



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-5035

## Finance Office

300 Sixth Street

Telephone: (605) 394-4143

FAX: (605) 394-2232

Web: www.rcgov.org

### NOTICE OF APPEAL

FROM THE REQUIREMENTS OF THE RAPID CITY SIGN ORDINANCE  
CHAPTER 15.28 – SIGN CODE

Place of Hearing: Council Chambers  
City/School Administration Building  
300 Sixth Street  
Rapid City, SD 57701

Date of Hearing: December 7, 2009 Time: 7:00 pm

Appellant: Paul Weber - Lighting Maintenance Co

Address: 2221 Bridge View Drive

Owner: Cleary Building Corp

Address: 1555 Cotton Blvd

The undersigned hereby applies to the Rapid City Common Council for a variance in the application of the sign ordinance, affecting the following described premises in the manner and on the grounds hereinafter set forth:

Variance Location: 1555 Cotton

Legal Description: Lot A Less Lot H1 Cleary Subdivision,  
Sec. 26, T1N, R7E, B4M, Rapid City

Zoning: LDR PRD Lot Frontage: 677.83 Lot Depth: 355.62

Type of Proposed Sign: Free Sign

State specific requirement of the Rapid City Sign Ordinance relative to variance request:

The total area of a ground sign for all residential entities on the premises may be one square foot for each dwelling unit.  
As required by Rapid City Sign Ordinance section: 15.28.200 (c)

Paul Weber  
Appellant

10-27-09  
Date



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

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## Finance Office

300 Sixth Street  
Phone 605-394-4143 • Fax 605-394-2232

### NOTICE OF HEARING FOR AN APPEAL OF THE DECISION OF THE SIGN CODE BOARD OF APPEALS

Appeals to the Sign Code are considered at public hearings where questions and concerns by those affected can be heard. To ensure that those in the immediate area of the appeal are aware of the request, this notice is sent by certified mail (return receipt) to all adjacent property owners. While anyone may offer a comment or raise a question at the scheduled public hearing, only those who own property adjacent to the variance or appeal location are sent an official notice of the hearing.

You are notified by this letter that the following request for an appeal of the decision of the Sign Code Board of Appeals will be considered by the City Council on **December 7, 2009, at 7:00 p.m. in the Council Chambers at 300 6th Street, Rapid City, South Dakota.**

APPLICANT:	Paul Weber
SIGN OWNER:	Cleary Building Corp.
PREMISES AFFECTED:	Lot A Less Lot H1 Cleary Subdivision, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
LOCATION:	1555 Catron Blvd.
PURPOSE OF PETITION:	<b>Variance to the Sign Code to allow a ground sign to exceed the allowable square footage for a ground sign as required per Chapter 15.28.200 of the Rapid City Municipal Code.</b>
PRESENT ZONING OF PROPERTY:	LDR PRD



# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

**Growth Management Department**  
300 Sixth Street  
605-394-4157 • Fax 605-394-6636

### NOTICE OF HEARING FOR A VARIANCE OR APPEAL TO THE SIGN CODE

Variances and Appeals to the Sign Code are considered at public hearings where questions and concerns by those affected can be heard. To ensure that those in the immediate area of the proposed change are aware of the request, this notice is sent by certified mail (return receipt) to all adjacent property owners. While anyone may offer a comment or raise a question at the scheduled public hearing, only those who own property adjacent to the variance or appeal location are sent an official notice of the hearing.

If it is inconvenient for you to appear at the meeting, you may file your comments by letter. In the letter give the street address and legal description of your property, and the purpose for which it is now used, and any comments on the Variance or Appeal to the Sign Code. Letters may be mailed to the Growth Management Department, 300 6th Street, Rapid City, SD 57701. You may call 394-4157 if you have questions.

You are notified by this letter that the following request for a Variance or Appeal to the Sign Code will be considered by the Sign Code Board of Appeals on **October 21, 2009, at 7:00 a.m. in the Third Floor East Conference Room at 300 6th Street, Rapid City, South Dakota.**

APPLICANT:	Ryan Schumann
SIGN OWNER:	Cleary Building Corp
PROPERTY OWNER:	Cleary Building Corp
PREMISES AFFECTED:	Lot A Less Lot H1 Cleary Subdivision, Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota
LOCATION:	1555 Catron Blvd
PURPOSE OF PETITION:	Variance to the Sign Code to allow a ground sign to exceed the allowable square footage for a ground sign as required per Section 15.28.200 of the Rapid City Municipal Code.
PRESENT ZONING OF PROPERTY:	LDR PRD
APPEAL NUMBER:	2009-9

2009-9

CITY OF RAPID CITY  
GROWTH MANAGEMENT DEPARTMENT  
(605) 394-4157

NOTICE OF APPEAL  
FROM THE REQUIREMENTS OF THE RAPID CITY MUNICIPAL CODE  
CHAPTER 15.28 – SIGN CODE

Place of Hearing: City/School Administration Building  
Third Floor East Conference Room  
300 Sixth Street  
Rapid City, South Dakota 57701

Date of Hearing: Oct 21, 2009 Time: 7:00 A.M.

Appellant: Cleary Building Corp, Ryan Schumann

Address: 1555 Catron Blvd.

Owner: THOMAS CLEARY

Address: POST OFFICE BOX 930220  
VERONA WI 53593

The undersigned hereby applies to the Sign Code Board of Appeals for a variance in the application of the sign ordinance, affecting the following described premises in the manner and on the grounds hereinafter set forth:

Variance Location: 1555 CATRON BLVD

Legal Description: LOT A LESS LOT H1 CLEARY SUB

Zoning: LDR Lot Frontage: 677.83 Lot Depth: 355.62

Type of Proposed Sign: LIGHTED POLE SIGN

RECEIVED

GROWTH MANAGEMENT  
DEPARTMENT

State specific requirement of the RCMC Chapter 15.28 – Sign Code relative to variance request:

THE TOTAL AREA OF A GROUND SIGN FOR ALL RESIDENTIAL ENTITIES ON THE PREMISIS MAY BE ONE SQUARE FOOT FOR EACH DWELLING UNIT.

As required by RCMC Chapter 15.28 – Sign Code section: 15.28.200 (C)

State specific variation from RCMC Chapter 15.28 – Sign Code:

ALLOW TO USE EXISTING 36SQFT SIGN INSTEAD OF THE ONE SQUARE FOOT ALLOWED.

State exceptional topographic conditions or other extraordinary or exceptional situation or condition of the premise not prevalent in the area.

CATRON BLVD IS BEING MOVED AND THE SDDOT REQUIRES THE SIGN TO BE MOVED.

State how the strict application of the sign ordinance will result in unnecessary hardship upon the owner of this property:

THE PROPERTY ZONING DOES NOT ALLOW THE OWNER TO RELOCATE THE EXISTING SIGN.

RECEIVED

Ryan Schumann  
Appellant's Signature

9/11/09  
CROWTH MANAGEMENT DEPARTMENT  
Date

Ryan Schumann TC  
Property Owner's Signature

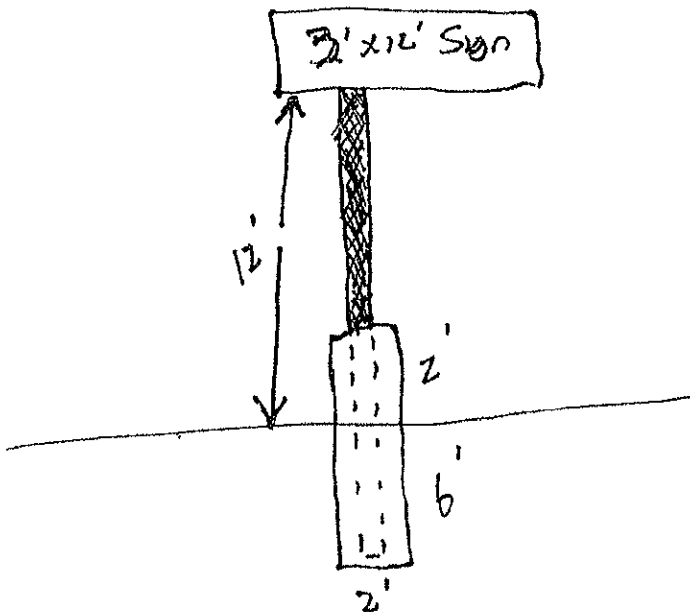
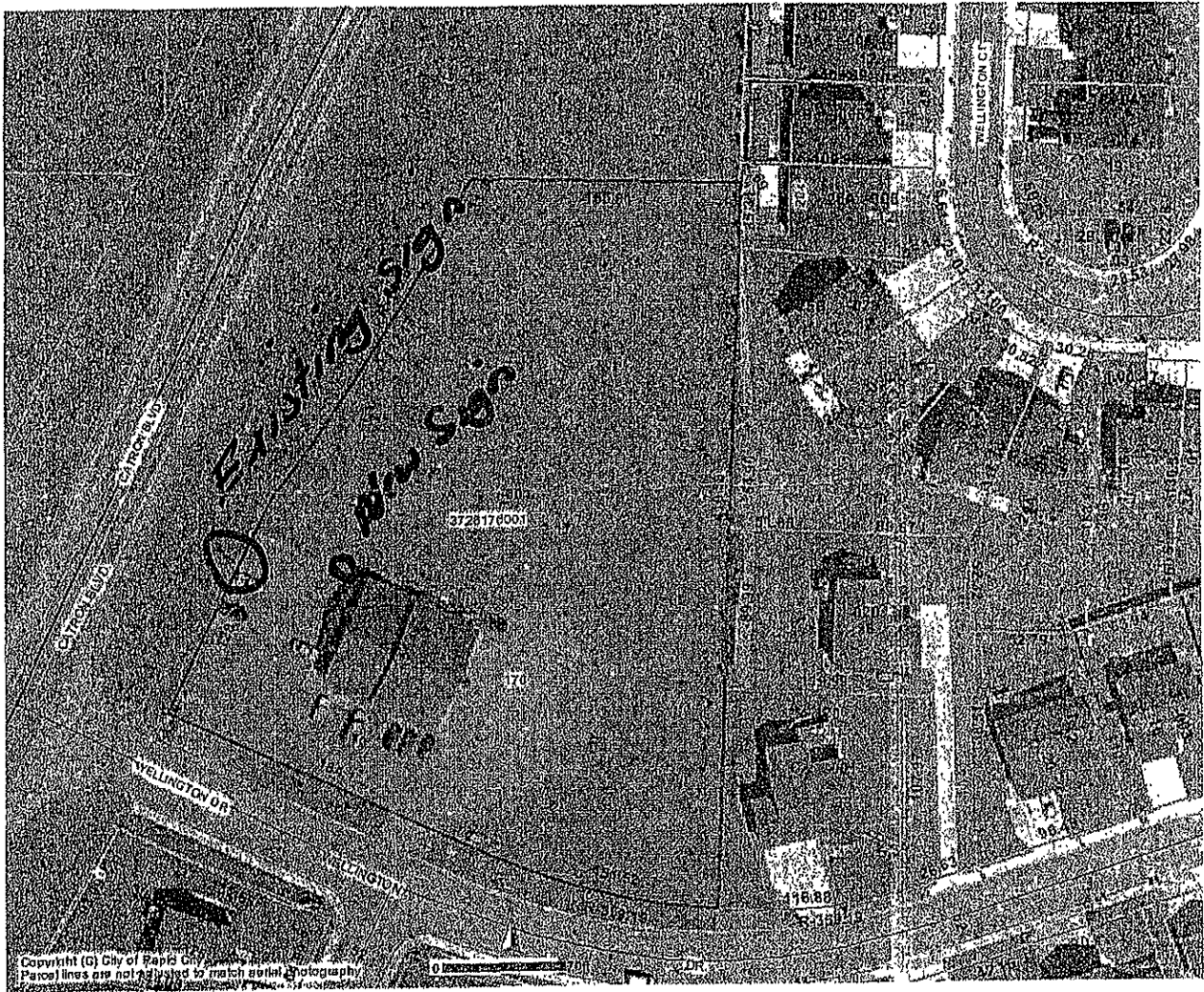
9-8-09  
Date

B/V  
Reviewed by

REVIEWED AS SHOWN

9-11-09  
Date

PRO AMENDMENT REQ'D





# CITY OF RAPID CITY

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Growth Management Department  
300 Sixth Street  
Rapid City, South Dakota 57701-5035

Brad Solon, Building Official  
Development Service Center  
City web: [www.rcgov.org](http://www.rcgov.org)

Phone: 605-394-4157  
Fax: 605-394-6636  
e-mail: [brad.solon@rcgov.org](mailto:brad.solon@rcgov.org)

September 11, 2009

Cleary Building Corp  
1555 Catron Blvd  
Rapid City, SD 57701

Solar Sound/Lighting Maintenance  
2221 Bridge View Dr  
Rapid City, SD 57701

Re: Cleary Appeal

Please note that your appeal for the relocation of the ground sign at 1555 Catron Blvd will be heard by the Sign Code Board of Appeals on October 21, 2009. The Sign Code Board of Appeals will be addressing the issue of the proposed sign exceeding the allowable size for a sign of that type and size.

The land is zoned LDR/PRD. For a sign application of this nature in LDR/PRD zoning, an amendment to the PRD will be required. Staff recommends Cleary Buildings or Solar Sound visit with a city planner regarding zoning review without any further delay. Zoning review will be required prior to the issuance of any sign building permit.

Please contact me if you have any questions.

Sincerely,

Brad Solon  
Building Official



SIGN BUILDING PERMIT APPLICATION - WORK SHEET  
CITY OF RAPID CITY  
300 SIXTH ST • RAPID CITY, SD 57701  
(605) 394-4157

APPLICATION DATE \_\_\_\_\_

PROPERTY INFORMATION CONTRACTOR INFORMATION

LOT ADDRESS 1555 CATRON BLVD  
OWNER NAME CELARY BUILDING CORP  
ADDRESS \_\_\_\_\_

CONTRACTOR SOLAR SOUND  
2221 SOUTH HIGHWAY 79  
RAPID CITY SD 57701 TEL 348-1386

LEGAL DESC LOT A LESS LOT H1 CELARY SUB  
\_\_\_\_\_  
\_\_\_\_\_

ARCHITECT/  
SURVEYOR \_\_\_\_\_  
\_\_\_\_\_ TEL \_\_\_\_\_

ZONED EDR ACRES 2.17

ENGINEER \_\_\_\_\_  
\_\_\_\_\_ TEL \_\_\_\_\_

SETBACKS \_\_\_\_\_  
EASEMENTS \_\_\_\_\_

ELECTRICAL SOLAR SOUND  
\_\_\_\_\_ TEL \_\_\_\_\_

ACCESS FROM \_\_\_\_\_  
PERMIT TYPE SIGN

# OF SIGNS 1 # SQ FT 36

APPEAL # \_\_\_\_\_ DRAINAGE \_\_\_\_\_  
APPEAL # \_\_\_\_\_ BASIN CODE \_\_\_\_\_

COMMENTS RELOCATE EXISTING SIGN FOR NEW  
ROAD  
\_\_\_\_\_  
\_\_\_\_\_

APPLICATION DENIED

FLOODPLAIN? YES  NO

APPLICANT INFORMATION FEE INFORMATION

NAME RYAN SCHUMANN/ CELARY BUILDING  
ADDRESS 1555 CATRON BLVD  
CITY/STATE RAPID CITY SD TEL 57701  
RELATIONSHIP TO PROPERTY 343-5017  
OWNER  CONTRACTOR  OWNER'S REPRESENTATIVE

TOTAL COST ~~700.00~~ 2500.00  
700



SIGN INFORMATION

FRONTAGE LENGTH 6465/05 ALLOWABLE SQ. FOOTAGE ~~1292~~ 1 sq ft

NEW SIGNS: Construction drawing, elevation drawing, and site plan required.

SIZE	DIMENSIONS	TYPE	HEIGHT	SETBACK	GROUND CLEARANCE	ON PREMISE MESSAGE	ILLUMINATION
36	SF	ROLE	5	0	12	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
	SF					<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
	SF					<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
	SF					<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
	SF					<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
	SF					<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N
36	SF	SUBTOTAL				<input type="checkbox"/> Y <input type="checkbox"/> N	<input type="checkbox"/> Y <input type="checkbox"/> N

EXISTING SIGNS: Describe all existing signs on the premises.

SIZE	DIMENSIONS	TYPE	HEIGHT	SETBACK
	SF			
	SF			
	SF			
	SF			
	SF			
	SF			
32	SF	SUBTOTAL		

EXISTING 32 + NEW 36 = TOTAL SIGN SF 68

SITE INFORMATION PRD

ZONING: GC  CBD  HIST  LI  LDR  MDR  NC  OC  OTHER \_\_\_\_\_

CHANGE IN SIC CODE: YES  NO  BUILDING PERMIT REQUIRED: YES  NO  NOT FOR THIS

SITE TRIANGLE UNOBSTRUCTED: YES  NO

HISTORICAL BUILDING: DISTRICT  ENVIRONS  NO

HISTORICAL REVIEW REQUIRED: YES  NO  REVIEW DATE: \_\_\_\_\_ APPROVED: YES  NO

PCD REVIEW REQUIRED: YES  NO  REVIEW DATE: \_\_\_\_\_ APPROVED: YES  NO

APPLICANT HAS CHECKED FOR EASEMENTS: YES  NO

ALL SIGNS IDENTIFIED (LOCATION, SIZE, TYPE): YES  NO  ?

OFFICE USE ONLY

APPROPRIATE SIGN INFORMATION PROVIDED: YES  NO

APPROPRIATE SIGN INFORMATION PROVEDDED: YES  NO

ACCEPTED  DENIED  MAY BE APPEALED

COMMENTS: SIGNS IN LDR LIMITED TO 150FT. APPLICATION DENIED  
MAY BE APPROVED, ALSO IN PRD, MAY NEED FURTHER REVIEW  
FOR SIGN IN PRD - CONTACT VICKI @ 394-4120 FOR QUESTIONS  
RETAINING TOP SIGNS IN PRD 98-16; 01-46

REVIEWED BY: [Signature] DATE: 9-1-09

**APPLICATION DENIED**