

COUNTY OF HAWAI'I PLANNING DEPARTMENT BACKGROUND REPORT

JACK KRZYZANOWSKI AND MARK KRZYZANOWSKI SPECIAL PERMIT APPLICATION NO. PL-SPP-2025-000113

JACK AND MARK KRZYZANOWSKI are requesting a Special Permit to establish a 4-bedroom bed and breakfast within a proposed 5-bedroom dwelling on a 1.0-acre property within the State Land Use Agricultural District. The subject property is located on the west (makai) side of Iwalani Parkway, 140 feet north of its intersection with Outrigger Drive, Hawaiian Ocean View Estates, Ka'ū, Hawai'i, TMK: (3) 9-2-040:002.

APPLICANTS' REQUEST

1. **Request:** To establish a 4-bedroom bed and breakfast within a proposed 5-bedroom dwelling on a 1.0-acre property. The proposed 5-bedroom dwelling will consist of a main structure with a kitchen, bathroom, one bedroom, and covered lanai, and four detached bedrooms. The on-site operator of the bed and breakfast operation will reside long-term in the main dwelling structure. Four detached guest rooms that consist of a bedroom, bathroom and covered lanai, with no individual kitchen, will be constructed in two phases, with phase one consisting of the first two guest rooms and phase two adding two additional guest rooms. The total proposed area to be developed is approximately 0.25 acres, with the remaining 0.75 acres to be maintained in its natural condition and used for low-impact agricultural activities such as honey production and propagation of native flora. The applicants state that existing native vegetation will be retained where feasible, including 'ōhi'a trees and 'ā'ali'i shrubs. The resident operator will be present full-time and there will be no events, weddings, retreats, group activities, commercial gatherings or amplified music. Additionally, the applicants note that guest parking will be provided on-site and quiet hours will be enforced.
2. **Reasons for Request:** The application states that the project is intended to provide stable, affordable housing for the resident operator of the bed and breakfast. Additional stated reasons for the request include physical

characteristics of the property which make it unsuitable for agricultural production, as well as the need for small-scale economic activity in Ka'ū and upper Ocean View that does not burden County infrastructure or alter the rural character of the area.

3. **Hours of Operation:** The bed and breakfast will operate daily.
4. **Staff:** The bed and breakfast will be staffed by the on-site operator.
5. **Landowners:** Mark Krzyzanowski and Kristina Krzyzanowski.
6. **Supportive Information:** The applicants have submitted the attached in support of the request: **(Planning Department Exhibit 1 – Special Permit Application dated February 8, 2026 and Additional Information dated April 10, 2026).**

DESCRIPTION OF STATE & COUNTY PLANS

7. **State Land Use District:** Agricultural.
8. **General Plan Land Use Pattern Allocation Guide (LUPAG) Map:** Rural, which includes existing subdivisions in the State Land Use Agricultural and Rural districts that have a significant residential component. These subdivisions may contain small farms, wooded areas, and open fields as well as residences. Allowable uses within these areas, with appropriate zoning, may include commercial facilities that serve the residential and agricultural uses in the area, and community and public facilities.
9. **County Zoning:** Agricultural-1 acres (A-1a).
10. **Community Development Plan (CDP):** The Ka'ū CDP was adopted by Ordinance No. 17-66, which became effective on October 17, 2017. The subject property is designated Rural in the Regional Land Use Policy Map for Ka'ū.
11. **Special Management Area (SMA):** The subject property is located approximately 10.5 miles from the nearest coastline; thus, it is not located within the SMA.

DESCRIPTION OF SUBJECT PROPERTY AND SURROUNDING AREA

12. **Subject Property:** The subject, 1.0-acre property is rectangular in shape and located within the Hawaiian Ocean View Estates (HOVE) subdivision at approximately 4,700 feet in elevation. The property is undeveloped and consists

primarily of ‘a‘ā lava, small ‘ōhi‘a trees and low shrub vegetation, with no existing structures or utilities.

13. **Surrounding Zoning and Land Uses:** The surrounding properties are zoned Agricultural-1 Acres (A-1a) and contain residences or remain vacant. The closest residential structure is approximately 200 feet away from the proposed permit area.
14. **USDA Soil Survey Report:** The soil of the project site is listed as A‘ā lava flows with 2 to 20 percent slopes. This soil type is excessively drained, has a very low runoff class and is not considered prime farmland.
15. **Flood Insurance Rate Map (FIRM):** Zone “X,” determined by FEMA to be an area of minimal flood hazard.
16. **Land Study Bureau’s Overall Productivity Rating:** “E” or Very Poor.
17. **Agricultural Lands of Importance to the State of Hawai‘i (ALISH):** Undesignated by ALISH.
18. **Flora and Fauna Resources:** No professional floral or faunal survey was conducted for the permit area. Existing vegetation on the property includes small ‘ōhi‘a trees, ‘ā‘ali‘i shrubs, and low groundcover. According to the applicants, there are no known endangered species, or critical habitats present within the proposed permit area.
19. **Archaeological Resources:** No archaeological studies were conducted for the project area. A request for review was sent to the Department of Land and Natural Resources, State Historic Preservation Division (SHPD), however, no response has been received at the time of this writing.
20. **Valued Cultural Resources:** According to the applicants, no known traditional or customary Native Hawaiian cultural practices, gathering areas or access rights are located on the property. However, the applicants note the project will not restrict access to cultural sites or interfere with traditional practices and that if cultural resources are discovered, appropriate notification and protection measures will be implemented.
21. **Public Access:** There is no known public access to the mountains or the

shoreline that runs through the property.

PUBLIC SERVICES AND FACILITIES

22. **Access/Traffic:** The property will take access from Iwalani Parkway, a private road with an approximate 20-foot-wide pavement that is owned and maintained by HOVE Road Maintenance Association. The applicants will provide four on-site parking stalls for guests and expect that traffic impacts from the bed and breakfast will be minimal as the operation is limited to four guest rooms.
23. **Water:** As there is no county water available to the subject property, water for the proposed use will be provided by a catchment tank. The applicants have stated that potable water needs for guests will be provided by bottled water and/or water coolers.
24. **Wastewater:** The Department of Environmental Management notes that the property is about 20 miles from the nearest County sewer connection. As such, the applicants shall comply with the Department of Health (DOH) for wastewater disposal. The applicants have acknowledged that wastewater disposal for the proposed use will be reviewed and subject to the approval of the DOH.
25. **Other Essential Utilities and Services:** Electrical and telephone service are available to the site. Police services are located 14 miles away in Ka'ū. Fire and medical services are located in Pahala, approximately 25 miles away.

AGENCY COMMENTS

26. **Fire Department: (Planning Department Exhibit 2 – February 24, 2026 Email)**
27. **Department of Environmental Management: (Planning Department Exhibit 3 – February 26, 2026 Memo)**
28. **Department of Finance-Real Property Division: (Planning Department Exhibit 4 – February 27, 2026 Memo and March 2, 2026 Email)**

AGENCIES – NO COMMENT OR CONCERN

29. Police Department.

AGENCIES/ASSOCIATIONS – NO RESPONSE

30. Department of Public Works-Engineering Division, State Department of Health, State Land Use Commission, State Office of Planning and Sustainable

Development, State Department of Agriculture, State Office of Planning, Department of Land and Natural Resources-Land Division and Engineering Division, State Historic Preservation Division, and HOVE Road Association.

APPLICANTS' RESPONSE TO AGENCY COMMENTS

31. **Letter from Applicants to address multiple agency comments: (Planning Department Exhibit 5 – April 10, 2026 Letter)**

PUBLIC COMMENTS

32. As of the time of this writing, the Planning Department has received no public comments regarding this request.



SPECIAL PERMIT APPLICATION



COUNTY OF HAWAII PLANNING COMMISSION

(Type or legibly print the requested information)

APPLICANT(S): Jack Krzyzanowski, Minor Applicant/ Co-Applicant- Mark Krzyzanowski

APPLICANT'S SIGNATURE:  DATE: 2/8/2026

Mark Krzyzanowski, parent/guardian, signing on behalf of minor applicant Jack Krzyzanowski

ADDRESS: 88-1491 Awapuhi Place, Captain Cook, HI 96704

LIST APPLICANT'S INTEREST (if not owner). Owner and Son

PHONE: (Bus.) (808)271-7521 (Res.) (808)271-7521 (Email) 

REQUEST: Special Permit to allow the establishment of a Bed and Breakfast operation consisting of four detached bedroom structures and one main house on Agricultural-zoned land within Hawaiian Ocean View Estates

TAX MAP KEY: (3) 9-2-040-002 ZONING: County Zoning: A-1a (Agricultural 1 acre) State Land Use: Agriculture

SIZE OF PROPERTY / AREA OF REQUESTED USE: 43,574 square feet (1 acre) / 15,000 square feet

LANDOWNER(S): Mark Krzyzanowski and Kristina Krzyzanowski

FEE SIMPLE LANDOWNER(S) WRITTEN AUTHORIZATION

(may be provided by letter with the below statement included):

 DATE: 2/8/2026
 DATE: 2/8/2026

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: _____

AGENT ADDRESS: 88-1491 Awapuhi Place, Captain Cook, HI 96704

PHONE: (Bus.) (808)271-7521 (Res.) (808)271-7521 (Email) 

Please indicate to whom original correspondence and copies should be sent.

ORIGINAL:  COPIES: 

Planning Dept.
Exhibit 1

Special Permit Application for Bed and Breakfast TMK (3)9-2-040:002-0000

Executive Summary

This Special Permit application proposes a small-scale, resident-operator Bed & Breakfast on a one-acre Agricultural-zoned parcel in Hawaiian Ocean View Estates (HOVE), Ka'ū. The project is intentionally structured as a housing-first model, where the primary and dominant use of the property is for a long-term residential occupancy by an on-site operator, and a limited number of detached guest rooms are an accessory use to financially sustain that housing by reducing.

The proposal responds directly to three interrelated conditions present in Ka'ū and upper Ocean View:

1. A documented shortage of affordable and flexible workforce housing;
2. The physical unsuitability of upper-elevation 'a'ā lava parcels for meaningful agricultural production; and
3. The need for locally retained, small-scale economic activity that does not burden County infrastructure or alter rural character.

The project is proposed as fully off-grid, phased, resident-operated, and capped well below commercial lodging intensity. It is designed to comply with Hawai'i County Code §25-4-7 Bed & Breakfast standards and the intent of HRS §205-6 allowing unusual and reasonable uses on Agricultural land when traditional agricultural use is impractical.

3A. Detailed written description of the proposed use, a statement of objectives and reasons for the request, including proposed hours of operation and number of employees/clientele.

Primary Use: Resident-Operator Housing

The primary use of the subject property is a single-family dwelling that will serve as the long-term residence for an on-site operator. This dwelling is not a transient accommodation, vacation rental, or separate dwelling unit. It is the anchor of the project and satisfies the Bed & Breakfast requirement that the operator reside on the same building site and that the lodging use remain incidental to the residence.

The availability of stable, affordable housing for the resident operator is the central public benefit of this project. Housing affordability is achieved through modest residential-scale construction, off-grid utilities, and supplemental income generated by a limited number of guest rooms.

Special Permit Application for Bed and Breakfast TMK (3)9-2-040:002-0000

Accessory Use: Detached Guest Bedroom Units

Accessory Bed & Breakfast accommodations are provided in four detached bedroom units, constructed in two phases:

- **Phase 1:** Two detached guest bedroom units
- **Phase 2:** Two additional detached guest bedroom units

Each unit consists of a bedroom, bathroom, and covered lanai. Units are designed exclusively for short-term, overnight lodging. No kitchens are provided. Total guest rooms and maximum occupancy remain within the limits established by Hawai'i County Code §25-4-7.

The phased approach ensures that development intensity remains low and allows County review of operational performance before any additional units are constructed.

Operational Characteristics

- On-site resident operator present full-time
- No events, weddings, retreats, or group activities
- No amplified music or commercial gatherings
- All guest parking provided on site
- Quiet hours enforced consistent with rural residential norms

3B. Description of the subject property in sufficient detail to precisely locate the property. Describe existing uses, structures, and topography. If portion of property to be used, state use of remainder of property.

The subject property is a one-acre parcel located at approximately 4,700 feet elevation within Hawaiian Ocean View Estates. The parcel consists primarily of 'a'ā lava with minimal soil development, scattered small 'ōhi'a trees, and low shrub vegetation. There are no existing structures or utilities.

Due to elevation, substrate, wind exposure, and lack of soil depth, the parcel is poorly suited for economically viable agricultural production without substantial imported soil and irrigation infrastructure. This condition is shared by thousands of similarly zoned parcels within HOVE, which has evolved into a low-density, off-grid residential community.

All proposed improvements, including the main dwelling, detached guest units, catchment system, septic system, and driveway, are shown on the site plan. The remainder of the property will remain undeveloped open space.

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TMK (3)9-2-040:002-0000

3C. State/County Plans affecting the subject request: State Land Use Boundary designation, General Plan designation, Zoning, Special Management Area and Community Development Plans.

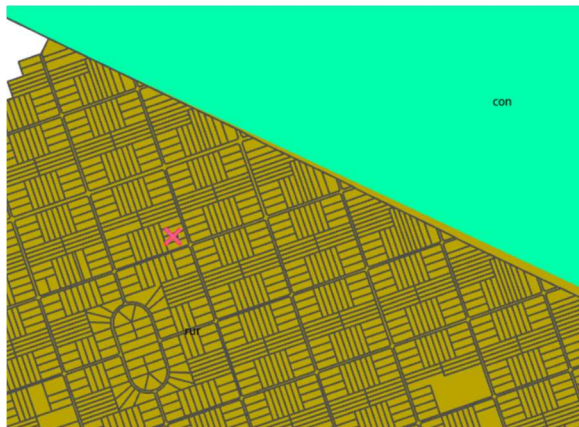
The proposed use is consistent with the Hawai'i County General Plan, the Ka'ū Community Development Plan, and State affordable housing objectives.

The General Plan encourages innovative housing solutions, small locally operated businesses, and land uses that support rural community resilience. The Ka'ū CDP emphasizes affordable housing, small-scale rural lodging, locally retained income, and economic opportunities appropriate to Ka'ū's infrastructure limitations.

This project directly advances those goals by combining long-term housing with a limited, resident-managed lodging component. It does not preclude future County planning objectives and remains reversible in scale and use due to its residential character.

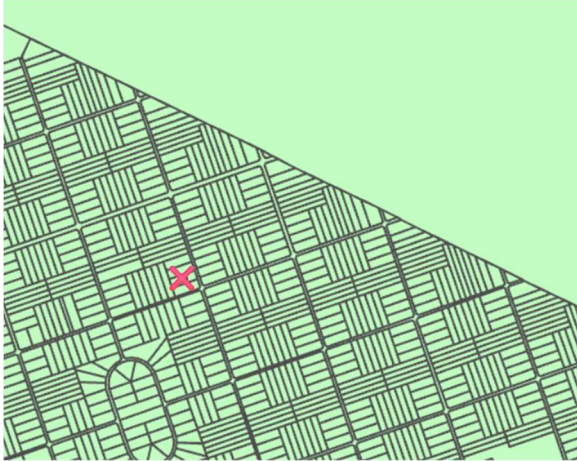
3D. Surrounding Zoning and Land Uses

Surrounding properties are zoned Agricultural and consist primarily of single-family dwellings or vacant lots. Development patterns are low-density, off-grid, and residential in character. The proposed structures are consistent in scale, spacing, and appearance with existing development in HOVE.

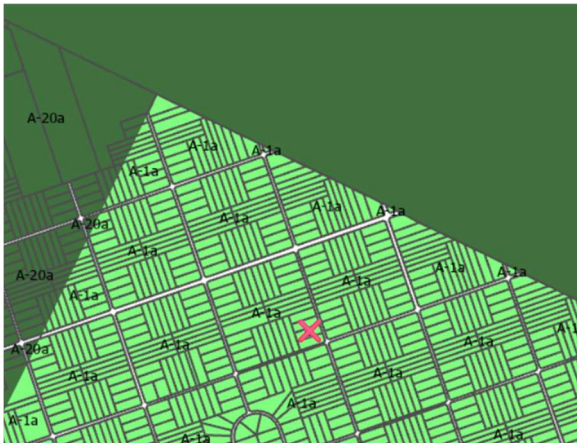


LUPAG Map- Rural -Orange
Conservation- Green

Special Permit Application for Bed and Breakfast TMK (3)9-2-040:002-0000



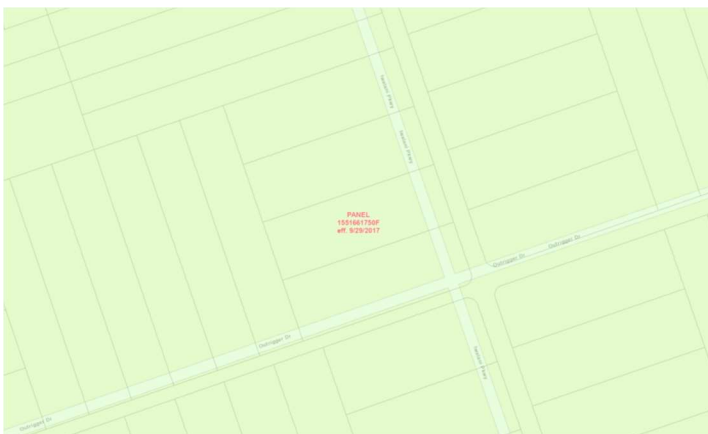
State Land Use Map-
Agricultural- Green



County Zoning Map-
A-20a- Dark Green
A-1a- Light Green

3E. Flood Zone

According to County mapping and FEMA Flood Insurance Rate Maps, the subject property is located in Flood Zone X, indicating an area of minimal flood hazard. The parcel is situated at approximately 4,700 feet elevation on 'a'ā lava terrain, with no streams, drainageways, or flood-prone features on or near the site. The proposed development will not be subject to flood-related hazards, and no flood mitigation measures or special flood permits are required.



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3F. Flora and Faunal Resources

Vegetation on the subject property is sparse and consists primarily of scattered small 'ōhi'a trees, 'ā'ali'i shrubs, and low groundcover typical of upper-elevation Ka'ū lava fields. No critical habitat or endangered species habitat is present on the site.

The development footprint is limited to building pads, driveway access, and utility areas. Disturbance to existing vegetation will be minimal, and remaining natural features will be preserved where feasible.

3G. Valued Cultural Resources

There are no known traditional or customary Native Hawaiian cultural practices, gathering areas, or access rights associated with the subject property. The site does not contain soils, vegetation, or landscape features typically associated with cultural resource use.

The proposed development will not restrict access to cultural sites or interfere with traditional practices in the surrounding area. In the event that cultural materials are unexpectedly discovered, appropriate notification and protection measures will be implemented pursuant to State law.

3I. Public Access

The subject property does not contain or provide access to any shoreline, mountain, or public access routes. There are no existing public trails or easements crossing the parcel. The proposed use will not block, alter, or restrict any form of public access.

3J. Description of access(es) to the area

The parcel front Iwalani Parkway which is maintained by the Hawaiian Ocean View Estates Road Maintenance Association. Vehicular access is direct and requires no off-site improvements. The existing roadway network provides adequate access to the site and to the broader Ka'ū region via Hawai'i Belt Road. The parcel includes a fractional fee simple interest and non-exclusive easement rights over subdivision roadways for ingress, egress, and utilities, consistent with Hawaiian Ocean View Estates access provisions.

“An undivided 1/150th fee simple interest in and to all roadways located within the above-mentioned subdivision, together with a non-exclusive easement of way in common with all other owners from time to time of lands therein, in, over, under, and across all of said roadways, for all ingress, egress, and utility purposes; provided, however, that in the event it shall at any future time be deemed desirable by the committee having control of the Road Maintenance Taxation Fund hereafter established to convey the said roadways or any

Special Permit Application for Bed and Breakfast

TMK (3)9-2-040:002-0000

portion of them to any proper governmental authority which shall undertake the maintenance of said roadways, the ownership and easements herein set forth shall, to the extent necessary, be forthwith terminated, and the said Grantee herein does hereby irrevocably appoint said committee and its successors his attorney-in-fact to make such conveyances.”

3K. Traffic Impacts

The proposed Bed & Breakfast is expected to generate minimal traffic. With a maximum of four guest rooms and a resident operator on site, daily vehicle trips are limited and comparable to those generated by a single-family residence with occasional visitors. All guest parking will be provided on site, and no roadway improvements are required.

3L. Availability of Utilities

All utilities serving the project will be self-contained and off-grid. Water will be supplied by a rainwater catchment system with filtration and treatment. Wastewater will be handled by a private septic system permitted through the Hawai'i Department of Health. Electrical power will be provided by a solar photovoltaic system with battery storage. Solid waste will be disposed of at the existing County transfer station. No County utility services are required.

4A. Reasons Supporting Grant of the Special Permit

This request satisfies HRS §205-6 as an unusual and reasonable use of Agricultural land because:

1. The land is physically unsuited for meaningful agricultural production;
2. The use is residential in scale and intensity;
3. The project provides affordable housing supported by a limited accessory use;
4. The resident-operator model ensures compliance and neighborhood compatibility; and
5. The project aligns with County and State policy objectives.

4B. The Proposed Use Will Not Adversely Affect Surrounding Properties

The proposed Bed & Breakfast will not adversely affect surrounding properties because it is intentionally limited in scale, residential in character, and fully managed by an on-site resident operator. Surrounding parcels within Hawaiian Ocean View Estates are predominantly developed with single-family dwellings or remain vacant, all within an Agricultural zoning framework that has evolved into low-density rural residential use.

Special Permit Application for Bed and Breakfast TMK (3)9-2-040:002-0000

The project includes one primary dwelling and four small detached guest bedroom units constructed in two phases. Building mass, height, setbacks, and spacing are consistent with nearby residences. No events, parties, or amplified activities are permitted, and all guest parking is provided on site. Traffic, noise, lighting, and activity levels will remain comparable to a typical rural residence with occasional visitors.

4C. The Proposed Use Will Not Unreasonably Burden Public Agencies

The project will not unreasonably burden County or State agencies because all utilities and services are self-contained. Water is provided through rainwater catchment, wastewater through a permitted private septic system, and electricity through a solar photovoltaic system with battery storage. No connections to County water, sewer, or electrical infrastructure are required.

Access is provided by Iwalani Parkway, a paved subdivision road maintained by the Hawaiian Ocean View Estates Road Maintenance Association. Traffic generation is minimal and does not require roadway improvements. Emergency services impacts are consistent with residential use, and the resident operator provides on-site management and oversight.

4D. The Proposed Use Responds to Unusual Conditions, Trends, and Needs

This request responds to unusual conditions and trends that have arisen since the Agricultural district boundaries were established. Although zoned Agricultural, the subject parcel consists of 'a'ā lava at approximately 4,700 feet elevation with no meaningful soil development, making traditional agriculture impractical.

At the same time, Ka'ū faces a documented shortage of affordable and flexible housing, as well as limited availability of modest, locally operated lodging. The proposed resident-operator housing model addresses both needs by providing long-term housing supported by a limited, accessory lodging use that remains compatible with rural conditions.

4E. The Land Is Unsuitable for Uses Permitted Within the Agricultural District

The subject property is unsuited for productive agricultural use due to its physical characteristics, including 'a'ā lava substrate, minimal soil depth, wind exposure, and limited rainfall. Viable agricultural production would require extensive soil importation, irrigation, and infrastructure that are not economically reasonable.

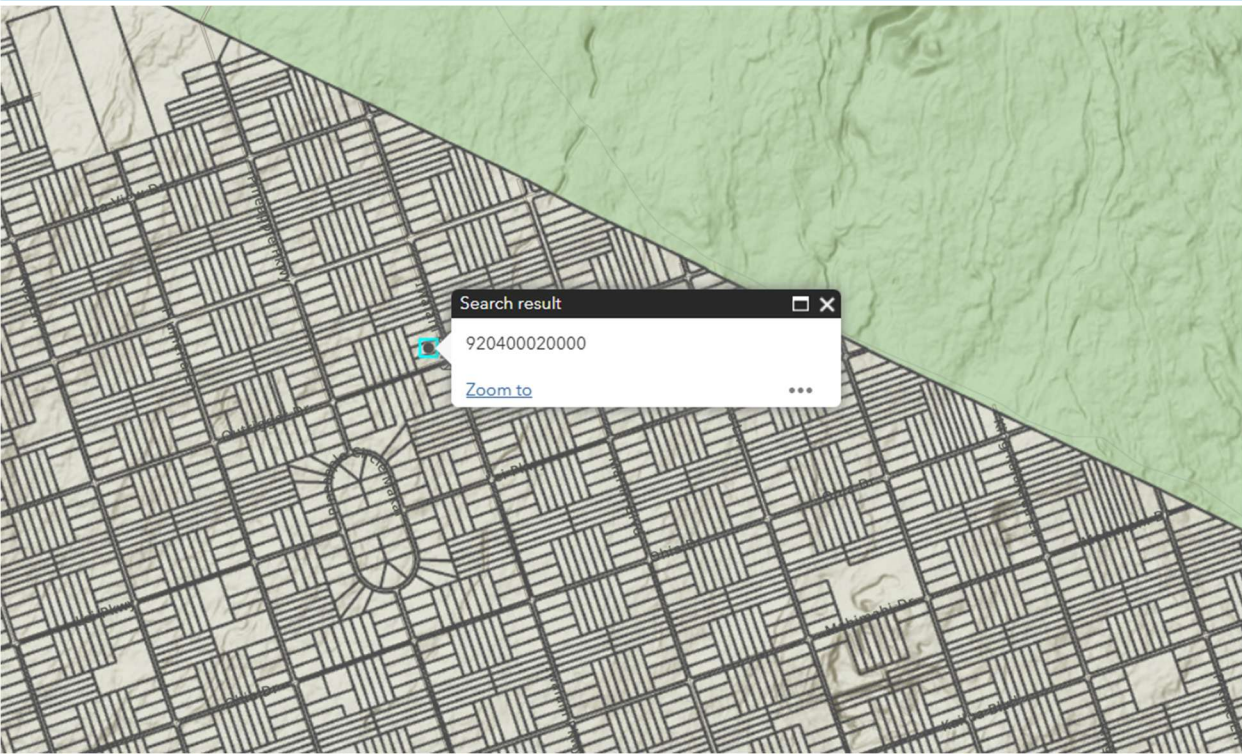
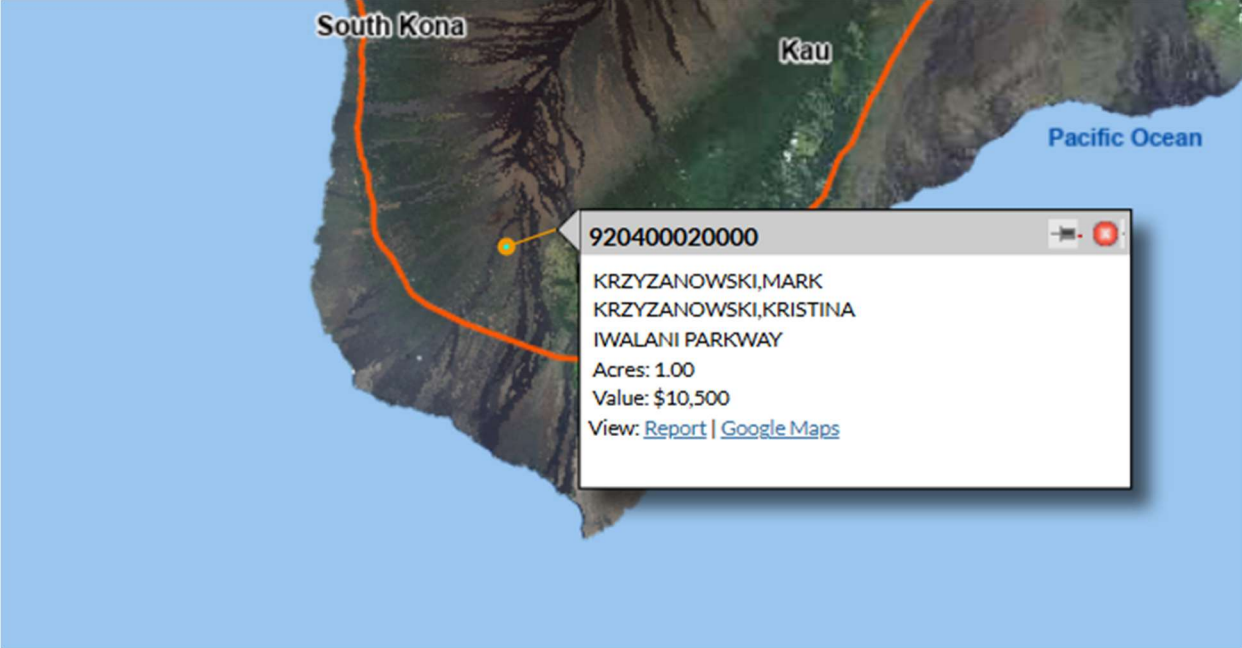
Special Permit Application for Bed and Breakfast TMK (3)9-2-040:002-0000

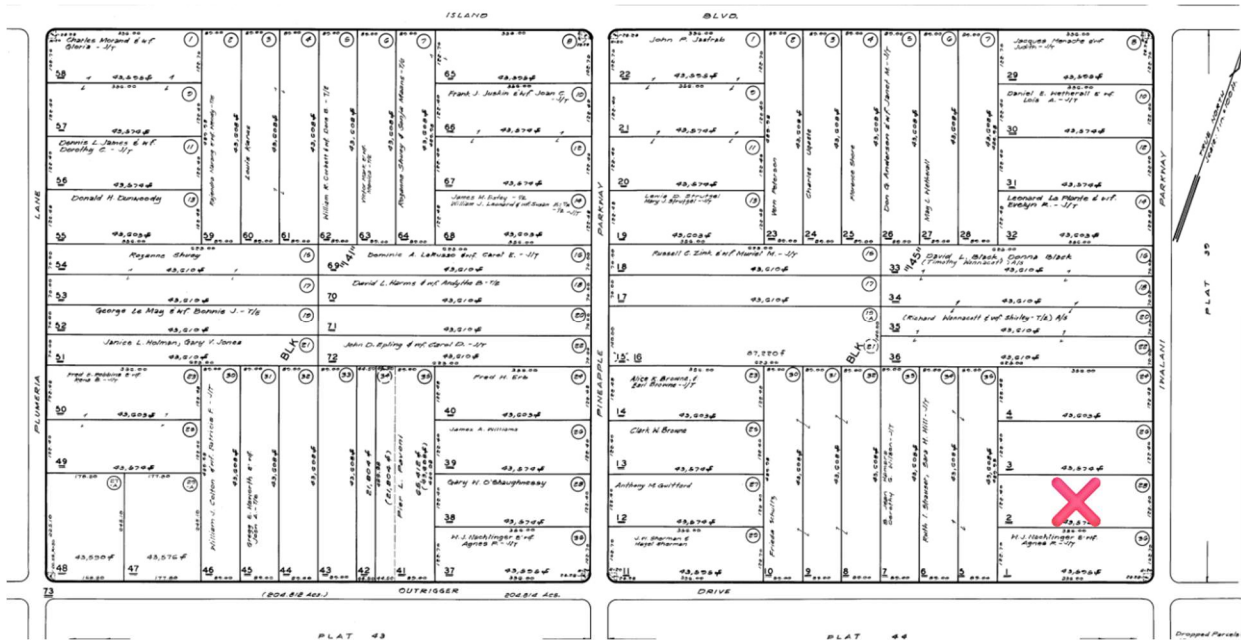
These conditions are common throughout upper Hawaiian Ocean View Estates, where thousands of similarly zoned parcels function as rural home sites rather than farms. Given these constraints, low-impact residential use represents the most reasonable utilization of the land.

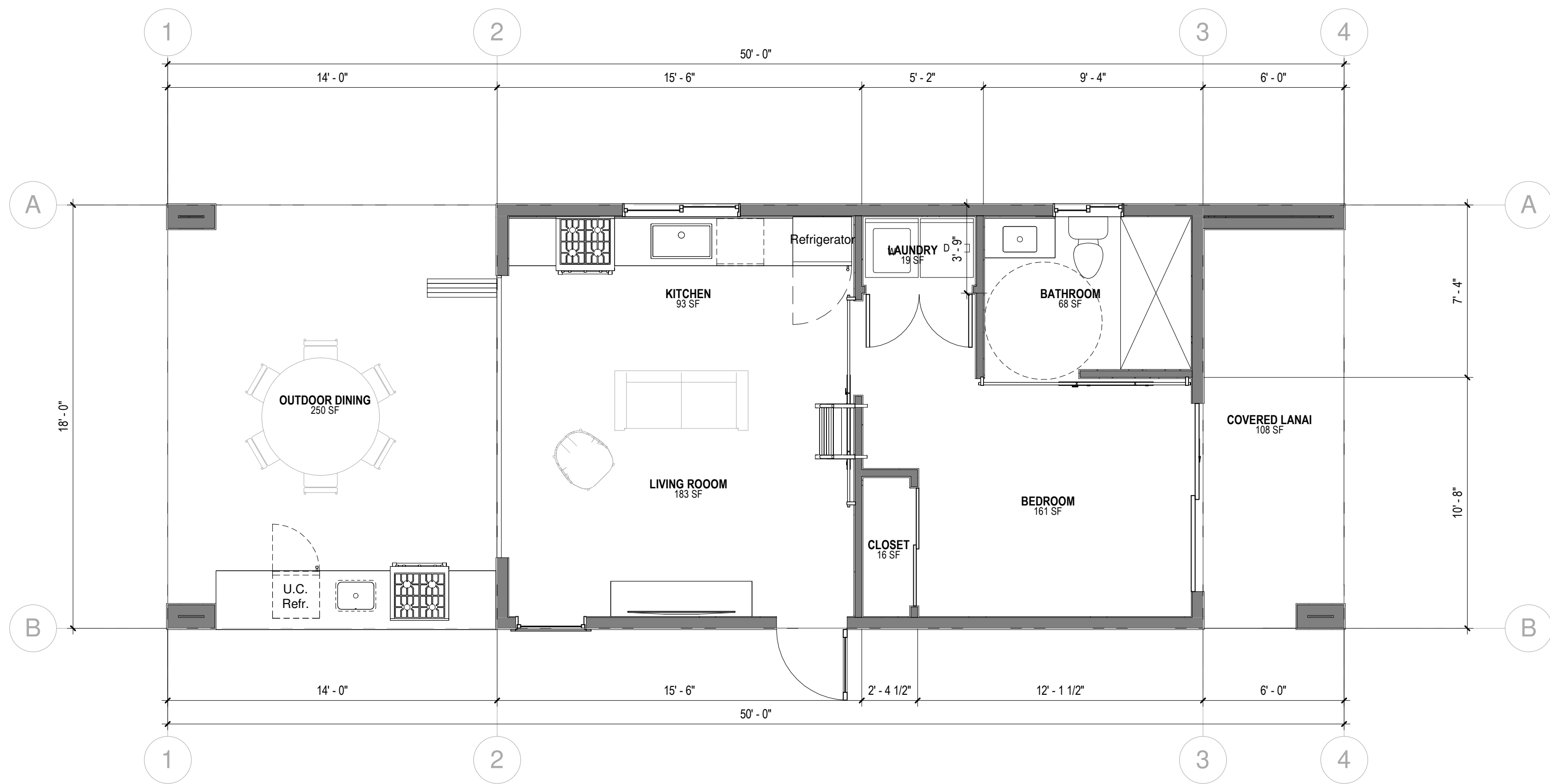
4F. The Proposed Use Will Not Alter the Essential Character of the Agricultural District

The proposed development will not substantially alter or change the essential character of the land or the Agricultural district. All structures are residential in scale and appearance, setbacks are maintained, and large portions of the lot remain undeveloped open space.

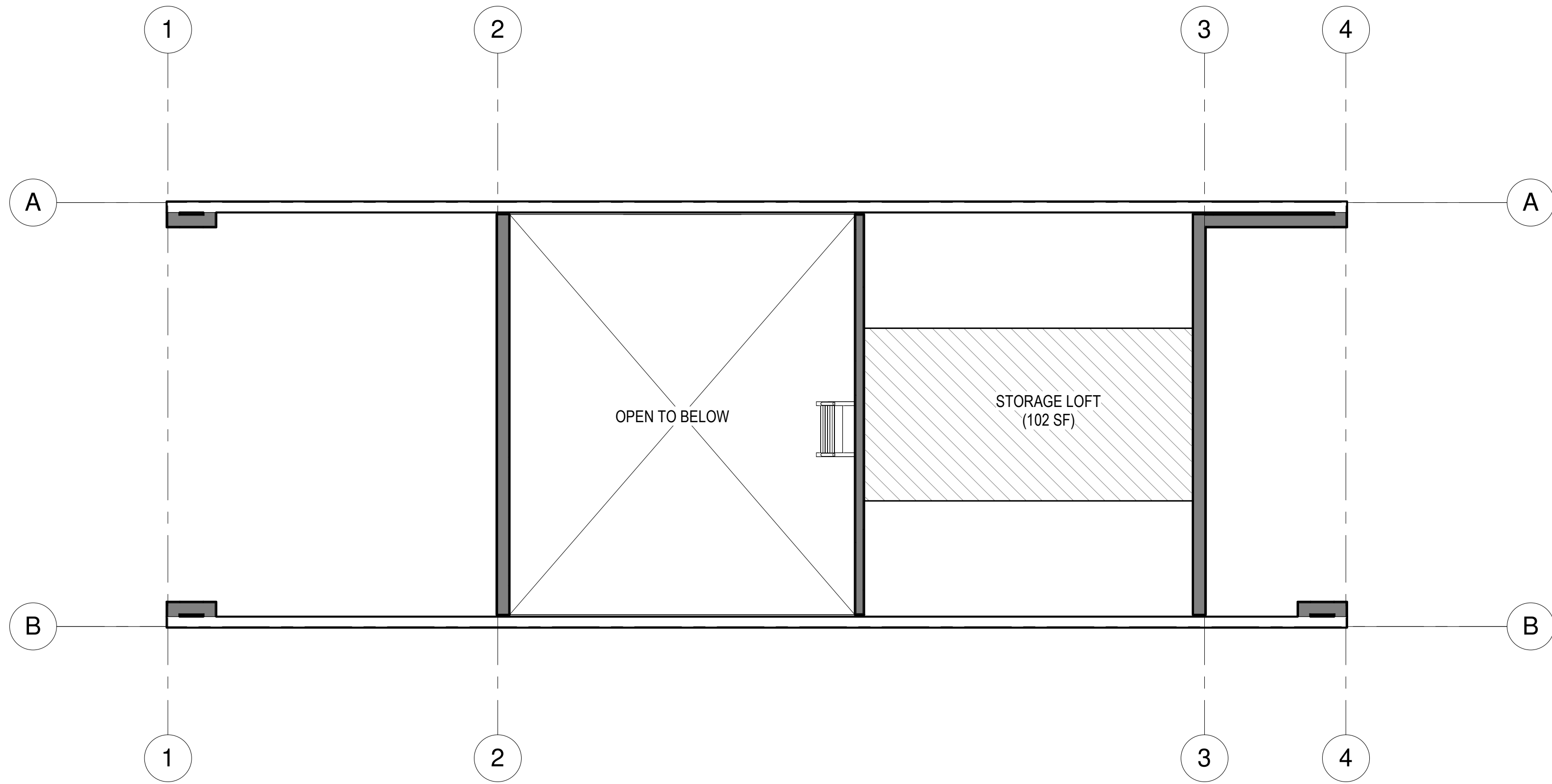
The Bed & Breakfast use is clearly subordinate to the primary residential use, with a resident operator living on site and a strictly limited number of guest rooms. No urban infrastructure, commercial facilities, or intensive visitor uses are introduced. As a result, the project fits the established pattern of rural residential living in upper Ocean View and remains consistent with the intent of the Agricultural district.



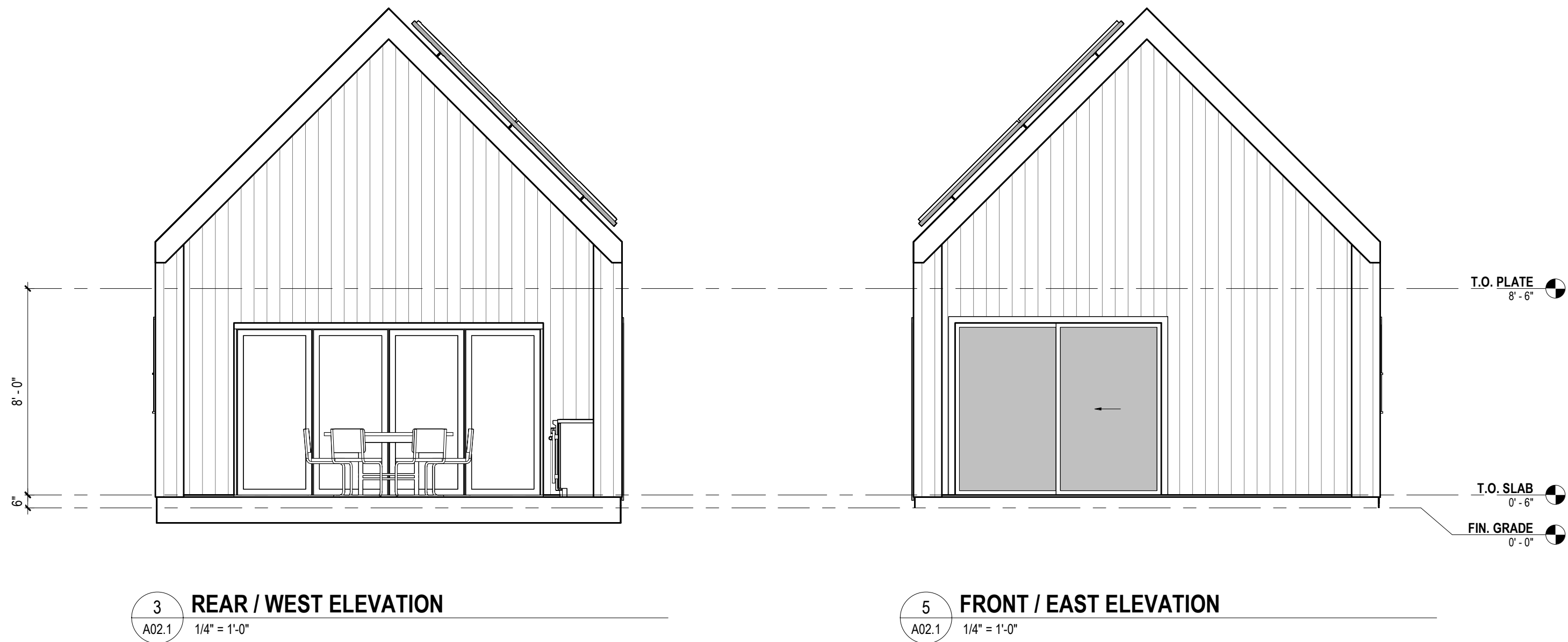




1 MAIN HOUSE - GROUND FLOOR PLAN
A02.1 1/4" = 1'-0"

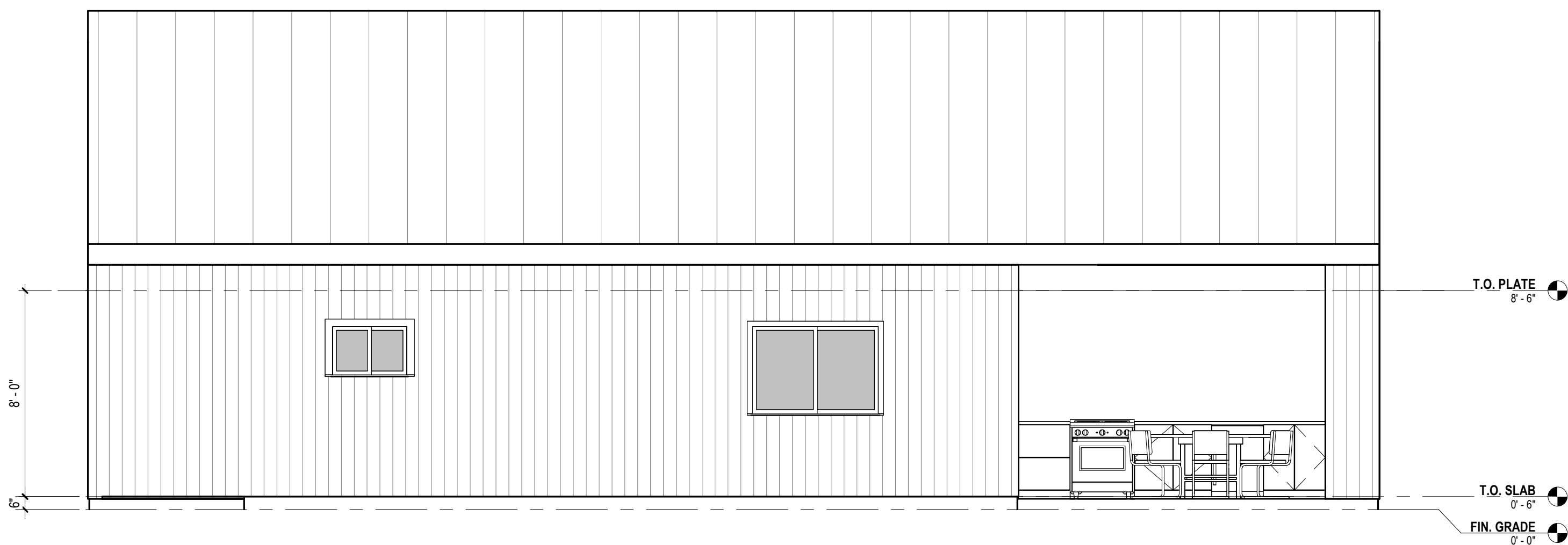


2 MAIN HOUSE - LOFT LEVEL
A02.1 1/4" = 1'-0"

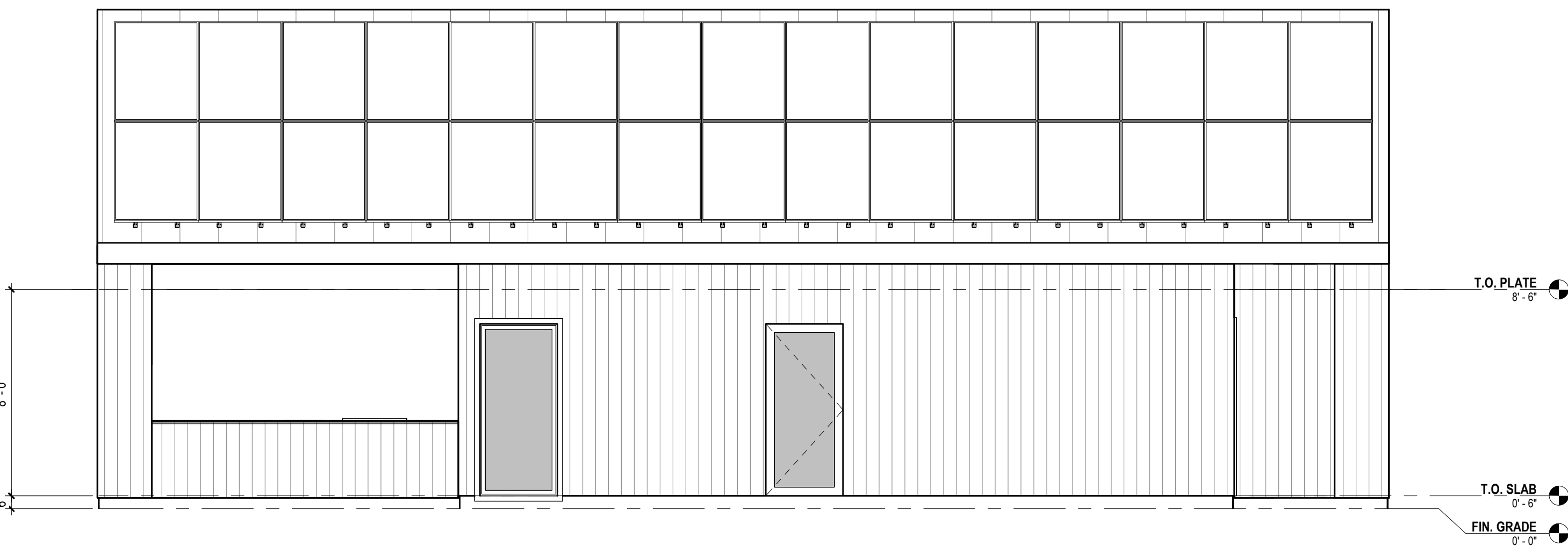


3 REAR / WEST ELEVATION
A02.1 1/4" = 1'-0"

5 FRONT / EAST ELEVATION
A02.1 1/4" = 1'-0"



4 RIGHT-SIDE / NORTH ELEVATION
A02.1 1/4" = 1'-0"



6 LEFT-SIDE / SOUTH ELEVATION
A02.1 1/4" = 1'-0"



MK PLANNING

THIS WORK WAS PREPARED BY ME OR UNDER MY
SUPERVISION. CONSTRUCTION OF THIS PROJECT WILL BE
UNDER MY OBSERVATION.
SUPERVISION OF CONSTRUCTION IS TO BE DEFINED IN SECTION 1.2.
I, THE ARCHITECT, HEREBY CERTIFY THAT I AM A LICENSED
ARCHITECT IN THE STATE OF HAWAII.
DIVISION, DEPT. OF REGULATORY AGENCIES, STATE OF HAWAII.
ARCHITECTURAL LICENSE
EXPIRATION DATE: APRIL 30, 2026

NEW CONSTRUCTION FOR:
KRZYZANOWSKI, MARK &
KRZYZANOWSKI, KRISTINA

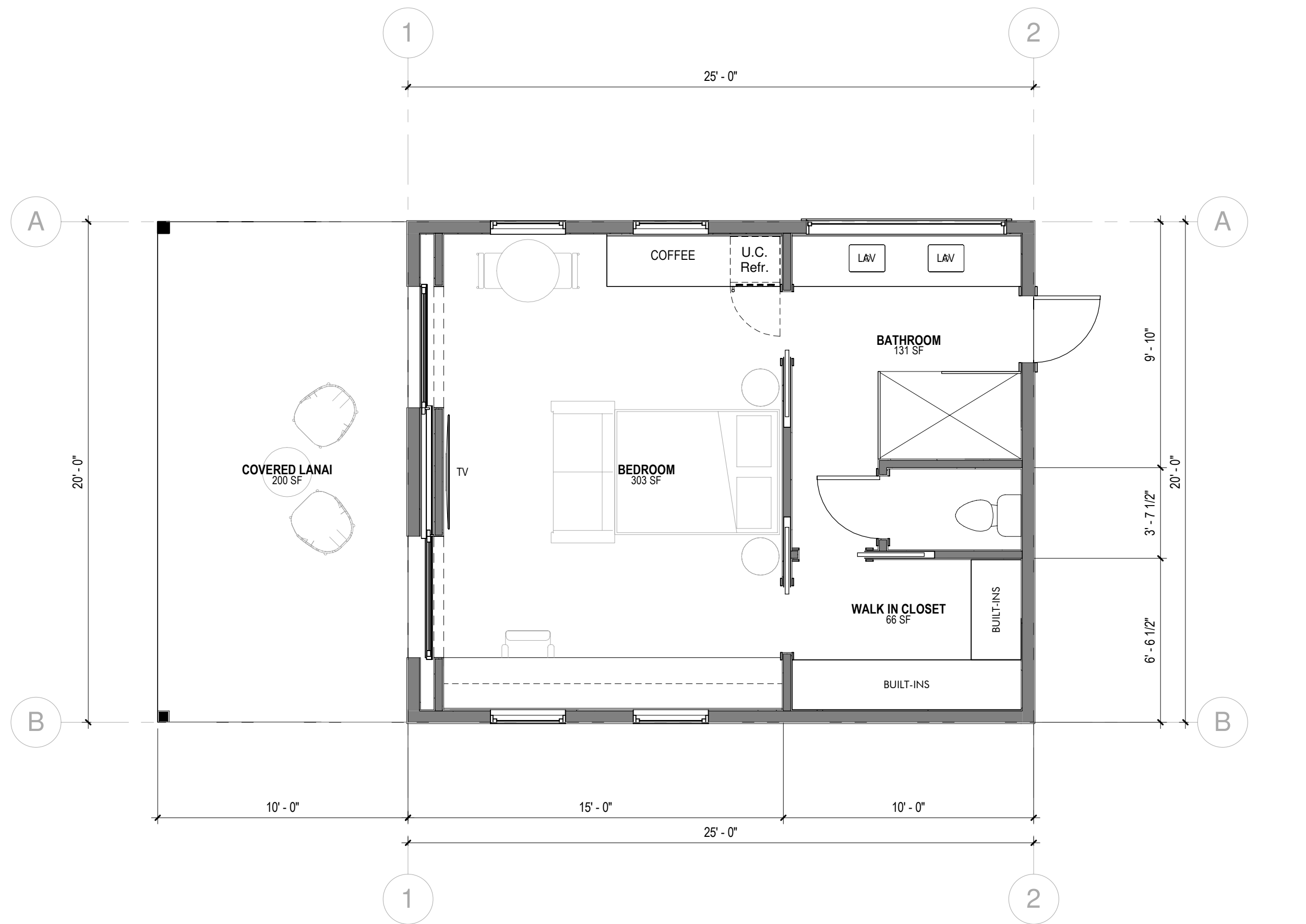
IWALANI PARKWAY
T.M.K. (3) 9-2-040-002-0000

REVISIONS:
NO. DATE DESCRIPTION

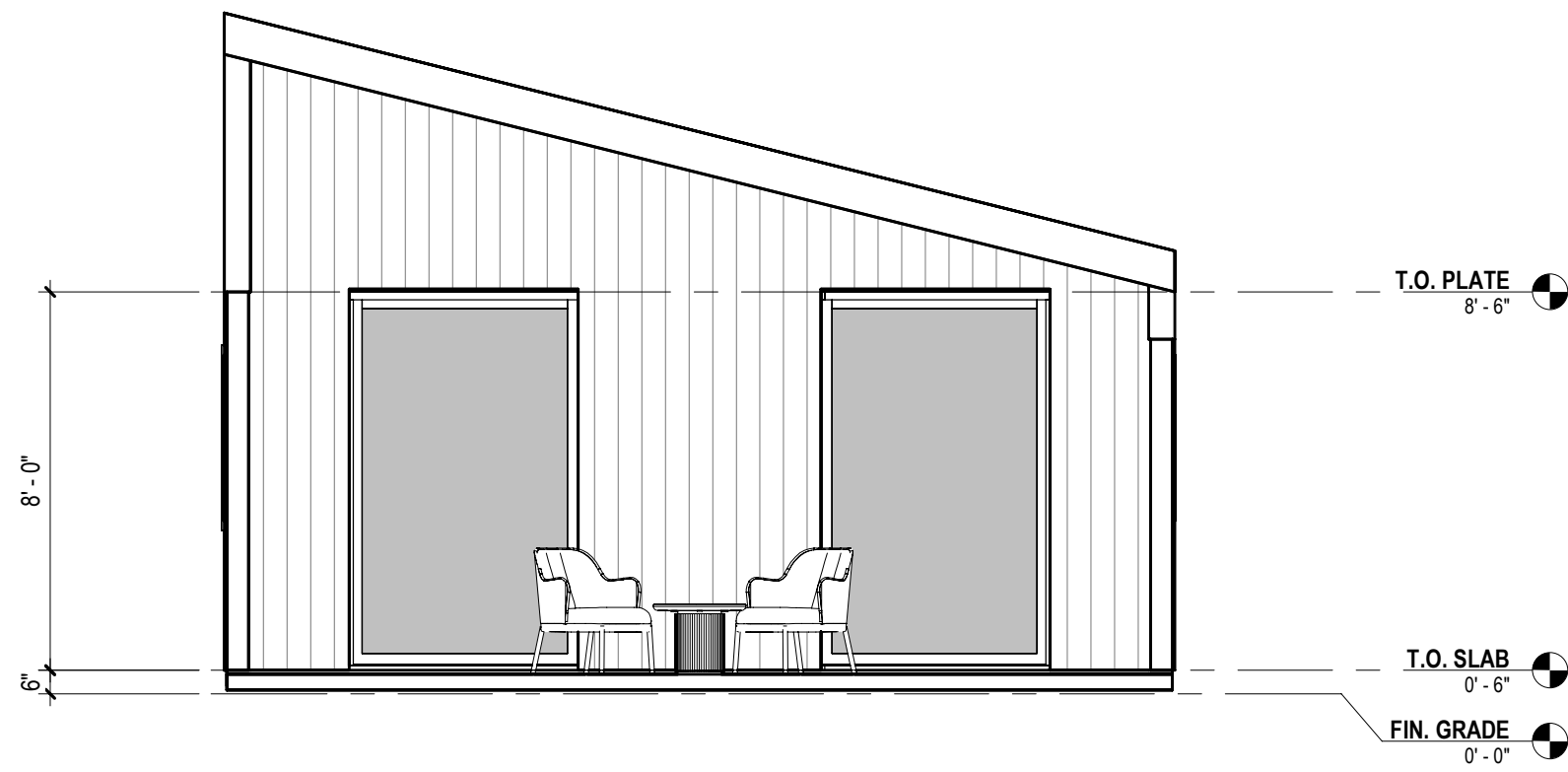
FLOOR PLAN & BUILDING
ELEVATIONS

PRELIM
12/01/2025

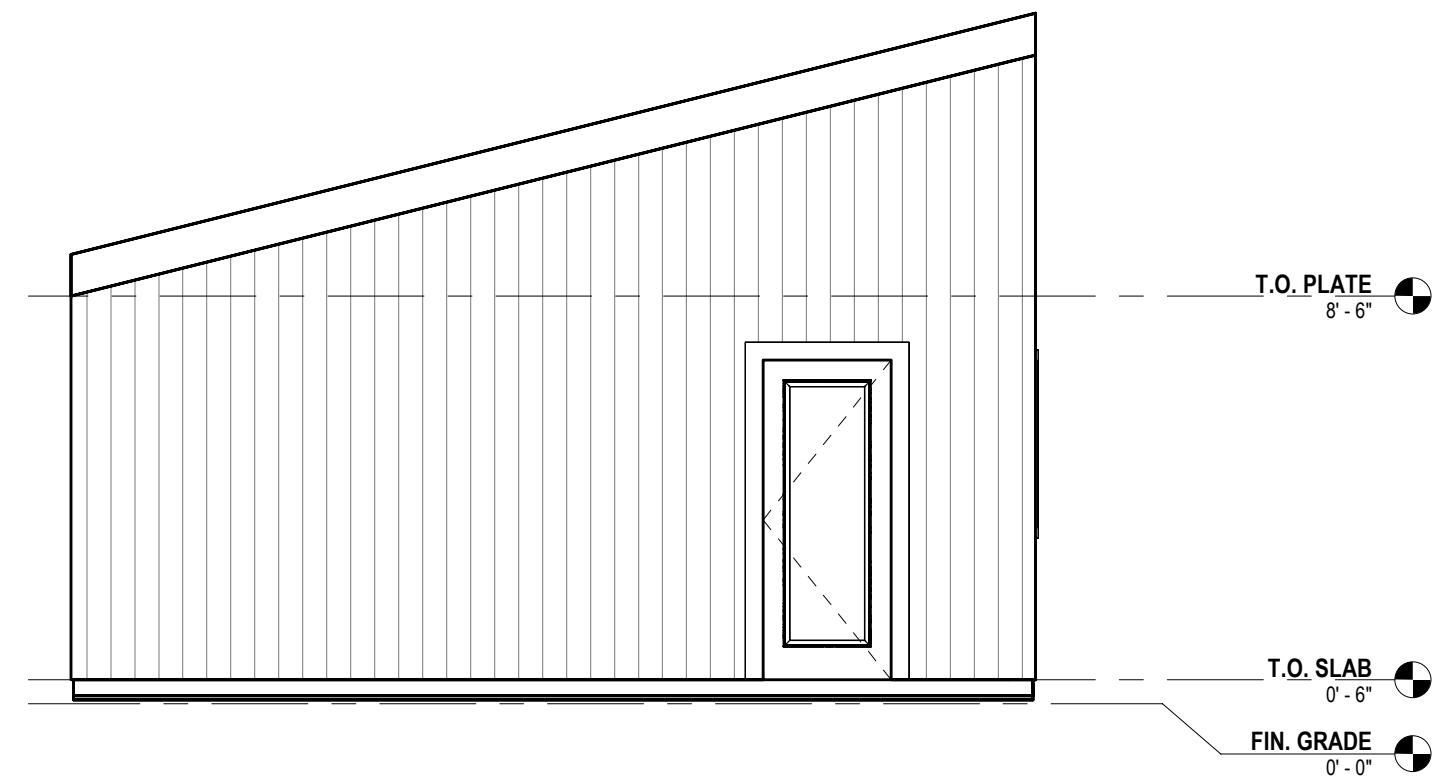
A02.1



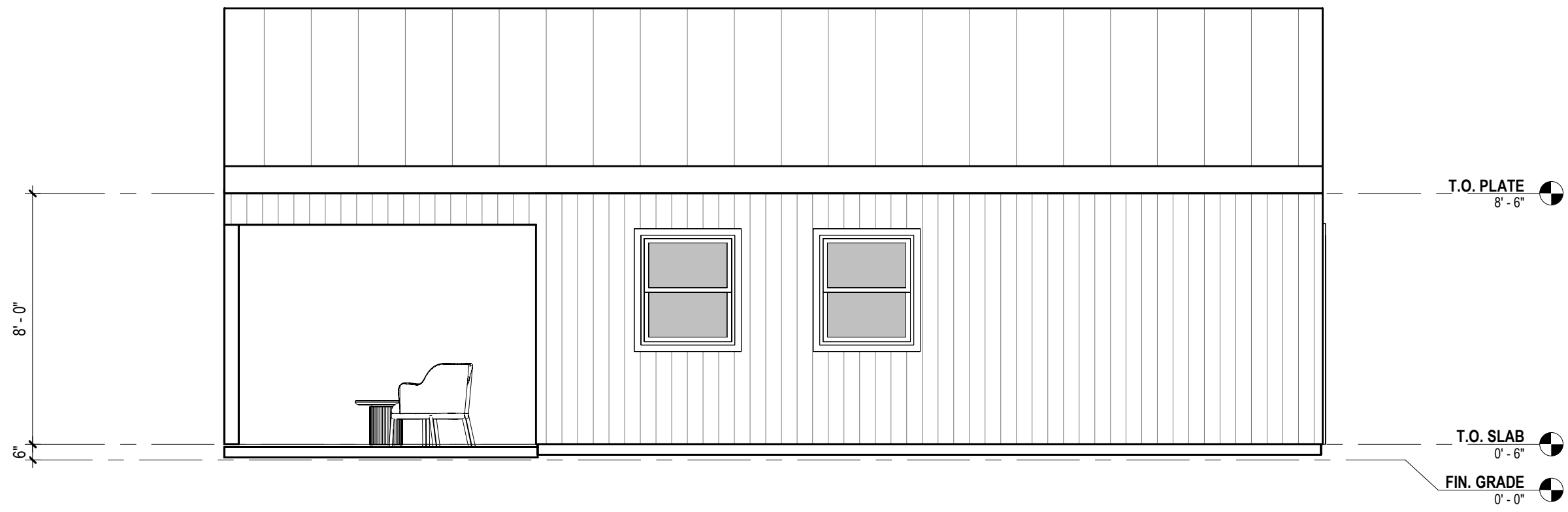
1 DETACHED BEDROM UNIT - FLOOR PLAN
A02.1 1/4" = 1'-0"



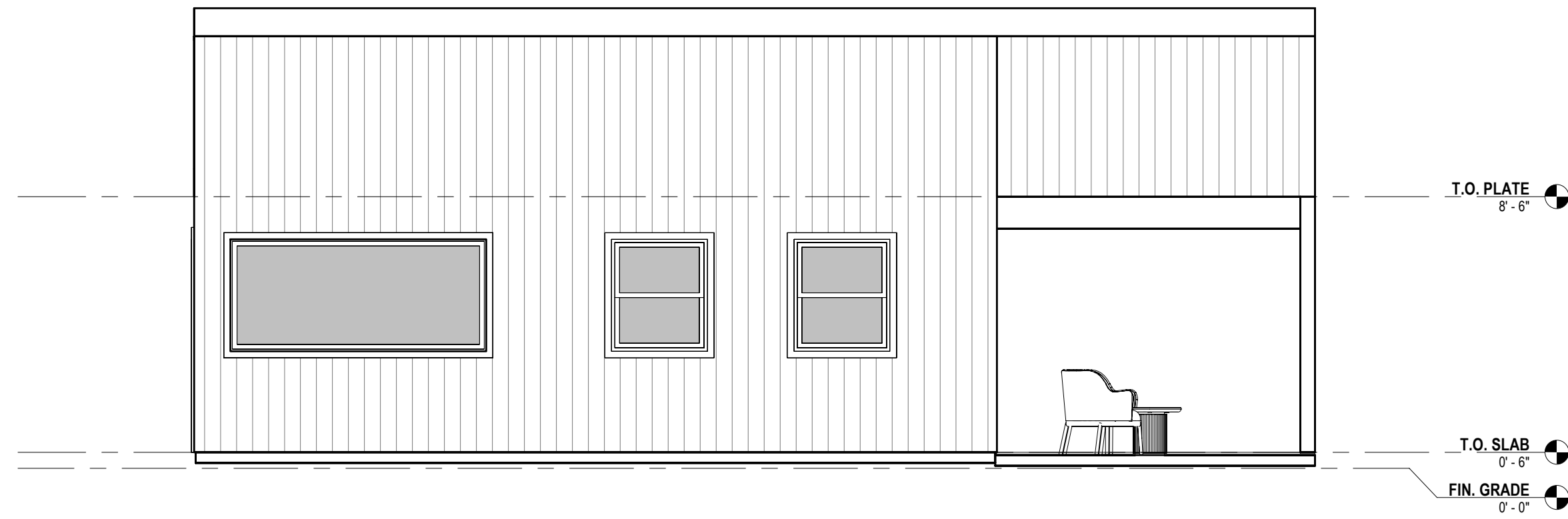
2 FRONT / SOUTHEAST ELEVATION
A02.1 1/4" = 1'-0"



3 REAR / NORTHWEST ELEVATION
A02.1 1/4" = 1'-0"



5 RIGHT-SIDE / NORTHEAST ELEVATION
A02.1 1/4" = 1'-0"



4 LEFT-SIDE / SOUTHWEST ELEVATION
A02.1 1/4" = 1'-0"

April 10, 2026

Jeffrey W. Darrow, Director
County of Hawai'i Planning Department
101 Pauahi Street, Suite 3
Hilo, Hawai'i 96720

RE: Supplemental Information Responses
Special Permit Application (PL-SPP-2025-000113)
TMK: (3) 9-2-040:002; Ka'ū, Hawai'i

Aloha Director Darrow,

This letter is provided in response to Planning Department staff requests for additional information regarding the above-referenced Special Permit Application. The following summarizes questions received from staff, together with the our responses.

1. Water Supply for Bed & Breakfast Guests

Date Requested: April 7, 2026

Date Responded: April 7, 2026

Question: Whether potable water for guests will be provided in addition to catchment water.

Response: We confirm that potable water for guests will be provided through bottled water and/or water cooler systems located within each rentable unit. This is in addition to the on-site rainwater catchment system serving the primary dwelling.

2. Total Area of Development

Date Requested: April 9, 2026

Date Responded: April 10, 2026

Question: Total area of property that will be developed, including structures, driveway, and parking.

Response: The subject parcel consists of approximately 43,574 square feet (1.0 acre). Development is limited to a portion of the site, as summarized below.

Site Development Summary

Category	Description	Estimated Area (SF)
Total Parcel Area	Entire subject property	43,574
Main House Footprint	Primary dwelling including covered lanai	900
Detached Guest Units (4)	Four detached units including covered lanais (~700 SF each)	2,800
Driveway & Internal Access	Internal driveway and circulation areas (estimated)	4,000
Parking Areas	Guest and resident parking (estimated)	2,000
Utility Areas	Catchment tank, pump house, septic system (estimated)	1,000
Total Developed Area	All improvements combined	10,700
Remaining Undeveloped Area	Natural/open space	32,874

Final development areas may be refined at the time of building permit submittal.

3. Use of the Remainder of the Property

Date Requested: April 9, 2026

Date Responded: April 10, 2026

Question: Proposed use of the remainder of the property, including whether it will be agricultural use or remain undeveloped.

Response: The remaining portion of the property will be maintained in its natural condition to the greatest extent practicable. Existing native vegetation, including 'ōhi'a trees and 'a'ali'i shrubs, will be retained where feasible.

Consistent with allowable uses within the Agricultural District, portions of the undeveloped area are intended to support low-impact agricultural activities, including honey production (apiary use) and the propagation of native flora. These activities are limited in scale and will not require substantial grading or infrastructure improvements.

Please feel free to contact us should additional clarification be required.

Sincerely,

Mark and Jack Krzyzanowski

From: [Henderson, Royd](#)
To: [Planning Internet Mail](#)
Date: Tuesday, February 24, 2026 8:36:22 AM
Attachments: [2026-02-23 Memo to Agencies for Comments \(PL-SPP-2025-000113\).pdf](#)
[Outlook-o5byri2d](#)

Good Morning,

Comments on the proposed as reviewed:

1. Fire Department Access and water supply. NFPA 1 Hawaii State Fire Code.
2. Road dimensions shall comply with NFPA 1 Hawaii State Fire Code.

Thank you,

Royd

Royd Henderson
Battalion Chief
Fire Prevention Branch
Hawai'i Fire Department
Office: 808-932-2911



C. Kimo Alameda, Ph.D.
Mayor

William V. Brilhante Jr.
Managing Director



Daniel Girvan, P.E.
Director

Craig Kawaguchi
Deputy Director

County of Hawai'i

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

345 Kekūanāʻo'a Street, Suite 41 · Hilo, Hawai'i 96720 · cohdem@hawaiiicounty.gov

Ph: (808) 961-8083 · Fax: (808) 961-8086

MEMORANDUM

DATE: February 26, 2026

TO: Jeffrey Darrow, Director
Planning Department

FROM: Daniel Girvan, Director 
Department of Environmental Management

SUBJECT: Special Permit Application (PL-SPP-2025-000113)
Applicant: Jack Krzyzanowski and Mark Krzyzanowski
Request: To Establish a Four (4)-Bedroom Bed & Breakfast Operation Within a
Proposed Five (5) Bedroom Farm Dwelling
Tax Map Key: (3) 9-2-040:002; Kā'u, Hawai'i

The Wastewater Division has reviewed the subject application and offers the following comments and/or recommendations:

- ☐ No Comments
- ☐ The proposed subdivision is *accessible to a sewer*. The applicant is required to connect all existing and proposed structures to the public sewer in accordance with Section 21-6 and Division 2 of the Hawaii County Code.
- ☐ The proposed subdivision is within 300-linear feet of an existing sewer system. The applicant shall install sewer lines as required by Section 23-85 of the Hawaii County Code. Sewer lines shall comply with Chapter 21, Division 2
- ☐ Extensions of the public sewer system:
The applicant shall submit a letter application to the director detailing where and why the sewer extension is being requested, and a payment mechanism:
 - ☐ The applicant constructs and pays full cost for the extension and may receive for 10 years after completion one-half of all sewer charges collected by the County from other properties that connect to the extension, provided the reimbursement does not exceed the cost incurred by the applicant.

- ☐ County constructs the extension (the County has yet to create a program to allow this):
 - ☐ The applicant pays the full cost for the extension and may receive for 10 years after completion one-half of all sewer charges collected by the County from other properties that connect to the extension, provided the reimbursement does not exceed the cost incurred by the applicant.
 - ☐ The applicant pays one-half the cost and the County pays the other half of the extension cost. The applicant shall submit sewer engineering plans and sewer study to the Wastewater Division for review.
- ☐ The applicant shall submit a study documenting proposed additional sewer flows so the director can evaluate the capacity of the existing system to handle them. Contact Wastewater Division staff for *Sewer Study* requirements.
- ☐ The proposed subdivision may be subject to existing or future federal, state, or county regulation under Title 40 CFR 403. Contact the Wastewater Division Pretreatment Group for information regarding pretreatment standards and requirements.
- ☒ The proposed subdivision is about 20 miles from nearest Hawai'i County Sewer. The applicant shall comply with Department of Health requirements, and all other applicable federal, state, and county regulations. The applicant shall submit plans for treatment facilities to the Department of Health and to the Department of Environmental Management director for review as required by Section 21-11.

For sewers in private roadways:

- ☐ Sewers will be dedicated to the County in accordance with Section 21-19. Contact the Wastewater Division for sewer and easement details and requirements. Applicant shall hold the County harmless for any damage to roadway corridors during or caused by the construction. Contact Wastewater Division for *Permit to Perform Work on the Public Sewer System*.
- ☐ Sewers will be private and will not be dedicated to the County. The applicant shall comply with all Department of Public Works requirements. Contact the Wastewater Division for *Permit to Perform Work on the Public Sewer System*.
- ☐ Other:

Location Map - TMK 9-2-040-002



Current Time: 2/25/2026 2:11 PM

1 inch equals 2 miles

Wastewater Staff

Scale: 1:144,448

Treatment Plants and Pump Stations

Custom

- County Pump Station
- Non-County Pump Station
- County Treatment Plant
- Non-County Treatment Plant

Laterals

Custom

- County Lateral
- Non-County Lateral
- Flow Direction

Mains

Custom

- County Gravity Main

Non-County Gravity Main

- County Force Main
- Non-County Force Main
- County Outfall
- Non-County Outfall
- County Siphon
- County Stub
- Non-County Stub
- County Treatment
- Non-County Treatment

Manholes

Custom

- County Dropline Manhole
- County Manhole
- Non-County Dropline Manhole

Non-County Manhole

Service Connections

Service Connections

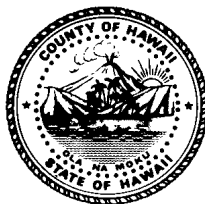
- Connected
- Assumed Connection
- Failed Inspection
- Permit Pending
- Proposed
- Connection Exemption
- Not Connected
- Not Connected - Additional Lateral
- Abandoned
- Unknown



Disclaimer: Data provided and maintained by the Hawaii County Wastewater Division are subject to change at any time. The County of Hawaii does not guarantee the positional or thematic accuracy of the GIS data.

Mitchell D. Roth
Mayor

Deanna S. Sako
Managing Director



Diane Nakagawa
Finance Director

Aaron K. H. Brown
Deputy Director

County of Hawai'i

DEPARTMENT OF FINANCE - REAL PROPERTY TAX

Aupuni Center • 101 Pauahi Street • Suite No. 4 • Hilo, Hawai'i 96720-4679 • Fax (808) 961-8415
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 Flr. • Kailua Kona, Hawai'i 96740
Fax (808) 327-3538 • Appraisers (808) 323-4881 • Clerical (808) 323-4880

Date: 2/27/26

Tax Map Key: 3-9-2-040-002

To: Planning Director

From: Real Property Tax Office

Subj: Request for Comments and/or Review

Comments from the Appraisal Section:

- ☐ Property is receiving agricultural use value
- ☐ Property is dedicated to agricultural use
- ☐ Possible rollback taxes
- ☒ There are no comments at this time

Remarks: _____

Appraiser to Contact: Dylan Silva

Phone: 808-961-8302

Comments from the collection section:

- ☐ Status of real property taxes:
- ☒ Current
- ☐ Delinquent / Amounts \$ _____
Amount includes tax, penalty & interest up to _____

Remarks: Paid till June 30, 2026 - Second half of 2025

Collection personnel to contact: Chantel Carlos

Phone: 808-961-8282

Planning Dept.
Exhibit 4

From: [Fondy, Derek](#)
To: [Planning Internet Mail](#)
Subject: Request for Comments on Special Permit Application No. PL-SPP-2025-000113 | Jack Krzyzanowski and Mark Krzyzanowski on TMK: 9-2-040:002
Date: Monday, March 2, 2026 8:34:23 AM

Aloha,

If the special permit application is approved allowing a four-bedroom bed and breakfast establishment and verifiable hosted STVR activity is confirmed through online booking sites or guest reviews, the parcel/owners will lose benefits of the homeowner classification if applicable. The benefits of the homeowner classification are a 3% annual growth cap and a tax rate of \$5.95 per \$1,000 of assessed valuation.

Mahalo,

Derek Fondy
Real Property Valuation Analyst - Compliance
Department of Finance
74-5044 Ane Keohokalole Hwy
Building D. 2nd Floor
Kailua-Kona, HI 96740
Office (808) 323-4885
Fax (808) 327-3538
Email: derek.fondy@hawaiicounty.gov

Mark Krzyzanowski
88-1491 Awapuhi Place
Captain Cook, HI 96704
(808) 271-7521

Co-Applicant and Parent/Guardian for Jack Krzyzanowski

April 10, 2026
Mr. Jeffrey W. Darrow
Planning Director
County of Hawai'i Planning Department
101 Pauahi Street, Suite 3
Hilo, HI 96720

Aloha Director Darrow:

Subject: Response to Agencies' Comments regarding Special Permit Application (PL-SPP-2025-000113)

Applicant: Jack Krzyzanowski and Mark Krzyzanowski

Request: To Establish a Four (4)-Bedroom Bed & Breakfast Operation Within a Proposed Five (5)-Bedroom Farm Dwelling

Tax Map Key: (3) 9-2-040:002, Ka'ū, Hawai'i

Thank you for providing us with comments received from the reviewing agencies regarding the above-referenced Special Permit Application. The proposed project is a small-scale, resident-operator bed and breakfast consisting of four detached guest bedroom units accessory to a proposed on-site residence on a one-acre Agricultural-zoned parcel in Hawaiian Ocean View Estates. No events, weddings, retreats, or similar group activities are proposed, all guest parking will be provided on site, and the project will rely upon off-grid utilities rather than County infrastructure. The Applicants respectfully submit the following responses for your consideration.

Department of Environmental Management, Wastewater Division (memorandum dated February 26, 2026)

The Applicants acknowledge the Wastewater Division's comment that the property is approximately twenty miles from the nearest Hawai'i County sewer and therefore will not be served by the County wastewater system. As represented in the application materials, wastewater service for the proposed residence and accessory bed and breakfast operation will be provided by an on-site wastewater treatment system to be reviewed and permitted through the State Department of Health.

The Applicants understand that all wastewater facilities shall comply with Department of Health requirements and all other applicable federal, state, and county regulations. Because the project is proposed as an off-grid, self-contained development with no connection to County sewer infrastructure, the Applicants do not anticipate any burden on the public sewer system. Solid waste generated by the proposed use will be disposed of at the existing County transfer station.

Real Property Tax Division, Department of Finance (email dated March 2, 2026)

The Applicants acknowledge the Real Property Tax Division's advisory comment regarding possible homeowner classification implications arising from transient lodging activity on the parcel. The Applicants understand that any tax classification or homeowner exemption determination is separate from the requested special permit and will be administered by the Department of Finance in accordance with applicable law. The Applicants will comply with all applicable tax reporting and classification requirements associated with the approved use.

Police Department (memorandum dated March 9, 2026)

The Applicants acknowledge the Police Department's response that it has no comments or objections to the requested special permit at this time. The Applicants appreciate the Department's review and

respectfully submit that the limited scale of the project, proposed on-site management by a resident operator, and on-site parking are all consistent with the conclusion that the use will not create significant traffic or public safety concerns.

Fire Department (email dated February 24, 2026)

The Applicants acknowledge the Fire Department's comments regarding fire department access, water supply, and roadway standards in accordance with NFPA 1, Hawai'i State Fire Code.

The subject property fronts Iwalani Parkway and is directly served by the existing subdivision roadway network, which provides primary access to the site. The proposed project is residential in scale and intensity, consisting of a single-family dwelling and a limited number of detached guest units, which allows fire access and life-safety considerations to be addressed in a manner consistent with typical single-family residential development patterns.

Internal access to all structures will be provided via a driveway designed to accommodate emergency vehicle access. The driveway will be constructed to meet applicable grade, width, and load-bearing requirements, and will include adequate turnaround provisions if required by the Fire Department at the time of building permit review. The Applicants note that paved access is not typical within this portion of Hawaiian Ocean View Estates, and alternative all-weather surfaces consistent with Fire Code requirements will be utilized.

With respect to water supply, the project is designed as a self-sufficient, off-grid development. The Applicants acknowledge that fire protection water requirements will be evaluated in coordination with the Fire Department, and that on-site water storage or other approved fire protection measures will be incorporated into the project design as required.

All applicable fire code requirements, including access, water supply, and life-safety provisions, will be addressed in detail during the building permit and construction plan review process.

Other reviewing agencies

We note that no comments have been provided to date from the Department of Public Works Engineering Division, Department of Health, State Land Use Commission, State Department of Agriculture, Office of Planning and Sustainable Development, HOVE Road Maintenance Corporation, LR-Ka'ū Community Development Plan, Administrative Permits, DLNR Land Division, and DLNR Engineering Division.

Based on the application materials, we do not anticipate adverse impacts to public infrastructure, drainageways, floodways, access easements, or the agricultural potential of surrounding properties. The parcel is located in Flood Zone X, has direct existing access via Iwalani Parkway, will be served by off-grid utilities, and consists primarily of 'a'ā lava with minimal soil development. The proposed resident-operator model allows a limited, low-impact lodging use to support on-site housing while maintaining rural character and minimizing public burdens. Any required Department of Health, wastewater, fire, building, or other regulatory approvals will be secured before construction and operation of the proposed use.

We hope that the foregoing adequately responds to the comments received to date. Please feel free to contact me should there be any questions or need for additional information.

Sincerely,

Mark Krzyzanowski

Co-Applicant and Parent/Guardian for Jack Krzyzanowski
copy via email: Jack Krzyzanowski