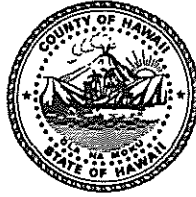


Stephen K. Yamashiro
Mayor



Virginia Goldstein
Director

Norman Olesen
Deputy Director

County of Hawaii

PLANNING DEPARTMENT

25 Aupuni Street, Room 109 • Hilo, Hawaii 96720-4252
(808) 961-8288 • Fax (808) 961-9615

CERTIFIED MAIL
P 364 305 143

November 30, 1995

Mr. Clyde Matsunaga
Imata and Associates, Inc.
171 Kapiolani Street
Hilo, HI 96720

Dear Mr. Matsunaga:

Variance Permit No. 709 (95-73)
Applicant: Burges Trust
Request: Variance from Minimum Road and Water Requirements of
Subdivision Control Code
Tax Map Key: 1-4-11:31

After reviewing your application and the information submitted in behalf of it including comments received from consulting agencies, the Planning Director by this letter certifies the approval of your variance request to allow the creation of a four (4) lot subdivision without a water system meeting the minimum requirements of the Department of water supply as required by article 6, Division 2, Section 23-84 (1) of the Subdivision Control Code, Chapter 23, and with access off a 40-foot wide private roadway with substandard improvements in lieu of the minimum 50-foot wide right-of-way with a 20-foot wide pavement as required by the subdivision control code. The subject property consisting of 59,282 square feet is located within Kapoho Beach Lots Subdivision, Kapoho, Puna, Hawaii.

The Planning Director has concluded that the variance request from the subdivision control code minimum water requirement should be approved based on the following:

SPECIAL AND UNUSUAL CIRCUMSTANCES

There are special and unusual circumstances that exist which would warrant or necessitate a waiver from the minimum requirements to service the proposed four (4)-lot subdivision. The

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department of Water Supply stated "The proposed subdivision is not within the service limits of the department's existing water system facilities.

As such, all dwellings on the four (4) lots will be provided with water catchment systems for domestic consumption as well as fire-fighting purposes.

Therefore, considering the foregoing issues, it has been determined that there are special and unusual circumstances applying to the subject property which exist either to a degree which deprive the applicant of substantial property rights that would otherwise be available or to a degree which obviously interfere with the best use or manner or development of the subject property.

ALTERNATIVES

There are no reasonable alternatives in resolving the required water system requirement. To upgrade the existing County water system by the individual applicant would not be economically feasible. The other alternative would be to drill wells to create a private water system. However, due to the limited nature (four (4)-lot subdivision not serviced by County water system) of the subdivision, this alternative would be cost prohibitive. Also, there is no assurance that adequate water would be found.

As such, the imposition of upgrading the existing public water system or the creation of a private water system in this area for the proposed four (4)-lot subdivision would be putting excessive demands upon the applicant when a more reasonable alternative is available.

In addition, the area receives adequate annual rainfall to support a private water catchment system. The applicant can also purchase water, if necessary, for the private water catchment system.

INTENT AND PURPOSE

The subject property consisting of 59,292 square feet is located within the County's Single Family Residential 10,000 square foot zoned district. Under this zoning designation, the minimum building site area is 10,000 square feet. The applicant is proposing a four (4)-lot subdivision with area exceeding the minimum 10,000 square foot lot size requirements of the Zoning Code.

The intent and purpose of requiring a water system in this case is to assure that a adequate water system is available for domestic consumption and fire protection. In this situation, the substitute private water catchment system is considered adequate for this residential zoned land.

Based on the foregoing findings, this variance request would be consistent with the general purpose of the zoning district, the intent and purpose of the Zoning and Subdivision Control Codes and the County's General Plan, will not be materially detrimental to the public's welfare, and will not cause substantial adverse impact to the area's character and to adjoining properties.

The variance request is, therefore, approved subject to the following conditions:

1. The applicant, his assigns, or successors shall be responsible for complying with all stated conditions of approval.
2. The applicant/subdivider agrees and shall provide covenants in the deeds that a County dedicable public water system is not now or in the foreseeable future able to service the subdivision.
3. The applicant/subdivider agrees and shall provide covenants in the deeds of all lots that the County will not, at any time, bear the responsibility of supplying public water to the subdivision.
4. Any existing and/or future dwellings not serviced by County water system constructed on the property shall have a minimum 6,000-gallon water storage facility for domestic consumption for water catchment. This catchment system shall 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 purification devices.
5. Provide a water supply system sufficient for fire-fighting consisting of a minimum 3,000 gallons of water per existing and/or proposed future dwelling on the property meeting with the approval of the Hawaii County Fire Department. If dwellings are spaced closer than 50 feet apart, 4,000 gallons of water per dwelling will be required.
6. Covenants run included within the land conditions and shall be binding upon the applicants/subdivider or owner, his successors, and assigns and shall be incorporated as an exhibit and made part of each agreement of sale, deed, lease, or other similar documents affecting the title or ownership of each subdivided lot.
7. In the event that any of the lots are provided by a water service (individual meter) from the Department of Water Supply or an approved private water system, the above covenants for the specific property will no longer be in effect.

8. Comply with all other applicable State and County rules and regulations.

The approval of the roadway variance is based on the following:

SPECIAL AND UNUSUAL CIRCUMSTANCES

There are special and unusual circumstances that exist which would warrant or necessitate a waiver from the minimum roadway requirements for this proposed four (4)-lot subdivision. The roadway leading to the proposed subdivision is approximately one and one-half (1 1/2) miles from the Kaimu-Kapoho Road. The roadway is not considered to be a major thoroughfare, secondary arterial or will even serve as a through road for further development of this area.

Therefore, considering the foregoing facts, it is determined that there are special and unusual circumstances applying to the subject property which exist to a degree which deprives the owner or applicant of substantial property rights that would otherwise be available or to a degree which obviously interferes with the best use or manner of development of the property.

ALTERNATIVES

There are no reasonable alternatives in resolving the minimum road requirements. to upgrade approximately one and one-half (1 1/2) miles of the substandard private roadway by the subdivider would not be economically feasible.

The imposition of this off-site improvements to the petitioner alone is unfair and unreasonable as others who stand to benefit are not contributing to the cost of the improvements.

Based on the above circumstances, the off-site improvement requirement is determined to be financially infeasible and would put unnecessary burden and hardship on the petitioner for this limited four (4) lot subdivision.

INTENT AND PURPOSE

The intent and purpose of requiring minimum roadway improvements is to assure that adequate road access is available to serve the subdivision.

The subject property consisting of 59,292 square feet is located with the County's Single Family Residential-10,000 square feet zoned district.

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Under this zoning designation, the minimum building site area is 10,000 square feet. The applicant is proposing a four (4) lot subdivision with area exceeding the minimum 10,000 square feet lot size requirement of the Zoning Code.


The existing substandard roadway easement is essentially "grandfathered" in having served the existing lots. The applicant is also aware that any further subdividing of the property served by this access will not be permitted unless the road standards of the Subdivision Control Code are met; meaning no further variance will be considered for this roadway.

Based on the foregoing finding this variance request would be consistent with the general purpose of Zoning district, the intent and purpose of the Zoning and Subdivision Control Codes, and the County General Plan; and will not be materially detrimental to the public's welfare; and will not cause substantial adverse impact to the area's character and to adjoining properties.

The roadway variance request is approved, subject to the following conditions:

1. The applicant, its assigns or successors, shall be responsible for complying with all stated conditions of approval.
2. No further subdivision of the subject property utilizing the subject roadway shall be permitted unless said roadway meets Subdivision Control code requirements without variance.
3. The subdivider shall submit a deed covenant indemnifying the State and County from any liability related to vehicular access to be recorded with the new deeds.
4. Comply with all other applicable State and County rules and regulations.

Sincerely,



VIRGINIA GOLDSTEIN
Planning Director

EC:dmo
WP60\VAR709

xc: Department of Public Works
Department of Water Supply
Subdivision No. 95-074