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608 Judd Street
Honolulu, Hawaii 96817
October 21, 1969

State of Hawaii
LAND USE COMMISSION

Mr. Ramon Duran
Executive Officer
State Land Use Commission
Hawaii State Capitol
Honolulu, Hawaii 96813

Dear Mr. Duran,

The Planning Director of the County of Maui has referred us to you concerning any questions that we may have on State Land Use districting and regulations on Maui. Accordingly, we would like to present our problem to you and request your help on it.

My brother and I are owners in fee of subdivided lots in "Maui Meadows", a residential subdivision located at Kihei, Maui, Hawaii. As you may know, the minimum size of each lot in that project is 1/2 acre which is well over 20,000 square feet. The developer, George Hasegawa, Inc. has informed us, however, that we are allowed to build only one home per lot.

May we ask you why we are being restricted by such a regulation which seems impractical and unrealistic, especially in view of a serious and growing housing shortage. In discussing the problem with other lot owners of the subdivision, they have wondered why a homeowner would need over 20,000 sf of land to live comfortably, even in that area. The simplest of problems alone--yard care--would dictate that smaller lots be created to minimize the work, and reduce cost.

Many of the owners would like to construct improvements (homes) on their properties but feel that building only one dwelling on lots of that size would not be worth the future effort of maintenance and management. The question here is not one of willingness or ability to put improvements on our properties, but whether we are permitted to and whether it will be worth it.

It is kindly requested that we be advised as to whether or not our interpretation of the zoning in the Maui Meadows subdivision is correct. If so, will you please tell us why the situation exists and what can be done to correct the problem? Perhaps, through deeper study of the area, your Commission is already reviewing the plans for that area and is revising them accordingly. In that case, please consider this letter a solid support for your action.

Thank you very much for your help in this matter.

Sincerely yours,

James Y. Marn Jr.
James Y. Marn Jr.

Alexander Y. Marn
Alexander Y. Marn