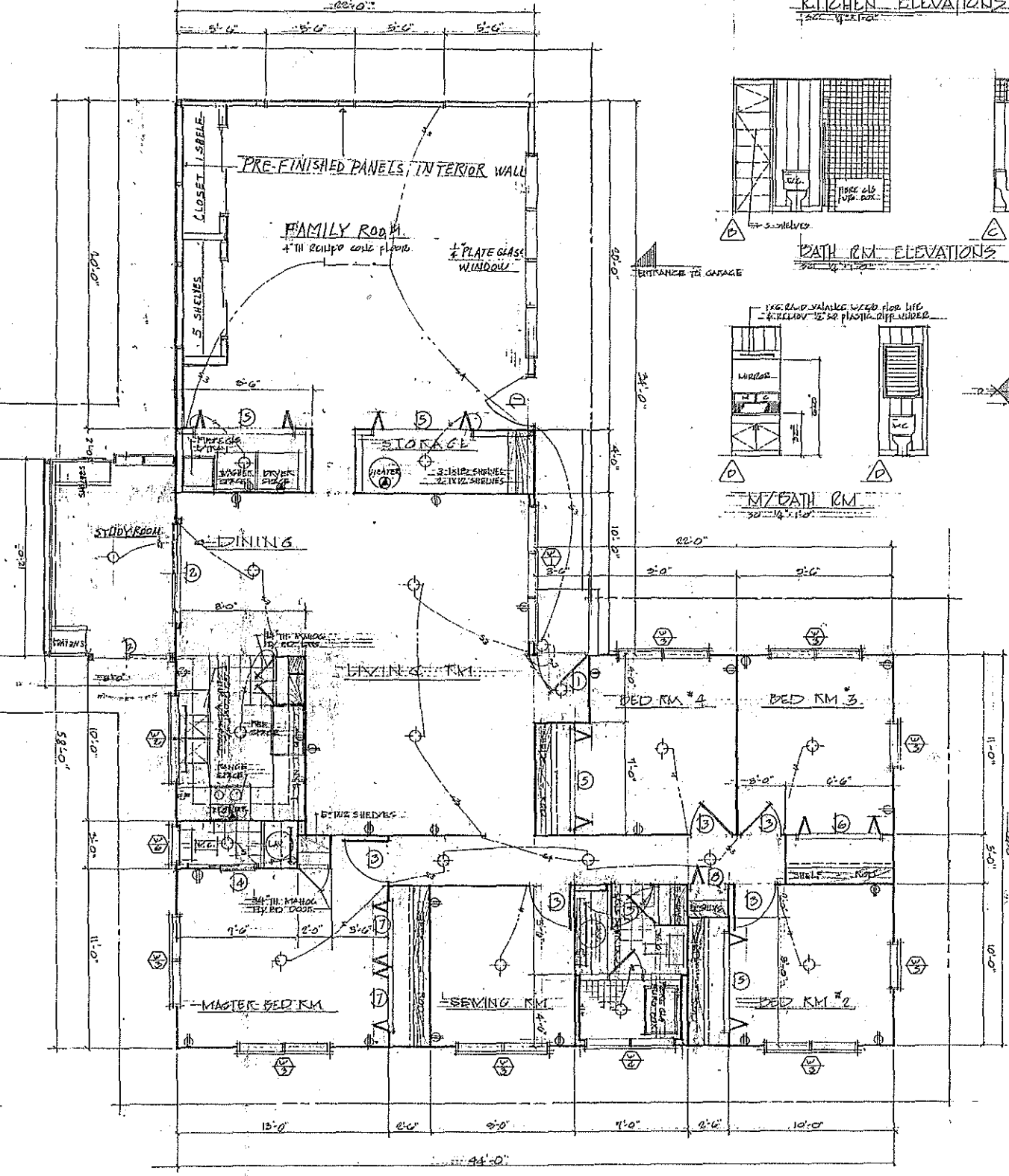
NO.	SIZE	REMARKS	QTY
1	24x36	1/2" ALUM. FRAME GLASS SLIDE DOOR (PARTIAL HOLLOW CORE) WITH 1/2" ALUM. SLIP-ON GLASS COVERS (MULTIPLY)	YES
2	24x36	1/2" ALUM. FRAME GLASS SLIDE DOOR (MULTIPLY)	YES
3	24x36	1/2" ALUM. FRAME GLASS SLIDE DOOR (MULTIPLY)	YES
4	24x36	1/2" ALUM. FRAME GLASS SLIDE DOOR (MULTIPLY)	YES
5	24x36	1/2" ALUM. FRAME GLASS SLIDE DOOR (MULTIPLY)	YES

DOOR SCHEDULE

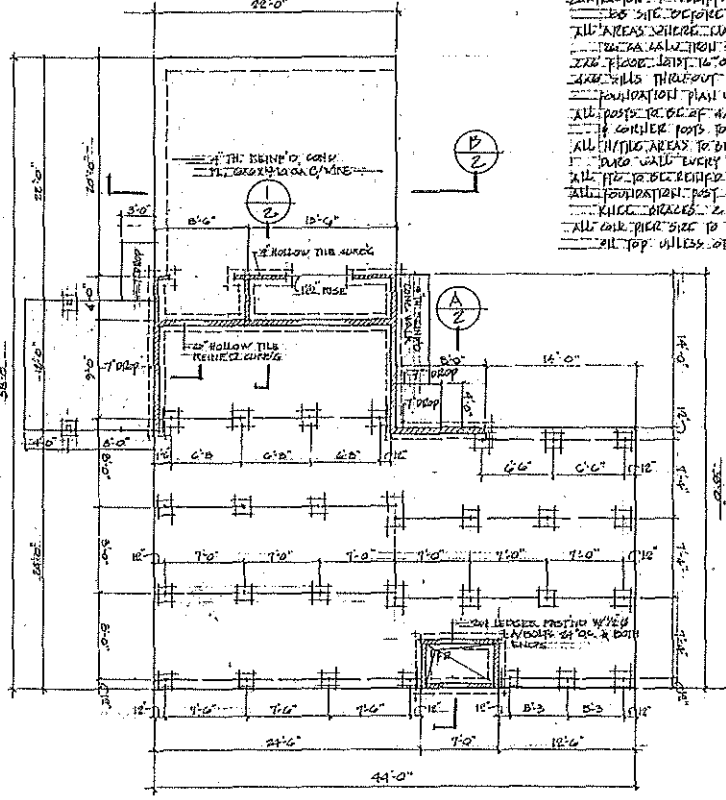
NO.	SIZE	REMARKS	QTY
1	36x60	1/2" ALUM. FRAME HOLLOW CORE DOOR	1
2	36x60	1/2" ALUM. FRAME GLASS SLIDE DOOR (MULTIPLY)	1
3	36x60	1/2" ALUM. FRAME HOLLOW CORE DOOR	1
4	36x60	1/2" ALUM. FRAME HOLLOW CORE DOOR WITH OVERHEAD TRACK	1
5	36x60	1/2" ALUM. FRAME HOLLOW CORE DOOR	1
6	36x60	1/2" ALUM. FRAME HOLLOW CORE DOOR	1
7	36x60	1/2" ALUM. FRAME HOLLOW CORE DOOR	1
8	36x60	1/2" ALUM. FRAME HOLLOW CORE DOOR	1

FOUNDATION NOTES:

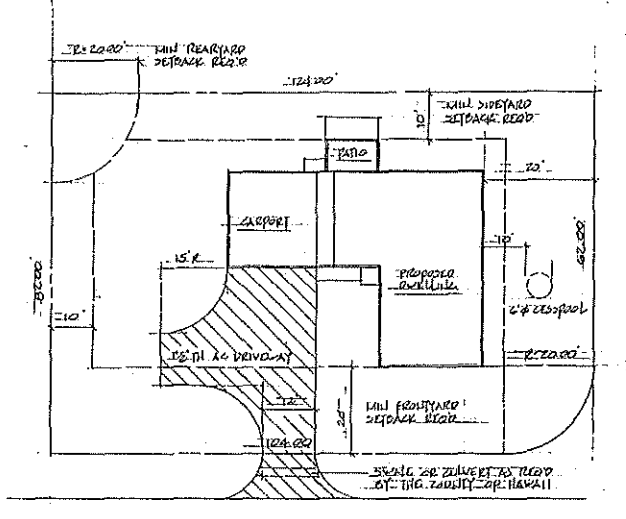
CONTRACTOR TO VERIFY ALL DIMENSIONS & CONDITIONS OF THE SITE BEFORE STARTING WORK.
 ALL AREAS SHALL BE PROPERLY GRADED & DRAINAGE SHALL BE PROVIDED.
 ALL FOUNDATION SHALL BE 12" MIN. THICK CONCRETE.
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 ALL FOUNDATION SHALL BE 12" MIN. THICK CONCRETE.
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FLOOR PLAN



FOUNDATION PLAN



PLOT PLAN