

OFFICE OF
Planning & Zoning
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



TRENT MOHR
Building Inspector
Dept. of Planning & Zoning
Telephone: (605) 578-2082
Fax: (605) 578-2084

"The Historic City of the Black Hills"
Deadwood, South Dakota 57732

SIGN PERMIT STAFF REPORT

Sign Review Commission

June 4, 2025

Applicant: David Knight

Address: 555 Main Street, Deadwood, SD 57732

Site Address of Proposed Signage: 531 Main Street (Tin Lizzies)

Computation of Sign Area

Building Frontage: 212 Feet

Total Available Signage: 424 Square Feet

Existing Signage:

- Projecting sign (27.5 Square Feet)
- Wall Sign – north side (30 Square Feet)
- Wall Sign – west side (30 Square Feet)
- Valance sign – Paddy Oneil's (N/A)
- 4 Window signs – north side (replaced with this permit)

Remaining Available Signage Area: 336.5 Square Feet

Proposed Sign Project: replace window signs on north side (total actual size = 56 Square feet counted against total allowed at 25% = 14 Square Feet)

Proposed Building Materials: Vinyl (see attached rendering)

Proposed Lighting of the Signs: None

Location of Proposed Sign: Attached is a photograph showing the signs as they have already been installed.

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 applicant installed signs to advertise various tenants within the building.

The signs and their locations are compliant with the sign ordinance.

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Variances

The sign permit application in review as proposed requires no variances 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 window signs at 531 Main Street

OR

Motion to deny proposed sign permit application as submitted.



BET **MGM**



Each logo is less than 33"H

SINCE 1956
Jersey
Mike's
SUBS

72"

Windows are 72"H x 56"W

56"

Pizza
Hut

Signs are 36"H x 56"W

Additional Details:

- All signs are made from standard window vinyl
- All signs are non-illuminated
- These signs replace the old signs that were installed several years ago.





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