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

TRENT MOHR
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SIGN PERMIT STAFF REPORT

Sign Review Commission
May 20, 2026

Applicant: Nir Giist
Address: 1032 Main Street, Sturgis, SD 57785
Site Address of Proposed Signage: 692 Main Street (first floor of Elk's Building)

Computation of Sign Area

Building Frontage: 45 Feet
Total Available Signage: 90 Square Feet
Existing Signage: replacing one existing sign, no other changes
Remaining Available Signage Area: N/A
Proposed Sign Project: Replacing one hanging sign with same size with different graphics
Proposed Building Materials: Vinyl wrapped metal (see attached rendering)
Proposed Lighting of the Signs: None
Location of Proposed Sign: Under the awning, 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 applicant is requesting to replace an existing sign with a sign the same size with different graphics. The "Eatery" indicated on the existing sign is no longer at this location.

The proposed sign and its location are compliant with the sign ordinance.

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Variances

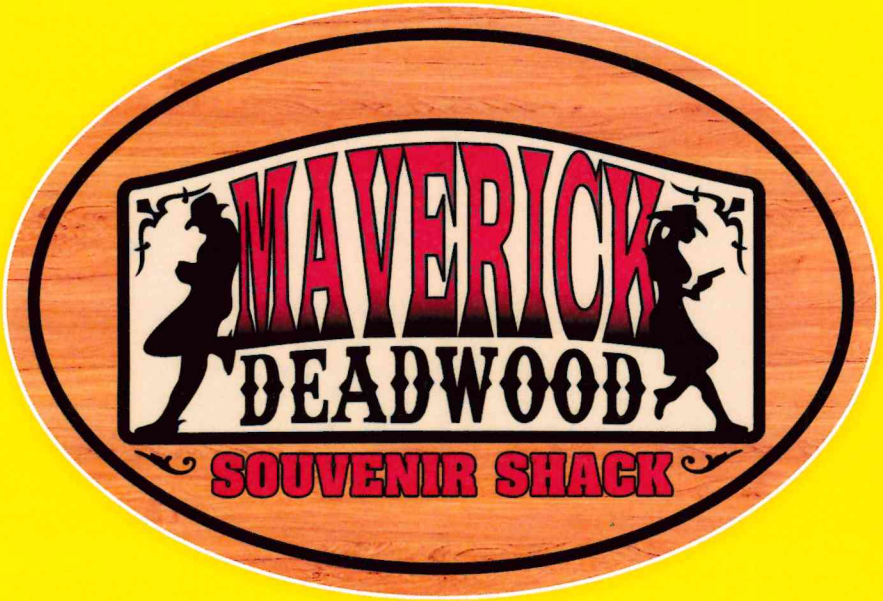
The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance 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 to replace existing hanging sign at 692 Main Street

OR

Motion to deny proposed sign permit application as submitted.



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