

Re: subdivision

From: **Philip Gagorik** (gagorik@hawaiiantel.net)

Sent: Fri 3/04/11 10:32 AM

To: Diane Ware (volcanogetaway@yahoo.com)

Cc: Mary Lee Knapstad (maryleeknap@gmail.com); Mike McKenney (mpmckeney@msn.com); Nat Baker (natvision@aol.com); Robin Coonen (rcoonen@yahoo.com); Ronald F. McIntosh (ron@pacificjewels.com); hookilio@hotmail.com

1 attachment

attachment.jpeg (19.4 KB)

HI Diane,

The requirement to construct a County Standard Road when developing a subdivision applies only when you have no roads and you need to construct new roads for the new subdivision. In this case there are existing roads fronting the lots. The issue is whether they have legal access to Road A, which is a private road.

I'm making an assumption their deed does not say anything about Road A and that only lot owners in Cymbidium Acres were provided access via our deeds. Does anyone know for sure?

The problem we are facing now is that DPW didn't check that the road they were showing their driveway connection (to Road A) is a private road. Ie. when Marie came in for the building permit for dwelling in 2007 the plot plan only said "Road". This doesn't say much. Normally at planning, we do the setbacks and not the driveway check. DPW does that. However, our zoning clerks check the maps - and if the subdivision map is approved showing a no planting screen easement - it'll hopefully be noticed by planning too. Also, The surveyor usually starts with the subdivision map to create a plot plan when they apply for a building permit. So if the subdivision map clearly states Private Road - that should prompt DPW to deny driveway access for any future subdivided lots. What's also interesting, is the proposed subdivision map shows a no planting screen easement along Hinano (the paper road).

The letter should probably go in next week to planning. I'll work on a draft for VCARMC.

Susan

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On Mar 3, 2011, at 4:33 PM, Diane Ware wrote:

Hi Susan and Phil,

I received the water catch variance notice and was under the impression that if roads are needed to access any of the subdivision lots (from say Wright Rd.) that a requirement is to provide roads meeting County requirements. This is what stops most people because they can't afford to do this. Although another variance is needed to put in substandard roads and it not as easy to get. I was curious that there was just one variance.

Now is the time to advise the county we will not tolerate more entries from Rd. A. They already have two.

Diane Ware
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