RESOLUTION NO. 92 19

RESOLUTION GRANTING A VARIANCE FROM CHAPTER 3, SECTION, 3-6 (b) (3), 3-58 (b), 3-58 (c) AND 3-60 (a), HAWAI‘I COUNTY CODE 1983 (2016 EDITION, AS AMENDED), TO ALLOW TWO WALL SIGNS AND TWO DIRECTIONAL SIGNS ON 75-146 SARONA ROAD, TMK NUMBER (3) 7-5-007:009 (ZONED “U” CG-20, KAILUA VILLAGE SPECIAL DESIGN DISTRICT).

WHEREAS, Kona Hospitality LLC, the owner (hereinafter “Applicant”) of a business on the property identified as TMK No. (3) 7-5-007:009, located at street address 75-146 Sarona Road, Kailua-Kona, Hawai‘i, 96740 (hereinafter the “Subject Property”), has submitted to the Director of the County Department of Public Works, an Application for a variance dated April 9, 2014 (hereinafter “Application”); from (1) the nine inch height limitation of Section 3-58 (b), 3-58 (c), number of wall and ground sign limitation of Section 3-6 (b) (3), and 3-60 (a), Hawai‘i County Code 1983 (2016 Edition, as Amended), for the Subject Property; and

WHEREAS, said Application is complete with all information and attachments and fees paid as required under Sections 3-22 and 3-24, Hawai‘i County Code 1983 (2016 Edition, as Amended); and

WHEREAS, the Subject Property is a retail commercial/office building located at 75-146 Sarona Road, Kailua-Kona, Hawai‘i, 96740 which has in excess of one hundred twenty (120) linear feet of frontage along Sarona Road; and

WHEREAS, the proposed two (2) wall signs will be placed on the building as follows: Sign 1 will be located above the main entrance at the second floor along the Sarona Road frontage; and Sign 2 will be located approximately three (3) feet above the third floor level along the east property frontage at the south end of the building.

WHEREAS, the proposed two (2) ground directional signs will be placed at a maximum height of 48” above the ground at the two property access points along the Sarona Road.

WHEREAS, under Section 3-23(a), Hawai'i County Code 1983 (2016 Edition, as Amended), the variance may be granted where: (1) the variance is necessitated by the peculiarity of the Applicant's outside sign requirements, (2) the adjacent tenants will not be adversely affected inasmuch as they have approved the Applicant's request, (3) the granting of the variance will not unreasonably violate the interest, safety, convenience, or general welfare of the public inasmuch as the proposed sign will identify the location of the Applicant's business premises for the public and no other outside identification exists for the Applicant's business along any street frontage, (4) a strict application of the terms of the County Code to the Applicant would work an unnecessary hardship and practical difficulty on the Applicant inasmuch as another larger sign has already obtained a variance for placement on the same wall along the same street frontage, (5) granting the variance will not constitute a grant of personal or special privilege inconsistent with the limitations upon other properties under identical ordinances, statutes, or rules, inasmuch as the variance would allow the applicant the same general privileges enjoyed by other businesses and commercial/industrial uses in the County, other Kailua Village uses are highly visible from the public rights-of-way and are of a scale and setback appropriate for restricted signage and, (6) the limited variance allowing an increase from one to two signs for this business. Sign 1 letters shall be no more than 8" tall, and the "H" monogram logo shall be no larger than 16" tall with a total area no greater than 20 square feet. Sign 2 letters shall be no more than 6" tall, and the "H" monogram logo shall be no larger than 25" tall with a total area no greater than 14 square feet and will comply with all other requirements of the County Code; and

WHEREAS, under Section 3-22(a), Hawai'i County Code 1983 (2016 Edition, as Amended), the Hawai'i County Council is authorized to grant, by resolution, a request for a variance from any provision of the Chapter 3 if the request meets the standards of Division 6 of Chapter 3 of the County Code; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE COUNTY OF HAWAI'I, in accordance with Hawai'i County Code Section 3-22(a), that the Application of Kona Hospitality LLC, for a variance from Hawai'i County Code Section 3-58(c) be and hereby is, GRANTED, subject to the following conditions:

1. The variance shall allow for two wall signs and two ground directional signs substantially as represented in the Application as to size, design, location, construction and other material characteristics.
2. The variance shall run with the land and remain in force for so long as the Applicant or a successor shall continue its business at the Subject Property.
3. Should Applicant's business operations at the Subject Property cease, the variance shall terminate.
4. For other good cause, the variance may be terminated by resolution of the Hawai'i County Council, upon notice to the Applicant and adjacent tenants and hearing as would be required for an Application for a variance under the Hawai'i County Code.

BE IT FINALLY RESOLVED that the Clerk of the County of Hawai'i is directed to transmit copies of this resolution to the Mayor of the County of Hawai'i; the Department of Public Works; the Office of the Corporation Counsel; and to Kona Hospitality LLC., Applicant.

Dated at _____, Hawai'i, this _____ day of _____, 20__.

INTRODUCED BY:



 COUNCIL MEMBER, COUNTY OF HAWAI'I

COUNTY COUNCIL
 County of Hawai'i
 Hilo, Hawai'i

I hereby certify that the foregoing RESOLUTION was by the vote indicated to the right hereof adopted by the COUNCIL of the County of Hawai'i on _____.

ATTEST:

COUNTY CLERK CHAIRPERSON & PRESIDING OFFICER

ROLL CALL VOTE

	AYES	NOES	ABS	EX
CHUNG				
DAVID				
EOFF				
KANEALI'I-KLEINFELDER				
KIERKIEWICZ				
LEE LOY				
POINDEXTER				
RICHARDS				
VILLEGAS				

Reference: C-155/PWMTC
 RESOLUTION NO. 92 19

Table of Contents

- Location Map
- Site Plan
- Recommendation Drawings
- Detail Specs

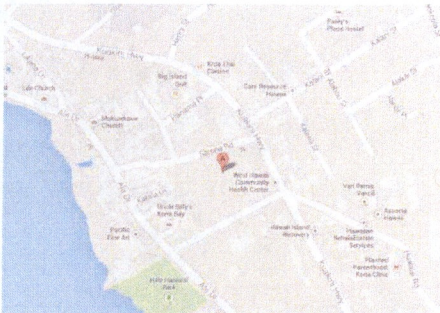
Kailua-Kona
 75-146 Sarona Rd
 Kailua-Kona, HI 96740
 Inn Code: KOAHI
 TMK: 7-5-007-009

Signage Survey

July 28, 2014

Kailua-Kona
 75-146 Sarona Rd
 Kailua-Kona, HI 96740
 Inn Code: KOAHI

Location Map



Date:	07-28-14	Project Name:	HOLIDAY INN EXPRESS & SUITES
Scale:	NTS	Address:	75-146 Sarona Rd
Drawn:	Hermes A.	City / State:	Kailua-Kona, HI 96740
Sales:	Tarrie G.	Client Approval:	Date:

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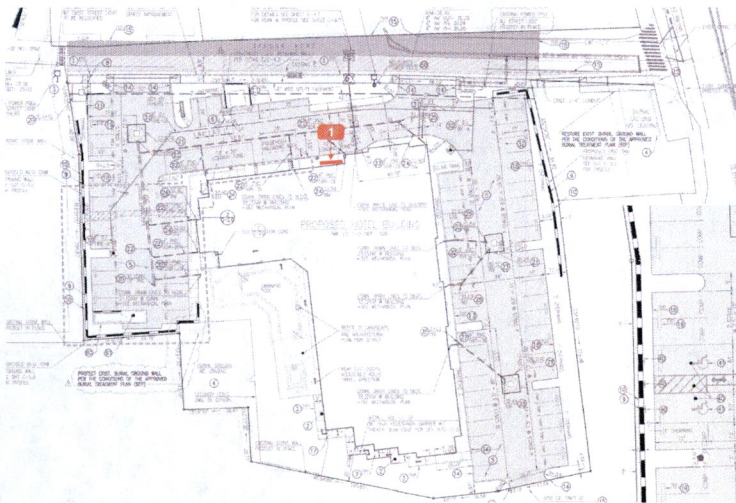
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3			
4			
5			
6			

DESIGN DRAWING 1 of 4
 Request Number:
PRJ-HLXS-87435
 File Location:
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Legend:
 Camera Position
 Photograph Number
 Sign Number

TMK: 7-5-007-009



Existing Signs

 No Existing Sign

Recommendations

 Install New XWFS-12 (Custom)

Signage Survey

July 28, 2014

Kailua-Kona
 75-146 Sarona Rd
 Kailua-Kona, HI 96740
 Inn Code: KOAHI



Date:	07-28-14	Project Name:	HOLIDAY INN EXPRESS & SUITES
Scale:	NTS	Address:	75-146 Sarona Rd
Drawn:	Hermes A.	City / State:	Kailua-Kona, HI 96740
Sales:	Tyne G.	Client Approval:	Date:

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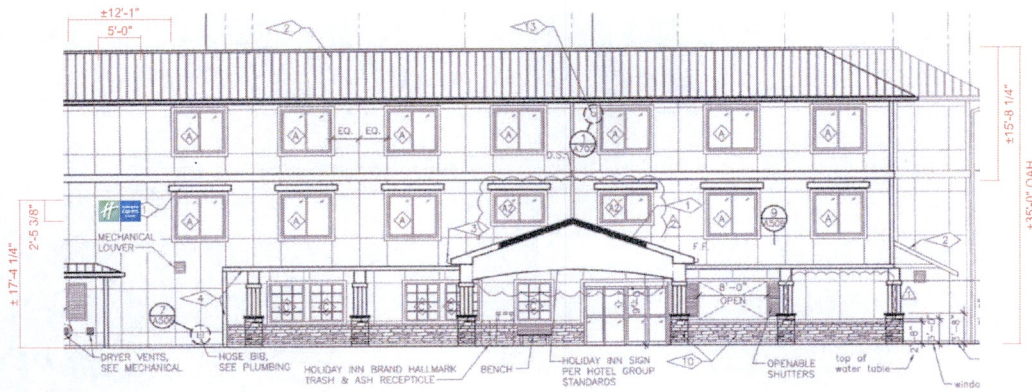
No.	Designer	Date	Revision Notes

DESIGN DRAWING 2 of 4
 Request Number:
PRJ-HLXS-87435
 File Location:
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Signage Survey

July 28, 2014

Kailua-Kona
 75-146 Sarona Rd
 Kailua-Kona, HI 96740
 Inn Code: KOAHI



NORTH ELEVATION
 Scale: 3/32" = 1'-0"

1 Install New XWFS 12 (Custom)



COAST SIGN
 INCORPORATED
 1500 West Embury St. Anaheim, CA 92802
 (714) 528-9144 FAX: (714) 528-5647

Date:	07-28-14	Project Name:	HOLIDAY INN EXPRESS & SUITES
Scale:	Noted	Address:	75-146 Sarona Rd
Drawn:	Hermes.A.	City / State:	Kailua-Kona, HI 96740
Sales:	Tom C.	Client Approval:	Date:

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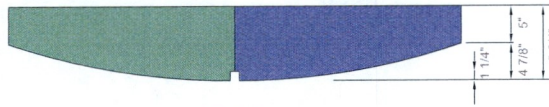
DESIGN DRAWING 3 of 4

Request Number:
PRJ-HLXS-87435
 File Location:
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Signage Survey

July 28, 2014

Kailua-Kona
75-146 Sarona Rd
Kailua-Kona, HI 96740
Inn Code: KOAHI



Top View



Front Elevation

Side Elevation

1 Install New XWFS-12 (Custom)
Scale: 1" = 1'-0"



Date:	07-28-14	Project Name:	HOLIDAY INN EXPRESS & SUITES
Scale:	Noted	Address:	75-146 Sarona Rd
Drawn:	Herman A.	City/State:	Kailua-Kona, HI 96740
Sales:	Tonia G.	Client Approval:	Date:

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No.	Designer	Date	Revision Notes

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