



SIGN PERMIT STAFF REPORT

Sign Review Commission

April 4, 2024

Applicant: Emily Costopoulos

Address: 745 Main Street, Deadwood, SD 57732

Site Address of Proposed Signage: 745 Main Street (formerly KDSJ)

Computation of Sign Area

Building Frontage: 32 Feet

Total Available Signage: 64 Square Feet

Existing Signage: None

Remaining Available Signage Area: 64 Square Feet

Proposed Sign Project: Install new freestanding sign (10 Square Feet)

Proposed Building Materials: Vinyl wrapped metal (see attached rendering)

Proposed Lighting of the Signs: None

Location of Proposed Sign: Attached are photographs showing the proposed location

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 has purchased this building and is beginning to remodel. The proposed sign is to advertise the future businesses at this location.

The applicant is requesting a variance from the ordinance because the bottom of the proposed sign will be less than 8 feet above grade. The ordinance requirement is as follows: *Freestanding Signs. The area of the sign face shall be the same as for a projecting sign, except with a maximum of ten (10) square feet, and the bottom of the sign shall not be less than eight feet or more than twelve (12) feet above grade.* Staff has reviewed this and sees no safety concerns with the requested variance.



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 with requested variance for new freestanding sign at 745 Main Street

OR

Motion to deny proposed sign permit application as submitted.

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15

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FIRE ST





04/17/2020 - 05/17/2020