

RECEIVED

DEPARTMENT OF LAND UTILIZATION  
90/SV-20(DEB)  
January 17, 1991

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 : Modifications and Renovations to  
an Existing Non-Conforming  
Boathouse Located within the  
40-Foot Shoreline Setback  
Determination : 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 Clegg  
DONALD A. CLEGG  
Director of Land Utilization

DAC:lg

DEPARTMENT OF LAND UTILIZATION

650 South King Street, 7th Floor  
Honolulu, Hawaii 96813

1991-02-08-0A-  
KEA-

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. \*Littenberg Boat house\*

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
- Site Development Plan
- Special District: \_\_\_\_\_  
(Indicate District)
- Special Management Area Permit/Assessment
- State Special Use Permit
- Subdivision
- Sunlight Reflection
- Variance from LUO Sec.(s): \_\_\_\_\_
- Waiver (public uses/utilities)
- Zero Lot Line
- Zone Change, From \_\_\_\_\_ to \_\_\_\_\_
- Zoning Adjustment, LUO Sec.(s): \_\_\_\_\_

TAX MAP KEY(S): 4-4-06: 08  
LOT AREA: 34,126 square feet  
ZONING DISTRICT: R-10 Residential STATE LAND USE DISTRICT: \_\_\_\_\_

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

RECORDED FEE OWNER:  
Name: BARBARA LITTENBERG  
Mailing Address: 44-427 Kanehe Bay Dr Kanehe HI 96744  
Phone Number: 254-1885  
Signature: Barbara Littenberg

APPLICANT:  
Name: BARBARA LITTENBERG  
Mailing Address: Same  
Phone Number: \_\_\_\_\_  
Signature: Barbara Littenberg

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 pad and reconstruct roof and walls of existing boat house. All work to remain inside the existing envelope of present structure. CMU block + wood walls to be replaced with cfm garden wall. Wood roof replaced with wood and cedar shake to match residential structure

FOR DEPARTMENT USE ONLY  
Submitted Fee Amount: \$ \_\_\_\_\_ FILE NO. \_\_\_\_\_  
Date Application Accepted: \_\_\_\_\_ Accepted By: \_\_\_\_\_  
Date of Public Hearing: \_\_\_\_\_

- Approved
- Approved with conditions indicated below.
- Denied for reason(s) given below.
- Exempt project.

\*90 12 25 PM 12 25

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: 4-4-06:08  
Lot area: 34,126 square feet

PLANNING DEPARTMENT  
HONOLULU

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 covered with a 4" thick concrete slab. The cmu/wood walls on four sides are to be replaced with cfm 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 - 3" 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 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. } Env.

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.

DOCUMENT CAPTURED AS RECEIVED

TRUE NORTH  
Scale: 1 in. = 20 ft.

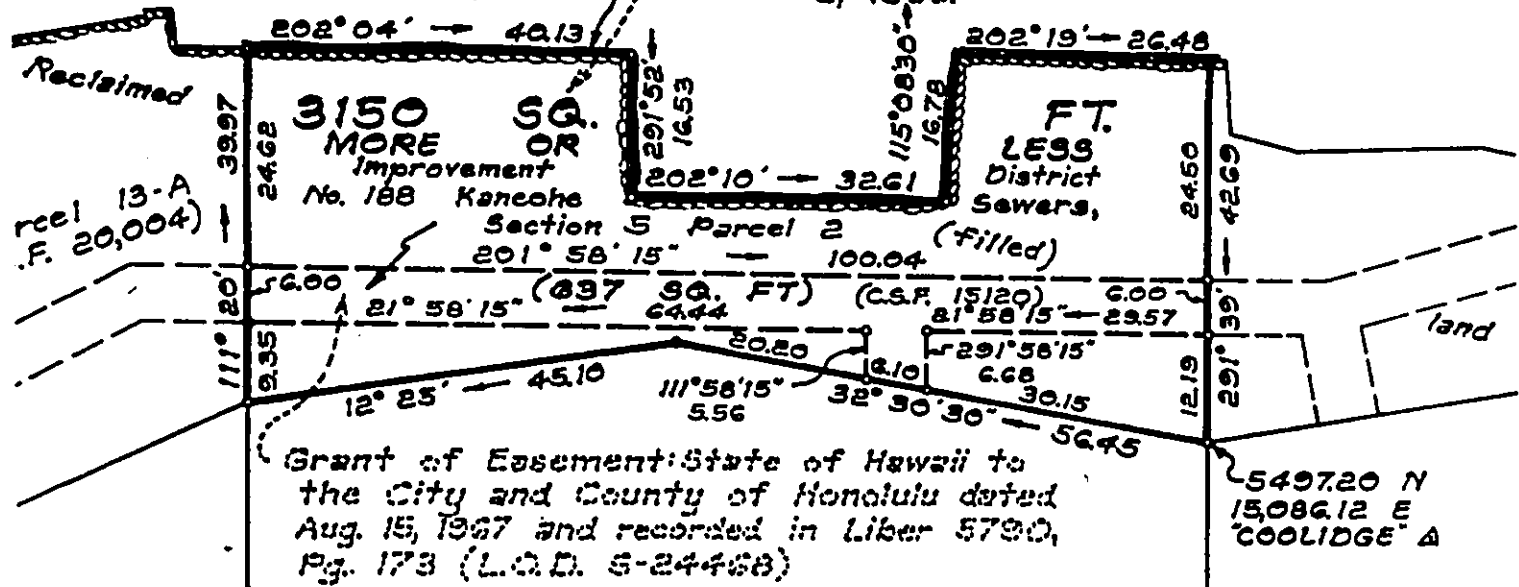
NOV 12 25

B a y

K a n e o h e

underly follows along  
ward face of seawall at  
relime as of November 1, 1988

Dead: Trustees of Trust Estate created by  
Articles Fifth and Eighth of the Will  
of Harold K.L. Castle and Iolani School  
to the State of Hawaii dated July  
3, 1980.



OPAAPAA SUBDIVISION

Lot 13 Lot 12 Lot 11

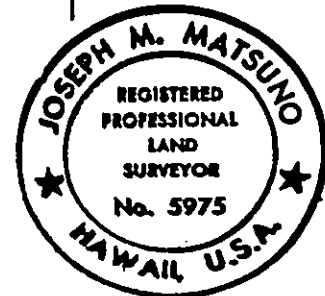
C. Aw. 3121, R. P. 129, Ap. 2 to James Mahony for Naka

the shoreline as located and certified and  
repeated in red is hereby confirmed as being  
actual shoreline as of NOV 1 1988

SURVEY OFFICE COPY

State Land Surveyor

MAP SHOWING  
SHORELINE LOCATION OF RECLAIMED  
(FILLED) LAND OF KANEOHE BAY, PARCEL  
12-A, FRONTING LOT 12 OF OPAAPAA SUBDIVISION  
Opaapaa, Kaneohe, Koolau-poko, Oahu, Hawaii  
Scale: 1 inch = 20 feet  
Owner: State of Hawaii



O-389(88)  
Tenagan 1, p. 137

This work was prepared by me or under  
my direct supervision.

James M. Matsuno  
Land Surveyor

IAP 4-4-G: por. 8 SURVEY DIVISION  
DEPARTMENT OF ACCOUNTING AND GENERAL SERVICES  
STATE OF HAWAII

F. No. 20,866

WTT Nov. 1, 1988

---

0098 P

---

