

COUNTY OF HAWAI'I PLANNING DEPARTMENT
BACKGROUND REPORT

MARY FOX

SPECIAL PERMIT APPLICATION NO. PL-SPP-2024-000074

MARY FOX is requesting a Special Permit to allow the operation of a home office within a 100-square foot portion of an existing dwelling on a 3-acre property within the State Land Use Agricultural District. The subject property is located at 59-455 A Ala Kahua Drive approximately 614.9 feet northwest of its intersection with Ala Kahua Drive, Kahua Sea View, Waika, North Kohala, Hawai'i, TMK: (3) 5-9-008:023-0001(por.).

APPLICANT'S REQUEST

1. **Request:** The applicant is requesting a Special Permit to allow for a home occupation to operate a home office within a 100-square-foot portion of an existing 2,241-square foot, 4-bedroom farm dwelling. The proposed home office space will consist of a computer, desk, printer, and filing cabinet within the applicant's former dining room. Additionally, the business will be strictly administrative, with no client visits, vendor interactions, or commercial signage on the property.
2. **Reasons for Request:** The applicant requests to use a small portion in the existing dwelling to manage the downsized vacation rental business, which has been reduced from managing approximately 30 vacation homes, down to 6 vacation homes. The applicant was leasing a commercial business space in Puako but does not intend to renew the commercial lease due to the downsizing of the business.
3. **Hours of Operation:** The applicant will be operating within the standard business hours of Monday through Friday, from 9:00 a.m. to 5:00 p.m.
4. **Staff:** The applicant will be the sole operator of the business and will not require additional employees.
5. **Definition of "Home Occupation":** According to Section 25-1-5 of the Zoning Code, a "home occupation" means any activity intended to provide income that is carried on within a dwelling, within an accessory structure to a dwelling, or on a portion of a building site used principally for dwelling purposes.

6. **Landowner:** Mary Ann Fox Trust.
7. **Supportive Information:** The applicant has submitted the attached in support of the request: **(Planning Department Exhibit 1 – Special Permit Application received on July 24, 2024).**

DESCRIPTION OF STATE & COUNTY PLANS

8. **State Land Use District:** Agricultural.
9. **General Plan Land Use Pattern Allocation Guide (LUPAG) Map:** Extensive Agriculture.
10. **County Zoning:** Agricultural-3 acres (A-3a).
11. **Community Development Plan (CDP):** The North Kohala CDP was adopted by Ordinance 2008-151 on November 5, 2008, by the Hawai‘i County Council. The North Kohala CDP supports efforts to promote small business development that is consistent with the rural, agricultural, and historic character of the area.
12. **Special Management Area (SMA):** The permit area is located approximately 1.3 miles from the nearest coastline; thus, it is not located within the SMA.

DESCRIPTION OF SUBJECT PROPERTY AND SURROUNDING AREA

13. **Subject Property:** The 3-acre property, within the Kahua Sea View subdivision, is part of a 2-unit Condominium Property Regime (CPR). Unit 1, owned by the applicant, includes a first farm dwelling where she proposes to operate a home occupation, while Unit 2 has an approved Additional Farm Dwelling. The first farm dwelling on Unit 1 was built under Building Permit No. 985940.
14. **Surrounding Zoning and Land Uses:** The surrounding properties are similarly zoned Agricultural-3 Acres (A-3a), and the majority contain residences. The surrounding properties are primarily agricultural and residential, with some vacant undeveloped parcels. The nearest dwelling is approximately 90 feet to the northwest on an abutting property. An acupuncture clinic is located approximately 2,000 feet to the west on a neighboring parcel which was approved by Special Permit No. SPP 13-000154.
15. **USDA Soil Survey Report:** Waikui-Hapuna complex, 2 to 10 percent slopes. This soil type is made from basic volcanic ash over a‘a lava. It is considered well-drained, has a low to high runoff class, and is not considered prime farmland.

16. **Flood Insurance Rate Map (FIRM):** Zone “X,” determined by FEMA to be an area of minimal flood hazard.
17. **Land Study Bureau’s Overall Productivity Rating:** “E” or Very Poor.
18. **Agricultural Lands of Importance to the State of Hawai‘i (ALISH):** Unclassified by the ALISH.
19. **Flora and Fauna Resources:** No professional floral or faunal survey was conducted for the permit area; however, given that the property and surrounding area was previously cleared for residential development, it is unlikely that any listed or endangered flora or fauna resources exist on the property.
20. **Archaeological Resources:** No archaeological studies were conducted for the project area and the application states that there are no known archaeological or historically significant artifacts identified on the site. According to Planning Department records, there are no historic or cultural sites on the property.
21. **Valued Cultural Resources:** According to the applicant, no known archaeological sites, historical, or cultural resources are known to be located on the property. However, the applicant respects the cultural and historical significance of the area and preserves the ability of Native Hawaiians to continue their traditional practices without interference.
22. **Public Access:** There is no known public access or any known trails, paths, walkways, that traverse through the permit area in order to reach the shoreline or mountain.

PUBLIC SERVICES AND FACILITIES

23. **Access/Traffic:** Access to the subject parcel and permit area will be provided by an existing paved cul-de-sac that connects with Ala Kahua Drive. There will be no additional parking spaces added, as there will be no additional employees, nor will there be any in-person meetings with clients.
24. **Water:** The dwelling that will be used for the home occupation is serviced by a private water system.
25. **Wastewater:** The dwelling that will be used for the home occupation is currently serviced by a cesspool.
26. **Other Essential Utilities and Services:** Electrical and telephone service are available to the site. Police, fire, and medical services are located in Waimea which is approximately

12 miles away.

AGENCY COMMENTS

27. **State Department of Health: (Planning Department Exhibit 2 – September 26, 2024, Memo)**
28. **Department of Public Works-Engineering Division: (Planning Department Exhibit 3 – October 23, 2024, Memo)**

AGENCIES – NO COMMENT OR CONCERN

29. Police Department.

AGENCIES – NO RESPONSE

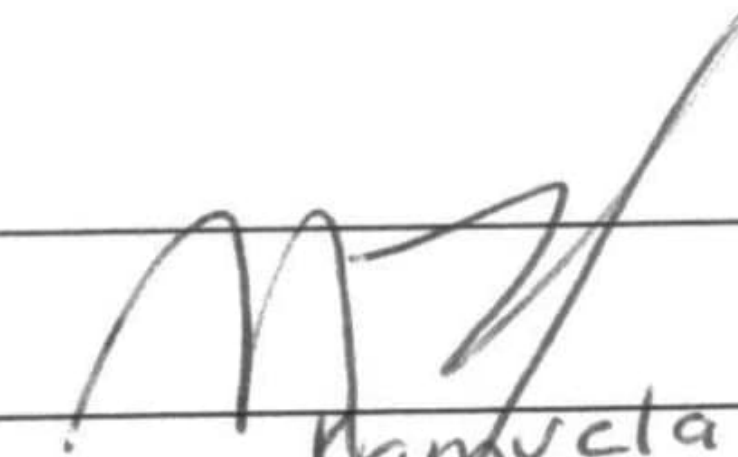
30. Fire Department, State Land Use Commission, Department of Public Works-Building Division, Department of Environmental Management, and Department of Water Supply.

PUBLIC COMMENTS

31. The Planning Department has not received any objections or comments from the public or adjacent landowners on the subject application at the time of this writing.

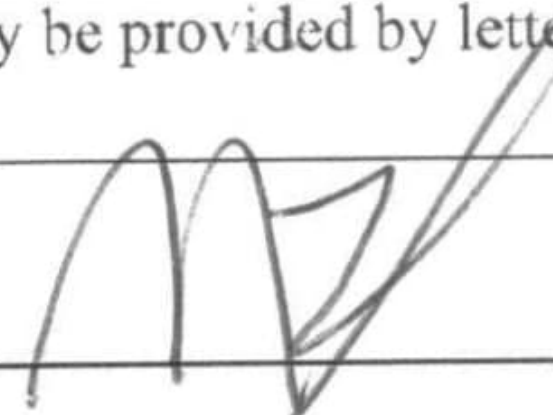
SPECIAL PERMIT APPLICATION

COUNTY OF HAWAII
PLANNING COMMISSION
(Type or legibly print the requested information)

APPLICANT(S): Mary Fox
APPLICANT'S SIGNATURE:  DATE: 7-24-24
ADDRESS: 59-455 A Ala Kahua Dr, Kaneohe, 96743

LIST APPLICANT'S INTEREST (if not owner):
PHONE: (Bus.) 808 882 1366 (Res.) 808 896 0732 (Email) mary@2papayas.com
REQUEST: Special permit request is in order to have a legal home office
Home owner occupation declaration upon securing the special permit

TAX MAP KEY: 5-9-008:023-0001 ZONING: AG
SIZE OF PROPERTY / AREA OF REQUESTED USE: 15,000 sf / 100 sf
LANDOWNER(S): Fox, Mary Ann TR

FEE SIMPLE LANDOWNER(S) WRITTEN AUTHORIZATION
(may be provided by letter with the below statement included):
 DATE: 7-24-24

Note: The above written authorization of the landowner(s) gives permission for the applicant/petitioner to file the application/ petition and acknowledges that the landowner(s) and their successors are bound by the Special Permit and its conditions.

AGENT: Skilled Services, LLC
AGENT ADDRESS: PO Box 390850, Keauhou HI 96739
PHONE: (Bus.) 808-345-2173 (Res.) (Email) skilledservices.logan@gmail.com

Please indicate to whom original correspondence and copies should be sent.
ORIGINAL: Skilled Services, LLC COPIES: 1

Special Permit Narrative

3A. Description of the Proposed Use, Objectives, and Reasons for Requesting the Special Permit, Including Proposed Hours of Operation and Number of Employees

Proposed Use

Mary Fox is seeking a special permit to convert a small space (10x10) in her former dining room into a home office. This office will be used to manage her downsized vacation rental business, which has been reduced from managing 30-plus vacation homes to just six. The home office will include a computer, desk, printer, and filing cabinet. The business operations will be strictly administrative, with no client visits, vendor interactions, or commercial signage on the property.

Objectives

The main objectives for requesting the special permit are as follows:

- Compliance with Regulatory Requirements:** Mary Fox aims to ensure her business operations comply with the Real Estate License requirements and the Department of Commerce and Consumer Affairs (DCCA) regulations and the County of Hawaii requirements for a Home Occupation Declaration.
- Maintain Professional Operations:** Operating a home office will allow Mary to continue her professional activities without the need for a large commercial space, aligning with her business's current scale and needs.
- Preservation of Rural Character:** By operating from her home, Mary can maintain the rural and residential character of the neighborhood, avoiding any commercial development that could disrupt the community's ambiance.

Reasons for Requesting the Special Permit

- Reduction in Business Scale:** Mary's business has significantly downsized, eliminating the need for a large office and storefront. A small home office is sufficient for her current business operations.
- Expiration of Commercial Lease:** The lease for her commercial property at 69-1649 Puako Beach Drive, Kamuela, expires on September 30, 2024. Mary does not intend to renew this lease, further necessitating the need for a home office.
- Minimal Impact on Neighborhood:** The proposed use will have minimal impact on the neighborhood. The absence of client visits, vendor interactions, and commercial signage ensures that the residential nature of the area is preserved.

4. **Professional and Regulatory Compliance:** A special permit will enable Mary to comply with her professional and regulatory obligations while working from home.

Proposed Hours of Operation

The home office will operate primarily during standard business hours, Monday to Friday, from 9:00 AM to 5:00 PM. Given the nature of the business and the fact that most interactions are conducted remotely or online, there will be no extended hours, weekend operations, or any activities that would cause disturbance to the neighborhood.

Number of Employees

The business will have no additional employees. Mary Fox will be the sole operator of the home office. This ensures that the residential character of the property is maintained and that there is no additional traffic or noise generated by business activities.

3B. Description of the Subject Property in Sufficient Detail as to Locate the Property. Describe the Existing Uses, Structures, and Topography. If a Portion of the Property to be Used, State the Use of the Remainder of the Property

Description of the Subject Property

Location

The subject property is located at 59-455 A Ala Kahua Dr, North Kohala, on the Big Island of Hawaii. The property is situated approximately 2 miles west of the intersection with Highway 270, providing easy access while maintaining the seclusion typical of the rural landscape. The specific coordinates are 20.2104° N, 155.7944° W.

Existing Uses and Structures

The property is currently utilized as a single-family residence. The existing structures on the property include:

- **Primary Residential Building:** A single-story home featuring a living room, kitchen, multiple bedrooms, and a former dining room intended for conversion into a home office.
- **Detached Garage:** Used for personal vehicle storage and minor household storage.

- **Landscaped Yard:** The home is surrounded by a well-maintained yard with minimal landscaping to blend with the natural environment, including grass, native plants, and a few trees.

The main residential building is equipped with essential utilities such as water, electricity, and sewage systems. The property does not currently feature any commercial structures or signs of commercial activity.

Topography

The topography of the property is relatively flat, with a gentle slope towards the back of the yard, which ensures proper drainage and prevents water accumulation near the house. The land is primarily covered with grass and native vegetation, providing a natural and aesthetically pleasing environment.

Use of the Remainder of the Property

The proposed use of a 10x10 space within the former dining room for a home office will not affect the remainder of the property. The primary use of the property will continue to be residential. The yard will remain as a recreational space for the residents and will maintain its current landscaping. The detached garage will continue to serve their existing purposes, and no additional structures will be constructed.

3C. Zoning

State zoning is AG, county zoning is AG, and the subject parcel is not located in a SMA.

3D. Surrounding zoning and land uses

State Land Use District Boundary

The subject property, located at 59-455 A Ala Kahua Dr, North Kohala, on the Big Island of Hawaii, falls within the State Land Use District Boundary as designated by the State Land Use Commission. The property is specifically situated in the Agricultural District.

Agricultural District

The Agricultural District is primarily designated for the cultivation of crops, orchards, and other agricultural activities. It also includes areas for farm dwellings and structures necessary for agricultural operations. The purpose of this district is to preserve and protect agricultural lands, promote agricultural production, and maintain the rural character of the area.

- **Permitted Uses:** The Agricultural District permits various uses that support agricultural activities. This includes crop production, livestock farming, and facilities that are necessary for these operations. Farm dwellings are also included.
- **Special Permits:** Certain non-agricultural uses may be permitted through special permits, provided they are not contrary to the objectives of the district and do not negatively impact the agricultural potential of the land.

Relevance to the Special Permit Application

The proposed use of a home office within the existing residential building is compatible with the Agricultural District's objectives as it does not interfere with agricultural activities or the rural character of the area. The home office will be used for administrative purposes related to Mary Fox's vacation rental management business, which does not involve any physical changes to the land or increased traffic and activity that could disrupt the agricultural nature of the district.

3E. Flood Zone

This property is located in zone X, see FIRM map included with this application.

3F. Archaeological and Historic Resources

Overview of North Kohala's Archaeological and Historic Significance

North Kohala is a region rich in archaeological and historic resources, reflecting its deep cultural heritage and historical significance in Hawaii. The area contains numerous sites that are remnants of ancient Hawaiian civilization, including heiau (temples), fishponds, agricultural terraces, and ancient trails. These sites provide insights into the traditional Hawaiian way of life and their sophisticated agricultural and aquacultural practices.

Archaeological Resources

1. **Heiau (Temples):** North Kohala is known for its numerous heiau, which are sacred places of worship for ancient Hawaiians. These structures were used for religious ceremonies and were integral to the spiritual and social life of the community. While there are no known heiau directly on the subject property, the presence of such structures in the surrounding area underscores the cultural significance of the region.
2. **Agricultural Terraces:** The Kohala area is famous for its ancient agricultural terraces, particularly the Kohala Field System, which was an extensive system of terraced fields used for growing taro and other crops. These terraces are evidence of the advanced agricultural practices of ancient Hawaiians and their ability to adapt to the local environment.
3. **Fishponds:** The coastal areas of North Kohala feature loko i'a (fishponds), which were used to cultivate fish and other marine resources. These fishponds

demonstrate the ingenuity of ancient Hawaiians in managing and sustainably utilizing their natural resources.

4. **Trails and Footpaths:** The King's Trail (Ala Kahakai) is an ancient coastal path that runs through North Kohala. This trail connected various communities and was a vital transportation and communication route in ancient Hawaii. Portions of this trail may be found near the subject property, emphasizing the interconnectedness of the region.

Historic Resources

1. **Bond Historic District:** Nearby to the subject property is the Bond Historic District, which includes several historic buildings and structures associated with the missionary Reverend Elias Bond and the Kohala Sugar Plantation. This district is a testament to the cultural and economic transformations that occurred in the area during the 19th and early 20th centuries.
2. **Kamehameha I Birthplace:** North Kohala is the birthplace of King Kamehameha I, one of Hawaii's most significant historical figures. The site includes the Kamehameha Birthstones and Mo'okini Heiau, which are of great historical and cultural importance. These landmarks celebrate the legacy of King Kamehameha and his contributions to the unification of the Hawaiian Islands.

Property-Specific Resources

Based on available information, the subject property at 59-455 A Ala Kahua Dr, North Kohala, HI does not contain any specific known archaeological or historic sites directly on the parcel. However, given the rich cultural landscape of the region, it is important to remain mindful of the potential for undiscovered resources. There aren't any ground-disturbing activities to take place and consultation with the State Historic Preservation Division (SHPD) is not necessary.

Conclusion

While the subject property itself does not have identified archaeological or historic resources as this has been a subdivision that has been in place for a long time, it is located within a region of significant cultural heritage. North Kohala's landscape is dotted with numerous sites of archaeological and historic importance, contributing to its unique cultural identity. Preservation of these resources is crucial to maintaining the cultural integrity of the area.

3G. Cultural Resources

Traditional and Customary Native Hawaiian Rights

Overview

In the North Kohala area, traditional and customary Native Hawaiian rights are deeply rooted in the cultural and historical practices of the Native Hawaiian people. These rights are protected under Hawaiian law and are an integral part of the local community's identity and lifestyle. They include practices related to land, water, fishing, and gathering, which are essential for cultural perpetuation and community well-being.

Traditional and Customary Practices in North Kohala

1. **Subsistence Fishing and Gathering:** The coastal areas of North Kohala are commonly used for traditional fishing and gathering practices. Native Hawaiians collect various marine resources, such as fish, limu (seaweed), and shellfish, which are essential for subsistence and cultural practices.
2. **Agricultural Practices:** The Kohala Field System is a notable example of traditional Native Hawaiian agricultural methods. Farming and the cultivation of traditional crops, such as taro (kalo) and sweet potatoes (uala), are still practiced in the region.
3. **Religious and Ceremonial Sites:** Heiau (temples) and other sacred sites in North Kohala are used for religious ceremonies and cultural practices. These sites hold significant spiritual importance and are integral to the community's cultural heritage. Pu'ukohala Heiau is the closest historical site and is within the national park system.
4. **Access to Natural Resources:** Native Hawaiians have traditionally accessed forested areas and streams for gathering medicinal plants, building materials, and other resources necessary for traditional practices.

Potential Impact of Proposed Use on These Rights

The proposed use of converting a small space within an existing residential building into a home office is unlikely to affect traditional and customary Native Hawaiian rights. The reasons are as follows:

1. **Minimal Physical Impact:** The proposed home office will occupy a 10x10 space within the existing residential structure, with no physical alterations to the land or environment. This ensures that there is no disruption to traditional fishing, gathering, or agricultural practices in the area.
2. **No Restriction on Access:** The Home office use does not involve any fencing, barriers, or restrictions that would limit access to coastal areas, agricultural fields, or other resources used for traditional and customary practices.
3. **Maintaining Rural Character:** The proposed use maintains the residential and rural character of the property, ensuring that the natural landscape and cultural sites in the vicinity remain undisturbed.

Conclusion

The proposed use of a small home office within the existing residential building at 59-455 A Ala Kahua Dr, North Kohala will have no impact on traditional and customary

Native Hawaiian rights. The project respects the cultural and historical significance of the area and preserves the ability of Native Hawaiians to continue their traditional practices without interference.

3H. Flora and Fauna

Kohala, located on the Big Island of Hawai'i, is a region rich in diverse flora and fauna. This area encompasses a range of ecosystems from coastal lowlands to upland forests, each hosting a unique species. Here's an overview of the flora and fauna associated with Kohala the general area:

Flora

Coastal Lowlands

- **Naupaka (*Scaevola* spp.):** This shrub is common along the coast, known for its unique half-flowers.
- **Hala (*Pandanus tectorius*):** A tree with spiky leaves and large, pineapple-like fruits, often found in coastal areas.

Dry Forests

- **Wiliwili (*Erythrina sandwicensis*):** A deciduous tree with bright orange flowers, adapted to dry environments.
- **Koa (*Acacia koa*):** A slow-growing hardwood tree, valued for its beautiful wood and found in both dry and wet forests.

Wet Forests

- **‘Ōhi‘a Lehua (*Metrosideros polymorpha*):** A dominant tree species in many Hawaiian forests, known for its bright red flowers.
- **Hapu‘u (*Cibotium* spp.):** A type of tree fern that thrives in the wet, upland forests of Kohala.

Native Plants

- **Mamane (*Sophora chrysophylla*):** A tree or shrub found in higher elevations, important for native bird species.
- **Uluhe (*Dicranopteris linearis*):** A fern that forms dense thickets in wetter areas.

Fauna

Birds

- **Hawaiian Hawk (*Buteo solitarius*):** Also known as ‘Io, this is the only hawk native to Hawai'i, often seen soaring over Kohala's forests.
- **Hawaiian Crow (*Corvus hawaiiensis*):** Known locally as 'Alalā, this critically endangered bird has been reintroduced to the wild in certain areas.
- **Honeycreepers:** Various species of honeycreepers, such as the ‘Apapane and ‘I‘iwi, are found in the forests of Kohala, known for their colorful plumage and specialized feeding habits.

Mammals

- **Hawaiian Hoary Bat (*Lasiurus cinereus semotus*):** The only native land mammal in Hawai'i, this bat can be seen at dusk hunting for insects.
- **Hawaiian Mongoose (*Herpestes javanicus*):** Is an invasive species introduced to Hawaii by old sugar plantations to control rat populations in the 1800s.

Reptiles

- **Geckos:** Various species of geckos, both native and introduced, are common in Kohala.
- **Skinks:** Several skink species can be found in the region, inhabiting various environments from forests to grasslands.

Conservation Efforts

Kohala's diverse ecosystems are subject to conservation efforts aimed at protecting native species and habitats. Invasive species, habitat loss, and climate change pose significant challenges to the region's flora and fauna. This parcel is within a residential subdivision and the flora and fauna mentioned above may no longer be in the area that they once were.

3I. Public Access

This parcel is in a residential area of Kohala Estates and the streets. This parcel is located on a cul-de-sac within Kohala Estates. This property is upslope from the main highway and the streets are approximately 20’ wide. While the public can use the roadways this parcel is not located at the shoreline or in a mountainous region.

3J. Access Description

Access is through a residential subdivision street. The roads are paved, and this parcel is at the end of a cul-de-sac. The roadways vary in width from 20-30 feet. The roadway is in good condition. This is not a gated subdivision.

3K. Traffic Impacts

Since there are no clients or employees using this office the traffic impacts are very minor. Instead of going into the old office will be eliminated and having a home office will lessen the amount of time that Ms. Fox is actually on the roadway by two (2) trips per day.

3L. Utilities

All standard utilities exist

4A. Additional Information addressing A1-A6

Reasons for Granting the Special Permit

Promotion of the Effectiveness and Objectives of Chapter 205

The proposed use aligns with the objectives of Chapter 205, which aims to promote agricultural sustainability, environmental protection, and rural development in Hawaii. Mary Fox's business, as described in her background story, has transitioned to a home-based operation due to the reduced scale of her vacation rental management. This home-based business does not involve significant traffic, signage, or client visits, thereby maintaining the rural and residential character of the area. Granting the special permit will enable Mary to comply with her Real Estate License requirements and DCCA regulations without disrupting the neighborhood's tranquility.

Unusual and Reasonable Use of the Parcel

The proposal is an unusual and reasonable use of the parcel as it involves converting a small area (10x10 space) in a residential home into a workspace with minimal impact. This minor adjustment does not alter the agricultural or rural nature of the land, making it reasonable accommodation for a professional needing to work from home. Given the downsizing of her business and the lack of commercial infrastructure requirements, this use is both practical and appropriate.

Impact on Surrounding Properties

No Adverse Effects on Surrounding Properties

The desired use will not adversely affect the surrounding properties. The business operations are confined indoors with no external modifications or visible signage. The absence of client visits and vendor interactions ensures that traffic and noise levels remain unchanged. This ensures that the residential and rural ambiance of the area is preserved, and neighbors are not disturbed by the business activities.

Public Infrastructure Burden

No Unreasonable Burden on Public Infrastructure

The proposed use will not unreasonably burden public infrastructure. The home-based business does not demand additional public services such as road access, water supply (private water system), or sewage disposal beyond what a typical household requires. The infrastructure currently supporting residential use will suffice for the proposed professional activities, ensuring no additional strain on local resources.

Character of the Parcel

Maintaining the Character of the Parcel

The use of a small indoor space for office work will not substantially alter or change the character of the parcel. The property will continue to function primarily as a residential home with an ancillary office use that is non-intrusive. This preservation of the residential nature is consistent with maintaining the rural and agricultural integrity of the area, aligning with the community's values and objectives as outlined in the North Kohala CDP.

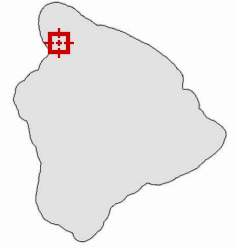
Alignment with General Plan and CDP Goals

Consistency with General Plan and CDP

The proposed use aligns with the goals, policies, and standards of both the General Plan and the North Kohala Community Development Plan (CDP). The North Kohala CDP emphasizes preserving rural character, supporting small businesses, and promoting sustainable land use practices. Mary Fox's home-based business supports these goals by providing local employment without necessitating commercial development or infrastructural expansion. The use respects the historical, cultural, and natural resources of North Kohala, ensuring that the community's vision of sustainable and culturally sensitive development is upheld.



Overview



Legend

□ Parcels

Parcel ID	590080230000	Situs/Physical Address		Market Land Value	\$100	Last 2 Sales			
Acreage	3.0	Mailing Address	KAHUA SEA VIEW LOT 45	Dedicated Use Value	\$0	Date	Price	Reason	Qual
Class	AGRICULTURAL		C	Land Exemption	\$0	3/1/1996	0	n/a	U
			CONDO MASTER	Net Taxable Land Value	\$100	11/30/1995	0	n/a	U
				Assessed Building Value	\$0				
				Building Exemption	\$0				
				Net Taxable Building Value	\$0				
				Total Taxable Value	\$100				

Brief Tax Description n/a

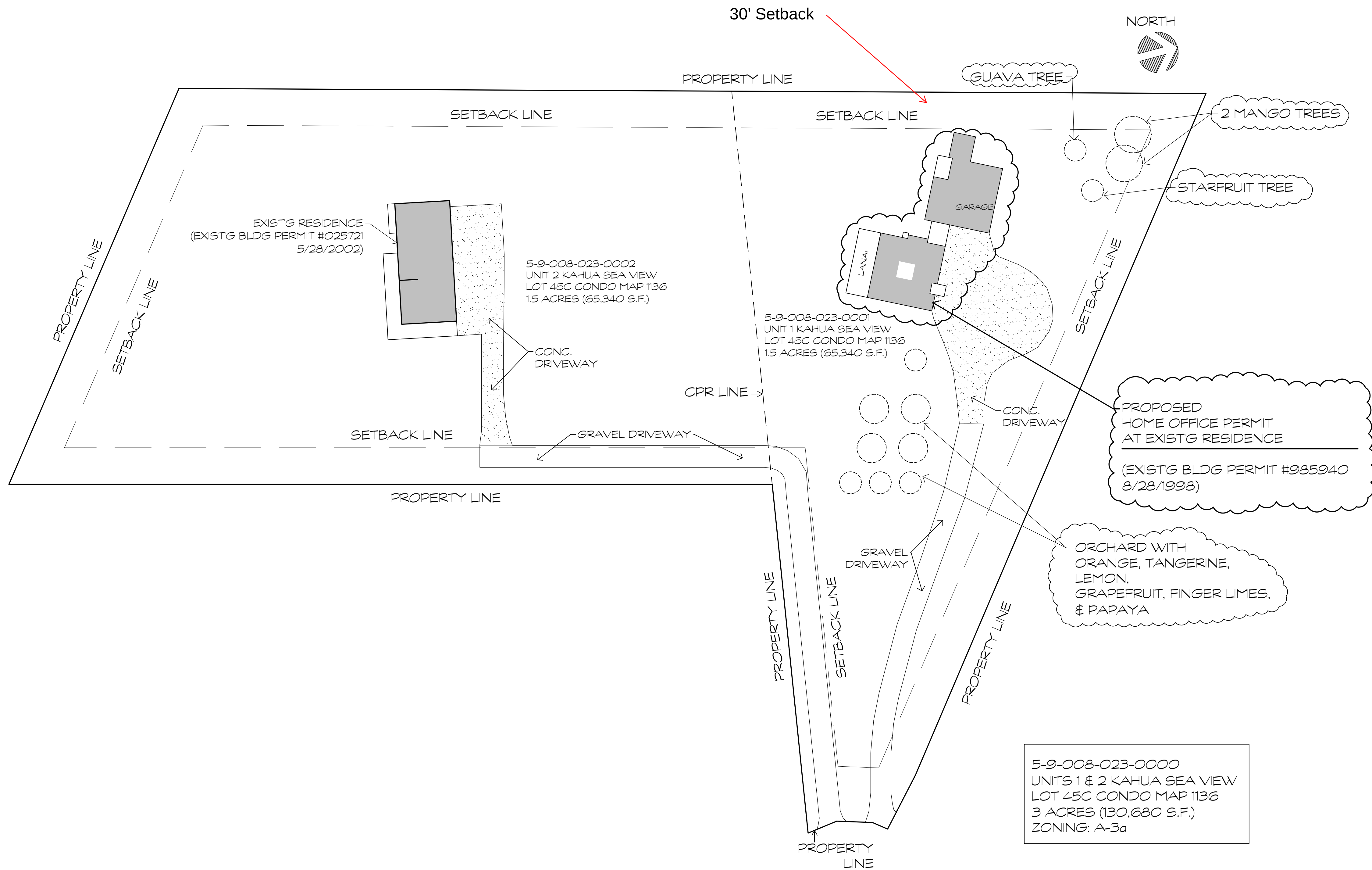
(Note: Not to be used on legal documents)

*Hawaii County makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. The 'parcels' layer is intended to be used for visual purposes only and should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. The 'parcels' data layer does not contain metes and bounds described accuracy therefore, please use caution when viewing this data. Overlaying this layer with other data layers that may not have used this layer as a base may not produce precise results. GPS and imagery data will not overlay exactly.

Date created: 8/8/2024

Last Data Uploaded: 8/8/2024 6:11:07 PM

Developed by Schneider
GEOSPATIAL



SITE PLAN

SCALE: 1/32"=1'-0"

MARY FOX RESIDENCE

DATE: APRIL, 2024
ISSUE:

REVISIONS

#	DATE	ISSUE

DRAWING TITLE:
SITE PLAN

PROJECT #:

DRAWN BY:

CHECKED BY:

DRAWING NO:

AO.1

SITE:
59-455 A ALA KAHUA DRIVE
KAMUELA, HI 96743

OWNER:
FOX, MARY ANN TRST
PO BOX 7086
KAMUELA HI 96743

MITCHELL D. ROTH
MAYOR

DEANNA S. SAKO
MANAGING DIRECTOR



DIANE NAKAGAWA
FINANCE DIRECTOR

AARON K. H. BROWN
DEPUTY DIRECTOR

COUNTY OF HAWAII Department of Finance - Real Property Tax

Aupuni Center, 101 Pauahi Street, Suite 4 | Hilo Hawai'i 96720-4224 | Fax (808)961-4224
Appraisers (808)961-8354 | Clerical (808)961-8201 | Collections (808)961-8282
West Hawai'i Civic Center | 74-5044 Ane Keohokalole Hwy | Bldg D 2nd Floor | Kailua Kona, Hawai'i 96740
Fax (808)327-3538 | Appraisers (808) 323-4881 | Clerical (808)323-4880

REAL PROPERTY TAX CLEARANCE

Date: Tuesday, August 13, 2024

TMK: (3)5-9-008-023-0001 Fox, Mary Ann Trst

This is to certify that the real property taxes due to the County of Hawai'i on the parcel listed above have been paid for the tax year up to and including December 31, 2024.

The County's real property taxes are levied on July 1st each year. The taxes become a lien on the property assessed as of the levy date.

This clearance was requested on behalf of Fox, Mary Ann Trst and is issued for this parcel only.

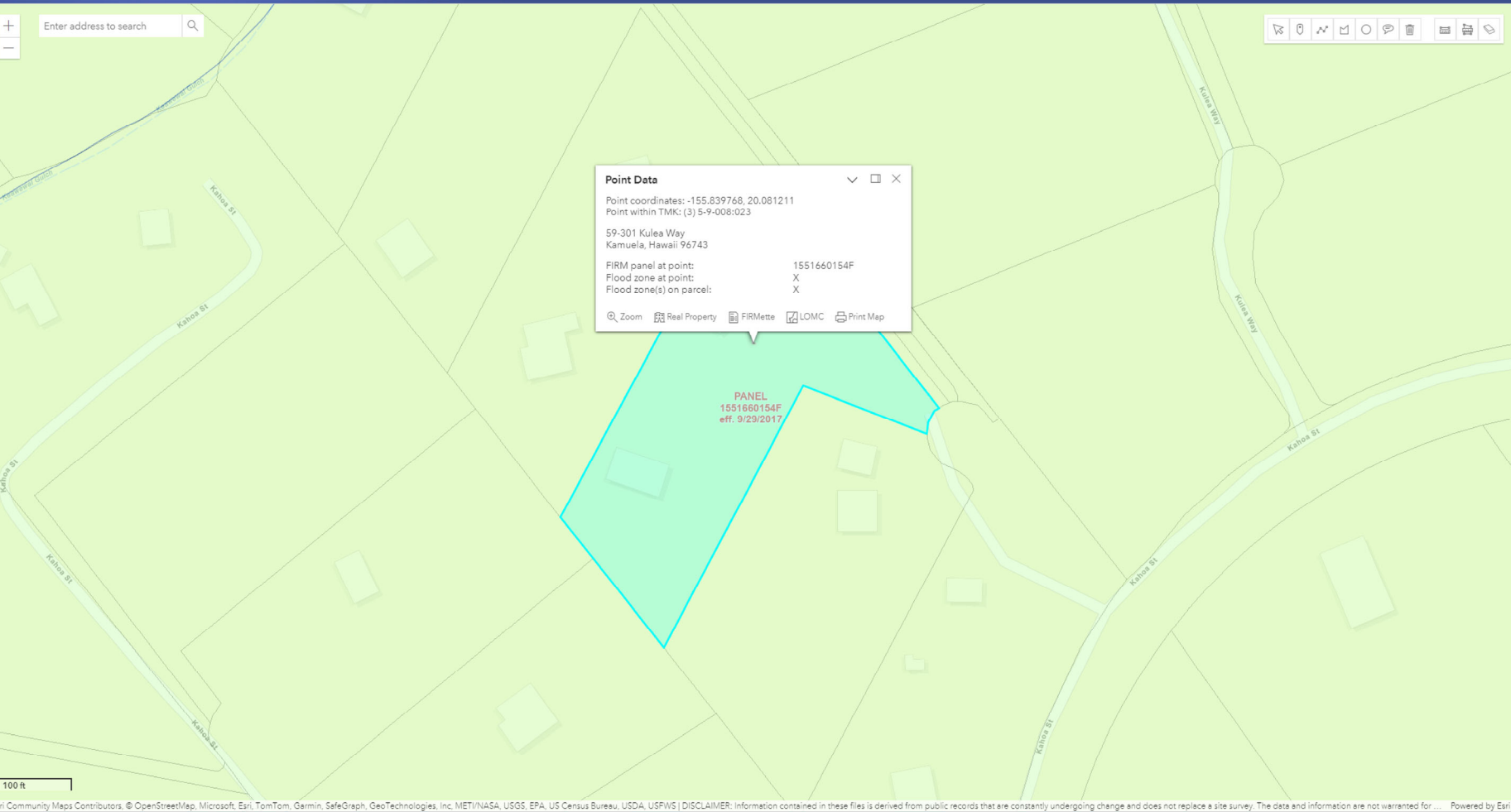
by

REAL PROPERTY TAX DIVISION

Paid up to and including December 31, 2024.

TAX CLEARANCE FOR PLANNING DEPARTMENT REV(2/2018)

Hawai'i County is an Equal Opportunity Provider and Employer





STATE OF HAWAII
OFFICE OF ASSISTANT REGISTRAR
RECORDED

November 16, 2012 8:02 AM

Doc No(s) T-8355282

on Cert(s) 1036737

Issuance of Cert(s) 1051074



1 1/1
B-32161541

KLA

/s/ NICKI ANN THOMPSON
ASSISTANT REGISTRAR

Conveyance Tax: \$0.00

LAND COURT

REGULAR SYSTEM

After Recordation Return By: Mail (XX) Pickup () To:

Robert W. Hastings II
Attorney At Law, A Law Corporation
65-1230 Mamalahoa Hwy., Suite B-20
Kamuela, Hawaii 96743

Tax Map Key: (3) 5-9-008-023, CPR 0001

APARTMENT DEED

THIS INDENTURE, made effective the 18TH day of OCTOBER, 2012, by and between MARY ANN FOX, single, hereinafter referred to as "Grantor," and MARY A. FOX, Trustee under that certain Revocable Trust of MARY A. FOX dated September 13, 2012, a Memorandum of which was recorded in the Bureau of Conveyances of the State of Hawaii as Document No. T-8333247, whose mailing address is P. O. Box 7086, Kamuela, Hawaii 96743, and which Trustee has full powers to retain, sell, lease, mortgage and otherwise deal with and dispose of real property, hereinafter referred to as "Grantee,"

W I T N E S S E T H :

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee, its successors and assigns, forever, all of Grantor's interest in and to the following property situated on the Island of Hawaii, State of Hawaii:

ALL of that certain real property comprising UNIT 1 of the Condominium Project known as KAHUA SEA VIEW, LOT 45C, and the undivided percentage interest in the common elements of said Regime appurtenant thereto, more particularly described in Exhibit A attached hereto and by this reference made a part hereof, together with the personal property, if any described in said Exhibit A, subject, however, to the encumbrances, exceptions, reservations and other matters, if any, set forth therein or herein.

TOGETHER WITH the benefits of, but SUBJECT, ALSO, to the burdens of the restrictions on use and the other restrictions and all covenants, agreements, obligations, conditions and other provisions, and any and all easements appurtenant to or encumbrances on said Unit or said common elements, as created by, referred to or set forth in that certain Apartment Deed, Declaration of Condominium Property Regime, any associated By-Laws, and the Condominium Map, whichever is applicable (as any of the same may be lawfully amended from time to time), referred to in said Exhibit A and in all rules and regulations which from time to time may be duly promulgated pursuant to said Declaration and By-Laws, which provisions are and shall constitute covenants running with the land and equitable servitudes to the extent provided by law and set forth in said instruments.

TO HAVE AND TO HOLD the same, together with all buildings and improvements thereon, all rights, privileges, and easements held or enjoyed in connection therewith, all rents, issues and profits therefrom, or appurtenant thereto, and all of the estate, right, title and interest of Grantor therein and thereto, unto Grantee, Grantee's heirs, legal representatives and assigns, forever.

AND Grantor does hereby covenant and agree with Grantee, Grantee's successors and assigns, that Grantor is lawfully seised in fee simple of the premises hereby conveyed; that Grantor has good right to sell and convey the same as aforesaid, that the same are free and clear from all encumbrances, except non-delinquent real property taxes and as may be described in Exhibit A; that Grantor is the sole and absolute owner of said personal property, if any, and that said personal property is free and clear of all encumbrances except as aforesaid; and that Grantor will, and Grantor's heirs, legal representatives and assigns shall, forever WARRANT AND DEFEND the title to said premises and said

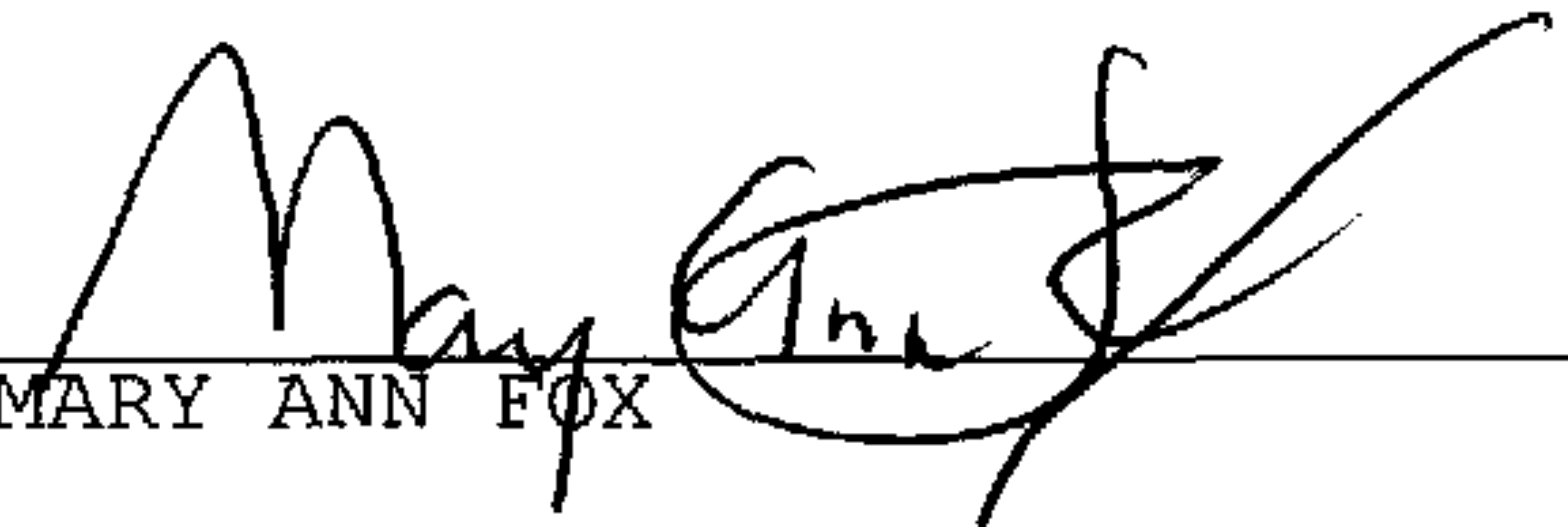
personal property, if any, as aforesaid, against the lawful claims and demands of all persons whomsoever.

AND Grantor remises, releases, and forever quitclaims unto Grantee, Grantee's heirs, legal representatives and assigns all of his right, title, and interest in and to any alleys, streets, ways, easements, strips, or gores abutting or adjoining the granted premises.

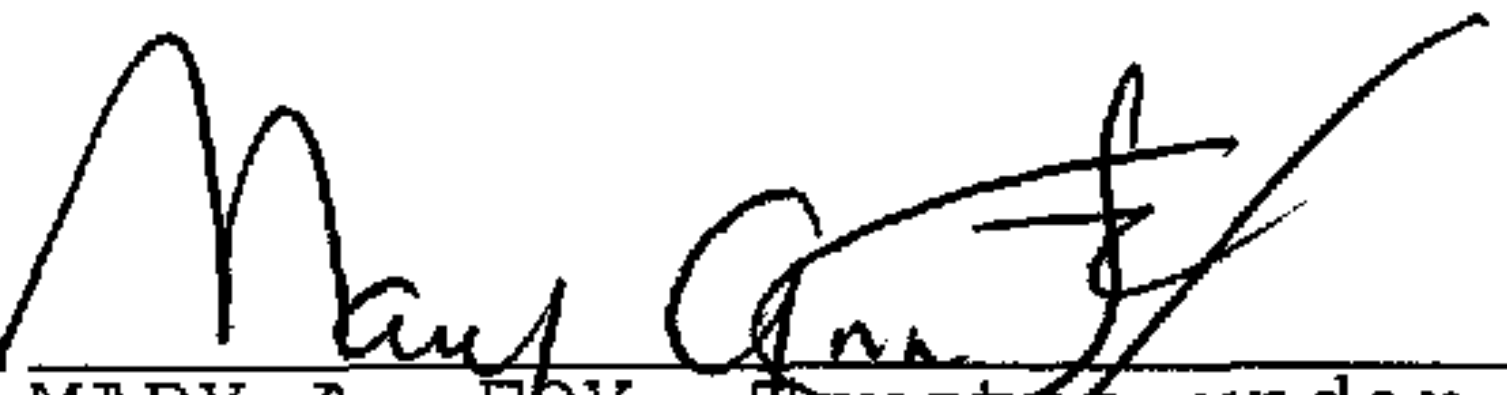
AT ALL TIMES HEREIN the terms "Grantor" and "Grantee" or any pronouns used in place thereof, shall mean and include the masculine or feminine, singular or plural number, and individuals, firms or corporations, and their and each of their respective heirs, legal representatives, successors and assigns, according to the context thereof, and the covenant of any two or more persons herein shall be joint and several.

IN WITNESS WHEREOF, the Grantor herein has hereunto caused these presents to be executed this 18TH day of OCTOBER, 2012.

GRANTOR:


MARY ANN FOX

GRANTEE:


MARY A. FOX, Trustee under that
certain Revocable Trust of MARY
A. FOX dated September 13, 2012

STATE OF HAWAII

COUNTY OF HAWAII

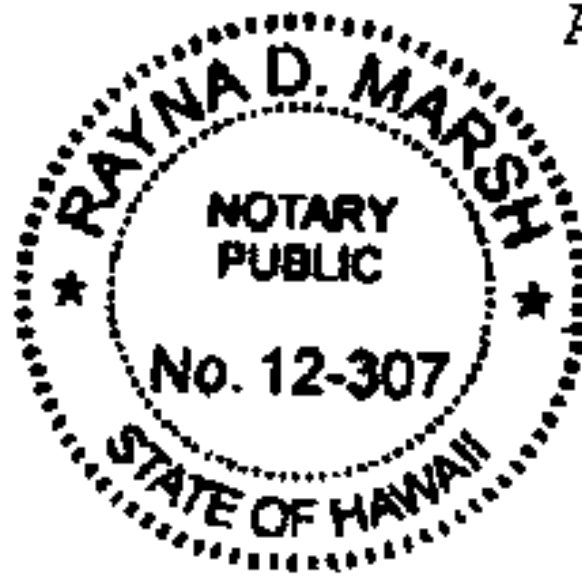
)
) SS.
)

On this 18TH day of OCTOBER, 2012,
before me personally appeared MARY ANN FOX, to me known to be the
person described in and who executed the foregoing instrument and
acknowledged that she executed the same as her free act and deed.



Rayna D. Marsh
Notary Public, State of Hawaii
RAYNA D. MARSH
My commission expires 09/09/2016

NOTARY CERTIFICATION
RAYNA D. MARSH Third Circuit
Document Date: 10/18/2012
Apartment Deed - 8 pages



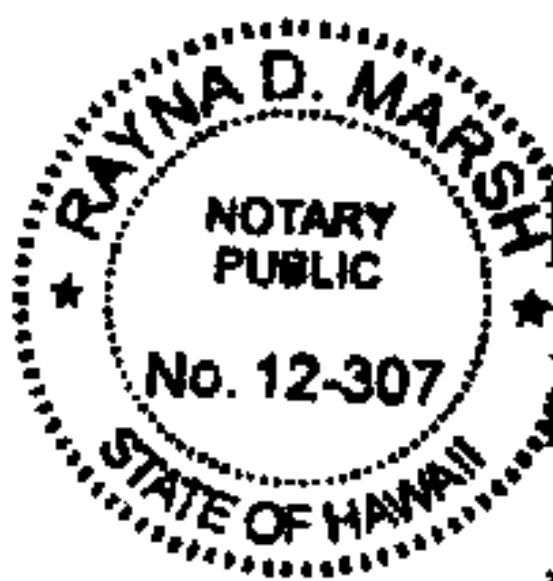
Rayna D. Marsh 10/18/2012

STATE OF HAWAII

COUNTY OF HAWAII

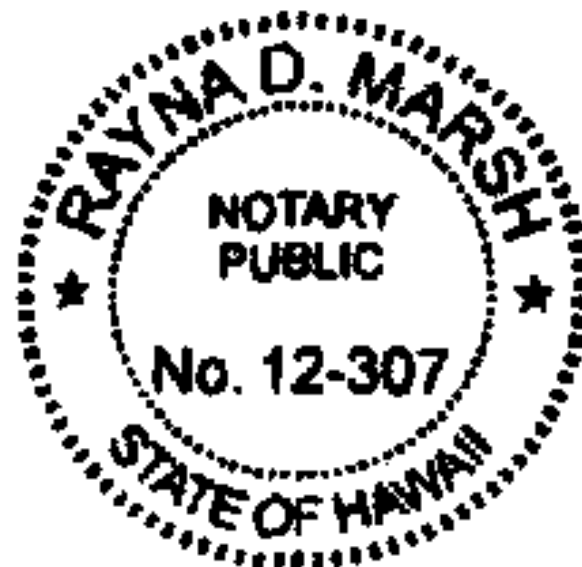
)
) SS.
)

On this 18TH day of OCTOBER, 2012,
before me personally appeared MARY A. FOX, Trustee aforesaid, to
me known to be the person described in and who executed the
foregoing instrument and acknowledged that she executed the same
as her free act and deed on behalf of said trust.



Rayna D. Marsh
Notary Public, State of Hawaii
RAYNA D. MARSH
My commission expires 09/09/2016

NOTARY CERTIFICATION
RAYNA D. MARSH Third Circuit
Document Date: 10/18/2012
Apartment Deed - 8 pages



Rayna D. Marsh 10/18/2012

EXHIBIT "A"

-FIRST:-

Unit 1 of the Condominium Project known as "KAHUA SEA VIEW, LOT 45C", as established by Declaration of Condominium Property Regime dated November 30, 1995, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii as Land Court Document No. 2285417, and as shown on Condominium Map No. 1136 and any amendments thereto.

Together with appurtenant limited common elements as follows:

That certain land area upon and around which "Unit 1" is located, shown and designated on the aforesaid Condominium Map as "Limited Common Element Land Area" Appurtenant to said Unit and approximately 1.5 acres in area; shall be a limited common element appurtenant to and for the exclusive use of said Unit.

Together with appurtenant easements as follows:

Non-exclusive easements in the common elements designated for such purposes for ingress to, egress from, utility services for, and maintenance and repair of said Unit: and in the other common elements for use according to their respective purposes.

-SECOND:-

An undivided 50.0 percentage interest in all common elements of the Project, as established for said Unit by the Declaration as a tenant in common with the other owner(s) thereof.

The land upon which said Condominium Project "KAHUA SEA VIEW LOT 45C" is located is described as follows:

All of that certain parcel of land situate at Kahua 1st, Kahua and Waika, District of North Kohala, Island and County of Hawaii, State of Hawaii, described as follows:

LOT 45-C, area 3.000 acres, more or less, as shown on Map 92, filed in the Office of the Assistant Registrar of the Land Court of the State of Hawaii with Land Court Application No. 117 of Kahua Ranch, Limited;

Together with a nonexclusive easement for access purposes across Easement 866 as shown on Map 92, filed with the Office of the Assistant Registrar of the State of Hawaii with Land Court Consolidation No. 117 and Lot 46 (Map 4) to the Kawaihae-Mahukona Road, a public road.

BEING THE PREMISES CONVEYED TO THE GRANTOR HEREIN BY APARTMENT DEED DATED DECEMBER 24, 2011, FILED IN THE OFFICE OF THE ASSISTANT REGISTRAR OF THE LAND COURT OF THE STATE OF HAWAII AS DOCUMENT NO. 8033102 AND NOTED ON CERTIFICATE OF TITLE NO. 824,776, FROM WHICH CERTIFICATE NO. 1,036,737 WAS ISSUED.

TOGETHER, ALSO, WITH, all built-in furniture, attached existing fixtures, built-in appliances, water heater, electrical and/or gas and plumbing fixtures, and attached carpeting, and ceiling fan, dishwasher, disposal, dryer (2), existing window coverings, microwave, range, refrigerator, solar water heater, washer (2) and any furnishings located in or used in connection with the above-described real property.

SUBJECT, HOWEVER TO:

1. Mineral and water rights of any nature in favor of the State of Hawaii.
2. The terms and provisions contained in the following:

INSTRUMENT: DEED

DATED: September 12, 1975

FILED: Land Court Document No. 735404

3. The terms and provisions contained in the following:

INSTRUMENT: DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR KAHUA SEA VIEW SUBDIVISION

DATED: --- (acknowledged October 5, 1992

FILED: Land Court Document No. 1960829

Said Declaration was amended by instrument dated September 19, 1995, filed as Land Court Document No. 2271856.

4. The terms and provisions contained in the following:

INSTRUMENT: **DECLARATION OF CONDOMINIUM PROPERTY REGIME
FOR "KAHUA SEA VIEW, LOT 45C" CONDOMINIUM
PROJECT**

DATED: November 30, 1995
FILED: Land Court Document No. 2285417
MAP: 1136 and any amendments thereto

Said Declaration was amended by instrument dated March 1, 1996.

5. The terms and provisions contained in the following:

INSTRUMENT: **BY-LAWS OF THE ASSOCIATION OF APARTMENT
OWNERS**

DATED: January 5, 1996
FILED: Land Court Document No. 2285418

6. The terms and provisions contained in Condominium Deed dated July 27, 1998, filed as Land Court Document No. 2474907.

7. **GRANT**

TO: HAWAII ELECTRIC LIGHT CO, INC., and GTE HAWAIIAN
TELEPHONE COMPANY INCORPORATED, now known as
VERIZON HAWAII, INC.

DATED: June 16, 1999
FILED: Land Court Document No. 2562910
GRANTING: a perpetual easement for utility purposes

8. **GRANT**

TO: RICHARD CRAIG MORRIS, an unmarried man

DATED: May 15, 2000
FILED: Land Court Document No. 2627498
GRANTING: an easement for utility purposes

9. The terms and provisions contained in the following:

INSTRUMENT: **ADDITIONAL FARM DWELLING AGREEMENT**

DATED: **February 8, 2002**

RECORDED: **Document No. 2002-082700**

PARTIES: **DEDIK SULISTIONO, BITA SULISTIONO, ARTHUR W.
BLANCHARD and VELMA JEAN BLANCHARD, and
COUNTY OF HAWAII**

(Not noted on Transfer Certificate(s) of Title referred to herein)

SUBJECT, FURTHER, TO ALL EASEMENTS, ENCUMBRANCES, COVENANTS,
CONDITIONS, RESTRICTIONS AND RESERVATIONS THAT ARE SET FORTH IN THE
AFOREMENTIONED DOCUMENTS OR THAT OTHERWISE APPEAR OF RECORD.

END OF EXHIBIT "A"

Parcel Results

44 Results

Parcel ID ↕	Owner ↕	Property Address ↕	Map
 590050130000	 ALA KAHUA RD LLC		Map
 590070040000	 KAIULANI ESTATES		Map
 590070040001	 BARKER,MICAH SAGE SPIES,JON P SPIES,MARY N	59-486 ALA KAHUA DRIVE	Map
 590070040002	 PALEKAIKO LTD PARTNERSHIP	59-484 ALA KAHUA DRIVE	Map
 590070040003	 JONES,TERRENCE LEE	59-482 ALA KAHUA DRIVE	Map
 590070040004	 SPIES,JON P SPIES,MARY N	59-480 ALA KAHUA DRIVE	Map
 590070040005	 BARKER,MICAH SAGE	59-478 ALA KAHUA DRIVE	Map
 590070050000	 IRWIN,MARILYN JUNE	59-450 ALA KAHUA DRIVE	Map
 590080040000	 POMORSKI,THOMAS RAYMOND POMORSKI,JULIET SUZIE	59-3307 KULEA PLACE	Map
 590080050000	 KAHUA SEA VIEW LOT 45 A	59-433 ALA KAHUA DRIVE	Map
 590080050001	 KOPRA,DAVID KRISTIAN KOPRA,JENNIFER ANN	59-433 ALA KAHUA DRIVE	Map
 590080050002	 LORDA,FRANCES ANNE		Map
 590080060000	 ILIAHI S/D, LOT 16-A		Map
 590080060001	 MCKINNIE,MISHTA SUNDAR	59-421 ALA KAHUA DRIVE	Map
 590080060002	 NEYENS,SUSAN (NMN)	59-423 ALA KAHUA DRIVE	Map
 590080130000	 EREHWON CONDO PROJECT	59-411 ALA KAHUA DRIVE	Map
 590080130001	 BARTOLUCCI,WILLIAM L JR NON-EXEMPT TR	59-411 ALA KAHUA DRIVE	Map
 590080130002	 LATHAM,CORRINE JOY		Map
 590080140000	 O'LEARY,THOMAS M O'LEARY,LISA M L	59-395 ALA KAHUA DRIVE	Map
 590080150000	 CASTIONI,SILVIA INES TR	59-395 A ALA KAHUA DRIVE	Map
 590080160000	 WAY,FAMILY TRST		Map
 590080170000	 FERRARI FARMS	59-399 ALA KAHUA DRIVE	Map
 590080170001	 GORMAN,FREDERICK FRANCIS		Map
 590080170002	 POBLETE,CECILIA MAEWA	59-399 ALA KAHUA DRIVE	Map
 590080220000	 KAHUA SEA VIEW LOT 45 B	59-453 ALA KAHUA DRIVE	Map
 590080220001	 KNUEVER,STEFEN HEINRICH	59-453 ALA KAHUA DRIVE	Map
 590080220002	 KNUEVER HAWAII,TR		Map
 590080230000	 KAHUA SEA VIEW LOT 45 C		Map
 590080230001	 FOX,MARY ANN TRST	59-455 A ALA KAHUA DRIVE	Map
 590080230002	 SULISTIONO,DEDY/BITA TR	59-455 ALA KAHUA DRIVE	Map
 590080240000	 KAHUA SEA VIEW LOT 45-D		Map
 590080240001	 MORRISS,RICHARD C	59-457 ALA KAHUA DRIVE	Map
 590080240002	 WAY,FAMILY TRST		Map
 590080250000	 KAHUA SEA VIEW LOT 45-E		Map
 590080250001	 GIUDICE,FRED TRST	59-459 A ALA KAHUA DRIVE	Map
 590080250002	 KRIZEK,KINCAID JUSTIN KRIZEK,KIMBERLING PEARCE	59-459 ALA KAHUA DRIVE	Map
 590080260000	 KAHUA SEA VIEW LOT 45 F	59-461 ALA KAHUA DRIVE	Map
 590080260001	 GOODWIN,DIANE ELIZABETH TRST		Map
 590080260002	 GRIFFITHS,DEBORAH		Map
 590080270000	 GLUCKMAN,ROBERT/TRINA TR	59-3315 KULEA PLACE	Map
 590080280000	 KALRA,SHARADCHANDRA JAGANNATH KALRA,SUSAN SHARADCHANDRA QUELL	59-3319 KULEA PLACE	Map
 590080310000	 HANCOCK,BRIAN LEWIS	59-3308 KULEA PLACE	Map

Parcel ID ▾	Owner ▾	Property Address ▾	Map
 590080320000	 HALONA OWNERS ASSOCIATION		Map
 590100540000	 KOHALA RANCH DEVELOPMENT CORP		Map

Mailing Labels

44 Results

Use Address From:

☒ Owner ☐ Property

Select export file format:

Address labels (5160) ▾

- ☒ Show All Owners
☐ Show Parcel ID on Label

Skip Labels

0

Labels will only be generated for owners that have addresses in the system. International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

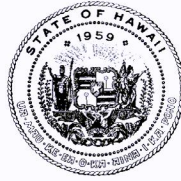
For best results, uncheck "Fit to Page" in your print settings.

Download

The County of Hawaii Real Property Tax Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change.
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 8/8/2024, 12:11:07 PM](#)

Contact Us

Developed by
 Schneider
GEOSPATIAL



STATE OF HAWAII
DEPARTMENT OF HEALTH
P.O. BOX 916
HILO, HAWAII 96721-0916

MEMORANDUM

DATE: September 26, 2024

TO: Mr. Zendo Kern
Planning Director, County of Hawaii

FROM: Eric Honda
District Environmental Health Program Chief

SUBJECT: Special Permit Application (PL-SPP-2024-000074)
Applicant: Mary Fox Request: To Allow a Home Office Under a Home
Occupation Declaration
Tax Map Key: (3) 5-9-008:023-0001, N. Kohala, Hawai'i

In most cases, the District Health Office will no longer provide individual comments to agencies or project owners to expedite the land use review and process.

Agencies, project owners, and their agents should apply Department of Health "Standard Comments" regarding land use to their standard project comments in their submittal. Standard comments can be found on the Land Use Planning Review section of the Department of Health website: <https://health.hawaii.gov/epo/landuse/>. Contact information for each Branch/Office is available on that website.

Note: Agencies and project owners are responsible for adhering to all applicable standard comments and obtaining proper and necessary permits before the commencement of any work.

General summary comments have been included for your convenience. However, these comments are not all-inclusive and do not substitute for review of and compliance with all applicable standard comments for the various DOH individual programs.

Clean Air Branch

1. All project activities shall comply with the Hawaii Administrative Rules (HAR), Chapters 11-59 and 11-60.1.
2. Control of Fugitive Dust: You must reasonably control the generation of all

airborne, visible fugitive dust and comply with the fugitive dust provisions of HAR §11-60.1-33. Note that activities that occur near existing residences, businesses, public areas, and major thoroughfares exacerbate potential dust concerns. It is recommended that a dust control management plan be developed which identifies and mitigates all activities that may generate airborne and visible fugitive dust and that buffer zones be established wherever possible.

3. Standard comments for the Clean Air Branch are at: <https://health.hawaii.gov/epo/landuse/>

Clean Water Branch

1. All project activities shall comply with the HAR, Chapters 11-53, 11-54, and 11-55.
 1. The following Clean Water Branch website contains information for agencies and/or project owners who are seeking comments regarding environmental compliance for their projects with HAR, Chapters 11-53, 11-54, and 11-55: <https://health.hawaii.gov/cwb/clean-water-branch-home-page/cwb-standard-comments/>.

Hazard Evaluation & Emergency Response Office

1. A Phase I Environmental Site Assessment (ESA) and Phase II Site Investigation should be conducted for projects wherever current or former activities on site may have resulted in releases of hazardous substances, including oil or chemicals. Areas of concern include current and former industrial areas, harbors, airports, and formerly and currently zoned agricultural lands used for growing sugar, pineapple or other agricultural products.
2. Standard comments for the Hazard Evaluation & Emergency Response Office are at: <https://health.hawaii.gov/epo/landuse/>.

Indoor and Radiological Health Branch

1. Project activities shall comply with HAR Chapters 11-39, 11-45, 11-46, 11-501, 11-502, 11-503, and 11-504.
2. Noise may be generated during demolition and/or construction. The applicable maximum permissible sound levels, as stated in Title 11, HAR, Chapter 11-46, "Community Noise Control," shall not be exceeded unless a noise permit is obtained from the Department of Health.
3. Construction/Demolition Involving Asbestos: If the proposed project includes renovation/demolition activities that may involve asbestos, the applicant should contact the Asbestos and Lead Section of the Branch at <https://health.hawaii.gov/irhb/asbestos/>.

Safe Drinking Water Branch

1. Agencies and/or project owners are responsible for ensuring environmental

- compliance for their projects in the areas of 1) Public Water Systems; 2) Underground Injection Control; and 3) Groundwater and Source Water Protection in accordance with HAR Chapters 11-19, 11-20, 11-21, 11-23, 11-23A, and 11-25. They may be responsible for fulfilling additional requirements related to the Safe Drinking Water program: <https://health.hawaii.gov/sdwb/>.
2. Standard comments for the Safe Drinking Water Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

Solid & Hazardous Waste Branch

1. Hazardous Waste Program - The state regulations for hazardous waste and used oil are in HAR Chapters 11-260.1 to 11-279.1. These rules apply to the identification, handling, transportation, storage, and disposal of regulated hazardous waste and used oil.
2. Solid Waste Programs - The laws and regulations are contained in HRS Chapters 339D, 342G, 342H, and 342I, and HAR Chapters 11-58.1 and 11-282. Generators and handlers of solid waste shall ensure proper recycling or disposal at DOH-permitted solid waste management facilities. If possible, waste prevention, reuse, and recycling are preferred options over disposal. The Office of Solid Waste Management also oversees the electronic device recycling and recovery law, the glass advanced disposal fee program, and the deposit beverage container program.
3. Underground Storage Tank Program – The state regulations for underground storage tanks are in HAR Chapter 11-280.1. These rules apply to the design, operation, closure, and release response requirements for underground storage tank systems, including unknown underground tanks identified during construction.
4. Standard comments for the Solid & Hazardous Waste Branch can be found at: <https://health.hawaii.gov/epo/landuse/>.

Wastewater Branch

For comments, please email the Wastewater Branch at doh.wwb@doh.hawaii.gov.

Sanitation / Local DOH Comments:

1. According to HAR §11-26-35, No person, firm, or corporation shall demolish or clear any structure without first ascertaining the presence or absence of rodents that may endanger public health by dispersal from such premises. Should any such inspection reveal the presence of rodents, the rodents shall be eradicated before demolishing or clearing the structure. A demolition permit is required prior to demolition.

Other

1. [CDC - Healthy Places - Healthy Community Design Checklist Toolkit](#) recommends that state and county planning departments, developers, planners, engineers, and other interested parties apply these principles when planning or reviewing new developments or redevelopment projects.
2. If new information is found or changes are made to your submittal, DOH reserves the right to implement appropriate environmental health restrictions as required. Should there be any questions on this matter, please contact the Department of Health, Hawaii District Health Office, at (808) 933-0917.

DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO, HAWAII

DATE: October 23, 2024

Memorandum

TO: Zendo Kern, Planning Director

FROM: Department of Public Works, Engineering Division



SUBJECT: Special Permit Application (PL-SPP-2024-000074)

Applicant: Mary Fox

Request: To Allow a Home Office Under a Home Occupation Declaration

TMK: 5-9-008:023-0001

We have reviewed the subject request and provide the following comments:

1. The subject parcel is in an area designated as Zone X on the Flood Insurance Rate Map (FIRM) by the Federal Emergency Management Agency (FEMA). Zone X is an area determined to be outside the 500-year floodplain.

We have no other comments since the request is to use an existing dwelling that takes access from a privately owned road and there are no open violations associated with this property. Questions may be referred to Robyn Matsumoto at 961-8924.

Planning Dept.
Exhibit 3