

**PUBLIC NOTICE**  
Planning Department  
County of Hawaii

NOTICE IS HEREBY GIVEN that the Planning Director of the County of Hawaii will be taking action on the following variance applications after **February 23, 2005**:

1. APPLICANT: WES THOMAS ASSOCIATES WH (VAR 04-086)

OWNER: LOSANSKY FAMILY REVOCABLE LIVING TRUST

LOCATION: The subject property, consisting of approximately 108 + acres, being portion o Grant 1975 to Maele, and situated at Kukuiope 2<sup>nd</sup>, South Kona, Hawaii.

TAX MAP KEY: 8-7-010:012

PURPOSE: The applicant/owner is requesting a variance to allow the pending 14-lot subdivision (SUB 04-0115) without providing a water supply system. The variance request is from Hawaii County Code, Chapter 23, Subdivisions, Division 2, Improvements Required, Section 23-84, Water Supply, (1) (2).

2. APPLICANT: WES THOMAS ASSOCIATES WH (VAR 05-001)

OWNERS: HOWARD CONANT, ET AL.

LOCATION: The subject property, consisting of approximately 41 + acres, being portions of Grant 2996 to Kaniua and Grant 3607 to J. M. Monsarrat, and situated at Kolo, South Kona, Hawaii.

TAX MAP KEY: 8-7-013:033 and 093

PURPOSE: The applicant/owner is requesting a variance to allow the pending 4-lot subdivision (SUB 04-0182) without providing a water supply system. The variance request is from Hawaii County Code, Chapter 23, Subdivisions, Division 2, Improvements Required, Section 23-84, Water Supply, (1) (2).

3. APPLICANTS: LELAND L. MILLER, ET AL.-GREGORY R. MOOERS  
WH (VAR 05-003)

OWNERS: LELAND L. MILLER, ET AL.

LOCATION: The subject property, Lot 13 consisting of 215 + acres, comprising of Lot 20-B-1, (Map 65) of Land Court Application 1120, and portions of Grant 1999 to Kahionamaka, Grant 1549 to Kaluhilaau and Land Patent S-8650, Land Commission Award 11,216, Apana 29 to M. Kekauonohi (Certificate of Boundaries No. 144) is situated at Puakea and Kukuipahu, North Kohala, Hawaii.

TAX MAP KEY: 5-6-001:111

PURPOSE: The applicant/owner is requesting a variance to allow the pending 10-lot/road lot subdivision (SUB 04-0185) and alternative water supply system. The variance request is from Hawaii County Code, Chapter 23, Subdivisions, Division 2, Improvements Required, Section 23-84, Water Supply, (1) (2).

4. APPLICANTS: RUSSELL A.S. RAPOZA, ET AL. (VAR 05-004)

OWNERS: RUSSELL A.S. RAPOZA, ET AL.

LOCATION: The subject property, Lot 6 containing approximately 28,270 square feet, within "Maunalani Tract" and portion of "Maunalani Lots", Lot 60, Olaa Reservation Lots, is situated at Olaa, Puna, Hawaii.

TAX MAP KEY: 1-7-022:005, Lot 6

PURPOSE: The applicant is requesting a variance to allow building positions on the subject TMK property, Lot 6, to remain, "AS-BUILT" or be constructed with a minimum 5.00 feet to 15.00 feet front yard along Mauna Lani Tract Road and minimum 5.00 feet side yard and associated minimum open space requirements according to the applicant's site plan submittal. The variance request is from the minimum yard requirements of the Hawaii County Code, Chapter 25, Zoning, Article 5, Division 5, Section 25-5-56, Minimum yards, (1) (2), and Article 4, Division 4, Section 25-4-44, Permitted projections into yards and open space requirements, (a).

5. APPLICANT: KLAUS D. CONVENTZ WH (VAR 05-006)

OWNERS: FREDDIE B. BERENGUE, ET AL.

LOCATION: The subject property, Lot 51 consisting of 16,613 square feet, Unit IV (Lots 33 to 80), File Plan 975, portion of Coastview Subdivision, Grant 1606, is situated at Kalaoa 3<sup>rd</sup>, North Kona, Hawaii.

TAX MAP KEY: 7-3-023:077, Lot 51

PURPOSE: The applicant, on behalf of the current owners, is requesting a variance to allow portions of an accessory building to remain, "AS-BUILT", with a minimum 14.5 feet to minimum 17.8 feet rear yard and attendant minimum 11.4 feet to minimum 14.9 feet rear yard open space. The variance is from the TMK property's minimum 20.0 feet rear yard and attendant minimum 14.0 feet rear yard open space requirements, pursuant to the Hawaii County Code, Chapter 25, Zoning, Article 5, Division 7, Section 25-5-76, Minimum yards, Section 25-5-77, Other regulations, and Article 4, Division 4, Section 25-4-44, Permitted projections into yards and open space requirements, (a).

6. APPLICANT: KLAUS D. CONVENTZ WH (VAR 05-007)

OWNERS: OLEGARIO JAUREGUI, ET AL.

LOCATION: The subject property, Lot 7-E containing 10,072 square feet of Ali'i Kehau, being a portion of Grant 1607 to Nawahie, is situated at Kalaoa 4<sup>th</sup>, North Kona, Hawaii.

TAX MAP KEY: 7-3-059:012, Lot 7-E

PURPOSE: The applicant, on behalf of the current owners, is requesting a variance to allow portions of a dwelling ("1-Story House") and attached garage to remain, "AS-BUILT", on Lot 7-E, with minimum 19.3 feet to minimum 19.5 feet rear yard according to the variance site plan dated December 23, 2004. The variance request is from the subject TMK property's minimum 20.0 feet rear yard requirement pursuant to the Hawaii County Code, Chapter 25, Zoning, Article 5, Division 1, Section 25-5-7, Minimum yards, (a) (2) (A).

7. APPLICANT: WATARU KOTOMORI (VAR 05-008)

OWNER: WATARU KOTOMORI

LOCATION: The subject property, consisting of approximately 41 + acres, being portions of Grant 2996 to Kaniua and Grant 3607 to J. M. Monsarrat, and situated at Kolo, South Kona, Hawaii.

TAX MAP KEY: 1-7-020:001 and 010

PURPOSE: The applicant/owner is requesting a variance to allow 2-proposed lots of a pending 5-lot subdivision (SUB 04-0140) to be created without a water supply system. The variance request is from Hawaii County Code, Chapter 23, Subdivisions, Division 2, Improvements Required, Section 23-84, Water Supply, (1) (2).

8. APPLICANT: KEITH KATO-KAMUELA SENIOR HOUSING LIMITED PARTNERSHIP (VAR 05-009)

OWNER: KAMUELA SENIOR HOUSING LIMITED PARTNERSHIP

LOCATION: The subject property, Lot 15-A containing 2.165 acres (CON 1050), being a portion of Grant 4565 to H. Akona, being also Lots 15 to 22, inclusive, is situated at Puukapu, Waimea, South Kohala, Hawaii.

TAX MAP KEY: 6-4-034:046, Lot 15-A

PURPOSE: The applicant, on behalf of the current owner, is requesting a variance to allow portions of Buildings "D", "H" and "G" to remain on the referenced TMK property, "AS-BUILT", with minimum 9.40 feet to minimum 9.70 feet side yard(s) and minimum 19.16 feet to minimum 19.18 feet rear yard(s) in lieu of the respective building's minimum 10.00 feet side yard(s) and 20.00 feet rear yard(s) according to applicant's variance site plan map and other site plan submittals. The variance request is from the subject TMK's minimum side and rear yard(s) pursuant to the Hawaii County Code, Chapter 25, Zoning, Article 5, Division 1, Section 25-5-7, Minimum yards, (a) (2) (A) (B).

9. APPLICANT: GREGORY R.MOOERS-MOOERS ENTERPRISES, LLC (VAR 05-010)

OWNERS: JOSEPH PETRIE, ET AL.

LOCATION: The subject property, Lot B consisting of approximately 20.001 acres, being a portion of Grant 4420 to G. P. Wilder, being also a portion of Lot 25, Paauilo Homesteads, is situated at Paauilo, Hamakua, Hawaii.

TAX MAP KEY: 4-3-012:001

PURPOSE: The applicant/owner is requesting a variance to allow 2-proposed lots of a pending 3-lot subdivision (SUB 04-0163) to be created without a water supply system. The variance request is from Hawaii County Code, Chapter 23, Subdivisions, Division 2, Improvements Required, Section 23-84, Water Supply, (1) (2).

10. APPLICANT: RIEHM OWENSBY PLANNERS ARCHITECTS WH (PUD 05-001)

OWNER: B.P. BISHOP ESTATE TRUSTEES, ET AL.

LOCATION: The referenced TMK property(s), containing an aggregate area of approximately 8.58 acres, are located approximately 7.19 miles south of the town of Kailua-Kona town, sea (makai) side of Alii Highway, and situated at Keauhou, North Kona, Hawaii.

TAX MAP KEY: 7-8-010:069, 095, and 096

PURPOSE: The applicant, on behalf of the owner, is proposing to develop subject TMK property(s) into 41 residential lots ranging between 5,276 to 9,498 +/- square feet and Roadway Lot, pursuant to Chapter 25, Zoning, Article 6, Optional Development Regulations, Division 1, Planned Unit Development (P.U.D). Variances from minimum roadway and minimum yard requirements of Hawaii County Code, Chapter 23, Subdivisions, and Chapter 25, Zoning, respectively, are being requested as part of the PUD application.

11. APPLICANT: RIEHM OWENSBY PLANNERS ARCHITECTS WH (PUD 05-002)

OWNER: DONALD S. RULLO

LOCATION: The referenced TMK property, containing approximately 167.814 +/- acres, is located approximately 15 miles south of the town of Captain Cook, sea (makai) side of the Mamalahoa Highway, and situated at Opihiali 1<sup>st</sup>, South Kona, Hawaii.

TAX MAP KEY: 8-7-013:006

PURPOSE: The applicant, on behalf of the owner, is proposing to develop subject TMK property into 33 lots and Roadway Lot, pursuant to Chapter 25, Zoning, Article 6, Optional Development Regulations, Division 1, Planned Unit Development (P.U.D). Variances from minimum roadway and minimum yard requirements of Hawaii County Code, Chapter 23, Subdivisions, and Chapter 25, Zoning, respectively, are being requested as part of the PUD application.

Maps showing the general location and boundary of the area under consideration and/or plans of the proposed development are on file in the Office of the Planning Department, located in the County of Hawaii-Aupuni Center, 101 Pauahi Street, Suite No. 3, Hilo, Hawaii, 96720, or at the Planning Department's West Hawaii Office, Suite 109, 75-5706 Kuakini Highway, Kailua-Kona, Hawaii, 96740, and are open to inspection during office hours. Anyone wishing to offer comments on the application may do so. All comments shall be filed with the Planning Director by **February 23, 2005**.

PLANNING DEPARTMENT  
BY CHRISTOPHER J. YUEN  
PLANNING DIRECTOR

*Hawai'i County is an Equal Opportunity Provider and Employer*

(Hawaii Tribune Herald)  
(West Hawaii Today)  
(Publication: February 11, 2005)

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*Richm Owensby*  
PLANNERS  
ARCHITECTS

JAN 14 2005  
RECEIVED  
COUNTY OF HAWAII  
PLANNING  
DEPT.

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**FAX MEMO**

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To: **D**aryn Arai  
Planning Department, County of Hawaii  
Date: 1/11/05

Copy: Don Rullo, 331-0988  
Pages: 3

Fax: 808-961-8742  
Re: Ho'omau I Mua  
PUD Application

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**D**aryn:

On January 3, 2005, I submitted a Planned Unit Application for the Ho'omau I Mua project, TMK (3) 8-7-13: 06. See attached transmittal and application form. In our application, on page 4-3, two surrounding owners have their addresses listed incorrectly. We corrected the addresses when we mailed out the first notice to adjacent property owners. I am writing this memo to you just to inform the Planning Department that the notices were mailed to the correct addresses for the below owners:

TMK (3) 8-7-13: 88  
Roberto S. Jr. & Loida C. Salazar  
107 Lytham Way  
Vallejo, California 94591

TMK (3) 8-7-13: 89  
Raymond E. & Judith Shuster  
113 Justa Bout Farms Road  
Venetia, Pennsylvania 15367

Please let me know if this notice to you is OK or if I need to process this in a different way. Thanks for your time.

Sincerely,

*M. Riehm*

Michael J. Riehm, A.I.A.

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