

It is requested that a variance be granted to allow a permanent ground sign to be placed on Church property at a position nearer the sidewalk than the normal 10-foot setback so that instead the setback would be 1 foot 11 inches.

Attached is a site plan showing the building footprint and setbacks. The building elevation and rooftop details are not relevant to this variance. The parking plan is included as a part of the site plan. If the variance is granted the existing parking plan would be unchanged.

The landscaping of the premise will be unaltered except that the proposed ground sign would replace an existing dying tree. The proposed sign to be erected would occupy 30.5 square feet with the dimension as indicated in the drawing attached. The sign would be lit at night by solar powered ground lights shining on the surface.

Fencing and retaining wall plans as well as, dumpster and mechanical equipment plans are not relevant to this proposed variance.

Approach locations and dimensions and sidewalks would be unaltered by this proposal, as would internal traffic circulation. If the normal setback were observed it would diminish parking and adversely effect the traffic flow within the existing parking lot.

This proposal would allow for the placement of a visible sign identifying the Church thus benefitting those of the public seeking a church to attend, while not obstructing existing traffic visibility.

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Rapid City Community Planning
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