

CERTIFIED MAIL

August 20, 1984

Mr. Warren Sunnland, AIA
Riecke, Sunnland, Higuchi,
Kono Architects, Ltd.
P. O. Box 1627
Kahului, HI 96732

Dear Mr. Sunnland:

Shoreline Setback Variance Application
Petitioner: Stephen Drogin
TME: 7-7-10:18

The Planning Commission at its duly held public hearing on August 15, 1984, voted to approve your application, Variance Permit No. 622, Laaloa 1st, North Kona, Hawaii.

Approval of this request is based on the following:

The applicant proposes to make certain alterations to an existing non-conforming single family dwelling. There are no known rare or endangered species of plant or animal on the subject parcel or in the surrounding area. As such, the proposed improvements should not create any substantial adverse impact on the environment nor on any archaeological/cultural resources in the area. Further, the proposed improvements will soften the harsh look of the existing steel beam outriggers and should not detract from the quality of coastal and scenic space in the area.

The proposed development will not remove or improve restrictions on existing access routes along the shoreline or similar shoreline recreational area.

The applicant proposes minimal structure alterations to an existing non-conforming single family dwelling. However, since the proposal is for structural alterations and does not contain

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walls nor fences, etc., it will ensure that the shoreline portion of the subject and adjacent areas is accessible to the general public.

Finally, it is felt that the granting of the variance to allow alterations to the existing dwelling which is encroaching in shoreline setback area will not have any adverse impact to the shoreline.

Based on the foregoing, it is determined that the proposed improvements will be consistent with the Shoreline Setback Law pursuant to Chapter 205-31, Hawaii Revised Statutes, and with the criteria established in Rule No. 8 of the Planning Commission's Rules and Regulations in that the proposed alterations are intended to improve the appearance of the existing dwelling and will not be materially detrimental to the public welfare or injurious to improvements or property rights related to property in the near vicinity.

Approval of this variance request is subject to the following conditions:

1. The petitioner, its assigns or successors, shall be responsible for complying with all of the stated conditions of approval.
2. Comply with the conditions of Special Management Area Minor Use Permit No. 84-38.
3. Comply with the Department of Land and Natural Resources Rules and Regulations for the structural projection over the certified shoreline property line.
4. Comply with all other applicable Federal, State and County rules, regulations and requirements.

Should the Planning Department determine that any of the foregoing conditions have not been met or substantially complied with in a timely fashion, the Shoreline Setback Variance shall be void.

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Please feel free to contact the Planning Department if there are any questions on this matter.

Sincerely,



Roy Kagawa
Chairman, Planning Commission

cc: Mr. Stephen Drogin
Chief Engineer
Real Property Tax Division
Building Dept.
Kona Services Office
Dept. of Water Supply

bcc: Plan Approval Section