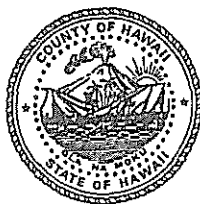


Harry Kim
Mayor



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

November 28, 2005

Mr. Steven A. Correia
1945 Ioana Street
Hilo, HI 96720

Dear Mr. Correia:

VARIANCE APPLICATION (NO. 05-100)

Applicant: STEVEN A. CORREIA

Owner: STEVEN A. CORREIA

Re: Variance Application, Chapter 25, Zoning

Tax Map Key: 2-3-033:011, (SUB 05-000073)

Your variance application, background information, and other submittals received on or about October 28, 2005 were considered and discussed with staff. The variance application and attachments received are being returned to you for the following reason:

In view of your subdivision application's preliminary plat map and variance site plan map dated April 6, 2005 and background report, the proposed lot (LOT 4-C) containing 8585 square feet property zoned Single-Family Residential (RS-7.5) exceeds the minimum lot size by 1085 square feet. Chapter 25, Zoning, Article 4, Division 3, Street Frontage, Lot Areas and Widths, Section 25-4-31, Minimum building site area; minimum average width, (c), states:

"A building site shall be deemed to conform to the requirements for building site average width if any portion of the building site considered separately has the minimum building site as to the remainder of the building site."

In view of the above provision, we reconsidered and determined the "building site average width" of the 7500 square feet area of proposed "LOT 4-C" is 61.189 feet (7500 square feet/(150.10 feet -27.52 feet = 61.189 feet).

Hawai'i County is an equal opportunity provider and employer.

NOV 30 2005

Mr. Steven A. Correia

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As such, your variance request from the "building average minimum width" to create proposed "LOT 4-C" is not required and proposed "LOT 4-C" will be considered to be a "flag lot".

Therefore, pursuant to the Zoning Code, the minimum "building site" or buildable area within the 7500 square feet portion of proposed LOT 4-C, excluding the 1085 square feet area fronting Omao Street, shall be subject to minimum eight (8) feet side yard(s).

Please be aware that subdivision access and building site area(s) and subject to any future road widening setback requirements pursuant to the Department of Public Works (DPW) memorandum dated July 14, 2005.

The \$250.00 variance filing fee will be refunded to Correia Corporation and sent under separate cover. Any questions regarding this letter or enclosures may be directed to our Hilo Office.

Sincerely,



CHRISTOPHER J. YUEN
Planning Director

WRY:cd

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Enclosures (Variance Application)

xc: Account Clerk