

SIGN PERMIT STAFF REPORT

Sign Review Commission

October 5, 2022

Applicant: Kaylee Linn-Wellford

Address: 753 Main Street, Deadwood, SD 57732

Site Address of Proposed Signage: 753 Main Street (First Steps Child Care)

Computation of Sign Area

Building Frontage: 80 Feet

Total Available Signage: 160 Square Feet

Existing Signage: One wall sign (to be replaced)

Remaining Available Signage Area: 160 Square Feet

Proposed Sign Project: Replace existing wall sign with redesigned wall sign (28 Square Feet)

Proposed Building Materials: Metal (see attached rendering)

Proposed Lighting of the Signs: None

Location of Proposed Sign: Same location as the existing sign (see attached photograph)

Discussion

The sign permit application in review is proposed at a location inside the locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*

The building is undergoing exterior maintenance and repairs such as caulking and painting. The applicant wishes to update the sign with a different design in conjunction with this project.

The proposed sign does require a variance of two feet for the vertical dimension. This sign is four feet tall and the ordinance limits signs to two feet. The sign being replaced is also four feet tall and was granted a variance when approved in 2011. All other aspects of the proposed sign are complaint with the ordinance.



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Variances

The sign permit application in review as proposed requires a variance from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

Sign Review Commission Action

Motion to approve permit for new wall sign at 753 Main Street as proposed

OR

Motion to deny proposed sign permit application as submitted