



## SIGN PERMIT STAFF REPORT

Sign Review Commission

May 5, 2021

**Applicant:** Carolyn Weber

**Address:** PO Box 252, Deadwood, SD 57732

**Site Address of Proposed Signage:** 22 Van Buren Ave (Adams House)

### Computation of Sign Area

**Building Frontage:** N/A

**Total Available Signage:** 10 Square Feet (see explanation below)

**Existing Signage:** One Freestanding (to be replaced)

**Remaining Available Signage Area:** 10 Square Feet

**Proposed Sign Project:** Install new freestanding sign (14 Square Feet)

**Proposed Building Materials:** Wood, metal, and high density urethane (see attached rendering and specifications)

**Proposed Lighting of the Signs:** None

**Location of Proposed Sign:** Attached is a photograph 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 wishes to replace the existing freestanding sign with a new freestanding sign of a different design in an area near the flag pole.

The height and area of this sign is governed by section 15.32.300 paragraph B as follows:

- B. *Commercial Uses (Whether Nonconforming, Use by Special Review, or Home Occupation) in Residential Zone. One nonilluminated or indirectly illuminated identification sign, not to exceed ten (10) square feet in area, shall be permitted for each building or use, whichever is less. If*



*freestanding, such sign shall be located not less than five feet from any property line and shall not exceed five feet in height.*

The sign does require two variances. One for being larger than 10 square feet and another for being taller than 5 feet. Please see attached letter from applicant regarding a variance request.

### **Variances**

The sign permit application in review as proposed requires 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 freestanding sign at 22 Van Buren with variances

OR

Motion to deny proposed sign permit application as submitted.