

**1. The granting of the variance will not be contrary to the public interest:**

Rapid City Ordinances related to on-premise signs impliedly recognize a public interest in having adequate on-premises ground signs located at public or private institutions, including churches. Such signs serve the public interest by effectively providing information that gives the public helpful knowledge related to an institution's or church's identity. Without the granting of a Variance in this particular situation, no adequate frontage sign could be erected to provide such information due to the existing facility placement (i.e. building and parking area).

**2. Due to special conditions, the literal enforcement of the Zoning Ordinance will result in an unnecessary hardship:**

Literal enforcement of the sign set-back restriction would require any frontage sign at this church to be placed within the existing parking area in such a way as to create a hardship. It would reduce needed off street parking for church gatherings and would likely result in additional use of street-front parking. More importantly, placement of a sign within the parking area would restrict vehicle movement in such a way as to create a possible vehicle hazard. The alternative of placing no frontage sign would result in an unnecessary hardship by hindering the provision of helpful community church identifying information.

**3. By granting the Variance to provisions of the Zoning Ordinance, the spirit of the Zoning Ordinance will be observed:**

The spirit of the City's sign ordinances seems to be to promote the use of identifying signs which are helpful to the public, tasteful, and safe. The granting of this Variance would not interfere with the spirit of the City's Zoning Ordinance.

**4. By granting the Variance, substantial justice will be done:**

Substantial justice would be promoted by granting the Variance in that a substantial number of private and public on-premises public signs already exist within the City that are located within a 10 foot set-back requirement. This particular sign, which would be located in a predominately residential area, would promote a public interest, as do the other such signs, without creating public harm.

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Rapid City Community Planning  
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