

**AGENDA**  
**CITY OF TULSA BOARD OF ADJUSTMENT**  
**Regularly Scheduled Meeting**  
**Tulsa City Council Chambers**  
**175 East 2nd Street, 2nd Level, One Technology Center**  
**Tuesday, May 25, 2021, 1:00 P.M.**

**Meeting No. 1273**

The City Board of Adjustment will be held in the Tulsa City Council Chambers and by videoconferencing and teleconferencing.

Board of Adjustment members and members of the public may attend the meeting in the Tulsa City Council Chamber but are encouraged to attend and participate in the Board of Adjustment meeting via videoconferencing and teleconferencing by joining from a computer, tablet, or smartphone.

Join **Videoconference**: <https://www.gotomeet.me/COT5/boa-gotomeeting-in-council-chambers-may-25th>

Join **Teleconference** by dialing: +1 (224) 501-3412 then entering  
Access Code 856-608-829

Download the GoToMeeting app now to be ready when the meeting starts:  
<https://global.gotomeeting.com/install/856608829>

The following Board members plan to attend via videoconferencing or teleconferencing, though they are still permitted to attend at the meeting site: Austin Bond, Tomas Barrientos, Burlinda Radney, Jessica Shelton, and Steve Brown.

If you wish to present or share any documents, written comments, or exhibits during the hearing, please **submit them by 9:00 AM the day of the hearing**. Remember to reference the case number and include your name and address.

**Email:** [esubmit@incog.org](mailto:esubmit@incog.org)

**Mail or In Person:** City of Tulsa BOA c/o INCOG, 2 W. 2nd St., Suite 800, Tulsa, OK 74103

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**INTRODUCTION AND NOTICE TO THE PUBLIC**

At this Meeting the Board of Adjustment, in accord with and pursuant to applicable Board of Adjustment Policies and Procedures, will review, consider, discuss, and may take action on, approve, amend, modify, approve with amendment(s) or modification(s), deny, reject, or defer any action on any item listed on this Agenda.

***Review and possible approval, approval with modifications, denial or deferral of the following:***

1. Approval of **Minutes** of May 11, 2021 (Meeting No. 1272).

### **UNFINISHED BUSINESS**

***Review and possible approval, approval with modifications, denial or deferral of the following:***

2. **23109—Brock Moore**  
Special Exception to permit a small (up to 250-person capacity ) Event Center / Private Lounge (Commercial/ Indoor Assembly & Entertainment ) Use in an IM District (Section 15.020, Table 15-2); Variance to reduce the parking requirement for an Indoor Assembly & Entertainment Use from 12 spaces to 0 spaces (Section 55.020, Table 55-1). **LOCATION:** 1920 East 6th Street South **(CD 4)**

**THE APPLICANT HAS WITHDRAWN THE REQUEST.**

3. **23116—Ryan Kuzmic**  
Special Exception to permit Moderate-Impact Medical Marijuana processing (Moderate-impact Manufacturing & Industry Use) in the IL District (Section 15.020, Table 15-2). **LOCATION:** 7438 East 46th Street South **(CD 5)**
4. **23117—Brett Davis**  
Variance of the dustless, all-weather parking surface requirements to allow a gravel driveway (Section 55.090-F). **LOCATION:** 6505 West Edison Street North **(CD 1)**
5. **23119—CNF Signs**  
Variance to allow a roof sign to be located on a building outside of the Downtown Entertainment District or the Route 66 Overlay (Sections 60.020 & 60.080-B.5). **LOCATION:** 1401 South Boulder Avenue West **(CD 4)**
6. **23121—Gaytan Blas**  
Variance to reduce the 10-foot side building setbacks from R Districts in an OL District to permit a single-family home (Section 15.030, Table 15-3). **LOCATION:** 1508 North Main Street **(CD 1)**

### **NEW APPLICATIONS**

**Review and possible approval, approval with modifications, denial or deferral of the following:**

7. **23125—Encinos 3D Custom Products & Signs**  
Variance to allow projecting signs within 30-feet of other projecting signs (Section 60.040-B.2); Variance to increase the maximum number of projecting signs allowed in a CH District (Section 60.080-C.2.b). **LOCATION:** 1404 and 1406 East 11th Street South **(CD 4)**
8. **23127—City of Tulsa – Gary Schellhorn**  
Minor Special Exception to modify a previously approved site plan to make improvements to McCullough Park (Section 70.120). **LOCATION:** 11534 East 25th Street South **(CD 6)**
9. **23129—Dan Prather**  
Variance to allow a sign in a residential district that is not a neighborhood or subdivision identification sign to permit a historical marker (Section 60.050-B.1.b). **LOCATION:** 4370 East 60th Place South **(CD 9)**

#### **OTHER BUSINESS**

#### **NEW BUSINESS**

#### **BOARD MEMBER COMMENTS**

#### **ADJOURNMENT**

**Website:** tulsaplanning.org

**E-mail:** esubmit@incog.org

CD = Council District

**NOTE:** If you require special accommodation pursuant to the Americans with Disabilities Act, please notify Tulsa Planning Office at 918-584-7526. Exhibits, Petitions, Pictures, etc., presented to the Board of Adjustment may be received and deposited in case files to be maintained by the Tulsa Planning Office at INCOG. All electronic devices must be silenced.

**NOTE:** This agenda is for informational purposes only and is not an official posting. Please contact the Tulsa Planning Office at 918-584-7526 if you require an official posted agenda.

**BOA-23109 – BROCK MOORE**

**THE APPLICANT HAS WITHDRAWN  
THE REQUEST**



## Chapman, Austin

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**From:** Josh Kunkel <josh@method.group>  
**Sent:** Wednesday, May 5, 2021 2:23 PM  
**To:** Chapman, Austin  
**Cc:** cmoore@elevatestudio30.com  
**Subject:** Re: BOA-23109

That is correct.

The business model changed to the co-working space, and thus we believe that a special exception for use is no longer needed.

Thanks!



**METHOD.**  
ARCHITECTURE | INTERIORS | PLANNING | PRESERVATION

### JOSH KUNKEL

Managing Principal

t: 918-623-5001  
e: josh@method.group  
a: 2303 E Admiral Blvd, Tulsa, 74110  
[www.method.group](http://www.method.group)



Click here to schedule a meeting  
or appointment with me!

**We've Moved! 2303 E. Admiral Blvd. Tulsa, OK 74110**

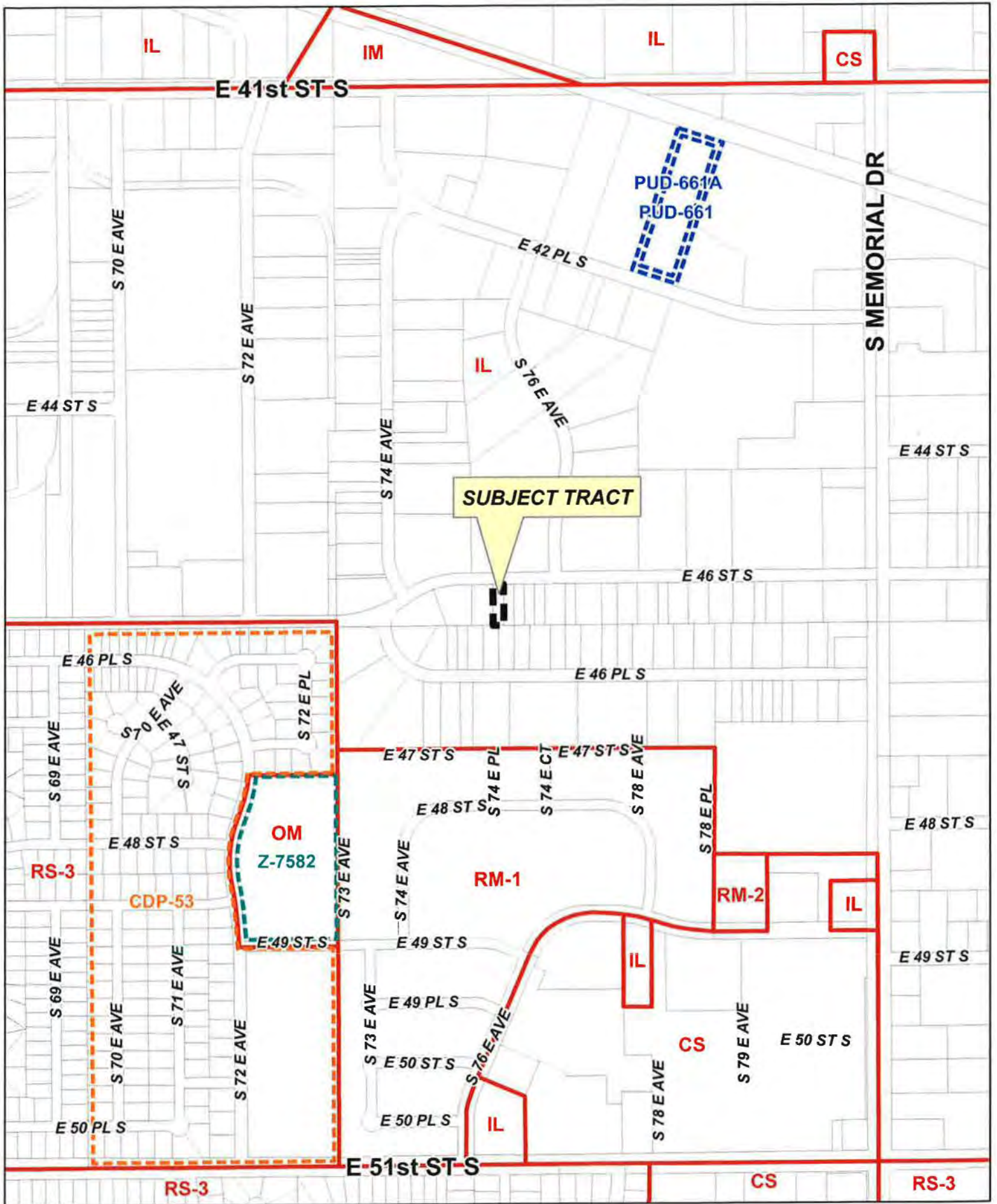
**From:** Austin Chapman <AChapman@incog.org>  
**Date:** Wednesday, May 5, 2021 at 1:55 PM  
**To:** Josh Kunkel <josh@method.group>  
**Cc:** Caitlin Moore <cmoore@elevatestudio30.com>  
**Subject:** BOA-23109

Josh,

I received a voicemail saying this request was withdrawn, can you confirm that over email the Board continued it at the last meeting to 5/25, but I wanted to make sure you are not wanting this item heard.

BOA-23109: Special Exception to permit a Small (up to 250-person capacity ) Event Center / Private Lounge (Commercial/ Indoor Assembly & Entertainment ) Use in an IM District (Sec. 15.020, Table 15-2); Variance to reduce the parking requirement for an Indoor Assembly & Entertainment Use from 12 spaces to 0 spaces (Sec. 55.020 Table 55-1)

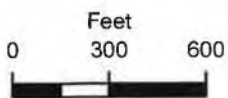
Best,



BOA-23116

19-13 26

3.1





# BOARD OF ADJUSTMENT CASE REPORT

STR: 9326

Case Number: **BOA-23116**

CZM: 48

CD: 5

**HEARING DATE:** 05/25/2021 1:00 PM *(Continued from 05/11/2021)*

**APPLICANT:** Ryan Kuzmic

**ACTION REQUESTED:** Special Exception to permit Moderate-Impact Medical Marijuana processing (Moderate-impact Manufacturing & Industry Use) in the IL district. (Sec. 15.020, Table 15-2)

**LOCATION:** 7438 E 46 ST S

**ZONED:** IL

**PRESENT USE:** Medical Marijuana Grow

**TRACT SIZE:** 10001.42 SQ FT

**LEGAL DESCRIPTION:** LT 4 BLK 4, INDUSTRIAL EQUIPMENT CTR 2ND ADDN

**RELEVANT PREVIOUS ACTIONS:** None.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of an "Employment Land Use Designation" and an "Area of Growth".

**Employment** areas contain office, warehousing, light manufacturing, and high tech uses such as clean manufacturing or information technology. Sometimes big-box retail or warehouse retail clubs are found in these areas. These areas are distinguished from mixed-use centers in that they have few residences and typically have more extensive commercial activity. Employment areas require access to major arterials or interstates. Those areas, with manufacturing and warehousing uses must be able to accommodate extensive truck traffic, and rail in some instances. Due to the special transportation requirements of these districts, attention to design, screening and open space buffering is necessary when employment districts are near other districts that include moderate residential use.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is located on the South side of E. 46<sup>th</sup> St. between 74<sup>th</sup> and 76<sup>th</sup> E. Avenues.

**STAFF COMMENTS:** The applicant is requesting **Special Exception** to permit Moderate-Impact Medical Marijuana processing (Moderate-impact Manufacturing & Industry Use) in the IL district. (Sec. 15.020, Table 15-2)

3.2

The zoning code describes Moderate-impact Marijuana Processing (Sec. 35.070-B.2) as the following:

2. **Moderate-Impact Medical Marijuana Processing Facility**

An establishment in which the preparation, manufacture, processing or packaging of medical marijuana products by the holder of a medical marijuana processor license issued by the Oklahoma State Department of Health is conducted, in accordance with the terms of such license, and in which extraction processes are limited to use of non-flammable substances such as carbon dioxide, and to food-based and water-based extraction.

Medical Marijuana uses are subject to the supplemental regulations of Sec. 40.225:

**Section 40.225 Medical Marijuana Uses**

The supplemental use regulation of this section apply to medical marijuana uses.

40.225-A A medical marijuana grower operation must be located inside an enclosed building.

40.225-B A medical marijuana processing facility, whether moderate impact or high impact, must be located inside an enclosed building.

40.225-C A medical marijuana dispensary must be located inside an enclosed building.

40.225-D A medical marijuana dispensary may not be located within 1,000 feet of another medical marijuana dispensary.

40.225-E Drive through windows and drive through lanes are prohibited for medical marijuana grower operations, processing facilities, dispensaries and research facilities.

40.225-F Medical marijuana grower operations, processing facilities and dispensaries must provide the following:

1. A ventilation/air filtration system that prevents odor from being detectable at the boundaries of the lot within which the building housing the medical marijuana grower operation, processing facility or dispensary is located, except that if such use is located in multiple tenant building, the ventilation/air filtration system must prevent odor from being detectable outside the tenant space housing the use.
2. An electronic security system and surveillance camera.

40.225-G Medical marijuana grower operations, processing facilities, dispensaries and research facilities must be conducted and maintained in compliance with the license issued by the Oklahoma State Department of Health and in compliance with Oklahoma law, including but not limited to all applicable statutes, rules and regulations.

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TULSA ZONING CODE | July 1, 2020  
page 40.12

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Chapter 40 | Supplemental Use and Building Regulations  
Section 40.230 | Mining or Mineral Processing

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40.225-H No medical marijuana grower operation, processing facility, dispensary or research facility shall be permitted or maintained unless there exists a valid license, issued by the Oklahoma State Department of Health for the particular use at the particular location.

40.225-I The separation distance required under Section 40.225 D must be measured in a straight line between the nearest perimeter walls of the buildings (or portion of the building, in the case of a multiple tenant building) occupied by the dispensaries. The separation required under Section 40.225 D shall not be applied to limit the location of a medical marijuana dispensary for which a license was issued by the Oklahoma State Department of Health prior to December 1, 2018 for the particular location.

**SAMPLE MOTION:** Move to \_\_\_\_\_ (approve/deny) a **Special Exception** to permit Moderate-Impact Medical Marijuana processing (Moderate-impact Manufacturing & Industry Use) in the IL district. (Sec. 15.020, Table 15-2)

- Per the Conceptual Plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.
- Subject to the following conditions (including time limitation, if any):  
\_\_\_\_\_

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



***Subject property***



**CHUCK LANGE**  
ZONING OFFICIAL  
PLANS EXAMINER

TEL (918)596-9688  
clange@cityoftulsa.org



## DEVELOPMENT SERVICES

175 EAST 2<sup>nd</sup> STREET, SUITE 450  
TULSA, OKLAHOMA 74103

## ZONING CLEARANCE PLAN REVIEW

LOD Number: 1  
Ryan Kuzmic  
1602 S Main ST  
Tulsa, OK 74119

March 30, 2021

Phone: 918.401.9142

**APPLICATION NO: COO-084153-2021**

(PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

**Location: 7438 E 46 ST**

**Description: Moderate-impact Medical Marijuana Processing**

### INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

#### REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT

175 EAST 2<sup>nd</sup> STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601.

THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

**SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.**

### IMPORTANT INFORMATION

1. IF A DESIGN PROFESSIONAL IS INVOLVED, HIS/HER LETTERS, SKETCHES, DRAWINGS, ETC. SHALL BEAR HIS/HER OKLAHOMA SEAL WITH SIGNATURE AND DATE.
2. SUBMIT TWO (2) SETS OF DRAWINGS IF SUBMITTED USING PAPER, OR SUBMIT ELECTRONIC REVISIONS IN "SUPPORTING DOCUMENTS", IF ORIGINALLY SUBMITTED ON-LINE, FOR REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
3. INFORMATION ABOUT THE ZONING CODE, BOARD OF ADJUSTMENT (BOA), PLANNING COMMISSION (TMAPC), AND THE TULSA PLANNING OFFICE AT INCOG CAN BE FOUND ONLINE AT [TULSAPLANNING.ORG](http://TULSAPLANNING.ORG); IN PERSON AT 2 W. 2ND ST., 8TH FLOOR, IN TULSA; OR BY CALLING 918-584-7526 AND ASKING TO SPEAK TO SOMEONE ABOUT THIS LETTER OF DEFICIENCY.
4. A COPY OF A "RECORD SEARCH" [X] IS [ ] IS NOT INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)



## REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT [WWW.CITYOFTULSA-BOA.ORG](http://WWW.CITYOFTULSA-BOA.ORG)

COO-084153-2021

7438 E 46 ST

March 30, 2021

**Note:** As provided for in Section 70.130 you may request the Board of Adjustment (BOA) to grant a variance from the terms of the Zoning Code requirements identified in the letter of deficiency below. Please direct all questions concerning variances, special exceptions, appeals of an administrative official decision, Master Plan Developments Districts (MPD), Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape and screening plans and all questions regarding (BOA) or (TMAPC) application forms and fees to a representative at the Tulsa Planning Office at 918-584-7526 or [esubmit@incog.org](mailto:esubmit@incog.org). It is your responsibility to submit to our office documentation of any appeal decisions by an authorized decision making body affecting the status of your application so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf. Staff review comments may sometimes identify compliance methods as provided in the Tulsa Zoning Code. The permit applicant is responsible for exploring all or any options available to address the noncompliance and submit the selected compliance option for review. Staff review makes neither representation nor recommendation as to any optimal method of code solution for the project.

**Sec.15.020 Table 15-2:** You are proposing an Industrial/Moderate-impact Medical Marijuana Processing Facility. This is in an IL zoning district. This will require a Special Exception approved by the Board of Adjustment.

**Review comment:** Submit a copy of the approved Special Exception as a revision to this application. Please contact Austin Chapman at 918-584-7526 or at [achapman@incog.org](mailto:achapman@incog.org) for assistance with Special Exception.

**Note:** All references are to the City of Tulsa Zoning Code. Link to Zoning Code:

<http://tulsaplanning.org/plans/TulsaZoningCode.pdf>

**Please notify the reviewer via email when your revisions have been submitted**

This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter.

A hard copy of this letter is available upon request by the applicant.

## END – ZONING CODE REVIEW

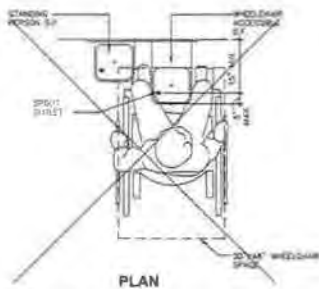
**NOTE:** THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.

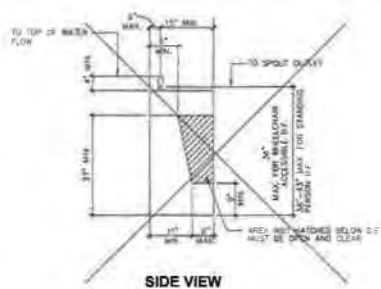




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**1 ACCESSIBLE DRINKING FOUNTAIN**  
SCALE 1/4" = 1'-0"

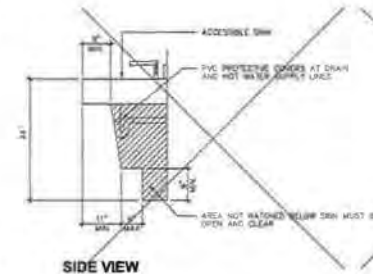


**SIDE VIEW**



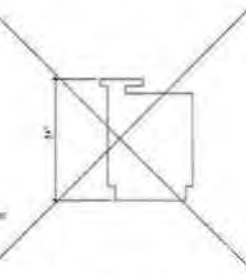
**SIDE VIEW**

**2 KITCHEN & WORKROOM ACCESSIBLE SINK**  
SCALE 1/4" = 1'-0"

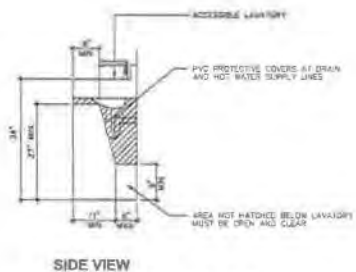


**SIDE VIEW**

**3 TOILET ACCESSIBLE SINK**  
SCALE 1/4" = 1'-0"



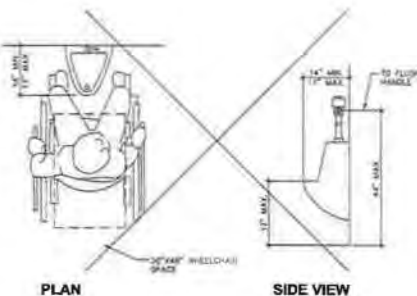
**4 ACCESSIBLE COUNTER**  
SCALE 1/4" = 1'-0"



**SIDE VIEW**

NOTE: NO SHARP OR ABRASIVE EDGES ON SURFACES UNDER LAVATORY

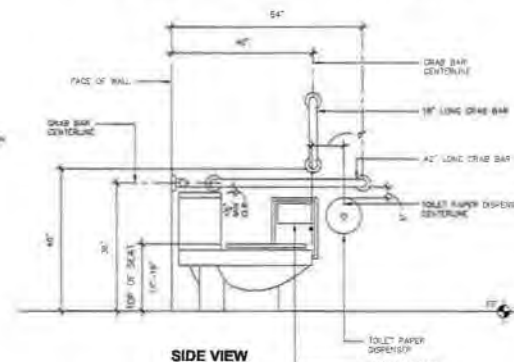
**5 ACCESSIBLE LAVATORY**  
SCALE 1/4" = 1'-0"



**PLAN**

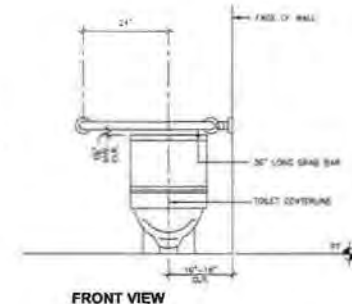
**SIDE VIEW**

**6 ACCESSIBLE URINAL**  
SCALE 1/4" = 1'-0"

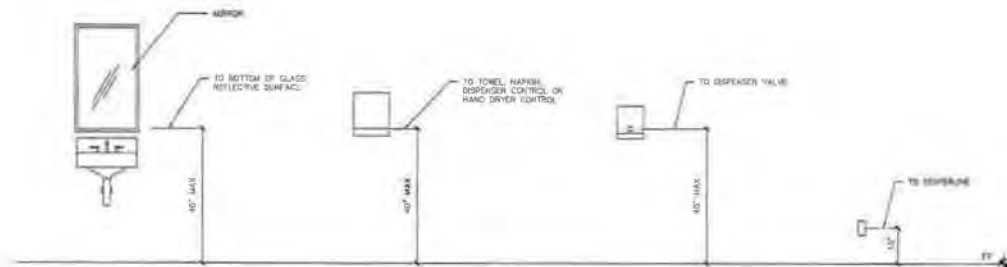


**SIDE VIEW**

**7 ACCESSIBLE TOILET**  
SCALE 1/4" = 1'-0"



**FRONT VIEW**



**MIRROR**

**PAPER TOWEL DISPENSER  
SANITARY NAPKIN DISPENSER  
ELECTRIC HAND DRYER**

**SOAP DISPENSER**

**ELECTRICAL RECEPTACLE  
DATA PORT  
TELEPHONE PORT**

**8 MOUNTING HEIGHTS**  
SCALE 1/4" = 1'-0"

GENERAL NOTES:  
ALL TOILET FIXTURES AND ACCESSORIES SHALL BE INSTALLED IN  
COMPLIANCE WITH CHAPTER 11 OF THE 2011 IBC CODE.

NOTES:

See notes on page 1 for more information regarding the use of this drawing. The user of this drawing is responsible for ensuring that the design is in compliance with the applicable code requirements. The user of this drawing is also responsible for ensuring that the design is in compliance with the applicable code requirements. The user of this drawing is also responsible for ensuring that the design is in compliance with the applicable code requirements.



**PINNACLE**  
CORPORATION

1113 S. KATHARINE AVE.  
GROVE, ARIZONA, 85922  
318.931.2557  
info@pinnaclecorp.com  
www.pinnaclecorp.com

MOD. #  
**TYCON II, L.L.C.**

DRAWING  
DATE  
12/11/19

PROJECT NUMBER  
19-005

ADDRESS:

ADA REQUIREMENTS

SCALE

SHEET  
**A0.4**



**KEITH DALESSANDRO**  
112 S. Ashurst Ave.  
Brownsville, TX 78022  
612.397.2467  
keith@mac.ebs-gps.com

930-01

SHEET  
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**CALL LEGEND:**

===== ROAD TO APPROX

===== AIRS PHOTO

----- GULLY TO BE REVERSED

===== HALL TYPE  
RPT. JALAN



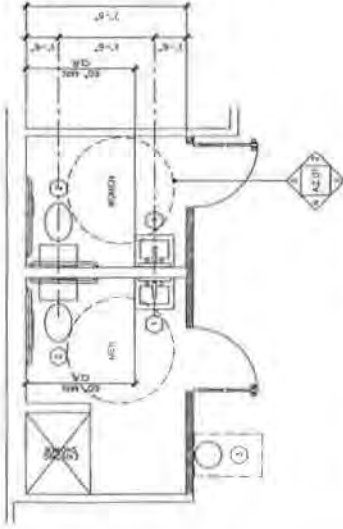


① FLOOR PLAN  
SCALE: 1/8" = 1'-0"

- KEYNOTES** NOTE: ACCESSORIES MAY BE USED  
 1. RELOCATES EXISTING ACCESSIBLE LAVATORY TO AREA  
 2. EXISTING ACCESSIBLE TOILET  
 3. ACCESSIBLE WET/DRY COMPARTMENT

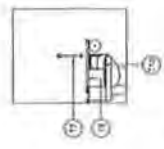
- TOILET ACCESSORIES** NOTE: ACCESSORIES MAY BE USED  
 KEYNOTES NOTE: ON THIS DRAWING SHEET

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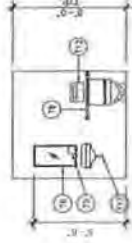


**1 TOILETS PLAN**  
 SCALE: 1/4" = 1'-0"

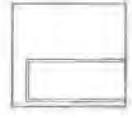
NOTES:  
 1. WALL DIMENSIONS ARE TO FACE OF STUDY UNLESS NOTED OTHERWISE  
 2. REFER TO DRAWINGS AND FOR REQUIRED ACCESSIBLE LOCATIONS, SLOTTED ROOSTS AND CLEARANCES



**5 WOMEN WEST**  
 SCALE: 1/4" = 1'-0"



**4 WOMEN SOUTH**  
 SCALE: 1/4" = 1'-0"



**3 WOMEN EAST**  
 SCALE: 1/4" = 1'-0"



**2 WOMEN NORTH**  
 SCALE: 1/4" = 1'-0"



**PINNACLE**  
 DESIGN

1112 E. Main Street, Apt. 10  
 Raleigh, NC 27601  
 Tel: 919.999.9999  
 Fax: 919.999.9999  
 Email: info@pinnacle-design.com

**TYCON II, LLC.**

DESIGNED BY:  
 DATE: 12/17/19  
 DRAWN BY: J. J. JONES  
 CHECKED BY: J. J. JONES  
 APPROVED BY: J. J. JONES

PROJECT NUMBER:  
 19-001

ADDRESS:

PROJECT NAME & ROOM (if applicable)

SCALE: 3/8" = 1'

SHEET: A2.01



7. LATERAL LIGATION: 2 mm  
8. DEBRIDEMENT: 1 mm

A4.60

010000

INTERIOR WALL TYPED

SCALE: 1/4" = 1'

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MOORE •  
TYCON II, L.L.C.

KEITH DALE SANDER  
1112 S. Kaulbach Ave  
Broken Arrow, OK 74012  
Tel: 405.346.7111  
keith@proceedings.com  
www.proceedings.com

**PINNACLE**  
HOME SYSTEM

145-70

[illegible]

NOTES









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Feet



Subject  
Tract

**BOA-23116**

19-13 26

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018



3.16





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Feet



Subject  
Tract

**BOA-23116**

19-13 26

Note: Graphic overlays may not precisely  
align with physical features on the ground.

Aerial Photo Date: February 2018



3.17

**Sparger, Janet**

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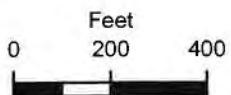
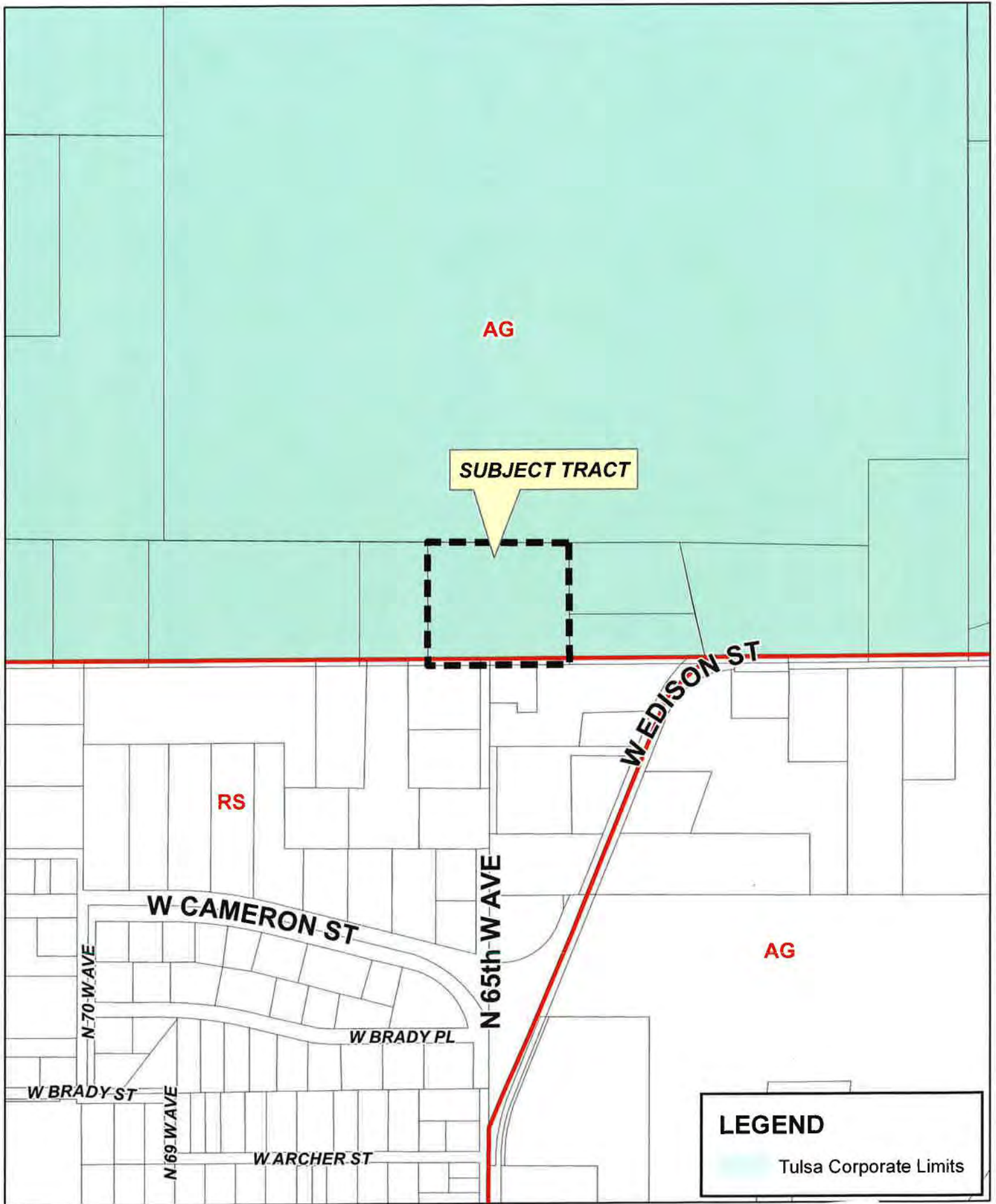
**From:** Joseph Wallis <heath@svenskraft.com>  
**Sent:** Tuesday, May 11, 2021 12:59 PM  
**To:** esubmit  
**Subject:** Against BOA-23116

I'm writing to speak out AGAINST BOA-23116.

There is no reason for this increase in intensity. These groups operations currently surround my business which is directly behind the proposed modification. Their odors currently carry off property which is against city ordinance. Allowing for more intensive operation will only make matters worse. I have a public facing business and it is embarrassing to explain to customers the odors these businesses generate onto my property.

Svenskraft





**BOA-23117**

20-12 31

4.1



# BOARD OF ADJUSTMENT CASE REPORT

STR: 0231  
CD: 1

Case Number: **BOA-23117**

**HEARING DATE:** 05/25/2021 1:00 PM (*Continued from 05/11/2021*)

**APPLICANT:** Brett Davis

**ACTION REQUESTED:** Variance of the dustless, all-weather parking surface requirements to allow a gravel driveway (Section 55.090-F)

**LOCATION:** 6505 W. Edison St.

**ZONED:** AG

**PRESENT USE:** Residential

**TRACT SIZE:** 4.2413 acres

**LEGAL DESCRIPTION:** 31-20-12 BEG SE/C LOT 5-N 377.5' TO NE/C LOT 5-W 457.73'-S 390.10' TO S LN LOT 5-E 460' TO BEG City of Tulsa, Osage County County, State of Oklahoma

**RELEVANT PREVIOUS ACTIONS:** None.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of a "New Neighborhood" and an "Area of Growth".

**The New Neighborhood** designation is intended for new communities developed on vacant land. These neighborhoods are comprised primarily of single- family homes on a range of lot sizes but can include townhouses and low-rise apartments or condominiums. These areas should be designed to meet high standards of internal and external connectivity and shall be paired with an existing or new Neighborhood or Town Center.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is located North of the intersection of W. Edison St. and N. 65<sup>th</sup> W. Ave.

**STAFF COMMENTS:** The applicant is requesting a Variance of the dustless, all-weather parking surface requirements to allow a gravel driveway (Section 55.090-F)



1. All off-street parking areas must be surfaced with a dustless, all-weather surface unless otherwise expressly stated in this zoning code. Pervious pavement or pervious pavement systems are allowed subject to the supplemental regulations of Section 55.090-F.4. Parking area surfacing must be completed prior to initiation of the use to be served by the parking.

The applicant states in their hardship that the road sits back 800' feet from the road, but their site plan indicates their home is roughly 200'-250' from the right-of-way. The Board may wish to require the applicant to pave the approach within the right-of-way and require a construction permit inside the right-of-way as a condition of their approval.

**STATEMENT OF HARDSHIP:** The home is 4 plus acres and sits back 800 feet from the road. Also, the neighborhood all have gravel.

**SAMPLE MOTION:** Move to \_\_\_\_\_ (approve/deny) a **Variance** of the dustless, all-weather parking surface requirements to allow a gravel driveway (Section 55.090-F)

- Finding the hardship(s) to be \_\_\_\_\_.
- Per the Conceptual Plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.
- Subject to the following conditions \_\_\_\_\_.
- **Suggested Condition:** Applicant must acquire a right-of-way permit from the City of Tulsa and driveway to be built in compliance with all other city specifications.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
- e. That the variance to be granted is the minimum variance that will afford relief;
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."



***Subject Property***



***Neighbor across Edison does have a paved driveway.***



**Jeff S. Taylor**  
Zoning Official  
Plans Examiner III  
TEL(918) 596-7637  
jstaylor@cityoftulsa.org



## DEVELOPMENT SERVICES

175 EAST 2<sup>nd</sup> STREET, SUITE 450  
TULSA, OKLAHOMA 74103

### ZONING CLEARANCE PLAN REVIEW

5/21/2020

**Brett Davis**  
brett@thebircoco.com

**APPLICATION NO: ZON LOD- 061288-2020** (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

**Project Location: 6505 W Edison St N**

**Description: Detached House**

#### INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

##### REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2<sup>nd</sup> STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

**SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.**

#### IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS [4 SETS IF HEALTH DEPARTMENT REVIEW IS REQUIRED] OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. PURSUANT TO FEDERAL, STATE, AND LOCAL DECLARATIONS OF EMERGENCY ARISING FROM THE COVID-19 THREAT AND AS DIRECTED BY THE ADMINISTRATION, OUR OFFICE IS CLOSED TO THE PUBLIC UNTIL FURTHER NOTICE. PAPER SUBMITTALS (INCLUDING REVISIONS AND ADDENDUM) FOR ANY PROJECT IS NOT ACCEPTED AT THIS TIME. IF SUBMITTING REVISIONS FOR APPLICATIONS THAT PREVIOUSLY UTILIZED PAPER PLANS, EMAIL THE REVISED PLANS TO [COTDEVSVCS@CITYOFTULSA.ORG](mailto:COTDEVSVCS@CITYOFTULSA.ORG) OR SUBMIT ELECTRONIC PLAN REVISIONS ON THE PORTAL AT [HTTPS://TULSAOK.TYLER-TECH.COM/ENERGOV4934/SELFSERVICE](https://tulsaok.tyler-tech.com/energov4934/selfservice). YOU WILL NEED TO REGISTER ON THE PORTAL IF YOU HAVE NOT PREVIOUSLY DONE SO.
3. INFORMATION ABOUT ZONING CODE, INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT [WWW.INCOG.ORG](http://WWW.INCOG.ORG) OR AT INCOG OFFICES AT 2 W. 2<sup>nd</sup> ST., 8<sup>th</sup> FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
4. A COPY OF A "RECORD SEARCH" [ ☐ IS ☒ IS NOT INCLUDED WITH THIS LETTER. PLEASE PRESENT THE "RECORD SEARCH" ALONG WITH THIS LETTER TO INCOG STAFF AT TIME OF APPLYING FOR BOARD OF ADJUSTMENT ACTION AT INCOG. UPON APPROVAL BY THE BOARD OF ADJUSTMENT, INCOG STAFF WILL PROVIDE THE APPROVAL DOCUMENTS TO YOU FOR IMMEDIATE SUBMITTAL TO OUR OFFICE. (See revisions submittal procedure above.).

(continued)



## REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT  
[WWW.CITYOFTULSA-BOA.ORG](http://WWW.CITYOFTULSA-BOA.ORG)

Application No. **ZN LOD- 0000-2020**

**Note:** As provided for in Section 70.130 you may request the Board of Adjustment to grant a variance from the terms of the Zoning Code requirements identified in the letter of deficiency below. Please direct all questions concerning variances, special exceptions, appeals of an administrative official decision, Master Plan Developments Districts (MPD), Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape and screening plans and all questions regarding (BOA) or (TMAPC) application forms and fees to an INCOG representative at 584-7526. It is your responsibility to submit to our offices documentation of any appeal decisions by an authorized decision making body affecting the status of your application so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf.

Staff review comments may sometimes identify compliance methods as provided in the Tulsa Zoning Code. The permit applicant is responsible for exploring all or any options available to address the noncompliance and submit the selected compliance option for review. Staff review makes neither representation nor recommendation as to any optimal method of code solution for the project.

**55.090-F Surfacing.** All off-street parking areas must be surfaced with a dustless, all-weather surface unless otherwise expressly stated in this zoning code. Pervious pavement or pervious pavement systems are allowed subject to the supplemental regulations of §55.090-F4. Parking area surfacing must be completed prior to initiation of the use to be served by the parking.

**Review Comments:** Revise site plan to indicate a dustless all-weather parking surface will be used from the public street to the proposed drive and parking area or apply to the Board of Adjustment for a Variance (section 70.120) to allow a material other than an approved material meeting the requirements of 55.090-F of the Tulsa zoning code.

**This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter. A hard copy of this letter is available upon request by the applicant.**

**Note:** All references are to the City of Tulsa Zoning Code. Link to Zoning Code:  
[www.tulsaplanning.org/plans/TulsaZoningCode.pdf](http://www.tulsaplanning.org/plans/TulsaZoningCode.pdf)

**Please Notify Plans Examiner By Email When You Have Submitted A Revision. If you originally submit paper plans, revisions must be submitted as paper plans. If you submit online, revisions must be submitted online**

## END –ZONING CODE REVIEW

**NOTE:** THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.







0 Feet 200 400



Subject Tract

**BOA-23117**

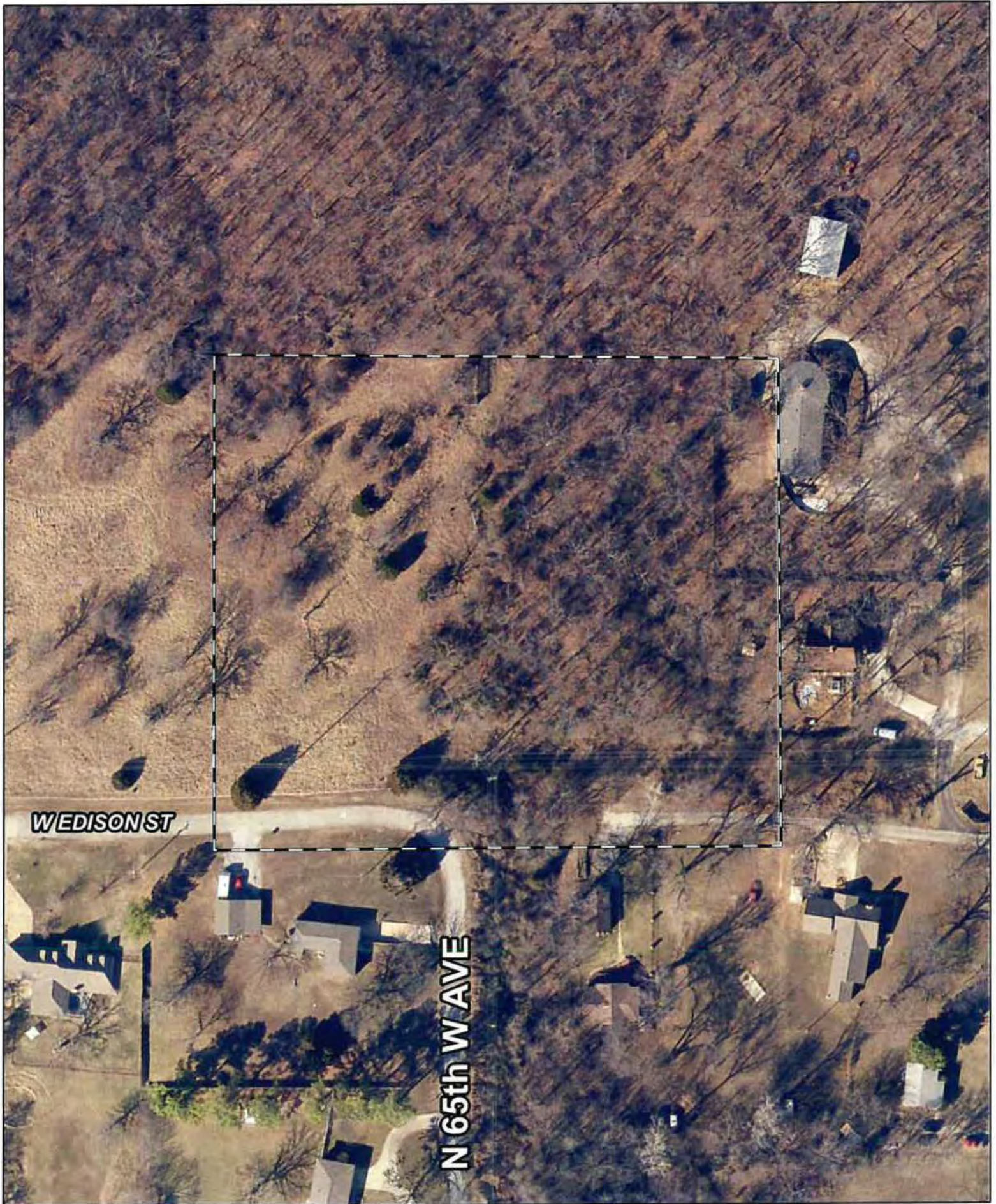
20-12 31

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018







WEDISON ST

N 65th W AVE

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Feet



Subject  
Tract

**BOA-23117**

20-12 31

Note: Graphic overlays may not precisely  
align with physical features on the ground.

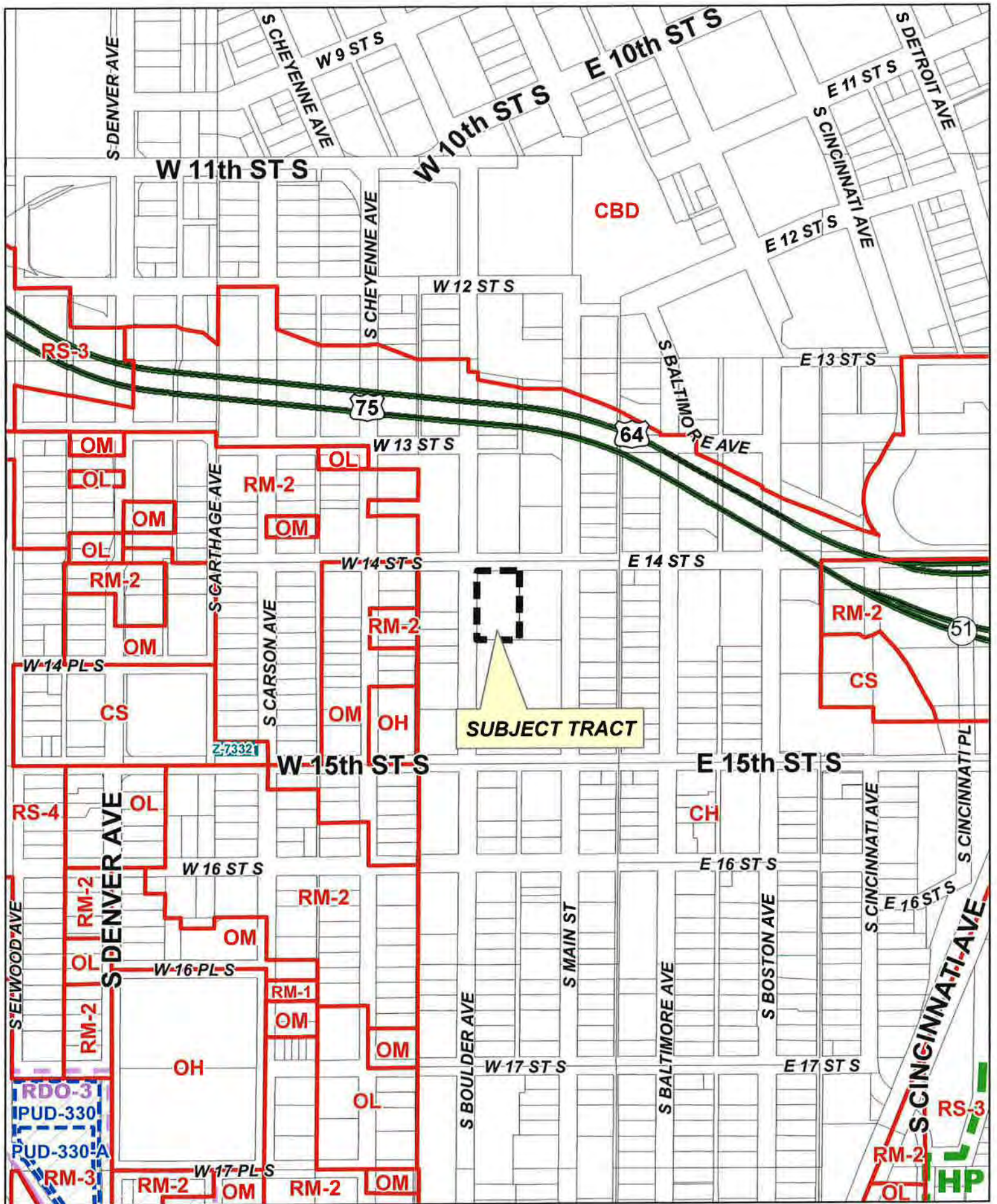
Aerial Photo Date: February 2018



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BOA-23119

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19-12 12



# BOARD OF ADJUSTMENT CASE REPORT

STR: 9212

Case Number: **BOA-23119**

CZM: 36

CD: 4

**HEARING DATE:** 05/25/2021 1:00 PM (*Continued from 05/11/2021*)

**APPLICANT:** CNF Signs

**ACTION REQUESTED:** Variance to allow a roof sign to be located on a building outside of the Downtown Entertainment District or the Route 66 Overlay (Section 60.020, 60.080-B.5)

**LOCATION:** 1401 S BOULDER AV W

**ZONED:** CH

**PRESENT USE:** Vacant

**TRACT SIZE:** 31049.7 SQ FT

**LEGAL DESCRIPTION:** LTS 15 THRU 17 & W8 VAC ALLEY ADJ ON E BLK 1, BAYNE ADDN

**RELEVANT PREVIOUS ACTIONS:**

**Subject property:** None.

**Surrounding Properties:**

**BOA-20309;** On 07.11.06 the Board **approved** a variance of the required setback for a sign in a CH district. Property located 1307 S. Boulder Ave. W.

**BOA-19385;** On 06.25.02 the **approved** a variance of the setback requirements for a monument sign. Property located NE/c of E. 15<sup>th</sup> St and S. Boulder Ave.

**BOA-18499;** On 06.25.02 the Board **approved** a variance of the setback requirement for a sign. Property located 1307 S. Boulder Ave.

**BOA-18437;** On 06.22.99 the Board **approved** a variance of the setback requirement for a sign.

**BOA-13541;** On 07.25.85 the Board **denied** a Special Exception to permit a Heliport in a CH district. Property located 1409 S. Main.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of a "Downtown Neighborhood" and an "Area of Growth".

**Downtown Neighborhoods** are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed-use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

**5.2**



The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is located at the SE/c of S. Boulder and W. 14<sup>th</sup> St.

**STAFF COMMENTS:** The applicant is requesting **Variance** to allow a roof sign to be located on a building outside of the Downtown Entertainment District or the Route 66 Overlay (Section 60.020, 60.080-B.5)

#### **Section 60.020 Prohibited Signs and Sign Characteristics**

The following signs and sign characteristics are prohibited except as otherwise expressly stated:

**60.020-L** Roof signs, except as expressly allowed by ~~§60.080-B.5~~

#### Chapter 60 | Signs

#### Section 60.080 | Signs in Mixed-use, Commercial and Industrial Zoning Districts

---

#### **4. Off-Premise Outdoor Advertising Signs**

Off-premise outdoor advertising signs are subject to the regulations of ~~§60.080-F~~. Where allowed, off-premise outdoor advertising signs are counted against a lot's allowed sign budget, pursuant to ~~§60.080-C~~.

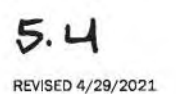
#### **5. Roof Signs**

- a. Roof signs are prohibited in all mixed-use, commercial and industrial zoning districts, except that one roof sign is allowed per business address within the Downtown Entertainment District and the Route 66 Overlay, provided that:

- (1) The sign does not include any dynamic display; and
- (2) They do not extend more than 25 feet above the point where the sign is attached to the roof, measured in a vertical line from the horizontal plane of the lowest point where the sign is attached to the roof to the horizontal plane of the highest location on the sign's structure.

**STATEMENT OF HARDSHIP:** Please see the attached comments provided by the applicant.





## **SAMPLE MOTION:**

Move to \_\_\_\_\_ (approve/deny) a **Variance** to allow a roof sign to be located on a building outside of the Downtown Entertainment District or the Route 66 Overlay (Section 60.020, 60.080-B.5)

- Finding the hardship(s) to be \_\_\_\_\_.
- Per the Conceptual Plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.
- Subject to the following conditions \_\_\_\_\_.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

*a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*

*b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*

*c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*

*d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*

*e. That the variance to be granted is the minimum variance that will afford relief;*

*f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*

*g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."*





***Subject property***

**Jim Mautino** represented Tower Heights Neighborhood Association. He expressed his support. He was opposed to chain link fences visible from Admiral. He suggested that it was not a good idea to construct a wood fence on the east side of the drainage ditch if there are existing screening fences on the residential property lines.

Teresa Buchert was recognized by the Chair. She stated that Mr. Mautino has a point about the fences and drainage ditch. It has been a continual problem because the ditch is not maintained. There are unwanted trees growing along the fence line.

**Applicant's Rebuttal:**

Mr. Mitchell stated they proposed building the fence on the east side so as not to disturb the residential fences and leave access to the drainage ditch. He was confident that his client would maintain the fence and area well. He suggested a compromise for the sidewalk requirement that they construct sidewalk along Admiral and around the corner on 109<sup>th</sup> to the first curb cut.

**Board Action:**

On **Motion of Stead**, the Board voted 5-0-0 (Dunham, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a Special Exception to permit Use Unit 15 (Other Trades and Services), Custom Canvas in a CS district (Section 701), subject to: the screening fence on the western boundary be that which is currently installed behind the residences, which are located to the west, and it would be the responsibility of the subject property owner to maintain the fencing; sidewalks to be installed along Admiral Place for the length of the property, turning the corner on the east to the first northernmost curb cut; no outside storage of raw materials or products; the six foot chain link fence to extend from the drainage ditch to the west to the shaded area for future expansion only and will not traverse the distance along Admiral Place, per plan except for the conditions regarding the fence, finding it will be in harmony with the spirit and intent of the code and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare, on the following described property:

LT 1 BLK 1, WAGON WHEEL TRADE CENTER, City of Tulsa, Tulsa County, State of Oklahoma

\*\*\*\*\*

**Case No. 20309**

**Action Requested:**

Variance of the required 40 ft. setback of a sign from the centerline of an abutting street (Section 1221.C.5), located: 1307 South Boulder Avenue West.



**Presentation:**

**Bob Dale**, 9520 East 55<sup>th</sup> Place, with Amax Sign Company, represented New Dominion. They proposed to put in a monument sign, but found the buildings are built right up to the 40 ft. setback. The hardship would be to comply with the zoning code criteria.

**Interested Parties:**

There were no interested parties who wished to speak.

**Board Action:**

On **Motion of Tidwell**, the Board voted 5-0-0 (Dunham, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a Variance of the required 40 ft. setback of a sign from the centerline of an abutting street (Section 1221.C.5), finding that by reason of extraordinary or exceptional conditions or circumstances which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

ALL LTS 7 THRU 12 LESS BEG NWC LT 12 TH S10 NE12.24 W7 POB & W8  
VAC ALLEY ADJ ON E BLK 5, HORNER ADDN AMD, City of Tulsa, Tulsa  
County, State of Oklahoma

\*\*\*\*\*

**Case No. 20293**

**Action Requested:**

Reconsideration of a: Special Exception to permit a Bed and Breakfast (Use Unit 2) in an RS-3 district (Section 401); a Variance of the requirement that no required parking space may be accessed through another (Section 1301.F); and a Variance of the parking area dimensions for the width of a parking space from 8' 6" to 8' and for the width of a drive aisle from 24' to 13' (Section 1303.A), located: 1521 East 21<sup>st</sup> Street.

**Presentation:**

**Steve Schuller** represented the applicant, Mark Mobbs. He understood the Board was primarily concerned with the parking issues and egress. The parking configuration was changed to include a turn-around so they can drive forward out of the driveway. It has been tested and proven by the applicants. The City Zoning Plans Review has determined that all of the parking requirements have been met. He reminded the Board of the broad support of the neighborhood and City Councilor Maria Barnes (Exhibit G-1).



**Case No. 19385**

**Action Requested:**

Variance of setback from centerline of abutting streets to permit monument sign 35' from the centerlines of South Boulder Avenue and East 15<sup>th</sup> Street. SECTION 1221.C.6. USE UNIT 21. BUSINESS SIGNS AND OUTDOOR ADVERTISING, General Use Conditions for Business Signs – Use Unit 11, located NE/c of E. 15<sup>th</sup> St. & S. Boulder Ave.

**Presentation:**

**John Moody**, 1920 S. Utica, stated he represented UMB Financial, a banking concern based in Kansas City, that has a branch facility in Tulsa. It will be a full-service facility on Boulder. They would like the sign on the southwest corner of their lot. He stated that he has read the staff comments and understands there will be a removal contract required for the existing sign on South Boulder. A site plan and sign plan (Exhibits 1-1 and 2) were submitted.

**Interested Parties:**

There were no interested parties who wished to speak.

**Board Action:**

On **MOTION of Dunham**, the Board voted 4-0-0 (White, Dunham, Turnbo, Perkins "aye"; no "nays"; no "abstentions"; Cooper "absent") to **APPROVE** a **Variance** of setback from centerline of abutting streets to permit monument sign 35' from the centerlines of South Boulder Avenue and East 15<sup>th</sup> Street, subject to a removal contract on the S. Boulder sign, finding it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or Comprehensive Plan, on the following described property:

Lots 12, 13, and 14, Block 1, Bayne Addition, City of Tulsa, Tulsa County, State of Oklahoma.

\*\*\*\*\*

**Case No. 19386**

**Action Requested:**

Special Exception to allow a minor repair and rehab of manufactured homes as they are placed on lot for sale. SECTION 702. ACCESSORY USES PERMITTED IN COMMERCIAL DISTRICTS – Use Unit 17, located 11742 E. Admiral Pl.

**Presentation:**

**Steve Taylor**, 306 S. 116<sup>th</sup> E. Ave., stated the application is regarding his business, Home Outlet of Tulsa. He purchased the property about six months ago. He proposed to do any needed minor interior repairs. He submitted a petition of 71 signatures in support of the application (Exhibit E-1) from the neighboring residents. He let them know he was open to questions and discussion.

Case No. 18488 (continued)

**Comments and Questions:**

Mr. Beach informed the Board that he is in receipt of a letter from the applicant indicating that he would be out of town and requested a continuance. The request was timely and new notice has been sent out for October 12, 1999.

**Board Action:**

On **MOTION** of **DUNHAM**, the Board voted 5-0-0 (Cooper, Dunham, Perkins, Turnbo, White "aye"; no "nays", no "abstentions"; no "absent") to **CONTINUE** Case No. 18488 to the meeting of October 12, 1999.

\*\*\*\*\*

**Case No. 18499****Action Requested:**

Variance of the required setback from 40' to 30' to allow a structure in the planned right-of-way. **SECTION 215. STRUCTURE SETBACK FROM ABUTTING STREETS** - Use Unit 11, located 1307 South Boulder Avenue.

**Presentation:**

The applicant, Richard Craig, submitted a site plan (Exhibit B-1) and mentioned that his client received a variance a few months ago for a setback of 32' for a small sign that identifies their building on 13<sup>th</sup> and Boulder. Mr. Craig stated that the sign has been installed at the 32' site and there is not enough visibility. His clients are asking to move the sign to a 30' setback for more visibility.

**Comments and Questions:**

Ms. Turnbo asked Mr. Craig if he would agree to a removal contract with the City and Mr. Craig agreed to that condition of approval.

**Board Action:**

On **MOTION** of **DUNHAM**, the Board voted 5-0-0 (Cooper, Dunham, Perkins, Turnbo, White "aye"; no "nays", no "abstentions"; no "absent") to **APPROVE Variance** of the required setback from 40' to 30' to allow a structure in the planned right-of-way, finding that the hardship meets the requirements of Section 1607.C. **SECTION 215. STRUCTURE SETBACK FROM ABUTTING STREETS** - Use Unit 11, subject to a removal contract, on the following described property:

Lots 7, 8, 9, 10, 11, and 12, less that part of Lot 12, beginning at the NW/c, thence S 10', thence NE 12.24', thence W 7' to the point of beginning, all in Block 5, Horner Addition Amended to the City of Tulsa, Tulsa County, State of Oklahoma.

\*\*\*\*\*



Case No. 18436Action Requested:

Variance of maximum allowable floor area for a detached accessory building from 983 SF (40% of principle dwelling) to 1,364 SF. **SECTION 402.B.1.d. ACCESSORY USES IN RESIDENTIAL DISTRICTS, Accessory Use Conditions**, located 1940 West 82<sup>nd</sup> Street South.

Presentation:

The applicant, **Kimberley M. Hendrix**, 1940 West 82<sup>nd</sup> Street South, submitted a site plan (Exhibit E-1) and stated that they currently have an RV garage that has about 600 square feet. They would like to construct a three car garage as a hobby garage. The building is typical for the area. Their lot is over an acre in size and can adequately handle a detached building of this size.

Interested Parties:

None.

Comments and Questions:

Mr. Dunham asked the applicant if there would be any commercial activity taking place within the building? Ms. Hendrix replied no, they build street rods for fun, as a hobby.

Board Action:

On **MOTION** of **COOPER**, the Board voted 3-0-0 (Cooper, Dunham, Perkins, "aye"; no "nays", no "abstentions"; Turnbo, White "absent") to **APPROVE Variance** of maximum allowable floor area for a detached accessory building from 983 SF (40% of principle dwelling) to 1,364 SF. **SECTION 402.B.1.d. ACCESSORY USES IN RESIDENTIAL DISTRICTS, Accessory Use Conditions**, subject to there being no commercial activities on the property; finding the hardship to be the size of the lot; on the following described property:

W 165.23' of N 260.2' of Lot 13, Ross Homesite Subdivision, Tulsa County,  
State of Oklahoma

\*\*\*\*\*  
\*\*\*\*\*

Case No. 18437Action Requested:

Variance of the 40' setback requirement for a sign down to 32' to allow a structure in the planned right-of-way. **SECTION 215. STRUCTURE SETBACK FROM ABUTTING STREETS – Use Unit 11**, located 1307 South Boulder Avenue.

Case No. 18437 (continued)

**Presentation:**

The applicant, **Richard H. Craig**, submitted a site plan (Exhibit F-1), a sign plan (Exhibit F-2) and stated that to place a small 2' x 5' sign on the property.

**Comments and Questions:**

Mr. Dunham asked the applicant if he had any problem with a removal contract and he replied that he did not.

**Board Action:**

On **MOTION** of **PERKINS**, the Board voted 3-0-0 (Cooper, Dunham, Perkins, "aye"; no "nays", no "abstentions"; Turnbo, White "absent") to **APPROVE Variance** of the 40' setback requirement for a sign down to 32' to allow a structure in the planned right-of-way. **SECTION 215. STRUCTURE SETBACK FROM ABUTTING STREETS – Use Unit 11**, subject to a removal contract; finding the hardship to be the 60' right-of-way; on the following described property:

Lots 7, 8, 9, 10, 11 and 12, less the part of Lot 12, beginning at the NW/c, thence S 10', thence NE 12.24', thence W 7' to the point of beginning, all in Block 5, Horner Addition Amended, to the City of Tulsa, Tulsa County, State of Oklahoma.

\*\*\*\*\*

**Case No. 18438**

**Action Requested:**

Variance to allow gravel parking. **SECTION 1303.D. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS – Use Unit 11**; a Variance to waive the landscape requirements. **SECTION 1002. LANDSCAPE REQUIREMENTS**; a Variance to waive the screening requirement from an R District to the north. **SECTION 1220.C. USE UNIT 20. COMMERCIAL RECREATION: INTENSIVE**; a Variance of the setback from the centerline of 95<sup>th</sup> E. Ave. from 50' to 0'. **SECTION 903. BULK AND AREA REQUIREMENTS IN THE INDUSTRIAL DISTRICTS**, located 9502 East Mohawk Boulevard.

**Presentation:**

The applicant, **George M. Brower**, 9502 East Mohawk Boulevard, submitted a site plan (Exhibit G-1) and stated that the purchase of this property was for the intent to operate a motorcross (Motorcycle) track. The Tulsa area currently does not have a motorcross racetrack. Mr. Brower mentioned to the Board that he is not sure if Tulsa can support a track like this and at this time would like to be allowed to put in gravel parking. If the track is not profitable for him, he will not have a lot of money tied up in paving. Mr. Brower submitted photos of the property (Exhibit G-2) showing all the existing trees and landscaping. It is their intent to keep all of the trees and keep the

**CITY BOARD OF ADJUSTMENT**  
**MINUTES of Meeting No. 444**  
**Thursday, July 25, 1985, 1:00 p.m.**  
**City Commission Room, Plaza Level**  
**Tulsa Civic Center**

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Bradley Chappelle, Chairman Clugston White Wilson		Gardner Jones Moore	Jackere, Legal Department Hubbard, Protective Inspections Noe, Code Enforcement

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, July 23, 1985, at 11:21 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Chappelle called the meeting to order at 1:00 p.m.

MINUTES:

On MOTION of BRADLEY and SECOND by WHITE, the Board voted 4-0-1 (Bradley, Chappelle, Clugston, White, "aye"; no "nays"; Wilson, "abstaining"; none "absent") to APPROVE the Minutes for June 27 and July 11, 1985.

UNFINISHED BUSINESS

Case No. 13541

Action Requested:

Special Exception - Section 710 - Principal Uses Permitted in Commercial Districts - Use Unit 1202/11 - Request an exception to permit a heliport in a CH zoned district, located at 1409 South Main.

Presentation:

The applicant, Tulsa Security Patrol, was represented by Larry Gass, 1409 South Main, Tulsa, Oklahoma. Mr. Gass asked if any of the Board members have flown in a helicopter and Mr. Clugston and Ms. White informed that they had been up in a helicopter. Mr. Gass stated that he believes that there has been some conspiracy in this case and that he has not been supplied with records from the last hearing. At this point Mr. Chappelle asked Mr. Gass to present the new and different information that he informed the Board he could supply if granted a rehearing. Mr. Gass read a letter (Exhibit AA-1) from the FAA dated May 7, 1985 which stated that they had completed an air space utilization study on the subject heliport and did not object to its development. He informed that there is only one protestant out of the 33 surrounding property owners and that he protests every community issue. Mr. Gass pointed out that the

07.25.85:444(1)



Case No. 13541 (continued)

Vice-Mayor (Dianne Noe) stated that the heliport is located 102' from the protestant's home. He informed that the distance from the residence to the heliport is approximately 187'. Photographs of the heliport were submitted (Exhibit AA-2).

Comments and Questions:

Mr. Clugston asked Mr. Gass to clarify his use of the title, Vice-Mayor, and Mr. Gass informed that he considers Ms. Noe to be the Vice-Mayor.

Ms. Bradley noted that the FAA has no jurisdiction over the safety on the ground and the noise factor. Mr. Gass informed that the site has been inspected and approved by the Fire Marshall's office.

Mr. Jackere pointed out that the basis for the rehearing was the difference in the comments made to Mr. Gass and to Ms. Noe by Mr. Powers of the Tulsa Airport Authority. Mr. Gass stated that Mr. Powers informed Ms. Noe by a letter that the heliport would probably not be approved, although its operation had already been approved by the FAA.

Protestants:

Mr. Thomas Hopson, 1424 South Baltimore, Tulsa, Oklahoma, pointed out that the noise and odor of the helicopter is very offensive. He stated that he spends a great deal of time in his back yard which extends out to the alley and is very close to the heliport. Mr. Hopson informed that there have been occasions when 2 helicopters have been on the roof at the same time. He noted that the engines and the sirens that are activated occasionally, disturb his rest and intrude upon the tranquility of his home.

Interested Parties:

Attorney Tony Miller represented the Airports Council and stated that the emphasis should be on the safety of the citizens. Mr. Miller informed that the city is protected by zoning and that the Board of Adjustment should review the character of the neighborhood and reject or accept proposals. Mr. Miller pointed out that the letter read by Mr. Gass from FAA, stated in the second paragraph that the determination is not to be construed as approval, but determines the safe and efficient utilization of the navigable air space.

James Kriss, Airport Engineer, 5627 South 84th Street, Tulsa, Oklahoma, stated that 500' is needed for departure and landing of a helicopter.

Mr. Clugston asked Mr. Kriss if there is 500' clearance for all of the heliports in the city, and if the main concern is safety.

Mr. Kriss stated that the main objection is safety on the ground and not the air space, but all heliports do not have 500' clearance.

Case No. 13541 (continued)

Ms. Noe informed that the concern of Code Enforcement is the noise and odor of the helicopter and the height of the building. She stated that the approval of the application could set a precedent for 1 story heliports.

Applicant's Rebuttal:

Mr. Gass stated that the subject heliport is safe, the air space is safe and the operation is safe. He informed that the heliport is utilized only 40 times each month. Mr. Gass stated that the heliport at Hillcrest Hospital is near ICU, therefore, could not generate an excessive amount of noise.

Additional Comments:

Mr. Clugston asked Mr. Gardner how long the subject property has been zoned CH. Mr. Gardner replied that the property has been CH since at least 1957 and maybe longer.

Board Action:

On MOTION of WILSON and SECOND by WHITE, the Board voted 4-1-0 (Bradley, Chappelle, White, Wilson, "aye"; Clugston, "nay"; no "abstentions"; none "absent") to DENY a Special Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Use Unit 1202/11) to permit a heliport in a CH zoned district; finding that the granting of the special exception request violates the spirit and intent of the Code and the Comprehensive Plan; on the following described property:

Lot 7, Block 1, Bayne Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 13580

Action Requested:

Variance - Section 930 - Bulk and Area Requirements in the Industrial Districts - Use Unit 1225 - Request a variance of the 50' setback from the centerline of Rockford to 30' to permit construction of a building in an IM zoned district, located on the SE/c of Rockford and 4th Place.

Presentation:

The applicant was not present.

Comments and Questions:

Mr. Jones stated that the case was originally heard on May 16, 1985 and was approved. At the time of application the wrong subdivision name was supplied; therefore, a new application was made and the addition changed to Midway Addition.

Board Action:

On MOTION of BRADLEY and SECOND by WILSON, the Board voted 4-0-1 (Bradley, Chappelle, White, Wilson, "aye"; no "nays"; Clugston, "abstaining"; none "absent") to APPROVE a Variance (Section 930 -

07.25.85:444(3)



BOA-23119

Hardship Letter

The building at 1401 S Boulder Ave., is seeking a variance to receive a roof sign. Due to the topographical location and the over towering height of surrounding buildings, the additional sign height offered by the roof sign is needed. This location serves as Oklahoma Title Partners regional headquarters, and visibility will aid to navigate visitors and our out of town employees to the location.

It is also the intention of Oklahoma Title Partners to have a sign that adds a retro, and artistic feature to the Tulsa skyline. Utilizing construction methods of other iconic signs in the Tulsa area (Mayo, Yokozuna, etc.,) we hope to create a signage feature in an area of town that lacks such visual impact.

We would also like to point out that, although the sign is mounted on the roof, it is not higher than the tallest part of the building.

Thank you,

Pete Webb

Claude Neon Federal Signs

Cell: 918-277-5719

Office: 918-587-7171

**DANNY WHITEMAN**  
SIGN PLANS EXAMINER  
TEL (918)596-9664  
EMAIL dwhiteman@cityoftulsa.org



## DEVELOPMENT SERVICES

175 EAST 2<sup>nd</sup> STREET, SUITE 450  
TULSA, OKLAHOMA 74103-3227

### SIGN PLAN REVIEW

April 6, 2021

LOD Number: 1

Phone: (918)-587-7171

**Teresa Bailey**  
1225 N. Lansing Ave.  
Tulsa OK 74106

**APPLICATION NO:** **SIGN-085891-2021** (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)  
**Location:** 1401 S. Boulder Ave.  
**Description:** Roof sign

#### INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

#### REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2<sup>nd</sup> STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A \$55 RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

**SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.**

#### IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, THE INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND THE TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT [WWW.INCOG.ORG](http://WWW.INCOG.ORG) OR AT INCOG OFFICES AT 2 WEST 2<sup>ND</sup> STREET, 8<sup>TH</sup> FLOOR, TULSA, OK, 74103 OR TELEPHONE (918) 584-7526.
3. PRESENT THIS LETTER TO INCOG WHEN APPLYING FOR BOARD OF ADJUSTMENT OR PLANNING COMMISSION ACTION.

(Continued)



## REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT [WWW.INCOG.ORG](http://WWW.INCOG.ORG)

Application No. SIGN-085891-2021

1401 S. Boulder Ave.

April 6, 2021

This letter of deficiencies covers Sign Plan Review items only.

For ground, monument, pole & outdoor advertising structure sign applications only, you may receive additional letters from other disciplines such as Water/Sewer/Drainage for additional deficiencies regarding Utility Easement placement which are not addressed in this letter.

### 1. Section 60.020 Prohibited Signs and Sign Characteristics

60.020-L Roof signs, except as expressly allowed by §60.080-B5.

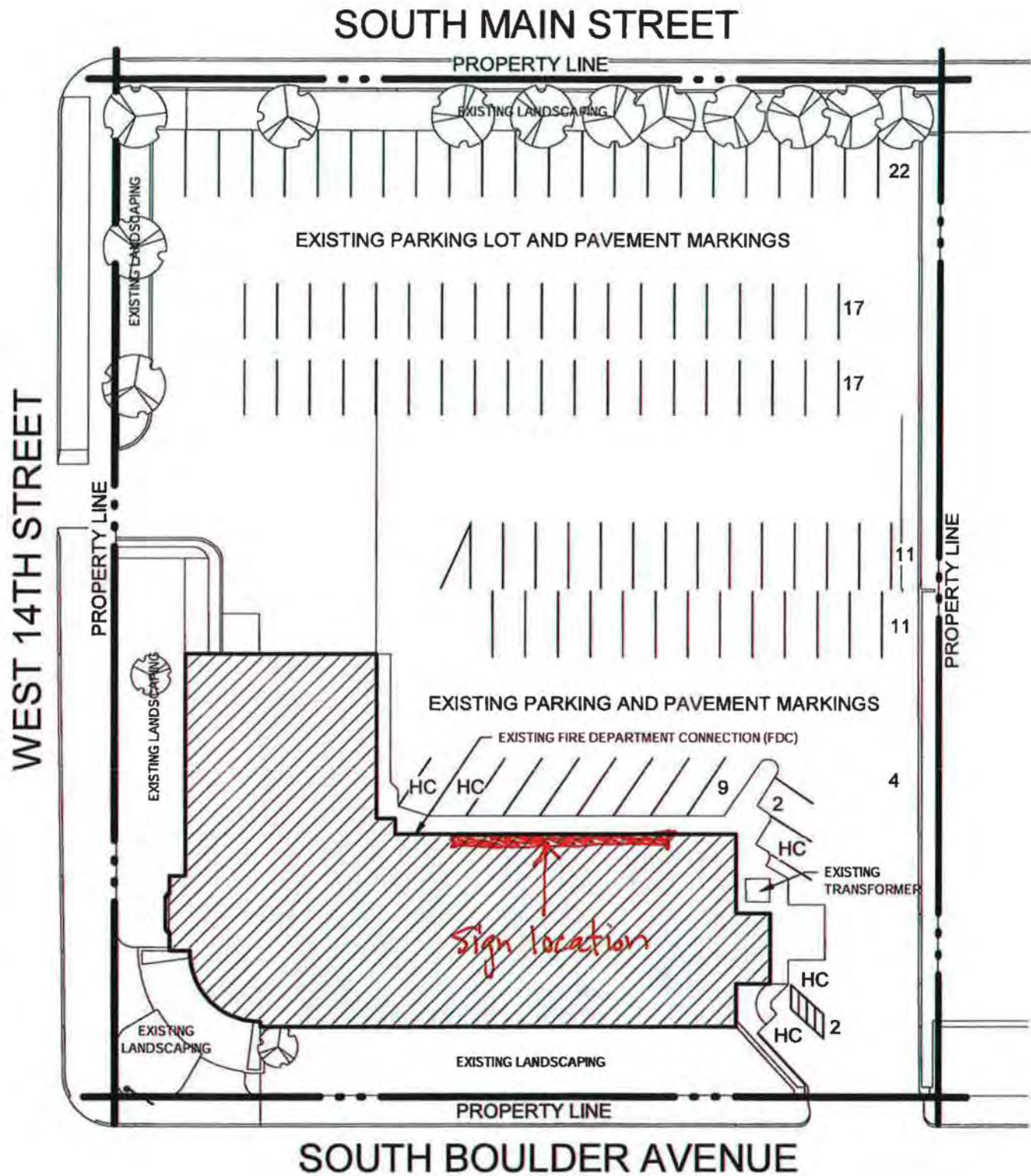
**Review Comments:** Roof signs are prohibited in the City of Tulsa except in the Downtown Entertainment District and in the Route 66 Overlay. You may pursue a variance from the Board of Adjustment (BOA) to permit a roof sign at this location.

NOTE: Please direct all questions concerning variances, special exceptions, appeals of an administrative official, Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape plans and all questions regarding (BOA) or (TMAPC) application forms and fees to an INCOG representative at 584-7526. It is your responsibility to send the decision of any actions by the BOA or TMAPC affecting the status of your application for a Sign Permit to our office so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf.

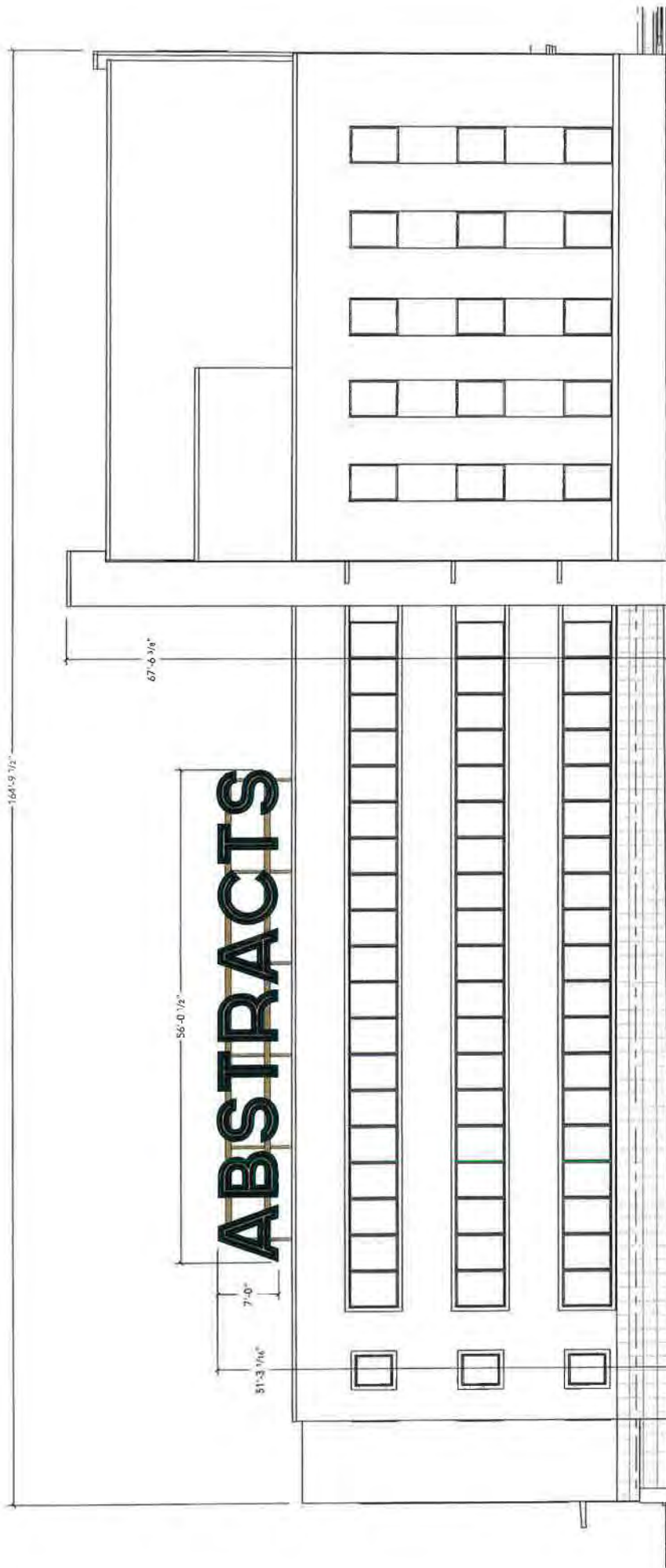
## END – ZONING CLEARANCE AND SIGN CODE REVIEW

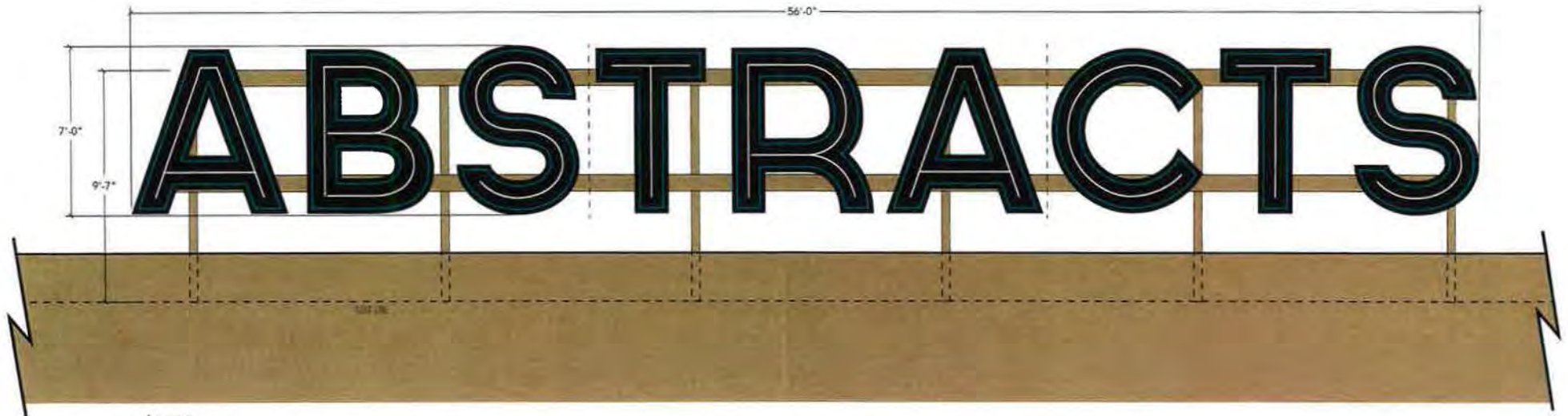
NOTE: THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A CITY OF TULSA SIGN PERMIT.









A | ELEVATION  
SCALE: 1/4" = 1'-0"

7" OPEN FACE CHANNEL LETTERS. ROUTED FROM .125 ALUMINUM WITH 3" DEEP RETURNS FROM .063, TRIPLE STROKE NEON IN BLUE AND WHITE. SIGN MOUNTED TO ROOF WITH STEEL VERTICAL SUPPORTS FROM 3" STEEL TUBING. 1/2" STEEL PLATES WITH MATCHING PLATES BELOW DECK SURFACE WILL BE REQUIRED FOR ATTACHMENT. ROOF MAY NEED TO BE RESEALED AROUND THESE STRUCTURES AFTER INSTALLATION (BY OTHERS). LETTERS ARE MOUNTED TO EXTRUDED ALUMINUM RACEWAYS THAT HOUSE WIRING AND TRANSFORMERS FOR THE NEON LIGHTING

 <p>1215 NORTH LAKESHORE DRIVE TULSA, OK 74104 TEL: 918.438.1111 FAX: 918.438.1112 WWW.CNF.COM</p>	<p>THIS DOCUMENT IS THE PROPERTY OF CNF. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CNF. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SUBJECT TO LEGAL ACTION.</p>	<p><input type="checkbox"/> APPROVED AS SHOWN <input type="checkbox"/> APPROVED AS NOTED</p> <p>DATE: _____</p>	<p>PROJECT/CLIENT NAME: FIRSTTITLE</p>	<p>LOCATION: TULSA, OK</p>	<p>ACCOUNT EXEC: PETE WEBB</p>	<p>DESIGNER: JOE KESTERSON</p>	<p>DATE OF ORIGINAL DWG: FEB 26, 2021</p>	<p>REVISION HISTORY: 02.26.21 V 1.0</p>	<p>SIGN TYPE/DESCRIPTION: CHANNEL LETTER ID SIGN</p>	<p>ST-1.0</p>
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THESE DRAWINGS ARE THE PROPERTY OF CNF. IT IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CNF. ANY VIOLATION OF THESE TERMS SHALL BE CONSIDERED A BREACH OF CONTRACT AND SUBJECT TO LEGAL ACTION.

5.21

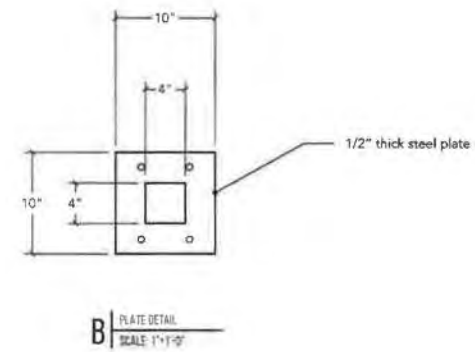
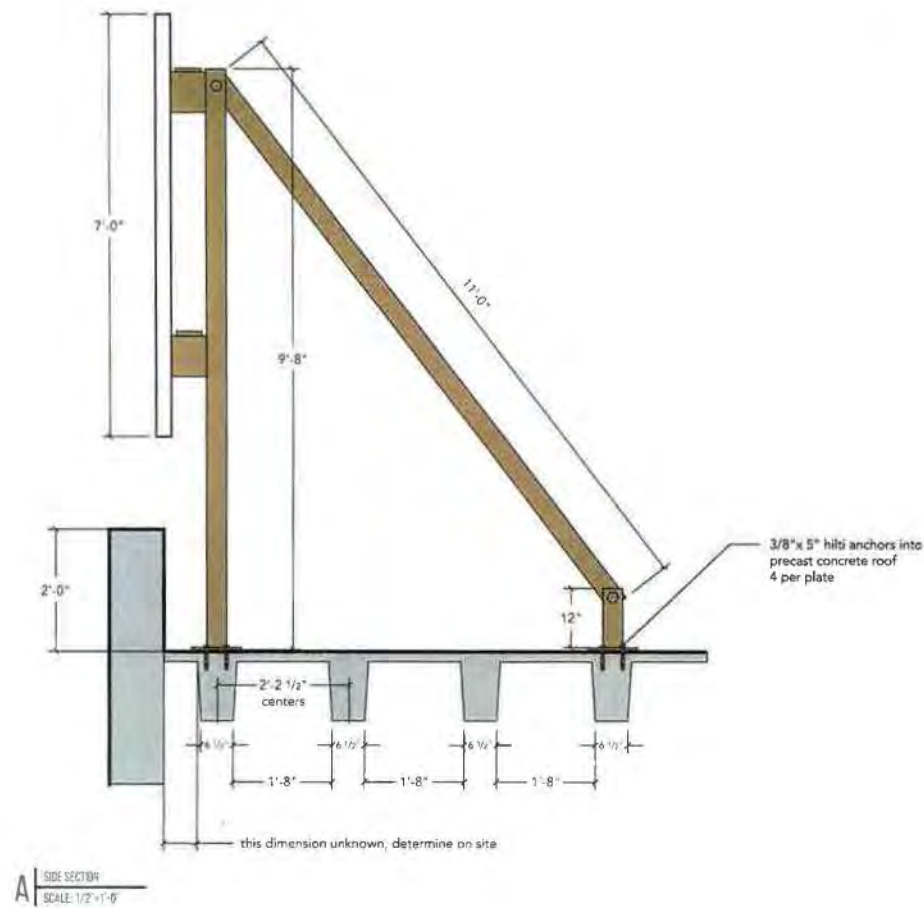


7' LETTERS



 <p>1225 NORTH LINDSEY AVENUE TULSA, OK 74103-1225 918.581.1225 411 5TH STREET TULSA, OK 74103</p>	<p>WE warrant that the sign will be installed in accordance with the terms of the contract and that the sign will be maintained in good condition. We warrant that the sign will be removed from the property within the time specified in the contract. We warrant that the sign will be replaced if it is damaged or destroyed within the time specified in the contract. We warrant that the sign will be removed from the property within the time specified in the contract. We warrant that the sign will be replaced if it is damaged or destroyed within the time specified in the contract. We warrant that the sign will be removed from the property within the time specified in the contract. We warrant that the sign will be replaced if it is damaged or destroyed within the time specified in the contract.</p>	<p><input checked="" type="checkbox"/> APPROVED AS SHOWN <input type="checkbox"/> APPROVED AS NOTED</p> <p>X _____</p>	<p>PROJECT/CLIENT NAME: FIRSTTITLE</p>	<p>LOCATION: TULSA, OK</p>	<p>ACCOUNT EXEC: PETE WEBB</p>	<p>DESIGNER: JOE KESTERSON</p>	<p>DATE OF ORIGINAL DWG: FEB 26, 2021</p>	<p>REVISION HISTORY: 02.26.21 V 1.0</p>	<p>SIGN TYPE/DESCRIPTION: CHANNEL LETTER ID SIGN</p>	<p>ST-1.2</p>
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5.22



ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TULSA, OK CITY SPECIFICATIONS FOR THE INSTALLATION OF CHANNEL LETTER SIGNS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF TULSA, OK.

APPROVED AS SHOWN ☐ APPROVED AS NOTED ☐

1

PROJECT/CLIENT NAME:  
FIRSTTITLE

LOCATION:  
TULSA, OK

ACCOUNT EXEC:  
PETE WEBB

DESIGNER:  
JOE KESTERSON

DATE OF ORIGINAL DWD:  
FEB 26, 2021

REVISION HISTORY:  
02.26.21 V 1.0

SIGN TYPE/DESCRIPTION:  
CHANNEL LETTER  
ID SIGN

ST-1.3

5.23

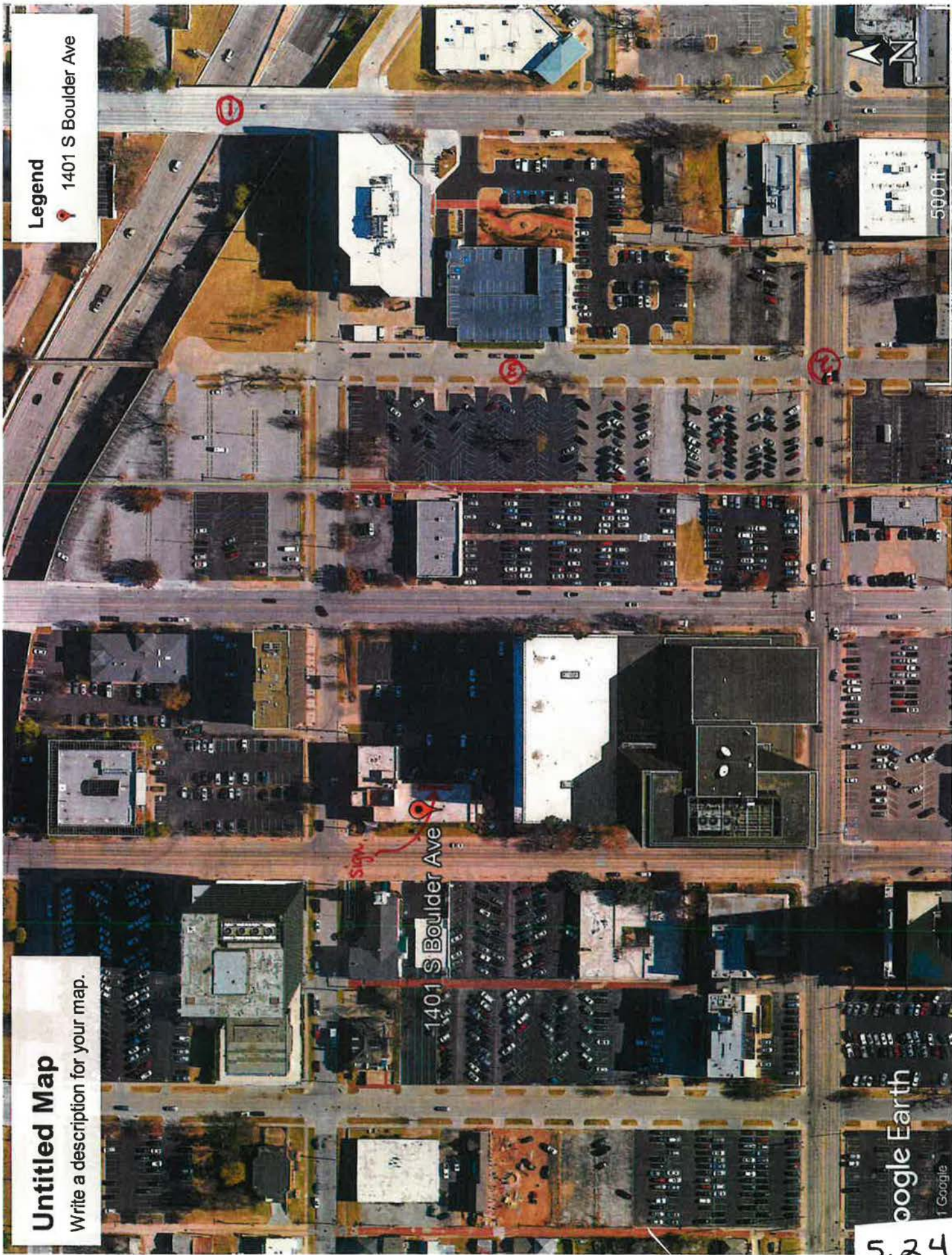


## Untitled Map

Write a description for your map.

## Legend

📍 1401 S Boulder Ave





# Untitled Map

Write a description for your map.

## Legend

📍 1401 S Boulder Ave

①

From Boston  
over Hwy 75

Building



5.25

Google Earth

© 2014 Google

6.91 ft





# Untitled Map

Write a description for your map.

## Legend

📍 1401 S Boulder Ave

② From 15th and Baltimore

Building



8.17 ft

Google Earth

© 2016 Google

5.26



# Untitled Map

Write a description for your map.

## Legend

📍 1401 S Boulder Ave

③ From Baltimore

Building



5.27

Google Earth

©2021 Google



7.60 ft



## Untitled Map

Write a description for your map.

## Legend

 1401 S Boulder Ave

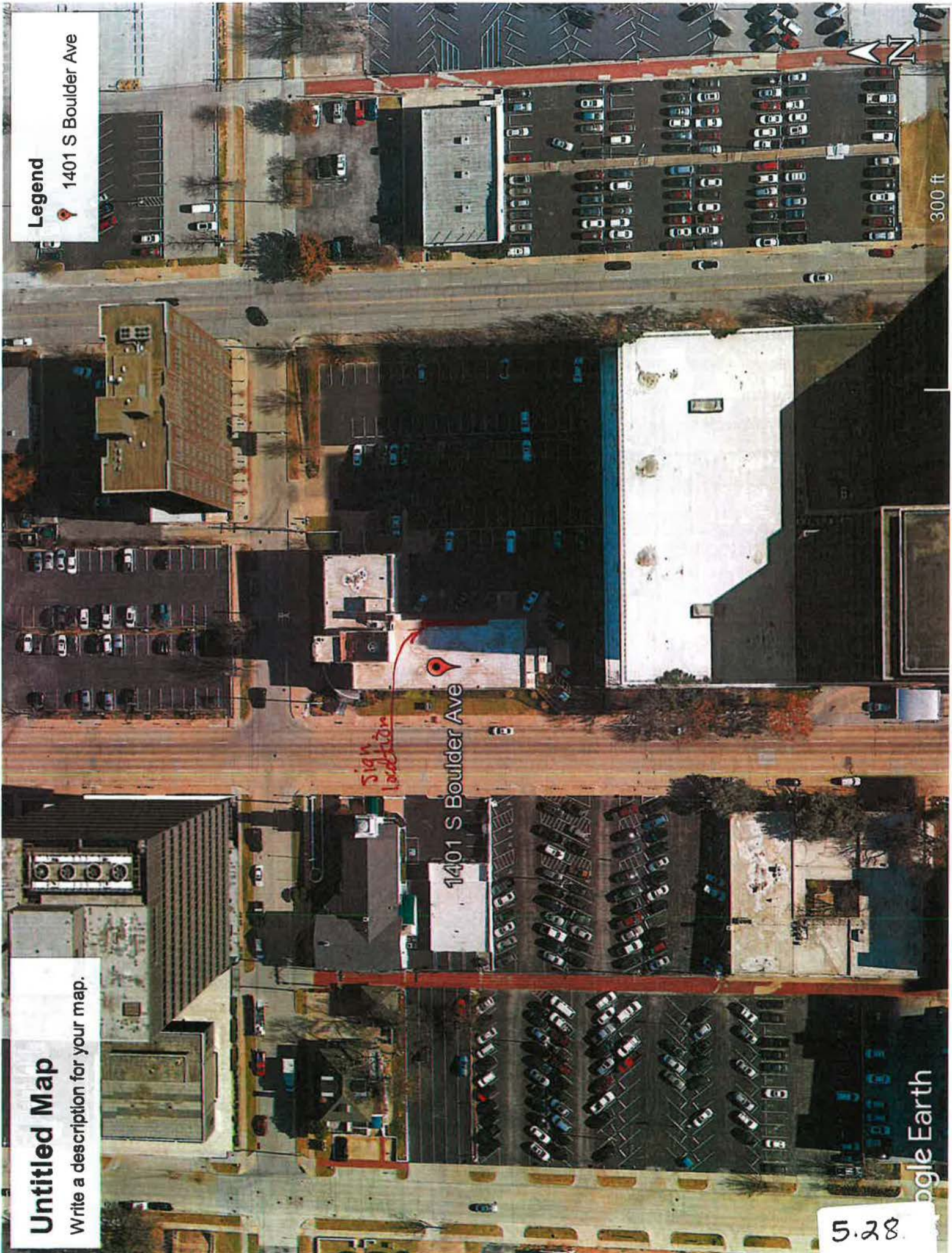
Sign location

1401 S Boulder Ave

Google Earth

5.28

300 ft







0 200 400  
Feet



Subject  
Tract

**BOA-23119**

19-12 12

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018







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Subject  
Tract

**BOA-23119**

19-12 12

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

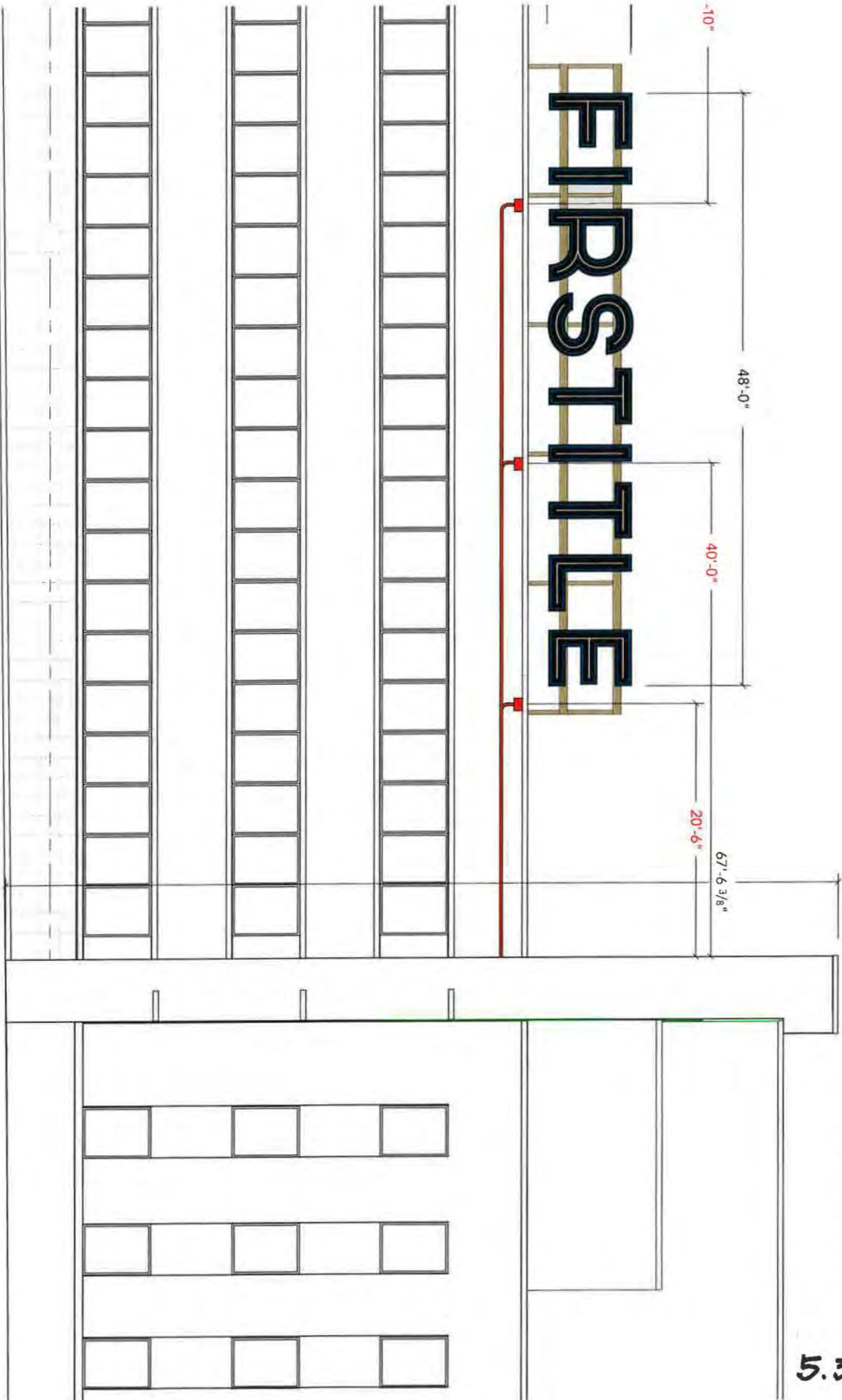
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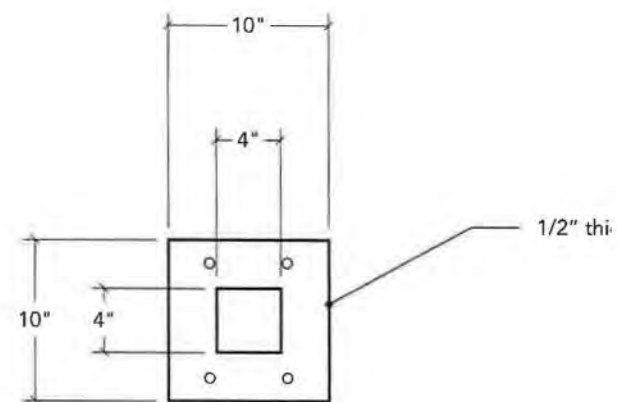
BOA-23119

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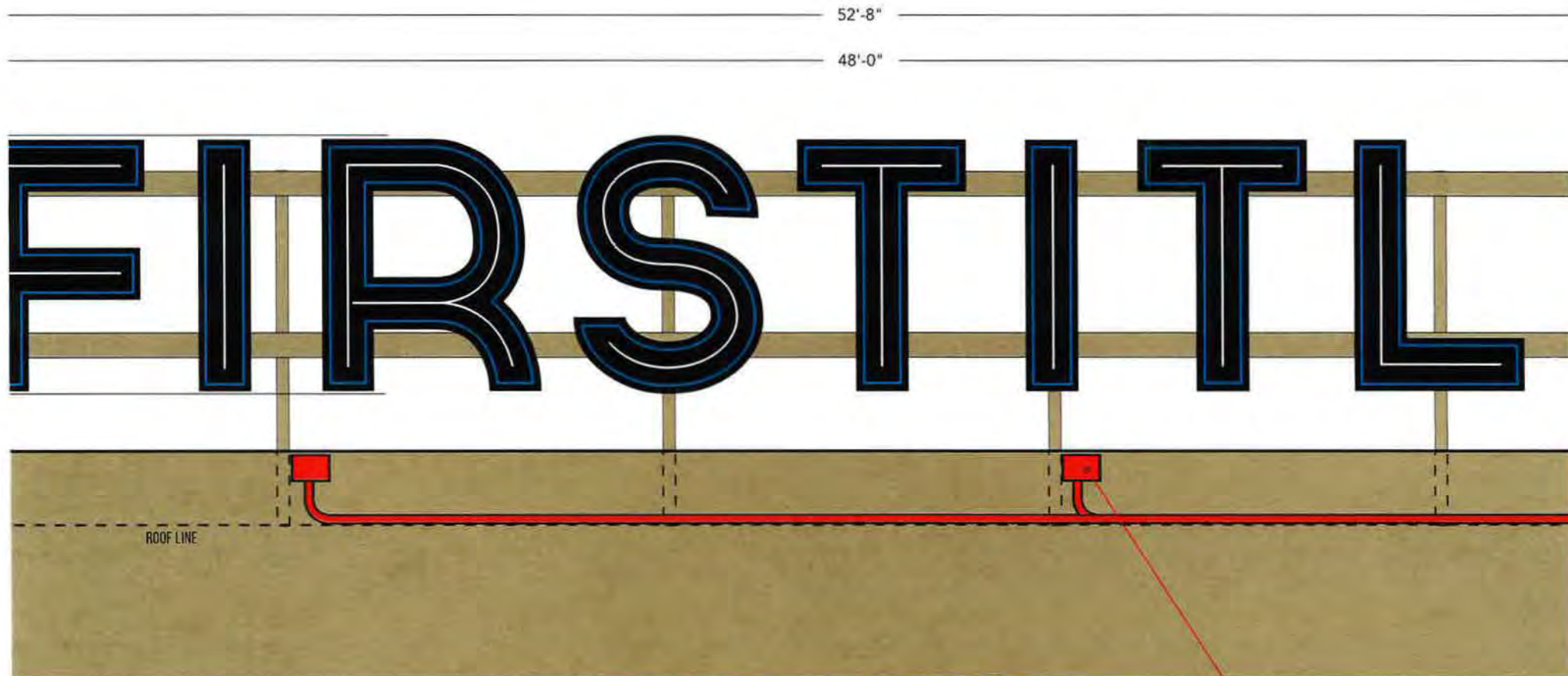
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**B** | PLATE DETAIL  
SCALE: 1"=1'-0"

BQA - 23119

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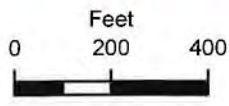
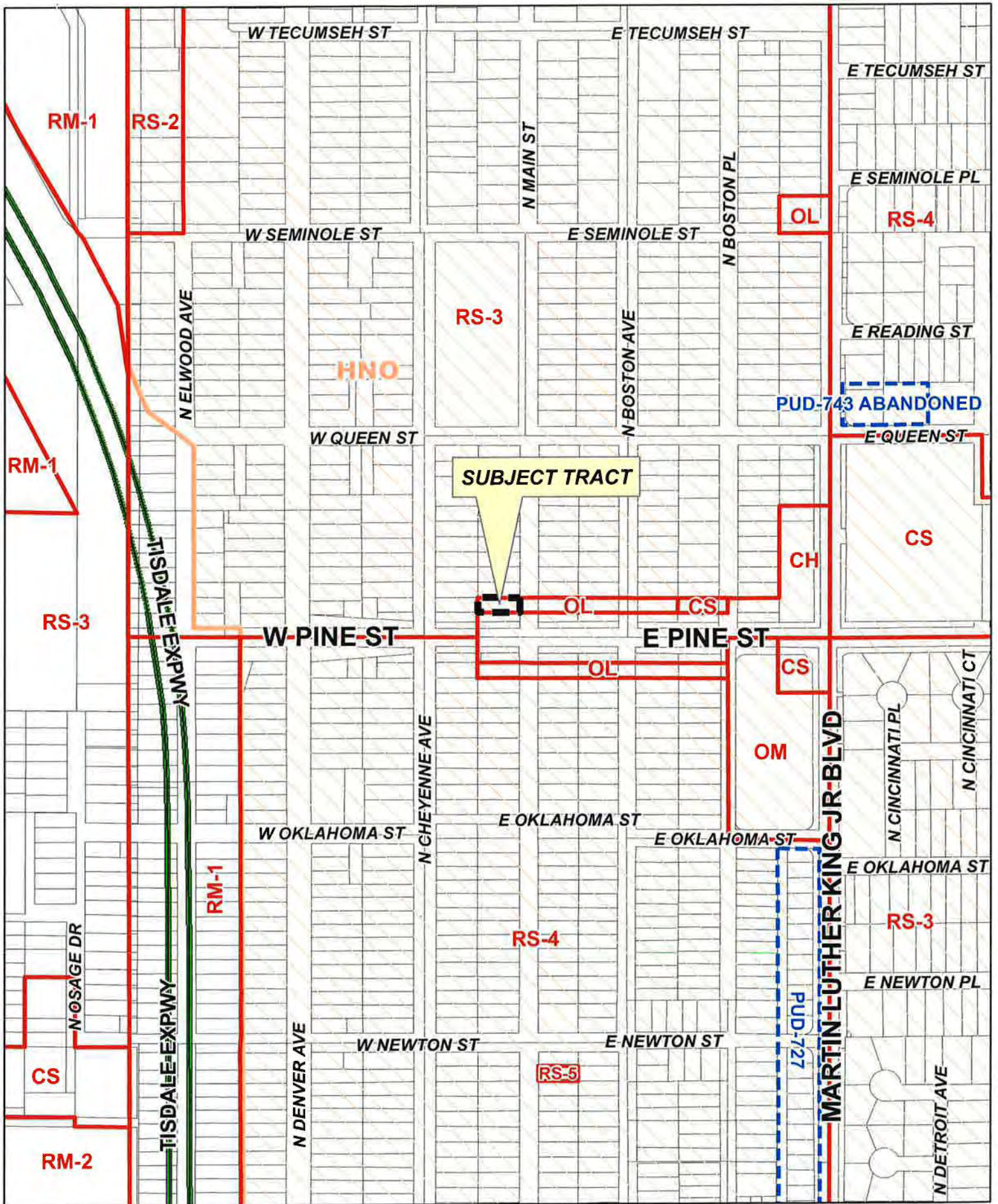
7' OPEN FACE CHANNEL LETTERS. ROUTED FROM .125 ALUMINUM WITH 3" DEEP RETURNS FROM .063. TRIPLE STROKE NEON IN BLUE AND WHITE. SIGN MOUNTED TO ROOF WITH STEEL VERTICAL SUPPORTS FROM 3" STEEL TUBING. 1/2" STEEL PLATES WITH MATCHING PLATES BELOW DECK SURFACE WILL BE REQUIRED FOR ATTACHMENT. ROOF MAY NEED TO BE RESEALED AROUND THESE STRUCTURES AFTER INSTALLATION (BY OTHERS). LETTERS ARE MOUNTED TO EXTRUDED ALUMINUM RACEWAYS THAT HOUSE WIRING AND TRANSFORMERS FOR THE NEON LIGHTING

Paint frame and raceways to match SW6107 Nomadic Desert

POWER TO SIGN BY OWNERS  
3- 20 amp circuits CIRCUITS



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BOA-23121

20-12 26

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# BOARD OF ADJUSTMENT CASE REPORT

STR: 0226

Case Number: **BOA-23121**

CZM: 28

CD: 1

**HEARING DATE:** 05/25/2021 1:00 PM *(Continued from 05/11/2021)*

**APPLICANT:** Gaytan Blas

**ACTION REQUESTED:** Variance to reduce the 10-foot side building setbacks from R districts in an OL district to permit a single-family home (Sec. 15.030, Table 15-3)

**LOCATION:** 1508 N MAIN ST W

**ZONED:** OL

**PRESENT USE:** Vacant

**TRACT SIZE:** 6952.2 SQ FT

**LEGAL DESCRIPTION:** LT 11 BLK 2, ENGLEWOOD ADDN

**RELEVANT PREVIOUS ACTIONS:** None.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of an "Existing Neighborhood" and an "Area of Stability".

An **Existing Neighborhood** is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code.

The **Areas of Stability** include approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is located North of the NW/c of W. Pine Street and N. Main Street.

**STAFF COMMENTS:** The applicant is requesting a Variance to reduce the 10-foot side building setbacks from R districts in an OL district to permit a single-family home (Sec. 15.030, Table 15-3)

6.2

Regulations	OL	OM	OMH	OH	CS	CG	CH	CBD	IL	IM	IH
Maximum Floor Area Ratio (FAR)	0.40	0.50	2.00	8.00	0.50	0.75	-	-	-	-	-
Minimum Lot Area per Unit (sq. ft.)	[1]	[2]	[2]	[3]	[2]	[2]	-	-	[2]	[2]	[2]
Min. Open Space per Unit (sq. ft.)	[1]	[2]	[2]	[3]	[2]	[2]	-	-	[2]	[2]	[2]
Building Setbacks (feet)											
Street [4]	10	10	10	10	10	10	-	-	10	10	10
From AG, AG-R, or R district	10	10[5]	10[5]	10	10[5]	10[5]	-	-	75[6]	75[6]	75[6]
From O district	-	-	-	-	-	-	-	-	75[6]	75[6]	75[6]
Max. Building Coverage (% of lot)	-	-	-	-	-	-	-	-	-	-	-
Maximum Building Height (feet)	35	-	-	-	-	-	-	-	-	-	-

The applicant is seeking to reduce his setback requirement from 10' to 5' 3" from R districts. A 5' side setback is consistent with the RS-3 zoning of the northern abutting property.

**STATEMENT OF HARDSHIP:** The applicant is a building a single-family home abutting other single-family home.

**SAMPLE MOTION:** Move to \_\_\_\_\_ (approve/deny) a **Variance** to reduce the 10-foot side building setbacks from R districts in an OL district to permit a single-family home (Sec. 15.030, Table 15-3)

- Finding the hardship(s) to be \_\_\_\_\_.
- Per the Conceptual Plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.
- Subject to the following conditions \_\_\_\_\_.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- That the variance to be granted is the minimum variance that will afford relief;*
- That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."*





***Subject property***



***Facing North on Main***

**DANA L. BOX**  
ZONING OFFICIAL  
PLANS EXAMINER II

TEL (918) 596-9657  
danabox@cityoftulsa.org



## DEVELOPMENT SERVICES

175 EAST 2<sup>nd</sup> STREET, SUITE 450  
TULSA, OKLAHOMA 74103

### ZONING CLEARANCE PLAN REVIEW

**LOD Number: 1**  
**Gaytan Blass**  
**15001 S. Columbia**  
**Bixby, OK 74008**

**March 25, 2021**

**Phone: 918-633-8668**

**APPLICATION NO: BLDR-082643-2021**

*(PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)*

**Location: 1508 N. Main St.**  
**Description: New SFR**

#### INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

#### REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM
4. BOARD OF ADJUSTMENT APPROVAL DOCUMENTS, IF RELEVANT

**\*\*REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2<sup>nd</sup> STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS. \*\* (SEE #2, BELOW)**

**SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.**

#### IMPORTANT INFORMATION

1. IF A DESIGN PROFESSIONAL IS INVOLVED, HIS/HER LETTERS, SKETCHES, DRAWINGS, ETC. SHALL BEAR HIS/HER OKLAHOMA SEAL WITH SIGNATURE AND DATE.
2. IF SUBMITTING REVISIONS FOR APPLICATIONS THAT PREVIOUSLY UTILIZED PAPER PLANS, EMAIL THE REVISED PLANS TO [COTDEVSVCS@CITYOFTULSA.ORG](mailto:COTDEVSVCS@CITYOFTULSA.ORG) OR SUBMIT ELECTRONIC PLAN REVISIONS ON THE PORTAL AT [HTTPS://TULSAOK.TYLERTECH.COM/ENERGOV4934/SELFERVICE](https://tulsaok.tylertech.com/ENERGOV4934/SELFERVICE). YOU WILL NEED TO REGISTER ON THE PORTAL IF YOU HAVE NOT PREVIOUSLY DONE SO. \*\*
3. INFORMATION ABOUT THE ZONING CODE, BOARD OF ADJUSTMENT (BOA), PLANNING COMMISSION (TMAPC), AND THE TULSA PLANNING OFFICE AT INCOG CAN BE FOUND ONLINE AT [WWW.TULSAPLANNING.ORG](http://WWW.TULSAPLANNING.ORG); IN PERSON AT 2 W. 2ND ST., 8TH FLOOR, IN TULSA; OR BY CALLING 918-584-7526 AND ASKING TO SPEAK TO SOMEONE ABOUT THIS LETTER OF DEFICIENCY.



## REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT <http://tulsaplanning.org/plans/TulsaZoningCode.pdf>

BLDR-082643-2021

1508 N. Main St.

March 26, 2021

**Note:** As provided for in Section 70.130 you may request the Board of Adjustment (BOA) to grant a variance from the terms of the Zoning Code requirements identified in the letter of deficiency below. Please direct all questions concerning variances, special exceptions, appeals of an administrative official decision, Master Plan Developments Districts (MPD), Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape and screening plans and all questions regarding (BOA) or (TMAPC) application forms and fees to a representative at the Tulsa Planning Office 918-584-7526 or [esubmit@incog.org](mailto:esubmit@incog.org). It is your responsibility to submit to our offices documentation of any appeal decisions by an authorized decision making body affecting the status of your application so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf. Staff review comments may sometimes identify compliance methods as provided in the Tulsa Zoning Code. The permit applicant is responsible for exploring all or any options available to address the noncompliance and submit the selected compliance option for review. Staff review makes neither representation nor recommendation as to any optimal method of code solution for the project.

1. Sec.90.090-A1a: Required setbacks are measured from the applicable lot line. Building setbacks are measured to the nearest exterior building wall. Minimum setbacks that apply to other features (parking areas, fences, storage areas) are measured from the nearest point of the area or feature for which a setback is required.

**REVIEW COMMENTS:** Detached houses are designated a Residential/Household Living/Single Household/Detached House Use. The proposed use is located in an OL district. The street setback for the building is measured from N. Main Street and is 10' from the property line. The side setback, to the north, is required to be 10', as it abuts an R district. The rear setback is also 10' as it abuts an R district. Revise your plans to show the required setbacks or seek a variance(s) from the Board of Adjustment.

**Note:** All references are to the City of Tulsa Zoning Code. Link to Zoning Code: <http://tulsaplanning.org/plans/TulsaZoningCode.pdf>

**Please notify the reviewer via email when your revisions have been submitted**

This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter.

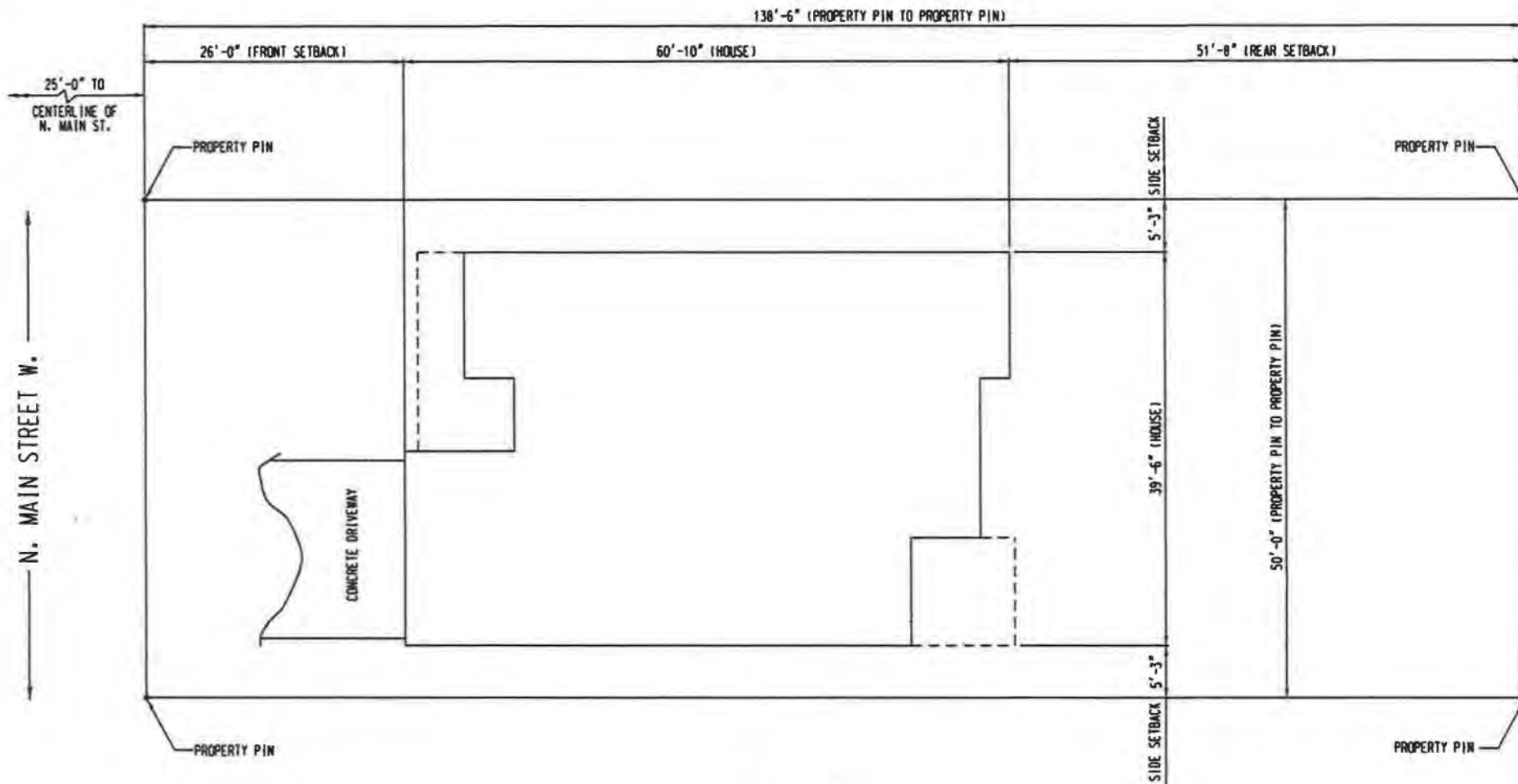
A hard copy of this letter is available upon request by the applicant.

## END – ZONING CODE REVIEW

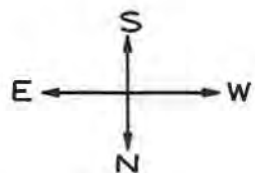
**NOTE:** THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A ZONING CLEARANCE PERMIT.

2.7



SITE PLAN



BUILDING ADDRESS	LEGAL DESCRIPTION	HOMES BY BLAS LLC				Drawing No.	
1508 N. MAIN ST. W.	LOT 11, BLOCK 2	SITE PLAN					
TULSA, OKLA. 74106	ENGLEWOOD ADDITION	Drawn	EK	Date	4/1/2021	Rev. 1	SP-1





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Feet



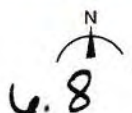
Subject  
Tract

**BOA-23121**

20-12 26

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018







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Feet



Subject  
Tract

**BOA-23121**

20-12 26

Note: Graphic overlays may not precisely  
align with physical features on the ground

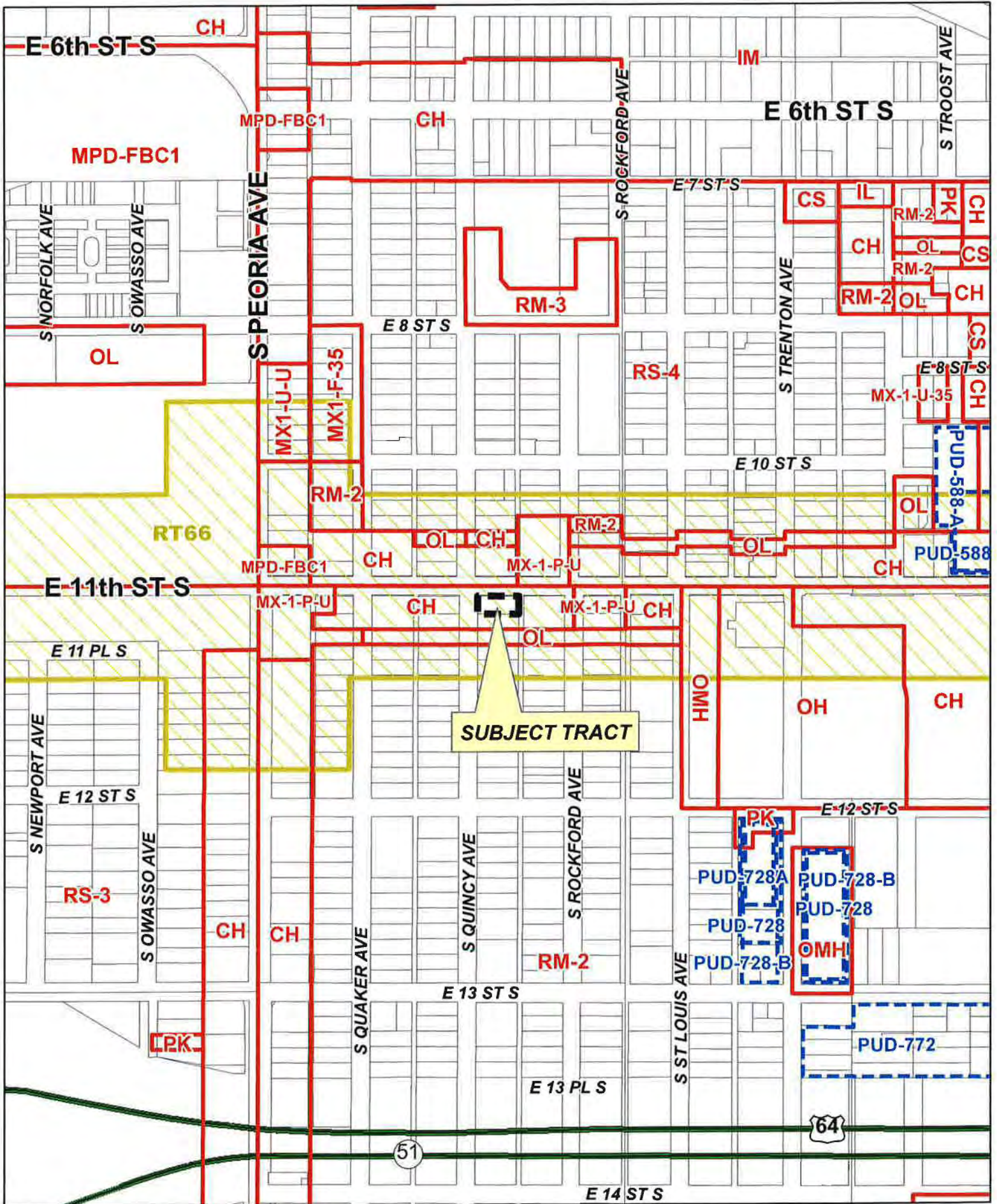
Aerial Photo Date: February 2018



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BOA-23125

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# BOARD OF ADJUSTMENT CASE REPORT

STR: 9307

Case Number: **BOA-23125**

CZM: 37

CD: 4

**HEARING DATE:** 05/25/2021 1:00 PM

**APPLICANT:** Christian Ortiz

**ACTION REQUESTED:** Variance to allow projecting signs within 30-feet of other projecting signs (Sec. 60.040-B.2) Variance to increase the maximum number of projecting signs allowed in a CH District (Sec. 60.080-C.2.b)

**LOCATION:** 1406 and 1404 E. 11 St St

**ZONED:** CH

**PRESENT USE:** Commercial

**TRACT SIZE:** 7762.42 SQ FT

**LEGAL DESCRIPTION:** LTS 51 & 52 LESS N2 1/2 LT 52 BLK 2, ORCHARD ADDN

## **RELEVANT PREVIOUS ACTIONS:**

### ***Subject property:***

**BOA-21848:** On 02.24.15 the Board approved a variance to reduce the parking requirement to 0 in the CH District.

### ***Surrounding properties:***

**BOA-22761;** On 10.22.19 the Board approved a variance to permit two freestanding signs in a CH District and to exceed the maximum permitted display area. Property located 1347 E. 11<sup>th</sup> St. (Buck Atoms).

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of a "Downtown Neighborhood " and an "Area of Growth".

**Downtown Neighborhoods** are located outside but are tightly integrated with the Downtown Core. These areas are comprised of university and higher educational campuses and their attendant housing and retail districts, former warehousing and manufacturing areas that are evolving into areas where people both live and work, and medium- to high-rise mixed-use residential areas. Downtown Neighborhoods are primarily pedestrian-oriented and are well connected to the Downtown Core via local transit. They feature parks and open space, typically at the neighborhood scale.

The purpose of **Areas of Growth** is to direct the allocation of resources and channel growth to where it will be beneficial and can best improve access to jobs, housing, and services with fewer and shorter auto trips. Areas of Growth are parts of the city where general agreement exists that development or redevelopment is beneficial. As steps are taken to plan for, and, in some cases, develop or redevelop these areas, ensuring that existing residents will not be displaced is a high priority. A major goal is to increase economic activity in the area to benefit existing residents and businesses, and where necessary, provide the stimulus to redevelop.

7.2

**ANALYSIS OF SURROUNDING AREA:** The subject tract is located at the SE/c of E. 11<sup>th</sup> Street and S. Quincy Ave.

**STAFF COMMENTS:** The applicant is requesting Variance to allow projecting signs within 30-feet of other projecting signs (Sec. 60.040-B.2) Variance to increase the maximum number of projecting signs allowed in a CH District (Sec. 60.080-C.2.b)

**60.040-B Required Setbacks, Spacing and Separations**

1. All parts of a sign must be set back at least 10 feet of a freeway planned right-of-way.
2. All on-premise projecting signs, roof signs and freestanding signs and all off-premise outdoor advertising signs must be separated from all other roof signs, projecting signs, freestanding signs and off-premise outdoor advertising signs by a minimum distance of 30 feet. Additional spacing requirements apply between off-premise outdoor advertising signs (See §60.080-F5).

**60.080-C Sign Budget**

**1. Applicability**

The sign budget provisions of this subsection govern the maximum aggregate number and combined area of all projecting, roof, freestanding and off-premise outdoor advertising signs allowed on a lot in mixed-use, commercial and industrial zoning districts, except as otherwise expressly stated.

**2. Maximum Number**

**a. Lots with Frontage on Only Minor Streets**

Lots with frontage on only minor streets are allowed a maximum of one freestanding or projecting sign per lot.

**b. Lots with Frontage on Major Streets**

The maximum aggregate number of projecting, freestanding and off-premise outdoor advertising signs allowed on lots with frontage on one or more major streets may not exceed the limits established in Table 60-2.

Table 60-2: Maximum Aggregate Number of Signs

Zoning District	Maximum Aggregate Number of Signs Allowed
CG, CH, and CBD	1 per 100 feet of major street frontage or fraction thereof
CO, CS, MX and IL	1 per 150 feet of major street frontage or fraction thereof
IM and IH	1 per 200 feet of major street frontage or fraction thereof



**STATEMENT OF HARDSHIP:** Applicant to submit separate exhibit prior to meeting.

**SAMPLE MOTION:** Move to \_\_\_\_\_ (approve/deny) a **Variance** to allow projecting signs within 30-feet of other projecting signs (Sec. 60.040-B.2) **Variance** to increase the maximum number of projecting signs allowed in a CH District (Sec. 60.080-C.2.b)

- Finding the hardship(s) to be \_\_\_\_\_.
- Per the Conceptual Plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.
- Subject to the following conditions \_\_\_\_\_.

In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;*
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;*
- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."*



***Facing East on 11<sup>th</sup> Street***



***Subject property***





***Facing West on 11<sup>th</sup> Street***

Mr. Henke stated that this will have a substantial impact on the neighbors to the south of the subject property. Mr. Henke asked Mr. Boyce what his hardship is for the Variance request. Mr. Boyce stated that there are two hardships. One is attempting to not move forward. Second, he was going to take the watershed to 111<sup>th</sup> Street and if he moves the house too far forward it will be in the low spot on the property.

Mr. Van De Wiele stated that he is having a hard time finding a reason to get so close to the property in the rear.

Mr. Henke concurred with Mr. Van De Wiele and a tree cannot be used as a hardship. The lot is a large lot and drainage is truly not an issue either.

Mr. Boyce stated the driveway coming into the property is within 10 to 15 feet because it is a real tight drive coming in, especially in the front. He assumed the neighbor's house front was facing the other way because of the way the streets are laid out. There is also an eight foot tall concrete wall that goes all the way around the subject property. Mr. Henke stated the wall is fine but when a structure goes above that is impacting the neighbor's to the south.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **VAN DE WIELE**, the Board voted 3-0-2 (Henke, Van De Wiele, White "aye"; no "nays"; Snyder, Tidwell "abstaining"; Snyder absent) to **DENY** the request for a **Variance** of the rear setback requirement in an AG District from 40 feet to 10 feet (Section 303, Table 3); for the following property:

**PRT NW NE BEG NWC NE TH S410 E240 N410 W240 POB SEC 34 18 13 2.26ACS,  
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA**

Mr. Tidwell and Ms. Snyder re-entered the meeting at 3:12 P.M.

**21848—Nick Denison**

**Action Requested:**

**Variance** to reduce the parking requirement to 0 in an CH District (Section 1212.D & Section 1212a.D). **LOCATION:** 1402 East 11<sup>th</sup> Street, Suites 1402, 1406, 1408 and 1410 **(CD 4)**

**Presentation:**

**Shelby Navarro**, One Architecture, 1319 East 6<sup>th</sup> Street, Tulsa, OK; stated the subject building is located on 11<sup>th</sup> Street and has been in existence for quite some time. The building has served as a radiator shop, a bicycle shop, and three loan offices. This area



is an area in Tulsa that is starting to regenerate and starting to change. It is good to see these areas grow, especially on Route 66 which is under utilized in Tulsa. The owner of the building would like to meet some of the new demands and provide an opportunity for new businesses to move into the neighborhood. Mr. Navarro stated that he does not know who the future tenants are going to be. The building is built out as far as it can be so there is nowhere to go or do anything. Visitors from outside the area can travel the main streets by bicycle, transit or car, and parking is provided on street, small private off street lot or shared lots. Parking is a challenge and the Comprehensive Plan is addressing things like parking. Parking lots behind buildings may not be the solution but it is a solution, and there are better solutions coming in planning. He understands there are concerns about people parking on the street but the street has always been there and people have always parked on it. The structure is built property line to property line and the owner would like to develop it in the direction the neighborhood is going. The major goal is to increase economic activity in the area to benefit existing residents and businesses, or provide the stimulus to redevelop. If the Board approves this Variance it will provide the stimulus to redevelop the area and in keeping with that the neighborhood wants to be.

**Interested Parties:**

**Louis Moffett**, 1330 East 11<sup>th</sup> Street, Tulsa, OK; stated he owns a business at the provided address. The information he received says there is 21 existing parking spaces and he would like to know where they are located. Mr. Navarro stated there are no parking spaces on the site, but there were 21 parking spaces assumed to go with the building because of the businesses that were there. Mr. Moffett stated the building to the east was recently redeveloped and remodeled, and they had to purchase the property behind them to install a parking lot as required by the City. The building to the west of the subject property has parking for their customers. He has parking for his business. This applicant is asking to give 86 parking spaces that simply do not exist. He is trying to avoid being a traffic cop by towing people off his property.

Mr. Tidwell asked Mr. Moffett if he had a lot of customers that come into his business throughout the day. Mr. Moffett stated he is auto repair and does have quite a few customers.

Mr. Henke asked Mr. Moffett if he has people that park on his lot that are not his customers. Mr. Moffett answered affirmatively.

Ms. Miller stated that she did not know what use was in the building. She and Nikita discussed the parking situation and the desire of the applicant to have the flexibility over what the spaces will be in the building. That is why the parking request is to zero. Mr. Henke stated the request is to take the parking to zero for a CH zoned property to allow them the flexibility of future tenants.

**Werner Lehnert**, 1344 East 11<sup>th</sup> Street, Tulsa, OK; stated he has been on 11<sup>th</sup> Street for 10 years, and he has parking in the rear of his building. The parking is adequate for his employees and his customers. What is being proposed is for someone who wants



BOA-21848

FILE COPY

to desert the parking, because where else is there going to be parking but in the neighborhood. He does not oppose new business in the area, but they need to provide for their own parking.

**Joe Gierrek**, 1342 East 11<sup>th</sup> Street, Tulsa, OK; stated he is west of the subject property, and he does have a parking lot behind his building which is sufficient for clients and deliveries. When the building was a loan company it was a lower use place. He is in favor of having the property developed because it will improve the area. If this place were to have retail or something similar it could be useful, but if it were to be a restaurant it will require a lot of parking. All of the streets on the east and west side are filled with cars that are parked, and if this building that has no parking is allowed where are people going to park? Mr. Gierrek presented photos that he took of the subject building to the Board and explained them as they were displayed on the overhead projector. There needs to be smart growth and development in the area.

**Mr. Van De Wiele left the meeting at 3:42 P.M.**

**Blake Ewing**, 175 East 2<sup>nd</sup> Street, Tulsa, OK; stated that there have been a lot of references to Cherry Street today, as the urban commercial districts have evolved in Brookside, Cherry Street, and 18<sup>th</sup> & Boston, a City that has primarily had a suburban minded approach to development and to parking over the last several decades has struggled to know what to do with urban revitalization thanks to the automobile. The kind of things that being seen today are big city problems, and it means the old buildings are coming to life again. It means that old neighborhoods that had boards where there use to be glass are lighting back up. Route 66, 11<sup>th</sup> Street, is probably the City's most pronounced opportunity for revitalization and for many is the front door to the City. It has been said plainly that this building has no use if there is not a parking variance granted, that it is just sitting there as a building. This is a building that is 90 years old with no associated parking connected to it, and that it would be recognized as an important piece of the 11<sup>th</sup> Street revitalization especially between Peoria and Utica area. These districts, as they evolve, become a place where you park once and walk shop to shop which entirely changes the dynamics of how people interact with the structures. It is different than in a suburban setting where a person drives from building to building. He has a 4,000 square foot restaurant that is ½ mile north of the subject property that has a zero parking variance, and he gets to decide, as the restaurant owner, whether he wants to offer that convenience to his guests. In the dense urban neighborhoods there becomes an evolved understanding of the sharing of the burden of where to park. The City also has a roll in that. As far as he understands it, in the Capital Funding package, 11<sup>th</sup> Street from Peoria to Utica is a slated reworking of the entire corridor. The plan starts this year, 2015, for a scheduled redo of that street and is to be completed in 2016. There are potential land reductions, sidewalk widening, and the changing from parallel parking spaces to angled parking similar to Cherry Street. Eleventh Street has a greater opportunity to expand the on-street parking to the public because it is basically being started from scratch and going the full length of 11<sup>th</sup> Street



BOA-21848

PL. COPY

from Peoria to Utica. That is the City saying they have a roll in this, they get to participate in the revitalization by helping solve the parking issue. There is also space by the Meadow Gold sign that is being turned into free public community parking, which is one block west of the subject property. The City is seeing that a vibrant commercial corridor actually has positive neighborhood impact, using Cherry Street as the example. If the applicant is approved for this Variance and commence with the revitalization of that structure they can provide the parking later as they acquire the space to meet the demands of the customers. If the Variance is denied it essentially creates a wonderful financial situation for the adjacent residential property owners who then get to name their price on their property. By granting this Variance the Board will allow this to happen in the right order.

**Rebuttal:**

**Shelby Navarro** came forward and stated that big city problems are good things to deal with. The neighborhoods are changing and growing. There is no parking on the site and there is no parking adjacent to the subject property. If the Variance is not approved the building cannot be used. There is not a restaurant slated to go into the building. There is not a bar slated to go into the building. There is nothing slated to go into the building currently, the owner just wants to provide the opportunity. A business person that needs parking will not lease a space in the building, and if parking does become a problem they will find a solution. There are ways to make this work and keep the neighborhood strong.

**Comments and Questions:**

None.

**Board Action:**

On **MOTION** of **SNYDER**, the Board voted 4-0-0 (Henke, Snyder, Tidwell, White "aye"; no "nays"; no "abstentions"; Van De Wiele absent) to **APPROVE** the request for a **Variance** to reduce the parking requirement to 0 in an CH District to permit a mixed use commercial (Section 1212.D & Section 1212a.D). The Board has found that this structure was built to the lot line and prior to the zoning code. Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

**LTS 51 & 52 LESS N2 1/2 LT 52 BLK 2, ORCHARD ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA**



BOA-22761

FILE COPY

**Interested Parties:**

**Rhys Martin**, 5006 East 38<sup>th</sup> Place, Tulsa, OK; stated he is the current Chair for the Tulsa Route 66 Commission and he is the President of the Oklahoma Route 66 Association, but he comes to the Board today as an individual not representing those associations. Route 66 is experiencing a remarkable revitalization throughout the country but especially here in Tulsa. One of the initiatives that the City is currently undergoing is the neon sign revitalization which is a program based on a grant. Although, Buck Adams has this amazing roadside attraction which is bringing a lot of attention a neon sign would add the element that would not only tie in her business to the rest of Route 66, but it would also give the business that aesthetic and the presence that other businesses enjoy along the route. Even though Buck had to be classified as a sign to be placed at the location, he has really become much more than that. He has become a symbol that is being recognized all around the country.

**Peter Janzen**, Encino Signs, 9810 East 58<sup>th</sup> Street, Tulsa, OK; stated the parking lot where Buck Adams is located is a tight parking, and he could not be safely located closer to the right-of-way in the street; he is hard to see on the initial drive-by. The people visiting Buck Adams are international and the people drive through to see Buck Adams, and that is Ms. Babcock's one shot at getting their business. Mr. Janzen is hopeful that a 20-foot tall sign which is much larger and higher than the canopy will get more visibility. A wall sign is an option on the canopy, but structurally he is uncertain about that because of the age of the structure, so for parking lot safety and visibility and for the Route 66 tourism is the hardship.

**Comments and Questions:**

Ms. Radney stated that she will be abstaining from the discussion on the basis of the fact that her former neighbor, friend, and repeat client Rhys Martin is here representing Route 66.

Mr. Bond stated Buck Adams is more than just single commercial sign. He thinks the hardship is the existing Buck statue is actually the sign.

Mr. Van De Wiele stated that the unique character of Route 66 gets him there for a hardship.

**Board Action:**

On **MOTION of BOND**, the Board voted 4-0-1 (Bond, Ross, Shelton, Van De Wiele "aye"; "nay"; Radney "abstaining"; none absent) to **APPROVE** the request for a **Variance** to permit two freestanding signs in a CH District to exceed the maximum permitted display area (Section 60.080-C), subject to conceptual plan on pages 5.7, 5.9 and 5.10 of the agenda packet. The Board has found the hardship to be the nature of the existing co-located sign as well as the guidance from the Route 66 Overlay, Section 20.070. In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for



BOA - 22761

FILE COPY

the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;

b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;

c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;

d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;

e. That the variance to be granted is the minimum variance that will afford relief;

f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and

g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan; for the following property:

**LT 7 LESS S2.5 THEREOF BLK 9, EAST LYNN ADDN, City of Tulsa, Tulsa County, State of Oklahoma**

**22762—A-Max Sign Company**

**Action Requested:**

Variance to permit a 252 square foot freestanding ground sign to be installed on a property with no street frontage (Section 60.080-C). **LOCATION:** 801 North Mingo Road East (CD 3)

**Presentation:**

**Brian Ward**, 9520 East 55<sup>th</sup> Place, Tulsa, OK; stated the client purchased the subject property from the City of Tulsa in 1981. Prior to the City of Tulsa owning the property it was a mobile home park. It appears to not have any street frontage according to the site plan. The property is about 20 acres and it sits about 200 feet East of Mingo Road. There is an existing sign and it is approximately the same size as what is being proposed, and the new sign would be in the exact same spot and approximately the same size. The client wanted to get in on the Route 66 corridor grant but falls outside of that corridor. The sign will have visibility from Mingo, but it is not oriented toward Mingo. The sign will be lit and will have neon.

Mr. Van De Wiele asked Mr. Ward if Independence Street was a public street. Mr. Ward stated that he has not received a clear answer to that question. The map calls it out as Independence Street, but the owner has said he maintains that stub and has paved it. Mr. Chapman stated that the seminary owns the parcel and there may be an easement arrangement on that portion.

**Action Requested:**

Variance to permit two freestanding signs in a CH District to exceed the maximum permitted display area (Section 60.080-C). LOCATION: 1347 East 11<sup>th</sup> Street South (CD 4)

**Presentation:**

**Mary Beth Babcock**, 1347 East 11<sup>th</sup> Street, Tulsa, OK; stated she installed a 20-foot tall roadside attraction, Buck Adams, on Route 66 and Buck Adams had to be permitted as a sign. Because of Buck Adams she has to appear before the Board because she would like to have a neon sign in addition to the roadside attraction.

Mr. Bond asked Ms. Babcock if Buck Adams was a sign. Ms. Babcock stated she had to obtain a permit for Buck Adams and that was the only way she could get him was through a permit as a sign.

Mr. Van De Wiele asked Ms. Babcock if what she wants is what is seen on page 5.7 and the sign designated on 5.9 in the agenda packet. Ms. Babcock answered affirmatively.

Mr. Van De Wiele asked Ms. Babcock to state her hardship. Ms. Babcock stated her property is on Route 66 by the historical Meadow Gold neon sign. The State and City is embracing Route 66 and tourism, and today she had a group from HBO, Disney, NBC, Universal and Steven Spielberg visiting her location because Buck Adams is getting a lot of attention. She thinks that in two years people will see a change in the subject location. She has applied for a grant through Route 66 Commission for the sign, and that is pending on her approval for Buck Adams today. Ms. Babcock thinks this is a very unique situation.

Mr. Van De Wiele asked Ms. Babcock to explain to the Board what this is and who this is. Ms. Babcock stated that Buck Adams is a 20-foot tall sculpture. These are called muffler men and they were originally built in the 1960s for gas stations, tire shops, Phillips 66, Texaco, and there are now 250 of these statues all over the world. There are ten on Route 66, and the most popular one is named Gemini Giant in Wilmington, Illinois. These statues bring travelers from all over the world. There is a site called Roadside America, and it lists attractions. Buck Adams can be compared to the Blue Whale, the Golden Driller, the Totem Pole, Pops, that is what Buck is to Tulsa.

Mr. Van De Wiele asked Ms. Babcock if there was a tie to Tulsa, should he have heard about this? Ms. Babcock stated Buck Adams is completely made up from her imagination; his mission is to revitalize Route 66. Buck Adams is on the cover of the Tulsa Visitors Guide, on the cover of Oklahoma Today magazine, on the cover of Tulsa Voice.



FOA-22761

FILE COPY

**Interested Parties:**

**Rhys Martin**, 5006 East 38<sup>th</sup> Place, Tulsa, OK; stated he is the current Chair for the Tulsa Route 66 Commission and he is the President of the Oklahoma Route 66 Association, but he comes to the Board today as an individual not representing those associations. Route 66 is experiencing a remarkable revitalization throughout the country but especially here in Tulsa. One of the initiatives that the City is currently undergoing is the neon sign revitalization which is a program based on a grant. Although, Buck Adams has this amazing roadside attraction which is bringing a lot of attention a neon sign would add the element that would not only tie in her business to the rest of Route 66, but it would also give the business that aesthetic and the presence that other businesses enjoy along the route. Even though Buck had to be classified as a sign to be placed at the location, he has really become much more than that. He has become a symbol that is being recognized all around the country.

**Peter Janzen**, Encino Signs, 9810 East 58<sup>th</sup> Street, Tulsa, OK; stated the parking lot where Buck Adams is located is a tight parking, and he could not be safely located closer to the right-of-way in the street; he is hard to see on the initial drive-by. The people visiting Buck Adams are international and the people drive through to see Buck Adams, and that is Ms. Babcock's one shot at getting their business. Mr. Janzen is hopeful that a 20-foot tall sign which is much larger and higher than the canopy will get more visibility. A wall sign is an option on the canopy, but structurally he is uncertain about that because of the age of the structure, so for parking lot safety and visibility and for the Route 66 tourism is the hardship.

**Comments and Questions:**

Ms. Radney stated that she will be abstaining from the discussion on the basis of the fact that her former neighbor, friend, and repeat client Rhys Martin is here representing Route 66.

Mr. Bond stated Buck Adams is more than just single commercial sign. He thinks the hardship is the existing Buck statue is actually the sign.

Mr. Van De Wiele stated that the unique character of Route 66 gets him there for a hardship.

**Board Action:**

On **MOTION** of **BOND**, the Board voted 4-0-1 (Bond, Ross, Shelton, Van De Wiele "aye"; "nay"; Radney "abstaining"; none absent) to **APPROVE** the request for a **Variance** to permit two freestanding signs in a CH District to exceed the maximum permitted display area (Section 60.080-C), subject to conceptual plan on pages 5.7, 5.9 and 5.10 of the agenda packet. The Board has found the hardship to be the nature of the existing co-located sign as well as the guidance from the Route 66 Overlay, Section 20.070. In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for



BOA - 22761

- the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;
  - c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;
  - d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
  - e. That the variance to be granted is the minimum variance that will afford relief;
  - f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and
  - g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan; for the following property:

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Mr. Van De Wiele asked Mr. Ward if Independence Street was a public street. Mr. Ward stated that he has not received a clear answer to that question. The map calls it out as Independence Street, but the owner has said he maintains that stub and has paved it. Mr. Chapman stated that the seminary owns the parcel and there may be an easement arrangement on that portion.





**ENCINOS**  
3D CUSTOM PRODUCTS, LLC

TULSA, OK  
(918) 286 8535  
9810 E 68th St, Tulsa, OK 74146  
www.encinos3d.com

Customer: Mou & Anita  
City and State: Tulsa, Ok.  
Job Location: 1406 E 11th St

Drawn By: Luis Fontecita  
Sales By: Christian Ortiz  
Drawing Number: MA040221-005  
Scale:  
Approved By: [Signature]  
Date Approved: [Date]

Please print name and information carefully for accuracy before signing. Check names, numbers, and dates. Encinos 3D Custom Products, LLC is not responsible for any errors or omissions in this drawing. Encinos 3D Custom Products, LLC is not responsible for any errors or omissions in this drawing. Encinos 3D Custom Products, LLC is not responsible for any errors or omissions in this drawing.





**ENCINOS**  
3D CUSTOM PRODUCTS, LLC

TULSA, OK  
(918) 286 8535  
9810 E 58th St, Tulsa, OK 74146  
www.encinos3d.com

Pylon Signs	Channel Signs	Monument Signs	Neon Signs	Blade Signs	Wall Signs	Channel Letters	Interior Signs	Way Finding Signs	Post & Panel	LED Display	Commercial & Architectural Signs
Customer:	Job Location:	Drawn By:	Drawing Number:	Approved By:							
Mou & Amie	1406 E 11th St	Luis Fonseca	MA021221-001								
City and State:		Sold By:	Scale:	Date Approved:							
Tulsa, Ok.		Christian Ortiz									

Please print and read all information carefully for accuracy before signing. Check names, numbers, spelling, punctuation as well as the general layout. Revisions requested after second proof are not included in the original quoted price and will be charged accordingly. Any typographical and/or layout errors on the original will be the customer's responsibility.





9810 E 58th St, Tulsa, OK 74146  
(918) 286 8535  
www.encinos3d.com



**CUSTOMER:**

Por Ella

**CITY AND STATE:**

Tulsa

**DRAWN BY:**

Martha Hernandez

**SOLD BY:**

Christian Ortiz

**DRAWING NUMBER:**

PE020921-001

**APPROVED BY:**

**DATE APPROVED:**

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Any typographical and/or layout errors not found now will be the customers responsibility.



Pylon Signs  
Casino Signs  
Monument Signs  
Neon Signs  
Blade Signs  
Wall Signs  
Channel Letters  
Interior Signs  
Way finding Signs  
Post & Panel  
LED Display  
Commercial & Architectural Signs



THIS DESIGN IS SOLELY FOR REFERENCE ONLY, REMAINS PROPERTY OF ENCINOS 3D CUSTOM PRODUCTS LLC. UNTIL AGREEMENT HAS BEEN REACHED BETWEEN THE CLIENT AND ENCINOS 3D CUSTOM PRODUCTS LLC

81.2



**CUSTOMER:**

Por Ella

**CITY AND STATE:**

Tulsa

**DRAWN BY:**

Martha Hernandez

**SOLD BY:**

Christian Ortiz

**DRAWING NUMBER:**

PE020921-002

**APPROVED BY:**

**DATE APPROVED:**

Please proofread all information carefully for accuracy before signing. Check names, numbers, spelling, punctuation as well as the general layout. Revisions requested after second proof are not included in the original quoted price and will be charged accordingly. Any typographical and/or layout errors not found now will be the customers responsibility.



Pylon Signs  
Casino Signs  
Monument Signs  
Neon Signs  
Blade Signs  
Wall Signs  
Channel Letters  
Interior Signs  
Way finding Signs  
Post & Panel  
LED Display  
Commercial & Architectural Signs

Neon

Neon

Back lit



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61.2





**CUSTOMER:**

Por Ella

**CITY AND STATE:**

Tulsa

**DRAWN BY:**

Martha Hernandez

**SOLD BY:**

Christian Ortiz

**DRAWING NUMBER:**

PE033121-003

**APPROVED BY:**

**DATE APPROVED:**

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Pylon Signs

Casino Signs

Monument Signs

Neon Signs

Blade Signs

Wall Signs

Channel Letters

Interior Signs

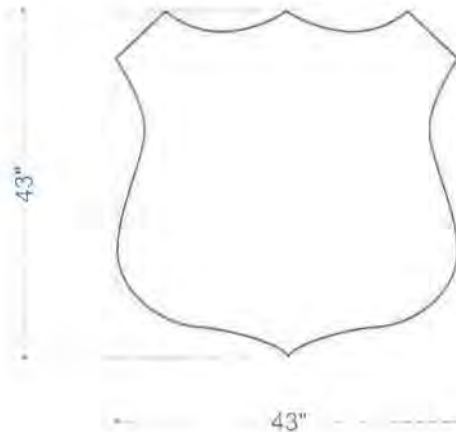
Way finding Signs

Post & Panel

LED Display

Commercial & Architectural Signs

## Sign face calculation



Shape 3.5x3.5= 7.16 Sq ft

## Neon Coverage



Por

1.5x1.58= 2.37

Ella

2.3x1.25= 2.875

Shape Horizontal

5x.16= .8

Shape Vertical

6.66x.16= 1.06

Total: 7.03 Sq ft

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7.20



9510 E 58th St, Tulsa, OK 74146  
 (918) 286-8535  
 www.encinos3d.com



**CUSTOMER:**

Por Ella

**CITY AND STATE:**

Tulsa

**DRAWN BY:**

Martha Hernandez

**SOLD BY:**

Christian Ortiz

**DRAWING NUMBER:**

PE033121-003

**APPROVED BY:**

**DATE APPROVED:**

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## Sign map



THIS DESIGN IS SOLELY FOR REFERENCE ONLY, REMAINS PROPERTY OF ENCINOS 3D CUSTOM PRODUCTS LLC, UNTIL AGREEMENT HAS BEEN REACHED BETWEEN THE CLIENT AND ENCINOS 3D CUSTOM PRODUCTS LLC



**DANNY WHITEMAN**  
SIGN PLANS EXAMINER  
TEL (918)596-9664  
EMAIL dwhiteman@cityoftulsa.org



## DEVELOPMENT SERVICES

175 EAST 2<sup>ND</sup> STREET, SUITE 450  
TULSA, OKLAHOMA 74103-3227

### SIGN PLAN REVIEW

April 1, 2021

LOD Number: 1

Phone: 918-286-8535

**Christian Ortiz**  
**9810 E. 58<sup>th</sup> St.**  
**Tulsa, OK 74146**

**APPLICATION NO:** **SIGN-085756-2021** (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)  
**Location:** 1406 E. 11<sup>th</sup> St.  
**Description:** Projecting sign

#### INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

#### REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2<sup>ND</sup> STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A \$55 RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

**SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.**

#### IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, THE INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND THE TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT [WWW.INCOG.ORG](http://WWW.INCOG.ORG) OR AT INCOG OFFICES AT 2 WEST 2<sup>ND</sup> STREET, 8<sup>TH</sup> FLOOR, TULSA, OK, 74103 OR TELEPHONE (918) 584-7526.
3. PRESENT THIS LETTER TO INCOG WHEN APPLYING FOR BOARD OF ADJUSTMENT OR PLANNING COMMISSION ACTION.

(Continued)

7.22

## REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT [WWW.INCOG.ORG](http://WWW.INCOG.ORG)

Application No. SIGN-085756-2021

1406 E. 11<sup>th</sup> St.

April 1, 2021

This letter of deficiencies covers Sign Plan Review items only.

For ground, monument, pole & outdoor advertising structure sign applications only, you may receive additional letters from other disciplines such as Water/Sewer/Drainage for additional deficiencies regarding Utility Easement placement which are not addressed in this letter.

### 1. 20.070-B.1.b Location

A projecting sign may project horizontally up to four feet into the public right-of-way, provided it is a minimum of 12 feet above the right-of-way at grade and does not interfere with utility poles, lines, and/or easements.

#### Review Comments:

The proposed projecting sign projects 1' into the planned right of way and appears to be have less than a 12' clearance underneath the sign. Revise the plans to show that a minimum of 12' of clearance will be provided underneath this sign.

### 2. 20.070-B.1.d Location

Signs shall not project beyond a vertical plane that is 2 feet inside the curb line. (See Title 51, Section 3107).

#### Review Comments:

It is not clear whether or not the proposed projecting sign projects beyond this plane. Clarify on the plans that this sign will not project beyond a vertical plan 2 feet inside the curb line.

### 3. 60.040-B.2 Required Setbacks, Spacing and Separations

All on premise projecting signs, roof signs and freestanding signs and all off-premise outdoor advertising signs must be separated from all other roof signs, projecting signs, freestanding signs and off-premise outdoor advertising signs by a minimum distance of 30 feet. Additional spacing requirements apply between off-premise outdoor advertising signs (See §60.080-F5).

#### Review Comments:

No distance is shown between the existing projecting signs and the proposed projecting sign. Revise the sign plan to show these distances. Relocate the proposed sign if necessary to be a minimum of 30' away from all existing projecting signs, or you may seek a variance from the board of adjustment to have a projecting sign closer than 30' to another existing projecting sign.

### 4. 60.080-C.2.b Sign Budget Lots with Frontage on Major Streets

The maximum aggregate number of projecting, freestanding and off-premise outdoor advertising signs allowed on lots with frontage on one or more major streets may not exceed the limits established in Table 60-2.

**Review Comments:** There appears to be 135 feet of street frontage along E. 11<sup>th</sup> street for provided address. In a CH zoning district there can be one ground sign for every 100 linear feet of street frontage. There already appear to be two projecting signs on this lot. This is the maximum number of projecting or freestanding signs allowed on this lot. You may pursue a variance from the board of adjustment to exceed the number of projecting and freestanding signs allowed for a CH lot with 135 feet of street frontage by one sign.

NOTE: Please direct all questions concerning variances, special exceptions, appeals of an administrative official, Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape plans and all questions regarding (BOA) or (TMAPC) application forms and fees to an INCOG representative at 584-7526. It is your responsibility to send the decision



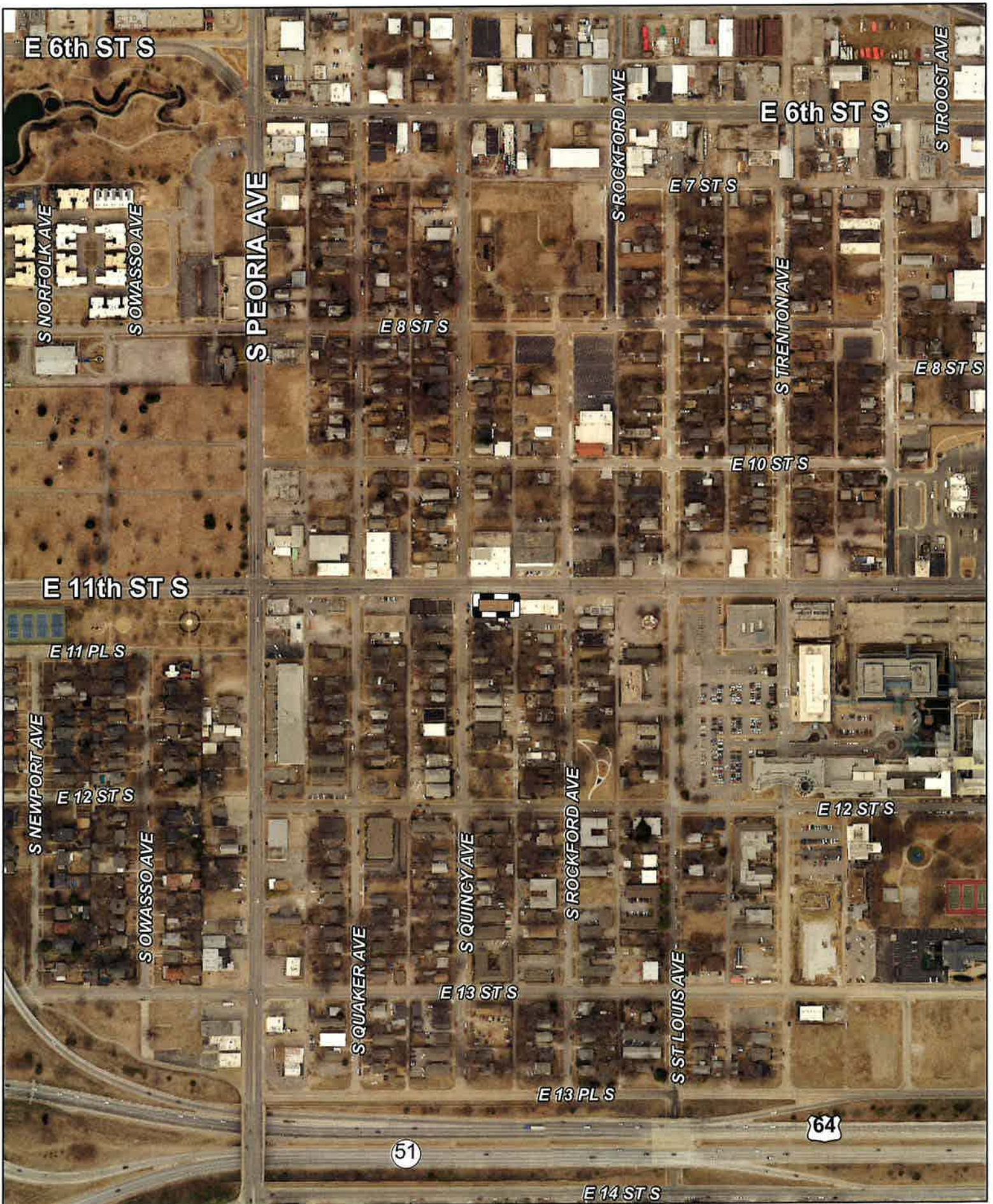
of any actions by the BOA or TMAPC affecting the status of your application for a Sign Permit to our office so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf.

**END – ZONING CLEARANCE AND SIGN CODE REVIEW**

**NOTE:** THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A CITY OF TULSA SIGN PERMIT.





0 Feet 200 400



Subject Tract

**BOA-23125**

19-13 07

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018







0 50 100  
Feet



Subject  
Tract

**BOA-23125**

19-13 07

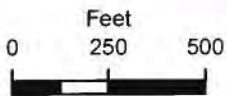
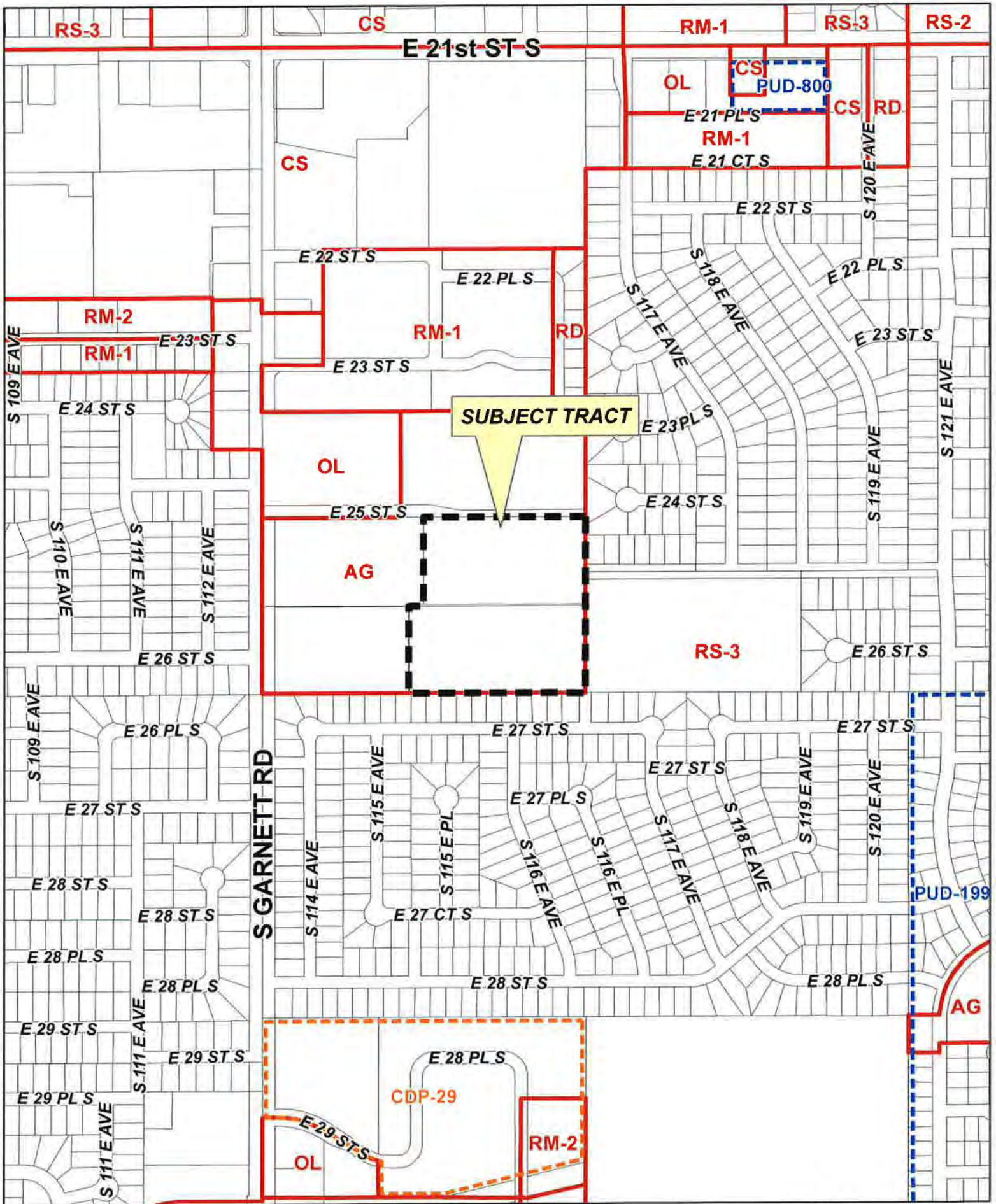
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

7.26







**BOA-23127**

19-14 17

**8.1**





# BOARD OF ADJUSTMENT CASE REPORT

**STR:** 9417

**CZM:** 39

**CD:** 6

**Case Number:** BOA-23127

**HEARING DATE:** 05/25/2021 1:00 PM

**APPLICANT:** Gary Schellhorn, City of Tulsa

**ACTION REQUESTED:** Minor Special Exception to to modify a previously approved site plan to make improvements to McCullough Park (Sec. 70.120)

**LOCATION:** 11534 E 25 ST S;

**ZONED:** AG

**PRESENT USE:** Public Park

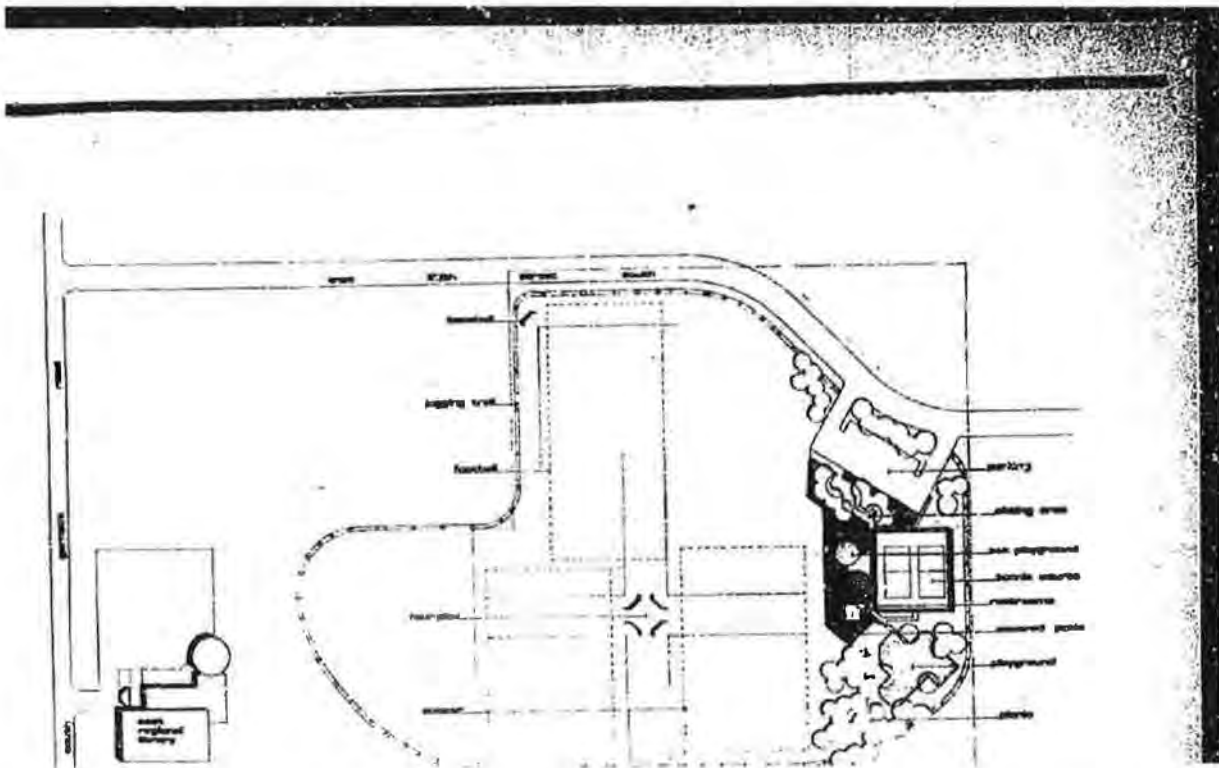
**TRACT SIZE:** 500942.05 SQ FT

**LEGAL DESCRIPTION:** See attached.

## **RELEVANT PREVIOUS ACTIONS:**

### **Subject proeprty:**

**BOA-9036;** On 05.06.76 the Board approved a Special Exception to permit a park per the site plan below:



**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as "Parks and Open Space " and an "Area of Stability".

Tulsa's **park and open space** are assets. These are areas to be protected and promoted through the targeted investments, public- private partnerships, and policy changes identified in the Parks, Trails, and Open Space chapter. Zoning and other enforcement mechanisms will assure that recommendations are implemented. No park and/or open space exists alone: they should be understood as forming a network, connected by green infrastructure, a transportation system, and a trail system. Parks and open space should be connected with nearby institutions, such as schools or hospitals, if possible.

The **Areas of Stability** include approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is located East of the SE/c of E. 25<sup>th</sup> Street and S. Garnett just West of Disney Elementary School.

**STAFF COMMENTS:** The applicant is requesting Minor Special Exception to to modify a previously approved site plan to make improvements to McCullough Park (Sec. 70.120). Included in your sampel motion is language that if made a part of the approval would allow future improvement to be made to McCullough park without approval from the Board.

**SAMPLE MOTION:**

Move to \_\_\_\_\_ (approve/deny) a Minor Special Exception to to modify a previously approved site plan to make improvements to McCullough Park (Sec. 70.120)

- Per the Conceptual Plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.
- ***Suggested Condition:*** And to include future modifications and improvements commensurate with park amenities, with no further Board of Adjustment approval required.
- Subject to the following conditions (including time limitation, if any):  
\_\_\_\_\_

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.



## Legal Description for BOA-23127

The East 720 feet of a tract beginning at a point on the West section line 2284 feet South of the Northwest corner of Section 17, thence East to a point 2281.90 feet South of the North line of said Section 17 to the East line of the West half of the **Northwest quarter of said section; thence South on said line a distance of 363 feet; thence West along the South line of the West half of the Northwest quarter and on a line parallel with the North line of this tract to the West section line; thence North on said section line a distance of 363 feet to the point of beginning all in the West half of the Northwest quarter of Section 17, Township 19 North, Range 14 East, and containing 6 acres more or less.**  
(Book 4098, Page 1861)

And

The East 660 feet of a tract beginning at a point on the West section line 1921 feet **South of the Northwest corner of Section Seventeen; thence East to a point 1918.90 feet South of the North line of said Section 17 to the East line of the West half of the Northwest quarter of said section; thence South on said line a distance of 363 feet; thence West on a line parallel with the North line of this tract to West section line; thence North on said section line a distance of 363 feet to the point of beginning, all in the West half of the Northwest quarter of Section 17, Township 19 North, Range 14 East of the Indian Base and Meridian, Tulsa County1 Oklahoma, according to the U.S. Government Survey thereof. The above-described property containing 5.5 , City of Tulsa, Tulsa County, State of Oklahoma**

9034

Action Requested:

Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) to operate a children's nursery in an RS-3 District located at 1524 North Elwood Avenue.

Presentation:

Ananias Carson requested to operate a children's nursery on the subject property, advising that he is presently leasing the property with the intention of buying it in the future. He pointed out that the location has been approved by the Health Department for the care of 13 children.

Protests: None.

Mr. Gardner advised the Board that the subject property is located within the "take line" of the proposed Osage Expressway and the applicant should be made aware of that fact.

Board Action:

On MOTION of SMITH, the Board (3-0) approved an Exception (Section 410 - Principal Uses Permitted in Residential Districts - Section 1205 - Community Services, Cultural and Recreational Facilities) to operate a children's nursery in an RS-3 District on the following described tract:

Lot 6, Block 1, Faunsdale Addition to the City of Tulsa, Oklahoma.

9036

Action Requested:

Exception (Section 310 - Principal Uses Permitted in the Agriculture District - Section 1205 - Community Services, Cultural and Recreational Facilities) to use property as a public park with improvements consisting of parking, unlighted sports field, jogging trail, tot playground, restrooms, covered patio, picnic facilities and unlighted tennis courts in an AG District located at 116th East Avenue and 24th Place.

Presentation:

Randy Nicholson, representing the City of Tulsa Park and Recreation Department, submitted the plot plan (Exhibit "L-1") requesting public park use of the subject property with improvements to consist of two unlighted tennis courts, a four-plex ball field, parking, jogging trail located around the perimeter of the park area and other improvements as noted within the application. He pointed out that the property is surrounded by an elementary school, the proposed YMCA site and the new regional library.

Protests: None.

Board Action:

On MOTION of SMITH, the Board (3-0) approved an Exception (Section 310 - Principal Uses Permitted in the Agriculture District - Section 1205 - Community Services, Cultural and Recreational Facilities) to use property as a public park with improvements consisting of parking, unlighted sports field, jogging trail, tot playground, restrooms, covered patio, picnic facilities and two unlighted tennis courts, per site plan, in an AG District on the following described tract:

5.6.76:211(27)

8.5



9036 (continued)

The East 660' of a tract beginning at a point on the West Section Line 1,921' South of the NW corner of Section 17; thence East to a point 1,918' South of the North line of said Section 17 to the East Line of the W/2 of the NW/4 of said Section 17; thence South on said line a distance of 363'; thence West of a line parallel with the North line of this tract to West Section Line; thence North on said Section Line a distance of 363' to the point of beginning. The East 660' of a tract beginning at a point on the West Section Line 1,921' South of the NW corner of Section 17; thence East to a point 1,918.90' South of the North line of said Section 17 to the East line of the W/2 of the NW/4 of said Section 17; thence South on said line a distance of 363'; thence on a line parallel with the North line of this tract to the West Section Line; thence North on said Section Line a distance of 363' to the point of beginning, ALL in the W/2 of the NW/4 of Section 17, Township 19 North, Range 14 East of the Indian Base and Meridian, Tulsa County, State of Oklahoma, according to the U. S. Government Survey thereof. Both tracts total 11.5 acres.

9037

Action Requested:

Exception (Section 310 - Principal Uses Permitted in the Agriculture District - Section 1220 - Commercial Recreation: Intensive) to operate a motorcycle race track in an AG District located north and west of 66th Street North and Harvard Avenue.

Presentation:

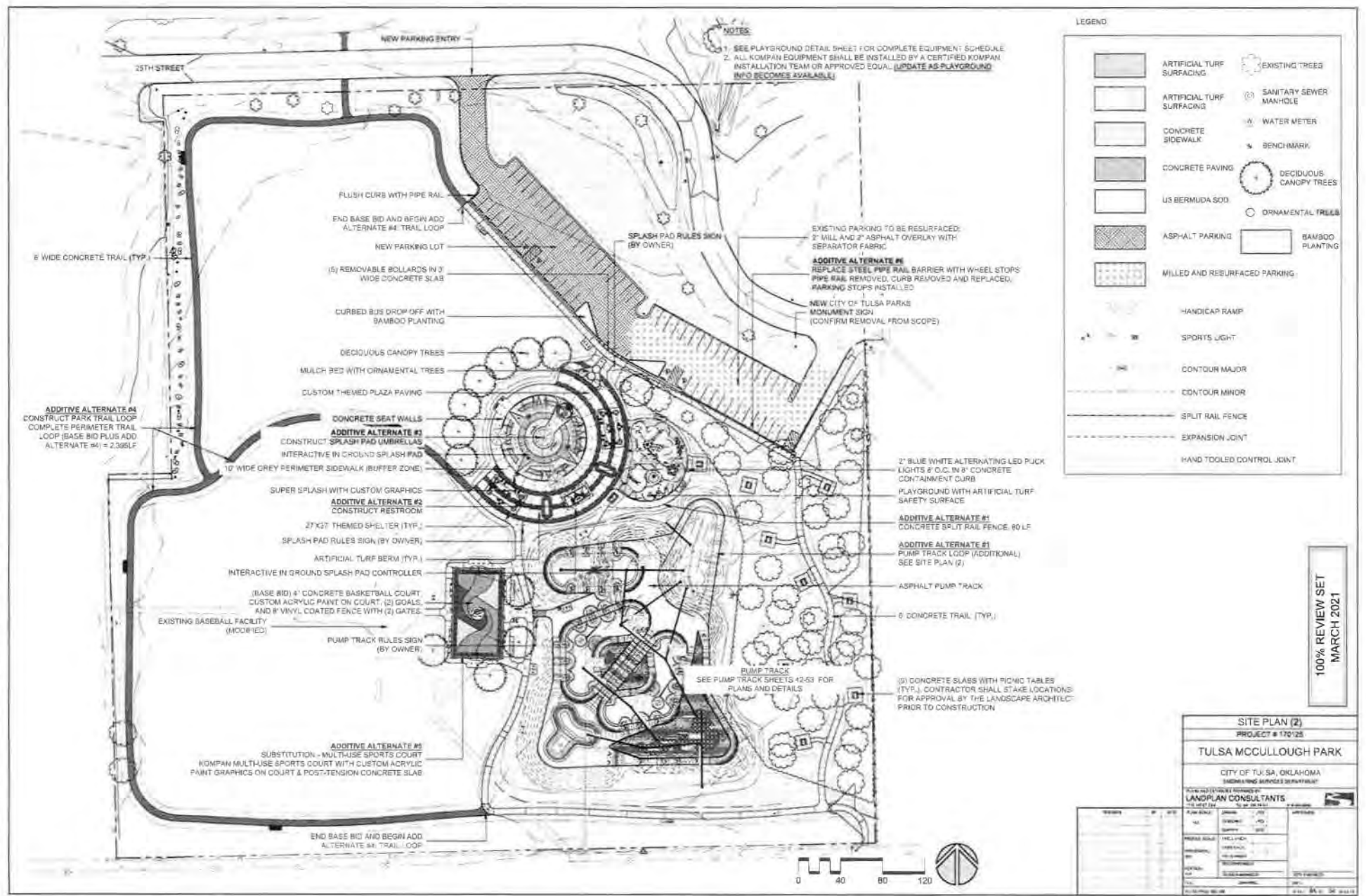
Charles Sisler, representing the applicant, requested permission to operate a motorcycle race track on the subject property which he owns. He submitted a map (Exhibit "M-1") noting the proposed location of the track, concession and sanitary facilities. Mr. Sisler pointed out, upon questioning by the Board, that the only access available to the property is an existing gravel road which he would be required to maintain. Mr. Sisler reviewed the plan with the Board, advising that temporary outside sanitary facilities will be provided, that an existing lean-to shed will be utilized for concessions, that automobiles will be parking on the grass, and that the races are anticipated to be held on Sunday afternoons weather permitting.

Mr. Gardner pointed out that there is a subdivision located approximately 3/4 mile to the north and suggested that the Board place a time limitation on the operation at this time in order that the Board might later have a chance to again review the application with regard to development that has taken place since the original approval of the application. Also at the time the applicant refiles his application, there might be comment provided the Board from surrounding land owners with regard to the affect that the use is having on the area.

Protests: None.

2.8

F:\335 McCullough Park\335-McCULLOUGH PARK BASE\_CONCEPT\_4\_revised.dwg, 3/19/2021 2:51:01 PM







***Facing toward Disney Elementary School***

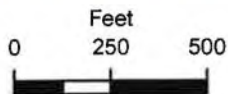


***Facing Southwest from parking Lot***



***Facing Northwest from parking Lot***





Subject  
Tract

**BOA-23127**

19-14 17

Note: Graphic overlays may not precisely  
align with physical features on the ground.

Aerial Photo Date: February 2018

8.10







E 25th St

0 50 100  
Feet



Subject  
Tract

**BOA-23127**

19-14 17

Note: Graphic overlays may not precisely  
align with physical features on the ground.

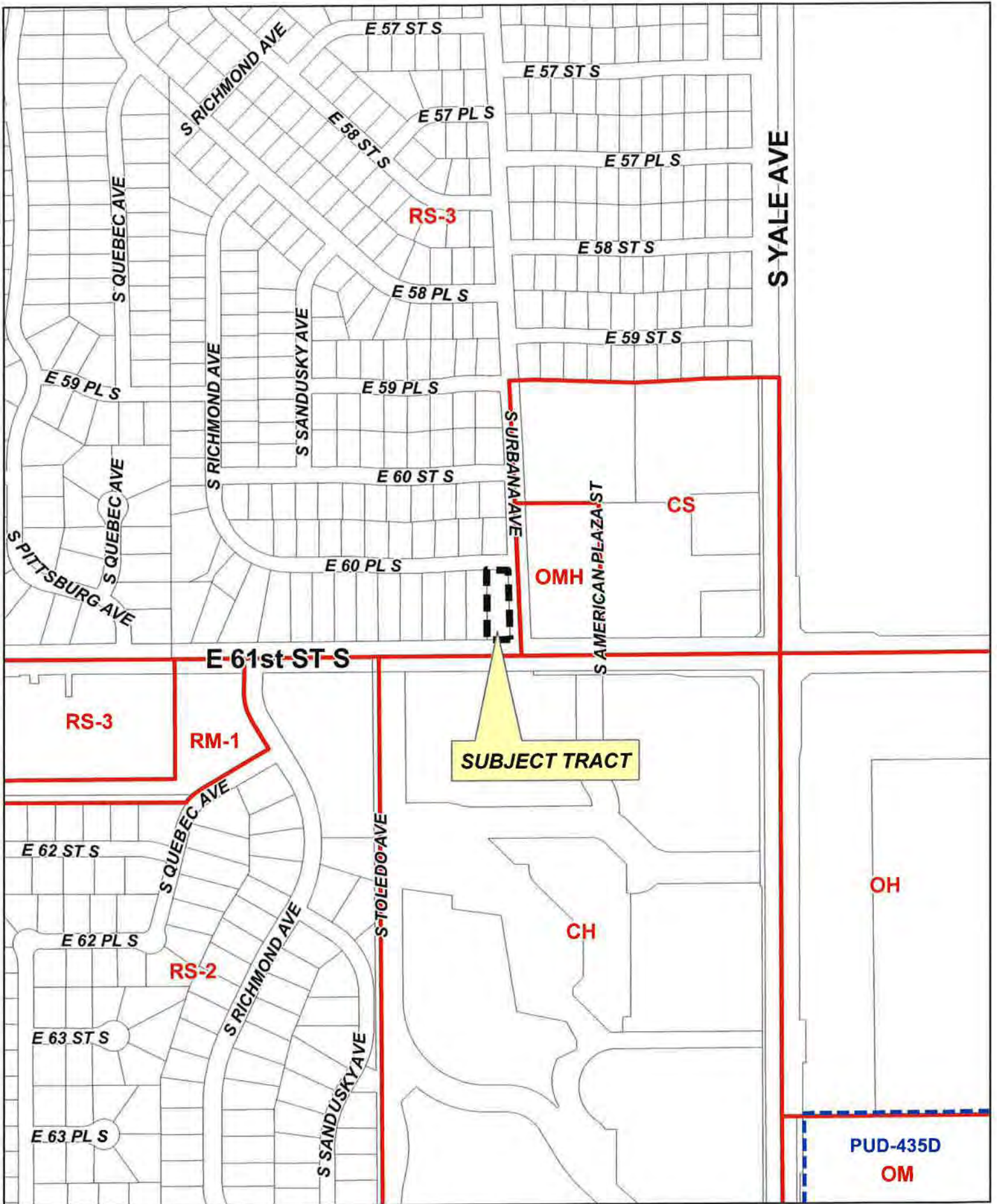
Aerial Photo Date: February 2018

8.11





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**BOA-23129**

19-13 33

9.1





# BOARD OF ADJUSTMENT CASE REPORT

**STR:** 9333

Case Number: **BOA-23129**

**CZM:** 47

**CD:** 9

**HEARING DATE:** 05/25/2021 1:00 PM

**APPLICANT:** Daniel Prather

**ACTION REQUESTED:** Variance to allow a sign in a Residential Zoning district that is not a neighborhood or subdivision identification sign to permit a historical marker (Sec. 60.050-B.1.b)

**LOCATION:** 4370 E 60 PL S

**ZONED:** RS-3

**PRESENT USE:** Residential

**TRACT SIZE:** 17480.7 SQ FT

**LEGAL DESCRIPTION:** LT 21 BLK 20, HOLLIDAY HILLS ADDN

**RELEVANT PREVIOUS ACTIONS:** None.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of an "Existing Neighborhood" and an "Area of Stability".

An **Existing Neighborhood** is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code.

The **Areas of Stability** include approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

**ANALYSIS OF SURROUNDING AREA:** The subject tract is located at along South Urbana between E. 60<sup>th</sup> Pl. S. and E. 61<sup>st</sup> St. S.

**STAFF COMMENTS:** The applicant is requesting Variance to allow a sign in a Residential Zoning district that is not a neighborhood or subdivision identification sign to permit a historical marker (Sec. 60.050-B.1.b)

1. Apartment/Condo Buildings and Neighborhood and Subdivision  
Identification Signs

- a. Lots occupied by one or more apartment/condo buildings are allowed a maximum of one freestanding sign per street frontage and a maximum of one wall sign per building wall. Wall signs may not exceed 32 square feet in area.
- b. Residential neighborhoods and residential subdivisions, including manufactured housing parks, are allowed a single freestanding sign at each street entrance to the neighborhood or subdivision.
- c. The freestanding signs allowed by this section may not exceed 32 square feet in area or 0.20 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may the sign exceed 150

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TULSA ZONING CODE | July 1, 2020  
page 60-7

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Chapter 60 | Signs  
Section 60.060 | Signs in Office Zoning Districts

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square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented. Maximum height may not exceed 20 feet.

**STATEMENT OF HARDSHIP:** For his eagle Scout project my son would like to add a historical marker/sign due to Urbana having formerly been an airport runway. Since this is a residential neighborhood, we are respectfully asking for a variance to allow this to happen.

**SAMPLE MOTION:** Move to \_\_\_\_\_ (approve/deny) a **Variance** to allow a sign in a Residential Zoning district that is not a neighborhood or subdivision identification sign to permit a historical marker (Sec. 60.050-B.1.b)

- Finding the hardship(s) to be \_\_\_\_\_.
- Per the Conceptual Plan(s) shown on page(s) \_\_\_\_\_ of the agenda packet.
- Subject to the following conditions \_\_\_\_\_.

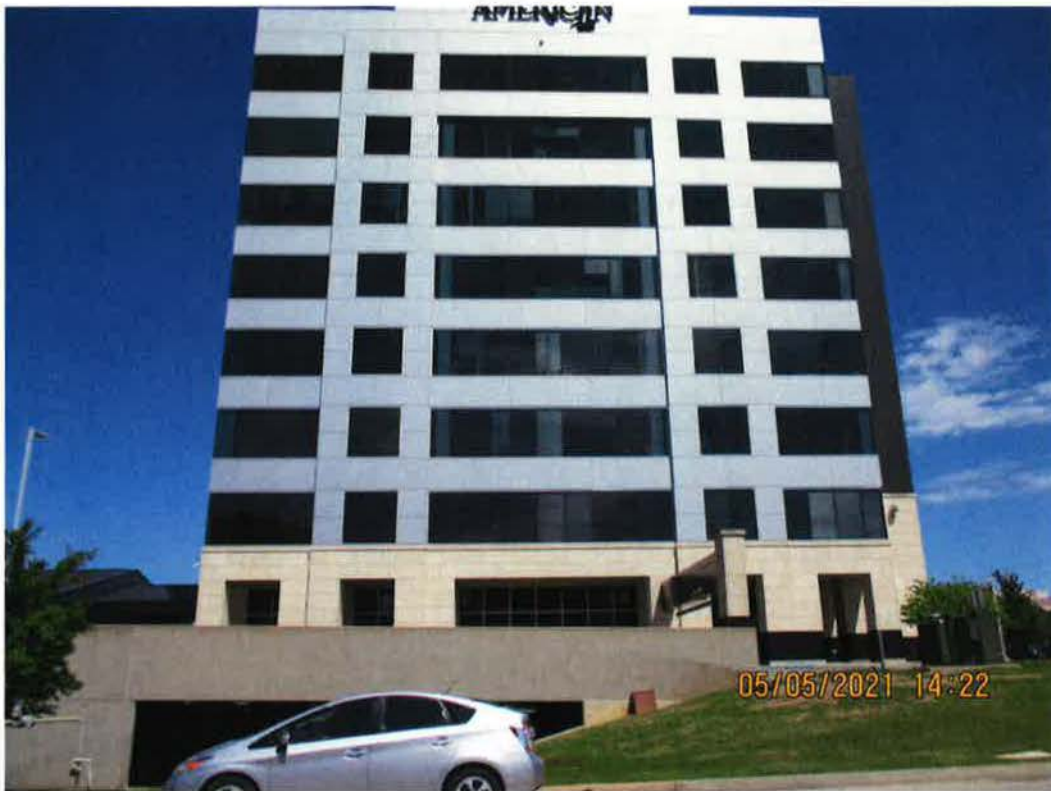
In granting the **Variance** the Board finds that the following facts, favorable to the property owner, have been established:

- a. That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- b. That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;

9.3



- c. That the conditions leading to the need of the requested variance are unique to the subject property and not applicable, generally, to other property within the same zoning classification;*
- d. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;*
- e. That the variance to be granted is the minimum variance that will afford relief;*
- f. That the variance to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property; and*
- g. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of this zoning code or the comprehensive plan."*



***Facing East from subject property***



***Facing South from Subject property***





***Facing North on Urbana***



***Subject property***

**DANNY WHITEMAN**  
SIGN PLANS EXAMINER  
TEL (918)596-9664  
EMAIL [dwhiteman@cityoftulsa.org](mailto:dwhiteman@cityoftulsa.org)



## DEVELOPMENT SERVICES

175 EAST 2<sup>nd</sup> STREET, SUITE 450  
TULSA, OKLAHOMA 74103-3227

### SIGN PLAN REVIEW

April 22, 2021

LOD Number: 1

Phone: 918-230-5027

**Daniel Prather**  
1108 E. 21<sup>st</sup> St.  
Tulsa, OK 74114

**APPLICATION NO:** **SIGN-088416-2021** (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)

**Location:** 4370 E. 60<sup>th</sup> Pl.

**Description:** Freestanding sign

#### INFORMATION ABOUT SUBMITTING REVISIONS

OUR REVIEW HAS IDENTIFIED THE FOLLOWING CODE OMISSIONS OR DEFICIENCIES IN THE PROJECT APPLICATION FORMS, DRAWINGS, AND/OR SPECIFICATIONS. THE DOCUMENTS SHALL BE REVISED TO COMPLY WITH THE REFERENCED CODE SECTIONS.

#### REVISIONS NEED TO INCLUDE THE FOLLOWING:

1. A COPY OF THIS DEFICIENCY LETTER
2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED
3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED)

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2<sup>nd</sup> STREET, SUITE 450, TULSA, OKLAHOMA 74103, PHONE (918) 596-9601. THE CITY OF TULSA WILL ASSESS A \$55 RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

**SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.**

#### IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.
2. INFORMATION ABOUT ZONING CODE, THE INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND THE TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT [WWW.INCOG.ORG](http://WWW.INCOG.ORG) OR AT INCOG OFFICES AT 2 WEST 2<sup>ND</sup> STREET, 8<sup>TH</sup> FLOOR, TULSA, OK, 74103 OR TELEPHONE (918) 584-7526.
3. PRESENT THIS LETTER TO INCOG WHEN APPLYING FOR BOARD OF ADJUSTMENT OR PLANNING COMMISSION ACTION.

(Continued)



## REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT  
[WWW.INCOG.ORG](http://WWW.INCOG.ORG)

Application No. SIGN-088416-2021

4370 E. 60<sup>th</sup> Pl.

April 22, 2021

This letter of deficiencies covers Sign Plan Review items only.

For ground, monument, pole & outdoor advertising structure sign applications only, you may receive additional letters from other disciplines such as Water/Sewer/Drainage for additional deficiencies regarding Utility Easement placement which are not addressed in this letter.

### 1. Section 60.050-B.1.b Apartment/Condo Buildings and Neighborhood and Subdivision Identification

**Signs.** Residential neighborhoods and residential subdivisions, including manufactured housing parks, are allowed a single freestanding sign at each street entrance to the neighborhood or subdivision.

#### **Review comments:**

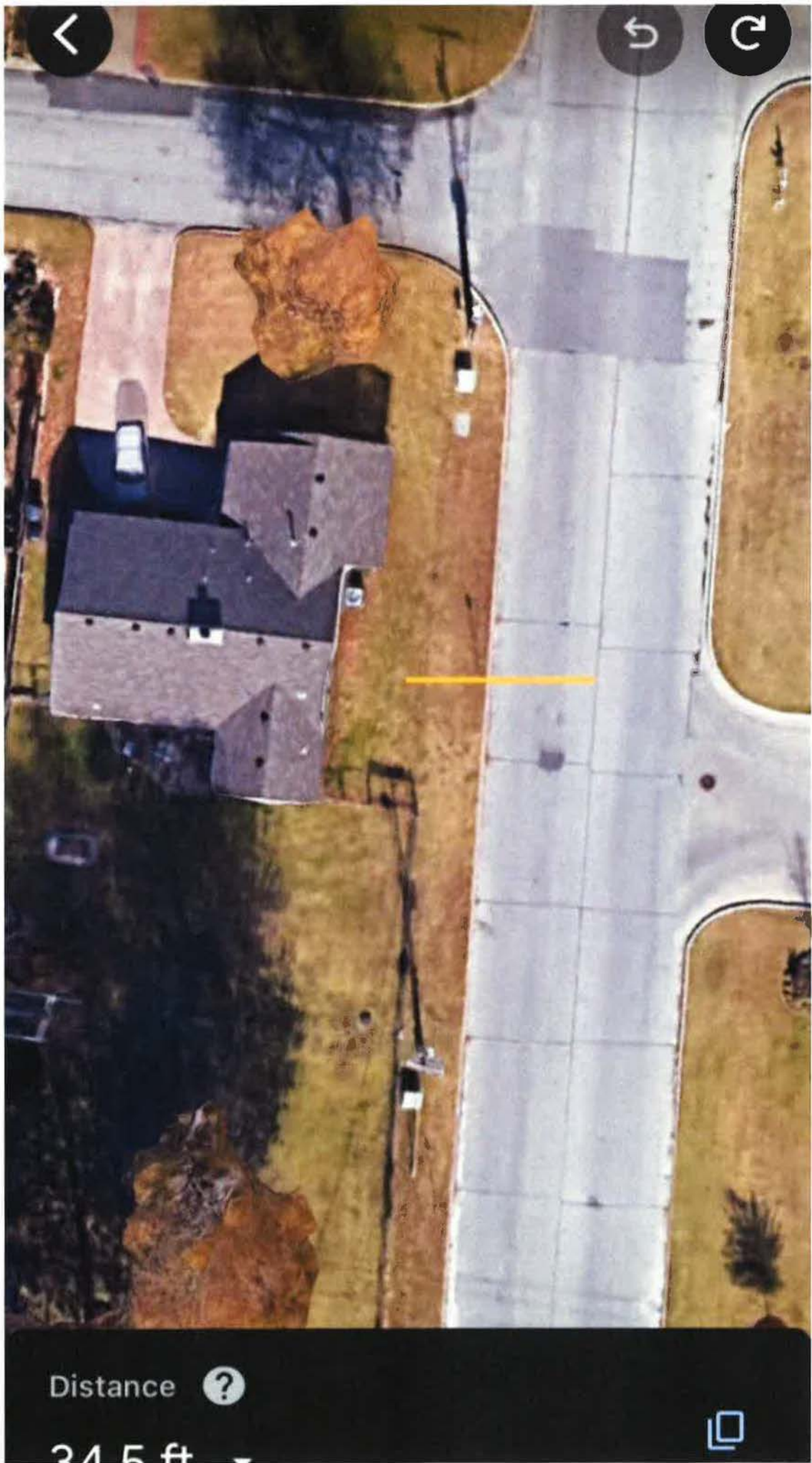
The proposed sign location is a residential use in a residential zoning district (RS-3). Residential uses in residential zoning districts are only allowed freestanding signs as neighborhood identification signs at each street entrance to the neighborhood or subdivision. You may pursue a variance from the board of adjustment to install a sign in a residential zoning district that is not a neighborhood or subdivision sign.

**NOTE:** Please direct all questions concerning variances, special exceptions, appeals of an administrative official, Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape plans and all questions regarding (BOA) or (TMAPC) application forms and fees to an INCOG representative at 584-7526. It is your responsibility to send the decision of any actions by the BOA or TMAPC affecting the status of your application for a Sign Permit to our office so we may continue to process your application. INCOG does not act as your legal or responsible agent in submitting documents to the City of Tulsa on your behalf.

## END – ZONING CLEARANCE AND SIGN CODE REVIEW

**NOTE:** THIS CONSTITUTES A PLAN REVIEW TO DATE IN RESPONSE TO THE SUBMITTED INFORMATION ASSOCIATED WITH THE ABOVE REFERENCED APPLICATION. ADDITIONAL ISSUES MAY DEVELOP WHEN THE REVIEW CONTINUES UPON RECEIPT OF ADDITIONAL INFORMATION REQUESTED IN THIS LETTER OR UPON ADDITIONAL SUBMITTAL FROM THE APPLICANT.

KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A CITY OF TULSA SIGN PERMIT.



Distance ?

34.5 ft



9.9



The historical marker will be mounted on a 7' free-standing post and has a 24" x 36" Georgia pattern cast aluminum marker. The style is similar to the one shown in the other attached photo that was used for the Western Cattle Trail. It is to be manufactured by Sewah Studios out of Marietta OH, whom the Oklahoma Historical Society has worked with in the recent past. It will be located in the side yard of 4370 E. 60<sup>th</sup> Place in Tulsa and will be approximately 33 feet West to East from the center of Urbana and 189 feet North to South from 61st. There is a "no parking" sign in close proximity for a point of reference and it would sit between an air conditioning unit and Urbana. The lot itself is 264 feet North to South by 96 feet East to West. 36°04'33"N 95°55'30"W · 730 ft is location and below is the language to be used with the Seal of Oklahoma.



### **Tulsa Commercial Airport**

This street was the original runway for the Tulsa Commercial Airport (subsequently named Cherokee Airpark). During the 1930's aviation in Tulsa included multiple airfields which were converted to residential neighborhoods as Tulsa grew. Tulsa Commercial Airport operated until the mid-1950's. The road you are viewing was the main runway, and a second runway extended northwest from this location.

Barrett R. Prather  
Troop 153  
Eagle Project 2021





0 200 400  
Feet



Subject  
Tract

**BOA-23129**

19-13 33

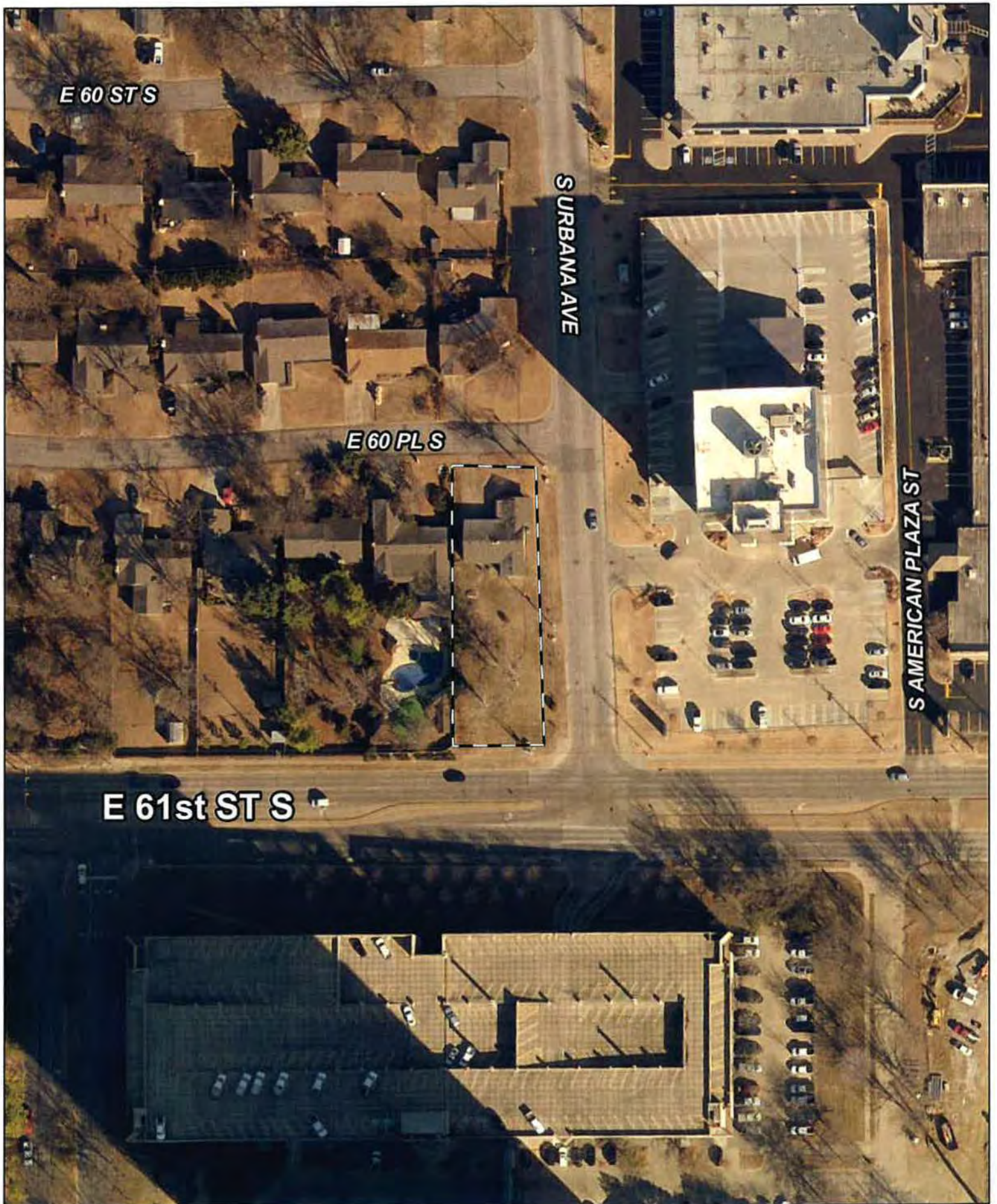
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

9.11







0 50 100  
Feet



Subject  
Tract

**BOA-23129**

19-13 33

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

