PLANNING DEPARTMENT
SHORELINE SETBACK APPLICATION

Instructions: File all information requested under Part A for processing the Determination of Applicability (§8-27.1), including signature page. Fill out Parts A and B if you know that your parcel will require a Certified Shoreline Survey, due to the proximity to the shoreline. If you are proposing a permitted structure or subdivision within the shoreline setback area fill in Part C. For applications involving a variance, complete Part D.

Applicant Information:

Applicant: PRAYNE HARDMAN, AGENT for LUCAS LE
Mailing Address: 7960 KEBE ST, ST. LUKE
Phone: 808-555-1234
Email: phardman@palmshome.com

Applicant's Status: (Check one)
☑ Owner of the Property
☐ Lessee of the Property
☐ Authorized Agent
☐ Holder of at least 75% of the equitable and legal title

Lessee must have an unexpired and recorded lease of five (5) years or more from the date of filing of this application. If not, Owner(s) must provide a Letter of Authorization.

County Zoning District: (Check one)
☐ Residential
☐ Commercial
☐ Industrial

Tax Map Key(s):
[Key]

Nature of Development:
NEW SINGLE FAMILY DWELLING

NO PERMITS WILL BE ISSUED WITHOUT PLANNING COMMISSION ACCEPTANCE, EXCEPT AS PROVIDED IN §8-27.8(c)(6)

Part A
Shoreline Setback Determination of Applicability (§8-27.1)
Check all that apply, fill in applicable information. Any box checked must be accompanied by additional information, photos and/or documentation.

1. Property is Abutting the Shoreline
☐ Proposed project’s approximate distance from shoreline (based on aerial map): __________ ft.

2. Property is Not Abutting the Shoreline
☐ Proposed project’s approximate distance from shoreline (based on aerial map): __________ ft.

3. Additional Information:
☐ Shoreline Change (Erosion/Accretion) Rate: 715 ft/year
☐ Number and description of parcels (including roads, buildings, structures) between Shoreline and this parcel:

FOR OFFICIAL USE ONLY:
SSD 201 X - A
Acceptance Date:
Website Posting Date:
Determination Date:
Planning Commission Date:
Expiration Date:
Planner Assigned:

(Information available here: www.soest.hawaii.edu/coasts/kaifai/nty/KCounty.html)
PLANNING DEPARTMENT
SHORELINE SETBACK APPLICATION

☐ Topography (undulating, flat, slope, etc.) and ground elevation of subject parcel (Lowest and Highest elevations)

RELATIVELY FLAT, APPROXIMATELY 2.5' ELEVATION CHANGE

☐ Shoreline type (e.g. beach, dune, rocky, sandy with rocky overtopping, etc.)

ROCKY

☐ Artificially armored Shoreline

☐ If checked, what type of armoring (e.g. seawall, revetment, bulkhead): ________

☐ Is the armoring permitted/authorized? ________

☐ Date of authorization (attach copy of authorization letter): ________

☐ Is property in coastal floodplain (if checked, what zone)? ________

☐ Has this property been subject to coastal hazards (i.e. flooding, erosion, tsunami, etc.) in the past? ________

NO

PLEASE NOTE:
Any misrepresentation of information in this shoreline setback application will result in revocation of this determination and may result in fines and criminal prosecution.

Applicant’s Signature

 admission W. Hofstall 3/13/16

Signature

Date

☐ Setback Determination is necessary. Requirements of Ordinance No. 979 are applicable.

☐ Setback Determination is NOT necessary. Requirements of Ordinance No. 979 are not applicable.

Planning Director or designee

Date 3/13/16

If Part A has been denied, a determination will be necessary, the additional information will be required for submission of this application.

Part B

☐ A non-refundable processing fee of one hundred dollars ($100.00) shall accompany a request for determination.

☐ An aerial map/image (ex. Google Maps or Google Earth) with a line drawn from the shoreline/vegetation line (approximate shoreline) to the proposed project and the calculated distance in feet.

☐ A detailed Plot Plan to scale with all existing and proposed structures including driveways, visible lot coverage, setbacks and measurement details, fences, gates, and walls, etc.

☐ Building Permit Number (If building plans submitted)

- 2 -
PLANNING DEPARTMENT
SHORELINE SETBACK DETERMINATION

Exemption Determination

Exemption 1
In cases where the proposed structure or subdivision satisfies the following four criteria:
(A) In cases where the proposed structure or subdivision is located outside of the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) "V" or "VZ" flood zones;
(B) The proposed structure or subdivision is located at an elevation which is thirty (30) feet above sea level or greater;
(C) The applicant can demonstrate to the satisfaction of the Planning Director that the property is clearly adjacent to a rocky shoreline and that it will not affect or be affected by coastal erosion or hazards and
(D) The shoreline setback shall be sixty (60) feet from the certified shoreline which has been established not more than twelve (12) months from the date of the application for the exception under this section.

Exemption 2
In cases where the applicant can demonstrate to the satisfaction of the Planning Director that the applicant’s proposed structure or subdivision will not affect beach processes, impact public beach access, or be affected by or contribute to coastal erosion or hazards, excluding natural disasters. Factors to be considered shall include, but not be limited to, proximity to the shoreline, topography, properties between shoreline and applicant's property, elevation, and the history of coastal hazards in the area.

Exemption 3
Pursuant to §8-27.7, those structures and uses found exempt in Table 3 (see pg. 7) including repair and renovations to a lawfully existing structure, including nonconforming structures, provided that:
(A) The repairs DO NOT enlarge, add to or expand the structure; increase the size or degree of non-conformity; or intensify the use of the structure or its impact on coastal processes;
(B) The repairs DO NOT constitute a substantial improvement of the structure; and
(C) The repairs are permitted by the Comprehensive Zoning Ordinance, Development Plans, building code, floodplain management regulations, special management area requirements under HRS Chapter 205A and any other applicable rule or law.

□ Letter from the Department of Public Works stating that the proposed project does NOT constitute "Substantial Improvement," pursuant to §8-27.2 (If applicable, will require valuation of project).

Exemption Determination (to be completed by Planning Department)

Pursuant to §8-27.3 the Kauai County Code, 1987 as amended, the Planning Department hereby certifies the proposed structure(s) or subdivision(s) as exempt from those shoreline setback determination requirements established under §8-27.8.

Pursuant to §8-27.7 the Kauai County Code, 1987 as amended, the proposed structure(s) is permitted within the shoreline setback area. While exempt from those shoreline setback determination requirements established under §8-27.8, the proposed structure(s) is subject to the conditions of §8-27.7(b). (See pg. 8)

Planning Director or designee

Data

3-14-18

Additional comments/conditions:
March 12, 2018

County of Kauai
Planning Department
4444 Rice Street
Lihue, HI 96766
(808) 241-4050

With this note, I request your recognition of agency vested in Palms Hawaii Architecture LLC to represent our interest in the process of Building and Zoning Permit applications for our property located at Lot 12 of Lani Villas Makai Subdivision, Kekauka St, Koloa, HI 96756 and further identified by TAX map key # (4) 2-8-28:12

As owner of 100% interest in this property I respectfully request your consideration of Palms Hawaii Architecture as our agent for the period ending December 31, 2018.

Sincerely,

Lucas Le, Owner

Mr. Lucas Le
2427 Kuhio Ave
Honolulu, HI 96815
(848) 307-3410
LOT DESCRIPTION

Lot 12 Of "LANI VILLAS MAKAI SUBDIVISION" (Increment 1). Being a portion of the Subdivision of Lot D-23 of "POIPU KAI SUBDIVISION" Koloa, (Kona), Kauai, Hawaii

Tax Map Key: (4) 2-8-28: 12

LOT AREA = 7,716 S.F.

FIRST FLOOR LIVING = 1454 S.F.
SECOND FLOOR LIVING = 1100 S.F.

TOTAL LIVING AREA = 2554 S.F.

GARAGE AREA = 624 S.F.

DRIVEWAY/WALKWAY/PATIO AREA = 1684 S.F.

TOTAL GROUND COVER AREA

BUILDING STRUCTURE = 1454 S.F.
GARAGE = 624 S.F.
DRIVEWAY/PATIO = 1684 S.F.

TOTAL = 3762 S.F.

LOT COVERAGE = 3,762 S.F./7,716 S.F. = 48.76% COVERAGE

KELAUKIA STREET

PALMS HAWAII ARCHITECTURE
Palmer W. Hafdahl, AIA
2970 Kamehameha Hwy. Suite 115 Lihue, HI 96766
808-246-4796 palmer@palmshawaii.com

LUCAS LE
CUSTOM RESIDENCE

LOT COVERAGE = 3,762 S.F./7,716 S.F. = 48.76% COVERAGE

LOT COVERAGE = 3,762 S.F./7,716 S.F. = 48.76% COVERAGE

LOT COVERAGE = 3,762 S.F./7,716 S.F. = 48.76% COVERAGE

LOT COVERAGE = 3,762 S.F./7,716 S.F. = 48.76% COVERAGE