

## SIGN PERMIT STAFF REPORT

Sign Review Commission

March 5, 2025

**Applicant:** Kelsie Darling

**Address:** 2925 E. Colorado Blvd, Spearfish, SD 57783

**Site Address of Proposed Signage:** 65 Sherman Street (Danny's Roadhouse)

### Computation of Sign Area

**Building Frontage:** 53 Feet

**Total Available Signage:** 106 Square Feet

**Existing Signage:** None

**Remaining Available Signage Area:** 106 Square Feet

**Proposed Sign Project:** Install new window sign (24 Square Feet)

**Proposed Building Materials:** Vinyl (see attached rendering)

**Proposed Lighting of the Signs:** None

**Location of Proposed 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 property has been recently leased to provide additional sleeping rooms for the Landmark hotel. The proposed sign is to advertise this use of the building. Please note that the window measures 52 Square Feet and the sign is less than 50% of this size so it does comply with that requirement of the sign ordinance.

The proposed sign and its location 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 sign at 65 Sherman Street

OR

Motion to deny proposed sign permit application as submitted.

90 in

71.88 in

**DANNY'S ROAD HOUSE SUITES**

**BY**



**WWW.DEADWOODLANDMARK.COM**

48.3 in





Proposed location of sign