

William P. Kenoi
Mayor



BJ Leithead Todd
Director

Margaret K. Masunaga
Deputy

County of Hawai'i

PLANNING DEPARTMENT

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

August 26, 2010

Mr. Winston K. Hoshino
1890 Kaihao Street
Hilo, Hawaii 96720

Dear Mr. Hoshino:

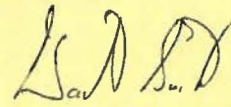
Cancellation of Ohana Dwelling Unit Permit (OHD-10-000133)

Applicant: Winston K. Hoshino
Land Owner: Winston K. Hoshino
Proposal: Construct An Attached Ohana Dwelling Unit
Tax Map Key: (3) 2-4-040:142

We have received your letter dated August 19, 2010 regarding your Ohana Dwelling Permit. As per your request, we have cancelled your Permit (OHD-10-000133).

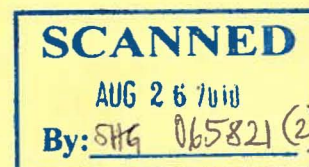
Should you have any further questions and/or concerns, please feel to contact Jonathan Holmes of this Department.

Sincerely,


BJ LEITHEAD TODD
Planning Director

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xc: State Department of Health
Department of Public Works
Real Property Tax
Department of Water Supply



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August 12, 2010

Mr. Winston K. Hoshino
1890 Kaiao Street
Hilo, Hawaii 96720

Dear Mr. Hoshino:

Subject: Ohana Dwelling Unit Permit Application (OHD-10-000133)
Applicant(s): Winston K. Hoshino
Land Owner(s): Winston K. Hoshino Trust
Proposal: Construct An Attached Ohana Dwelling Unit
Tax Map Key: (3) 2-4-040:142

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, 2010:

"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, which is adequate for only one 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 8-inch waterline within Kaiao Street, fronting the subject parcel.

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



1. Installation, by the Department of Water Supply, of a second 1-inch service lateral to service a 5/8-inch meter, which shall be restricted to a maximum daily flow of 600 gallons.
2. Remittance of the following charges, which are subject to change, to our Customer Service Section:

FACILITIES CHARGE (FC):

2nd service to the parcel \$5,500.00

SERVICE LATERAL INSTALLATION CHARGE:

Install one meter on Kaiao Street, a County road \$3,000.00

Total (Subject to Change) \$8,500.00

Should there be any questions, please contact Mr. Ryan Quitariano of our Water Resources and Planning Branch at 961-8070, extension 256.”

2. The State of Hawaii Department of Health (DOH-HILO) memorandum dated July 26, 2010:

“According to EPA regulations, two dwellings cannot be connected to one cesspool. The existing cesspool needs to be upgraded to a septic system to serve two dwellings provided the total number of bedrooms is five or less.

We recommend that you review all of the Standard Comments on our website: <http://hawaii.gov/health/environmental/env-planning/landuse/landuse.html>. Any comments specifically applicable to this project should be adhered to.

The same website also features a Healthy Community Design Smart Growth Checklist (Checklist) created by Built Environment Working Group (BEWG) of Hawaii State Department of Health. The BEWG recommends that state and county planning departments, developers, planners, engineers and other interested parties apply the healthy built environment principles in the Checklist whenever they plan or review new developments or redevelopments projects. We also ask you to share this list with others to increase community awareness on healthy community design.”

3. The Hawaii County Fire Department (HFD) memorandum dated July 26, 2010:

Mr. Hoshino
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“We have no comments to offer at this time in reference to the above-mentioned Ohana Dwelling permit application.”

We note the following document that accompanied your application. The original and notarized affidavits for Winston K. Hoshino Trust, dated July 9, 2010, included with the Ohana Dwelling application states:

“To Whom it may concern,

This affidavit is being submitted as per the requirements of the County of Hawaii, as a part of an application for an “Ohana Permit”. Hoshino, Winston K. Trust, TR/ETAL Titleholder.

The parcel number is TMK (3) 2-4-040:142. There are no covenants or any other land use restrictions that are applicable to the lot by way of deed or lease or other provisions do not prohibit construction or placement of an “Ohana” dwelling unit.

In view of the above, by this letter, you are hereby **granted** permission to construct an attached 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 to the satisfaction of the Chief Engineer, Department of Public Works.
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 August 12, 2011.**

Please bring or attach a copy of this Permit to assist the reviewing agencies in understanding and expediting the review and processing of the building construction plans and building permit application for the additional building improvements necessary to establish the Ohana Dwelling on the subject parcel.

Mr. Hoshino
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- a) 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.
 - b) 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 attached Ohana Dwelling Unit shall be thirty-five (35'-0") feet.
- b) Zoning and Minimum Building Site Area (Lot Size): The subject TMK parcel containing 15,576 sq. ft. is zoned 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 and side yard requirements for the proposed Attached Ohana Dwelling Unit to be located on the subject TMK property shall be as follows:

- Front yard(s) - minimum **twenty** (20) feet required;
 - Side yard(s) – minimum **ten** (10) 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.

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6. The DWS requires that an additional meter be installed for the Ohana Dwelling Unit. Prior to, or at the time of, submitting an application for a building permit for this Dwelling, present proof of conformance with that condition. The building permit application will not be approved by the Planning Department without said proof.
7. 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.

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.

Should you have any questions regarding the above, please contact Jonathan Holmes of this office at (808) 961-8288.

Sincerely,



BJ LEITHEAD TODD
Planning Director

JH/MM:mm

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