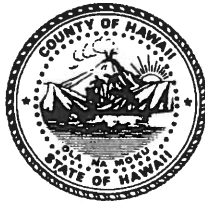


Mitchel D. Roth
Mayor

Lee E. Lord
Managing Director



Zendo Kern
Director

Jeffrey W. Darrow
Deputy

West Hawai'i Office
74-5044 Ane Keohokalole Hwy
Kailua-Kona, Hawai'i 96740
Phone (808) 323-4770
Fax (808) 327-3563

County of Hawai'i PLANNING DEPARTMENT

East Hawai'i Office
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720
Phone (808) 961-8288
Fax (808) 961-8742

September 1, 2021

Travis Riki Morita
1089 Oihana St.
Hilo, Hawaii 96720

Dear Mr. Travis Morita:

SUBJECT: Ohana Dwelling Permit Application (OHD-21-000208)
Applicant: Travis Riki Morita
Landowner(s): Travis Riki Morita
Proposal: Ohana Dwelling to parcel
Tax Map Key: (3) 2-4-009:071 (COR-20-138656)

Based on our review of your application and comments from the public and other government agencies, you are hereby **granted** permission to construct a detached single family Ohana Dwelling Unit subject to the conditions set forth below in this letter.

REQUEST

The applicant is requesting an OHD Permit to construct an additional dwelling unit on the subject property.

PROPERTY DESCRIPTION

The subject TMK parcel, comprised of 19,980 square feet situated within the Waieka Homesteads, first Series, S. Hilo, Hawaii. The property is zoned Single-Family Residential (RS-15) by the County and is situated within the State Land Use Urban district.

REVIEW, PUBLIC AND AGENCY COMMENTS

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 Water Supply (DWS) (Memorandum dated August 9, 2021)**

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

Please be informed that the subject parcel is currently served by a 5/8-inch meter (Account 150-71300), which is adequate for only one (1) dwelling at an average daily usage of 400 gallons. Inasmuch as this application is proposing

an additional dwelling, the installation of a separate 5/8-inch meter will be required. Water can be made available from the Department's existing 6-inch waterline within Nohea Street, fronting the subject parcel.

Therefore, the Department has no objections to the proposed application, subject to the applicant understanding and accepting the following conditions:

- a) 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 400 gallons.
- b) Remittance of the following charges, which are subject to change, to our Customer Service Section:

FACILITIES CHARGE (FC):

2 nd service to the panel	\$6,095.00
--------------------------------------	------------

SERVICE LATERAL INSTALLATION CHARGE:

Install on (1) meter on Nohea Street, a County Road	
	<u>\$3,000.00</u>

Total (Subject to Change)	\$9,095.00
----------------------------------	-------------------

- c) Should there be any questions, please contact Mr. Troy Samura of our Water Resources and Planning Branch at 961-8070, extension 255. **(Exhibit A)**

2. The State of Hawaii Department of Health (DOH)

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

3. Building Division – (DPW) (Memorandum dated July 27, 2021)

- a) Proposed dwelling unit shall comply with the most current Hawaii County Codes at the time of the building permit application is received.
- b) The status report reflects Building Division records only and does not include information from other agencies.
- c) Should you have any questions regarding matters contained herein, please feel free to contact Chris Domino at phone no. (808) 323-4720. **(Exhibit B)**

4. Comment from surrounding property owner(s):

- a) Notices were sent to surrounding property owners on July 31, 2021.

AFFIDAVITS PROVIDED BY APPLICANT AND OWNERS

We note the following documents that accompanied your application. The original and notarized affidavits of **Applicant and Owners** of the subject property dated December 17, 2019 included with the Ohana Dwelling application states:

“This affidavit is being submitted, as per the requirement of the County of Hawaii, as a part of an application for an “Ohana” permit.

The parcel number is TMK: (3) 2-4-009:071-0000. There are no covenants or any other land use restrictions that are applicable to the lot by way of deed or lease of other provision do not prohibit construction or placement of an “Ohana” dwelling unit.”

APPROVAL

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 September 1, 2023.**

Please bring a copy of this Permit to the Building Division, Department of Public Works, when submitting your Building Permit Application to them in order to assist the reviewing agencies in reviewing and processing the building permit application and construction plans for the Ohana Dwelling on the subject parcel.

Prior to submitting your Building Permit Application:

- a) The applicant shall consult with the DPW to ensure that the construction plans conform to DPW driveway requirements.
- b) The applicant shall apply to the DWS and (1) obtain their written commitment for a second water meter, (2) pay any required facilities charge and service lateral installation charges to the DWS, and (3) submit proof of payment of such charges with the submittal of a building permit application.

- c) The applicant shall submit plans to DOH to upgrade current cesspool to a septic system.
- d) The applicant shall consult with the HFD to verify the accessibility of the premises for emergency/fire fighting purposes.
- e) The applicant shall ensure that its architect is advised of the special Height limitation, Yard (Setback) and Open Space requirements applicable as set forth below.

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.

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 19,980 square feet is zoned Single-Family 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 yard –minimum **twenty five** (25) feet required;
 - Rear yard –minimum **twenty five** (25) feet required;
 - Side yard(s) – minimum **fifteen** (15) 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. 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.

If you have any questions, please call Terri L. Napeahi of our West Hawaii Office at 323-4774.

Sincerely,



ZENDO KERN
Planning Director

TLN:tln

\\Coh141\planning_kona\Staff\Napeahi\OhanaPermits\OHDap-2-4-009:071\Travis Morita.doc

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



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAI'I
345 KEKŪANAŌ'A STREET, SUITE 20 • HILO, HAWAI'I 96720
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

August 9, 2021

COH PLANNING DEPT
AUG 9 2021 PM 2:52

REC'D HAND DELIVERED

TO: Mr. Zendo Kern, Director
Planning Department

FROM: Keith K. Okamoto, Manager-Chief Engineer

SUBJECT: **Ohana Dwelling Unit Permit**
Applicant – Travis Morita
Tax Map Key 2-4-009:071, COR 20-138656

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

Please be informed that the subject parcel is currently served by a 5/8-inch meter (Account 150-71300), which is adequate for only one (1) dwelling at an average daily usage of 400 gallons. Inasmuch as this application is proposing an additional dwelling, the installation of a separate 5/8-inch meter will be required. Water can be made available from the Department's existing 6-inch waterline within Nohea Street, fronting the subject parcel.


Therefore, the Department has no objections to the proposed application, subject to the applicant understanding and accepting 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 400 gallons.
2. Remittance of the following charges, which are subject to change, to our Customer Service Section:

FACILITIES CHARGE (FC):	
2 nd service to the parcel	\$6,095.00
SERVICE LATERAL INSTALLATION CHARGE:	
<u>Install one (1) meter on Nohea Street, a County road</u>	<u>\$3,000.00</u>
Total (Subject to Change)	\$9,095.00

Should there be any questions, please contact Mr. Troy Samura of our Water Resources and Planning Branch at 961-8070, extension 255.

Sincerely yours,


Keith K. Okamoto, P.E.
Manager-Chief Engineer

TS:dfg

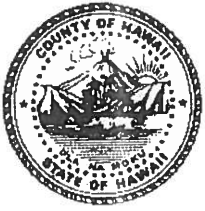
copy – DWS Customer Service (Hilo)

“Exhibit A”

... *Water, Our Most Precious Resource* ... *Ka Wai A Kāne* ...

The Department of Water Supply is an Equal Opportunity provider and employer.





BUILDING DIVISION – DPW

COUNTY OF HAWAII – 101 Pauahi Street, Suite 7 – Hilo, Hawai'i 96720
Hilo Office (808) 961-8331 • Fax (808) 961-8410 Kona Office (808) 323-4720 • Fax (808) 327-3509

July 27, 2021

TO:

Terri L. Napeahi
County of Hawaii – Planning Dept.
West Hawaii Office
74-5044 Ane Keohokalole Hwy
Kailua Kona, HI. 96740

SUBJECT:

Ohana Dwelling Unit Permit
Travis Morita
Construct Proposal Ohana Dwelling Unit
Waieka Homestead, First Series, South Hilo

TMK: (3) 2-4-009:071 COR-20-138656

This is to inform you that our records on file, relative to the status of the subject discloses that:

- No Building permit was issued for work done on the premise.
- No building permit was issued for the change of occupancy.
- At the time of completion, the subject complied with all building code regulations that were in effect.
- Variance from any building regulation (Building, Electrical, Plumbing, or Sign) was/was not granted.
- The following violations(s) still outstanding:
 - Building
 - Electrical
 - Plumbing
 - Sign
- Others: Proposed dwelling unit shall comply with the most current Hawaii County Codes at the time of the building permit application is received.

This status report reflects Building Division records only and does not include information from other agencies.

Should you have any questions regarding matters contained herein, please feel free to contact Chris Domino at phone no. (808) 323-4720

“Exhibit B”

Hawai'i County is an Equal Opportunity Provider and Employer