CHAPTER 343, HRS
Environmental Assessment/Determination
Negative Declaration

Recorded Owner/Applicant: Barbara and Richard Littenberg
Location: 44-427 Kaneohe Bay Drive,
Kaneohe, Oahu
Tax Map Key: 4-4-6: 08
Request Determination: Modifications and Renovations to
an Existing Non-Conforming
Boathouse Located within the
40-Foot Shoreline Setback
Environmental Impact Statement
(EIS) Not Required

Attached and incorporated by reference is the environmental
assessment prepared by the applicant for the project.

On the basis of the environmental assessment, we have determined
that an Environmental Impact Statement is not required.

APPROVED
DONALD A. CLEGG
Director of Land Utilization

DAC:lg
DEPARTMENT OF LAND UTILIZATION
650 South King Street, 7th Floor
Honolulu, Hawaii 96813

DLU MASTER APPLICATION FORM

Additional data, drawing/plans, and fee requirements are listed on a separate sheet titled "Instructions for Filing." PLEASE ASK FOR THESE INSTRUCTIONS.

All specified materials and fees must accompany this form; incomplete applications could delay processing. You are encouraged to consult with department staff in completing the application. Please call the appropriate phone number given in the "Instructions for Filing" sheet. Please print legibly or type the required information.

PERMIT REQUESTED (Check one or more as appropriate):

Clusters:
☐ Agricultural Cluster
☐ Cluster Housing
☐ Country Cluster
☐ Park Dedication
☐ Plan Review Use
☐ Planned Development-Housing
☐ Shoreline Setback Variance
☐ Site Plan Review
☐ Special Management Area Permit/Assessment
☐ State Special Use Permit
☐ Subdivision
☐ Sunlight Reflection
☐ Variance from LOU Sec.(s):

Conditional Use Permits:
☐ Type 1  ☐ Type 2
☐ Existing Use
☐ Flood Hazard Variance
☐ Site Development Plan
☐ Special District:

(if indicates District)

☐ Waiver (public uses/utilities)
☐ Zero Lot Line
☐ Zone Change, From

TO
☐ Zoning Adjustment, LOU Sec.(s):

TAX MAP KEY(S):
4-4-46-06

LOT AREA: 34, 136 square feet
ZONING DISTRICT: R-10 Residential
STATE LAND USE DISTRICT:

STREET ADDRESS/LOCATION OF PROPERTY: 44-427 KANEOHE BAY DR KANEOHE 96744

RECORDED FEE OWNER:
Name
BARBARA LITENEBERG
Mailing Address
44-427 KANEOHE BAY DR
KANEOHE, HI 96744
Phone Number
808-1385
Signature
BARBARA LITENEBERG

APPLICATION:
Name
BARBARA LITENEBERG
Mailing Address
Same
Phone Number
Signature
BARBARA LITENEBERG

PRESENT USE OF PROPERTY/ BUILDING:

AUTHORIZED AGENT/CONTACT PERSON:
Name
Mailing Address
Phone Number
Signature

PROJECT NAME (if any):

PROJECT PROPOSAL (Briefly describe the proposed activity or project):
Repair concrete patio and reconstruct roof and walls of existing boat house. All work to remain inside the existing envelope or present structure. Only existing wood walls to be replaced with new galvanized wall. Wooden roof replaced with wood and cedar shaker to match residential structures.

FOR DEPARTMENT USE ONLY
Submitted Fee Amount:

Date Application Accepted: Accepted By:

Date of Public Hearing:
☐ Approved
☐ Approved with conditions indicated below.
☐ Denied for reason(s) given below.
☐ Exempt project.
Applicant: Barbara Littenberg
44-427 Kaneohe Bay Drive
Kaneohe, HI 96744  254-1885

Recorded Owner: Barbara & Richard Littenberg
44-427 Kaneohe Bay Drive
Kaneohe, HI 96744  254-1885

Tax Map Key: 4-4-0511
Lot area: 34,126 square feet

Applicants wish to repair and reconstruct an existing boathouse located entirely within the 40 foot setback. The boathouse has been located for over twenty years on the single dwelling residential property, three feet mauka of an existing seawall. All intended repairs and renovation will be within the envelope of the existing structure. The existing slab is to be concreted with a 4" thick concrete slab. The cmu/wood walls on four sides are to be replaced with cmu half walls which will be more durable to the weather exposure. The roof is to be removed and replaced with wood and shake, supported by four 2" pipe columns. There will be no clearing, grubbing, grading, filling necessary. The present height of the structure will be respected.

The City & County sewer access that runs the width of the property is in no way affected by the present boathouse or intended repairs. The boathouse is situated such that it is not visible by neighbors, does not have any effect on the natural shoreline processes (being on land behind a seawall), on lateral beach access, or interfere with public open space.

Due to the steepness of the makai section of the property it is almost impossible to carry landscape maintenance equipment and boating supplies up and down. The purpose of the boathouse has been to have a reasonable place to store necessary tools, etc. Its present condition creates a liability to the owners in that only makeshift repairs had been done by previous owners over the years and it would be hazardous to use the boathouse in its present condition. Complete removal of the structure would interfere with the applicant's ability to maintain a portion of the property and thereby be deprived of reasonable use of the makai area of said property. The use sought by the variance will not alter the essential character of the locality nor is it contrary to the intent and purpose of Shoreline Setback Rules & Regulations.