

AGENDA
CITY OF TULSA BOARD OF ADJUSTMENT
Regularly Scheduled Meeting
Tulsa City Council Chambers
175 East 2nd Street, 2nd Level, One Technology Center
Tuesday, February 8, 2022, 1:00 P.M.

Meeting No. 1288

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

Email: esubmit@incog.org

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

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

1. Approval of minutes from December 14, 2021 Meeting (1285)

UNFINISHED BUSINESS

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

2. 23229- Josh Clark

Variance to increase the number of allowed signs per street frontage in the OL District from 1 sign to 4 signs along South Harvard Ave. (Sec.60.060-B.1)

LOCATION: 4555 S. HARVARD (CD 9)

3. 23239- Jones, Gotcher & Bogan P.C

Special Exception to permit a fence or wall to exceed 4-feet in height inside the required front street setback (Sec. 45.080-A)

LOCATION: 3501 E. 107 PL. S. (CD 8)

4. 23246—Sam Cook

Special Exception to permit a Carport in the street setback and the street yard with modifications to its allowable dimensions and setbacks (Sec. 90.090-C1);

LOCATION: 4113 W. 5 St. **(CD 1)**

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

NEW APPLICATIONS

5. 23257-James Means

Variance to reduce the 25-foot rear setback in an RS-2 District to permit an addition to the residence (Sec. 5.030-A, Table 5-3)

LOCATION: 2808 E. 23rd St. S. **(CD 4)**

6. 23258- Juanita Gonzalez

Special Exception to permit a fence or wall to exceed 4-feet in height inside the required street setback (Sec. 45.080-A)

LOCATION: 8938 E. Admiral Pl. S. **(CD 3)**

7. 23259- Marvin Primas

Variance to allow the floor area of all detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A); Special Exception to exceed the permitted driveway width (Sec. 55.090-F) **LOCATION:** 2424 E. 29th Pl. N. **(CD 1)**

8. 23260- Nate Nebergall, 5 Points Council, LLC

Special Exception to permit a Moderate-impact Medical Marijuana Processing (Moderate-impact Manufacturing and Industry) Use in the IL District (Sec. 15.020, Table 15-2) **LOCATION:** 3153 N. Lewis Ave. E.; 3147 N. Lewis Ave. E.; 3139 N. Lewis Ave. E.; 3131 N. Lewis Ave E.; 3123 N. Lewis Ave. E. **(CD 1)**

9. 23262- Ryan Neurohr, Image Builders

Special Exception to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec.60.100-F)

LOCATION: 1924 N. Martin Luther King Jr. Blvd. E. **(CD 1)**

10. 23263-Ryan Neuhor, Image Builders

Special Exception to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

LOCATION: 6960 E. 21st St. **(CD 5)**

11. 23264—Ryan Neuhor, Image Builders

Special Exception to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

LOCATION: 10620 E. 27th St. S. (CD 6)

12. 23265—Ryan Neuhor, Image Builders

Special Exception to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

LOCATION: 737 S. Garnett Rd. E. (CD 3)

13. 23266— Ryan Neuhor, Image Builders

Special Exception to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F) Variance to exceed the allowed display area for a freestanding sign (Sec. 60.050-B.1.b) **LOCATION:** 6304 E. Admiral Blvd. S. (CD 5)

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.

BOARD OF ADJUSTMENT
MINUTES of Meeting No. 1285
Tuesday, December 14, 2021, 1:00 p.m.
Tulsa City Council Chambers
One Technology Center
175 East 2nd Street

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Bond, Chair Radney, Vice Chair Brown, Secretary Barrientos Wallace		Wilkerson Chapman Kelvington Sparger K. Davis	Blank, Legal

The notice and agenda of said meeting were posted in the City Clerk's office, City Hall, on December 8, 2021, at 1:53 p.m., as well as at the Office of INCOG, 2 West Second Street, Suite 800.

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

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Mr. Chapman read the rules and procedures for the Board of Adjustment Public Hearing.

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The Board members and staff members attending in person are as follows:

Mr. Austin Bond, Chair
Ms. Burlinda Radney, Vice Chair
Mr. Steve Brown, Secretary
Mr. Tomas Barrientos
Ms. Audrey Blank, City Legal
Mr. Tyler Wallace
Mr. Dwayne Wilkerson, Tulsa Planning Office
Mr. Austin Chapman, Tulsa Planning Office
Ms. Sandra Kelvington. Tulsa Planning Office
Ms. Janet Sparger, Tulsa Planning Office
Mr. Kendal Davis, Tulsa Planning Office

*****.

Mr. Bond explained to the applicants and interested parties that this is a full agenda item due to consolidating the agenda into one monthly meeting. Mr. Bond asks that all

comments by interested parties are limited to a two minute time limit, without any objection from the Board. Mr. Bond informs the interested parties that if they are on the second half of the Agenda they may leave the chambers and wait in the hallway and they will be called upon when it is time for their case.

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MINUTES

On **MOTION** of **RADNEY**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions") to **APPROVE** the **Minutes** of the November 9, 2021 Board of Adjustment meeting No. 1284.

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UNFINISHED BUSINESS

None

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NEW APPLICATIONS

23207- Maynard Vosted

Action Requested:

Special Exception to permit a detached house in the CS District to permit an existing house and additional detached accessory buildings (Section 15.020-H, Table 15-2.5). **LOCATION:** 302 South Olympia Avenue West (**CD 4**)

Presentation:

Irmgard Lieben – 302 South Olympia Ave
Maynard Vosted – 302 South Olympia Ave

Applied for Exception to place a shed in the backyard. They originally applied for the exception in March of 2021, but the ransomware virus delayed their application being processed. In that time their insurance company forced them to tear down their existing garage by 8/27/2021, or their insurance would be cancelled, but in order to have storage they needed to purchase an outbuilding. They purchased and installed a 10' x 20' Building that was placed 4' from neighbor – 3.5' from alley. Building is wood frame and does not have any utilities.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **RADNEY**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions"; absent) to **APPROVE** the request for a Special Exception to permit a detached house in the CS District to permit an existing house and additional detached accessory buildings per the conceptual plans 2.7 in the Agenda Packet and is subject to the following conditions

- As built;
- Not closer than 3' from any of the property lines.

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, for the following property:

LT 1 BLK 6, CROSBIE HEIGHTS

23208- Pete Webb

Variance to allow more than one dynamic display sign on a single lot and to increase the allowable display surface area from 48 square feet per sign to 66.6 square feet per sign for two dynamic display signs in the IL District (Section 60.080-E); Variance to permit a dynamic display sign within 200-feet of an R District and Residential Development Area (Sec. 60.100-F) **LOCATION:** 3638 South Memorial Drive East (**CD 5**)

Presentation:

Pete Webb- 1225 N Lansing Ave, Tulsa, OK 74106 – Represents Tulsa Technology Center at 3638 S Memorial Drive

Seeking relief for digital displays that exceeds the allowable square footage for two dynamic displays at the entrance to the campus and to be within the 200' of a residential lot.

He has not had the opportunity to speak to any neighbors in the area.

Proposing the location due to it being a gateway into the campus with displays flanking both sides of the entrance. They can only place the sign to the North within 195' of the required 200' setback due to the water retention pond behind the sign.

The need for the signs comes by a recommendation of the architect. The signs have been permitted, but he is seeking the permit for the dynamic digital display. They are only asking to increase that from 48 sq. ft. to 66.6 sq. ft. because of the setback from the residential places them 80' from the curb. Asking for the size increase to compensate for the setback from the driving surface. The signs are single side: one facing the North and one facing the South. They will not have animation, due to Tulsa

City codes, so their signs will hold the display for 8 seconds. Tulsa Tech would like to have them on all night, and they are willing to dim it. They are willing to turn off between the hours of 10:00 pm and 6:00 am.

Interested Parties:

Lisa Grau PO Box 47200, Tulsa, OK 74146
Works at Tulsa Technology Center informed the board that the facility operates until 10:00 pm. These are signs for the entire campus, and the campus is used to train those in industry and business, and those are the clients they are trying to plan for; including plans for campus expansion.

Comments and Questions:

Mr. Bond- Normally has issues with larger signs, but these are being used for educational purposes and that Vo-tech / Career Tech is the spotlight of the city and recognizes that other allowances for sign budget have occurred for OSU Tulsa, and other places, although not a dynamic display.

Ms. Radney inquired about how far away is the proposed sign from the residential area? Applicant responded that it is 195' away, but they are screened by buildings across the street and some trees.

She acknowledges that the setback from the street is generous and that she can understand the logics of the proposed large sign due to the conditions and hours of operation. She is in support but does take Mr. Brown's concerns seriously.

Mr. Brown- acknowledged that he is picky about signs, and he finds no other signs of a similar size in the area, and they have been doing business for a long time. He asks for clarification that the sign itself has been approved and that they are acting on today is the dynamic display, which is confirmed by Pete Webb. Mr. Brown states he feels like these are two Drive in size movie screens and that businesses along Memorial have been able to do business without the large signs. His tendency is to not support the signs, but that is only on his behalf.

Mr. Barrientos is inclined to support due to the use of educational purposes and that they do not have any objections from neighbors.

Board Action:

On **MOTION** of **RADNEY**, the Board voted 3-1-1 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions"; none absent) to **APPROVE** a **Variance** to allow more than one dynamic display sign on a single lot and to increase the allowable display surface area from 48 square feet per sign to 66.6 square feet per sign for two dynamic display signs in the IL District (Section 60.080-E); and a **Variance** to permit a dynamic display sign within 200-feet of an R

District and Residential Development Area (Sec. 60.100-F) Finding the hardship to be the location of the constraints of the site as it relates to the appropriate position of the sign and also the additional distance the sign is set back from the roadway Per conceptual plan 3.11-3.13 and documents received. 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, for the following property:

LT 1 BLK 1, TULSA TECHNOLOGY CENTER LEMLEY CAMPUS

23209-J.R Donelson

Action Requested:

Special Exception to allow an 8-foot masonry wall within the 10-foot street setback in the IM District (Section 45.080-A). **LOCATION:** 819 South Xanthus Avenue East (CD 4)

Presentation:

JR Donelson, 12820 S Memorial Bixby, OK

Stated that he represents the property owners, Eli Properties. Requesting a special exception to allow an 8' wall within the 10' setback along Xanthus Place. They applied for the building permit through the City of Tulsa and one of the requirements was to meet the landscape requirements through the City of Tulsa, they had shown 7 trees along Xanthus place in this plan, but they could not get the spacing that was required. They applied for the landscape alternative compliant plan with INCOG, which was approved on October 18th. Their plan is to remove the existing 8' chain link fence, which has concertina wire on the top, which is not in compliance, has been in place for many years, and replace it with this concrete block wall. They will be constructing mini storage facilities on this property. The mini storage facility buildings will be 9' 6" high, so with the 8' fence being built, you will not be able to see the top of the buildings being constructed on Xanthus Pl.

Mr. Bond asked Mr. Donelson what was going to be on the top of the masonry wall? Mr. Donelson responded that it will be a masonry cap. The present fence is chain link with the concertina wire on top, so this new wall will be much more attractive for the neighbors and neighborhood and will be more of a security wall with the concrete cap on top.

Interested Parties:

There were no interested parties present.

Comments and Questions:

Ms. Radney asked if it was really a question of allowing them to go to 8' in the setback as opposed to 4'. Austin Chapman clarified that, and Ms. Radney states she is inclined to support that.

Mr. Bond also states this is a unique area and he is inclined to support as well.

Mr. Wallace is inclined to support.

Mr. Brown is inclined to support. Asks if there are any utilities. Mr. Donelson clarifies all utilities are east of the fence.

Mr. Wilkerson states that may be important to know is that while working with Mr. Donelson on the alternative landscape plan they reached an agreement that the sidewalks would be upgraded and brought up to standard according to conceptual plan 4.12 in the alternative landscape plan.

Ms. Radney asks Mr. Wilkerson about the Alternative landscaping plan. He states that there are some administrative things they can do that would be approved through an alternative compliance landscape plan process that is not unlike alternative parking plans that they will sometimes see on the board, but they can meet the landscape standards administratively without coming to the board.

Board Action:

On **MOTION** of **Barrientos**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; "nays"; no "abstentions"; none absent) to **APPROVE** a Special Exception to allow an 8-foot masonry wall within the 10-foot street setback in the IM District (Section 45.080-A). **LOCATION:** 819 South Xanthus Avenue East (**CD 4**) per the conceptual plan 4.12 of the agenda packet and the compliance alternative landscape plan. 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, for the following property:

LOT EIGHT (8), BLOCK ONE (1), AND THE SOUTH 105.40 FEET LOT OF THIRTEEN (13), BLOCK ONE (1) AND THE NORTH 100 FEET OF LOT FOURTEEN (14), BLOCK ONE (1), CLOVER RIDGE ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

23210- Roxann Hertzog

Special Exception to allow a manufactured housing unit in the RS-3 District (Section 5.020, Table 5-2); Special Exception to extend the one-year time limit to allow the manufactured housing unit permanently (Section 40.210-A).

LOCATION: 1823 North 129th East Avenue (**CD 3**)

Presentation:

Gerry Gustin 13515 East 40th Place, Tulsa OK.
Denise Schneider 18303 E 46th Street Tulsa

Ms. Gustin would like to have a special exception to allow a manufactured house at 1823 North 129th East Avenue.

Mr. Bond asks if they have spoken to any neighbors. Ms. Schneider responds that they have spoken to one neighbor because Ms. Gustin owns the property and it is someone that she rents the place to, and they are aware of this request.

Mr. Bond asks if there are other manufactured homes in the area. Ms. Gustin replies yes, and that she owns that property.

Mr. Brown asks how long the manufactured home has been in place. Ms. Gustin replies that she is not exactly sure, but at least 5 or 6 years, maybe longer. They have not previously applied for a special exception. She states they did a lot of work to be able to place the manufactured home in this spot. She believed there is a couple of acres there.

Mr. Chapman states there has been a special exception granted in 1999 for a manufactured home to the north of this current property. Ms. Radney asks if this was in perpetuity? Mr. Chapman responds that yes it was.

Mr. Bond asks for some clarity on what the house will look like? Ms. Gustin states that is sitting on a slab of concrete and will have a skirting around it. States it looks like a house.

Interested Parties:

There were no interested parties present.

Comments and Questions:

Mr. Bond- has no issues.

Mr. Brown - would like to see a time limit placed on the Special exception of three years, maybe five years. He does not see anything in the overall site plans that this would conflict with. He tends to support.

Ms. Radney - asks if this will be a new structure, which is confirmed by Ms. Gustin. She states that she is agnostic about these things whether it is manufactured, or stick built and does not support a timeline. That if the property to the North is already approved in perpetuity that it makes sense the two operate together since they have the same property owners.

Mr. Barrientos - is not in support of constraining the time.

Board Action:

On **MOTION** of **RADNEY**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions"; none absent) to **APPROVE** the Special Exception to allow a manufactured housing unit in the RS-3 District (Section 5.020, Table 5-2); Special Exception to extend the one-year time limit to allow the manufactured housing unit permanently (Section 40.210-A) per the conceptual plans 5.7 in the agenda packet and subject to the following condition that the unit be purchased and installed new and placed on a permanent foundation and skirted. 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, for the following property:

A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF. DESCRIBED AS FOLLOWS: THE SOUTH 100.21 FEET OF THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED RECORDED AS DOCUMENT NO. 2011070771 IN THE OFFICE OF THE TULSA COUNTY CLERK, BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE/4 SE/4) OF SECTION TWENTY-NINE (29), TOWNSHIP TWENTY (20) NORTH, RANGE FOURTEEN (14) EAST OF THE INDIAN BASE AND MERIDIAN, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE U.S. GOVERNMENT SURVEY THEREOF; THENCE N 01°14'46" W, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 417.51 FEET, TO THE POINT OF BEGINNING; THENCE S 88°45'14" W A DISTANCE OF 313.00 FEET; THENCE N 01°14'46" W A DISTANCE OF 100.21 FEET; THENCE N 88° 45' 14" E A DISTANCE OF 313.00 FEET, TO A POINT ON THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4); THENCE S 01°14'46" E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE/4), A DISTANCE OF 100.21 FEET, TO THE POINT OF BEGINNING.

23211- Rick Stuber Architecture, Inc

Action Requested:

Variance to reduce the required rear setback from 40 feet to 23 feet in the AG District (Section 25.020-D, Table 25-2). **LOCATION:** 2663 West 73rd Street S (CD 2)

Presentation:

Rick Stuber- representing Dr. and Mrs. Tate- 2663 W. 73rd Street S.

They would like to add on to an existing garage on the NW corner for additional storage for storing boat, trailer and additional vehicles and is seeing a reduction in the setback. To the East of the existing garage is the septic tank, pool, topography and they feel this location will be the least offensive to the neighbors by keeping the addition by the existing garage.

It has not been conveyed to Mr. Stuber if Dr. Tate has spoken to his neighbors.

Mr. Brown asked what the setback and side yard setback in AG. Mr. Chapman responded that it is 10' and 5", whichever choice they have.

Mr. Brown asks how this intrudes to which Mr. Chapman responds that this is the rear set back which is 40' and they would like to reduce it to 23'.

Mr. Bond questions and confirms that it is 18' in height. Mr. Stuber explains that it will match the existing garage which is complementary to the house built in 2000.

Ms. Radney asks Mr. Stuber if the existing garage was built with the house in 2000, to which he responds that he can only see the plans from 2000 which shows the septic plan and the garage, but he cannot confirm if it was built at that time.

Interested Parties:

Dave Johnson- 7310 S 26th W Ave- Across the street and to the East of the property. The two tracks of land to the North are owned by his son and daughter. He is troubled that the garage appears to be non-conforming and is troubled that they want to further encroach on the building line given that there is plenty of other places to build since they are 2.5 acre lots.

Amanda Ferrell- 4163 W 87th Street- They are on the lot where they are building a new home. She is in agreeance with her father, Dave Johnson, that they have 2.5 acre lots and she would prefer to not have a garage even closer to her property.

Rebuttal- Mr. Stuber- He feels that Dr. and Mrs. Tate felt that this was the best approach to build the addition to the garage. He states that there are large evergreen trees in the back of the property and those will be kept and maintained to serve as a barrier. He also states the height of the addition is the same height as the existing garage.

Comments and Questions:

Mr. Brown- states that he does not have a problem with this. That the addition will be constructed with similar products as the existing garage, and he believes with the tree line that it will disappear after it is built. He tends to support this motion.

Mrs. Radney- States that she does not remember the nuance around building a non-conforming structure. Austin Chapman states that we can not confirm if the current garage was indeed non-conforming and that once this is approved it would not be a non-conforming structure. He also says he believes the hardship the Board should find is why the building cannot go on another place on the land.

Mr. Bond states that he looks to is that we have AG Districts in this town that have turned into other things, often residential, and he looks to see what the other structures in the area are. In this case, it appears they have all followed the setback rules, except for this one. He does acknowledge issue with the septic and that being problematic, but he does have an issue with this case.

Mrs. Radney asks if we know if there are any geological or topographical reasons why the septic field is where it is? Mr. Stuber says he believes it was placed there because the natural topography slopes East and the septic was placed so it could drain East and parallel North and South out to give it the best perk possible at that location. When the home was built there is a restroom in the garage and that ties into the septic with the house and it flows to the East and branches out North and South along those points. Mrs. Radney states that she is on the bubble and would normally be inclined to not support, but she is looking at the AG requirements, which is a 25' setback and they are asking for relief for a 23' setback. She does take the neighbors concerns into consideration about it being a non-conforming structure, but it has been a non-conforming structure for a while, legally or illegally.

Mr. Bond asks about the trees and if they will remain for screening purposes. Mr. Stuber says the intent is to keep the trees as they are large, and they are right on the property line. He does not have a survey that shows exactly where the trees are in conjunction with the property line. Mr. Bond states that it would be an easier yes for him if they keep the landscape in place.

Board Action:

On **MOTION** of **RADNEY**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions"; none absent) to **CONTINUE** the request for **Variance** to reduce the required rear setback from 40 feet to 23 feet in the AG District (Section 25.020-D, Table 25-2) to the January 11, 2022 Board of Adjustment meeting; for the following property.

LT 6 BLK 2, ROSEWOOD ACRES 2ND ADDN

23212—Wael Agha

Special Exception to permit a Personal Vehicles Sales and Rental Use in the CS District (Section 15.020, Table 15-2). **LOCATION:** 3636 South Sheridan Road East (**CD 5**)

Presentation:

Wael Agha – 6712 E 79th Street - Requesting to get an exemption letter for personal used car sales at 3636 South Sheridan Road E. This will be used car sales only, no repairs, and no storage of auto parts. He is anticipating having 30-40 vehicles on site. Did not speak to neighbors.

Interested Parties:

Clay Smith- 11835 S Memorial Drive. He is the owner of the building. He says there is no required screening, but there is a fence in place on West side of the property that has been replaced.

Comments and Questions:

Mr. Chapman states they would need to stripe the lines on the parking as a requirement.

Mr. Brown asked if there are any landscaping requirements. Mr. Chapman defers to Mr. Wilkerson. Mr. Wilkerson states that are some design standards, but he does not believe this reference requires any landscaping. Any new development would require street trees and shrubs, but this seems to avoid that due to how the code is written. Mr. Brown asks if there will be a fence, to which Mr. Agha responds there will not be a fence, just a gate that closes off and protects the lot.

Board Action: On **MOTION** of **BARRIENTOS**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions"; none absent) to **APPROVE** the Special Exception to permit a Personal Vehicles Sales and Rental Use in the CS District (Section 15.020, Table 15-2) per the conceptual plan 7.15 of the Agenda packet. With the following condition, must comply with parking standards of Section 55.090. The Board finds that requested special exception will be in harmony with the intent of the code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

SOUTH 225' OF LOT 1, BLOCK 1, LESS THE WEST 75' THEROF, WILMOUNT ADDN

23213- A-MAX SIGN COMPANY

Variance to allow an internally illuminated sign enclosed in frames, increase the permitted height for a monument sign from 6 feet to 22 feet and to increase the permitted display surface area from 50 square feet to 220 square feet inside the River Design Overlay (Section 20.050-D.5.b. (1) (2) (4)). **LOCATION:** 10133 South Delaware Avenue East (**CD 2**)

Presentation:

Joseph McCormick- 6440 S Lewis Ste 100- Mr. McCormick represents the Maple Oak Investments, the owner of the subject property. This property is RDO-3, because it does not have direct access to the river. The RDO district is an overlay that was placed on the property after the building was built. The purpose of the RDO overlay district as is set out in the code is to enhance the river corridor as a people-oriented destination, establish the area as an interconnected pedestrian oriented cultural and recreational destination. Many areas along the Arkansas river fit well into this overlay, but some do not. This property does not fit, it does not work for this property. There is a huge self-storage facility that wraps around this property. To the North of this property is a dental office that use to be a bank. Across Riverside parkway, NW of this property is an animal hospital the other two lots are very small and appear to be very difficult to develop. The property is a small property with only eight units, two of which are vacant. Two businesses that are there are struggling to hang on. The businesses in the shopping center need the requested sign for the visibility. He states this is not a pedestrian area and will not be a pedestrian area. It does not fit. They ask that the Board please approve the request for the variance.

Mr. Bond asks if they have sought rezoning of this property. Mr. McCormick states that they have not.

Mr. Bond asks what the hardship is, too which Mr. McCormick responded that it is the overlay that was placed upon them.

Interested Parties:

Lori Worthington- 9520 E 55th Place- A-Max Sign Company, she is there to answer any questions the Board may have about the signs and the location of the signs. States the sign will be in a parking spot, sign will be internally lit.

Ms. Radney asked more about the hardship. Ms. Worthington said sign was originally approved but rescinded after discovery of the RDO.

Comments and Questions:

No rebuttal for Mr. McCormick

Mr. Bond believed the principal hardship is that it is in the RDO the Board does not have the authority to base a hardship on the overlay, he believes the proper channel on this is that they go through the process to have it rezoned. He acknowledges that it is not an easy process, but it is specific in looking at it on Section 20.050 it talks about the free-standing signs with a monument character to it. He believes the zoning code is specific about it. He does not feel the right way to do this is through a variance.

Mr. Brown and Mr. Wallace agrees that it is more about the overlay.

Ms. Radney and Mr. Barrientos is inclined to support the application but explains that it would be helpful to see what the code is demanding, compared to what is feasible. That a road that is called a parkway is not a pedestrian friendly street. That the building was built at time before the RDO was placed and that it is in a marginal area, tail end of the RDO.

Board Action: On **MOTION** of **RADNEY**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions"; none absent) to **CONTINUE** the request for Variance to allow an internally illuminated sign enclosed in frames, increase the permitted height for a monument sign from 6 feet to 22 feet and to increase the permitted display surface area from 50 square feet to 220 square feet inside the River Design Overlay (Section 20.050-D.5.b. (1) (2) (4)) to the January 11, 2022 Board of Adjustment meeting for the following property:

LT 1 BEG NEC THEREOF TH S220 W225 N110 E225 TO POB BLK 1, RETAIL CENTER II

23214- A-MAX SIGN COMPANY

Variance to increase the permitted height for a projecting sign in the CBD District from 25 feet to 29 feet (Section 60.080-D). **LOCATION:** 321 Reconciliation Way **(CD 4)**

Presentation:

Lori Worthington – 9520 E 55th PI S – Seeking relief to allow an increase in permitted Height for existing sign in the CBD district from 25' to 29' stating the hardship is the height of the trees and the trees are owned and maintained by the City of Tulsa. Property owners can not maintain nor trim the trees. The trees are part of the landscape plans and City Infrastructure.

No comments from neighbors.

Interested Parties:

There were no interested parties present.

Comments and Questions:

Mr. Brown supports this proposal

Mr. Barrientos supports, and it is agreed on by Mr. Wallace.

Ms. Radney supports

Board Action: On **MOTION** of **RADNEY**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions"; none absent) to a **APPROVE** Variance to increase the permitted height for a projecting sign in the CBD District from 25 feet to 29 feet (Section 60.080-D). **LOCATION:** 321 Reconciliation Way **(CD 4)** Finding the Hardship to be the City infrastructure including landscaping that is outside of the control of the property owner that provides a potential significant obstruction to the sign. Per conceptual plan 9.12 & 9.13 and as built on 9.5 of the Agenda Packet. Subject to the following conditions: that the sign is to be built and installed as is described on 9.5 of the agenda packet. 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, for the following property:

PRT LT 1 BEG SECR LT 1 TH SW85 NW50 NE84.91 SE50 POB & PRT LT 2& PRT VAC ALLEY BEG NEC LT 2 TH SE100 SW150 NW95 NE64.99 NW5 NE85 POB & LT 3 & E10 CAC ALLEY ADJ ON W BL25, TULSA-ORIGINAL TOWN

23215-Josh Miller

Special Exception to permit an alternative compliance parking ratio for an apartment use in the CH District to reduce the minimum parking requirements from 21 parking spaces to 17 parking spaces (Section 55.050-K & Section 55.020, Table 55-1). **LOCATION:** 2405 East 5th Place South and 519 South Lewis Avenue East (**CD 4**)

Presentation:

Josh Miller- 7030 S Yale Suite 600, Tulsa OK 74136

Stated this is the third phase of the mixed income West Park Project, twelve additional units will be added to the existing 235 units. Mr. Miller stated that only 70% of the residents' own cars, based on the existing 235 units. They have not completed a parking study for the additional twelve new units. They did not have a parking study for the previous project because they were able to provide the required parking per the code.

No comments from neighbors.

Interested Parties:

There were no interested parties present.

Comments and Questions:

Mr. Bond would like to see a parking study to be conducted.

Board Action:

On **MOTION** of **BROWN**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions"; none absent) to **CONTINUE** the request for Special Exception to permit an alternative compliance parking ratio for an apartment use in the CH District to reduce the minimum parking requirements from 21 parking spaces to 17 parking spaces (Section 55.050-K & Section 55.020, Table 55-1) to the January 11, 2022 Board of Adjustment meeting for the following property.

LT 14 BLK 6; LTS 49 50 BLK 6, COLLEGE VIEW ADDN AMD, City of Tulsa, Tulsa County, State of Oklahoma

23217- Ian Culp

Special Exception to allow a manufactured housing unit in the RS-3 District (Section 5.020, Table 5-2); Special Exception to extend the one-year time limit to allow the manufactured housing unit permanently (Section 40.210-A).

LOCATION: 5406 East Apache Street North **(CD 3)**

Presentation:

Ian Culp- 5406 E Apache St N – Represents the owner of the property One Candle Development

Requested a special exception to place a mobile home in a RS-3 district. West and South of the property is a mobile home park, and the homes are mobile homes on blocks. Will be placing the home in the area that a previous home was demolished, which is a foundation slab. The mobile home is looking to purchase is a 2008, 16' x 80' single wide.

He has spoken to a few of the neighbors, many whom are renters, and they do not have any issues.

Mr. Culp would like to develop the rest of the property in the future.

Interested Parties:

There were no interested parties present.

Comments and Questions:

Mr. Bond asked the applicant if the home would have skirted and what the material would be. Mr. Culp confirmed that it will, and it is vinyl.

Board Action: On **MOTION** of **Radney**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions"; none absent) to **APPROVE** a Special Exception to allow a manufactured housing unit in the RS-3 District (Section 5.020, Table 5-2); and a Special Exception to extend the one-year time limit to allow the manufactured housing unit to a period 10 years from the date it is granted. (Section 40.210-A). With the Following Conditions:

- Approved per conceptual plan 11.7 in the agenda packet
- To include skirting
- The unit be placed on permanent foundation, cinder blocks and to be tied down
- 10-year time limit from the date of approval

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, for the following property:

BEG NEC NE NW TH S396 W658.61 N396.61 E636.11 POB LESS BEG 50S NEC NE NW TH S55 W335.73 NW308.10 E638.81 POB SEC 27 20 13 5.27ACSCity of Tulsa, Tulsa County, State of Oklahoma

23218-Phillip Nickel

Special Exception to permit Low-Impact Medical Marijuana processing (Low-impact Manufacturing & Industry Use) in the CH District
(Section 15.020, Table 15-2)

LOCATION: 1345 South Harvard Avenue East (**CD 4**)

Presentation:

Phillip Nickel- 3801 S Yellow Pine Ave, Broken Arrow OK
Cory Chandler- 2116 E Winston Street, Broken Arrow OK

Mr. Chandler stated they were seeking a special exception to permit a low impact medical marijuana processing kitchen. Since it is low impact, they do not have any flames or volatile materials they will be using. They process via steam kitchen, so as per fire code, they are clear. There is not additional construction needed, they are just changing the site from a catering kitchen to a medical marijuana processing kitchen. They explained that they will be making gummies and caramels. They type of materials they use eliminates 95% of the smell. The biggest smell comes from the types of flavoring they use.

As far as security concerns there will not be any signs, blacked out windows and 360-degree security cameras on the street, doors are locked all day, and there is an 800 pound safe that will be used to secure the product.

For parking concerns Mr. Chandler addressed that they have a small singular staff, two salespeople occasionally that are mainly used for pickup and delivery, closed on Sundays and they will not be selling directly to the public.

Mr. Chandler stated that they have emailed with a few neighbors and the main concerns have been parking and smell. They have been active in trying to openly communicate and address their concerns.

Interested Parties:

Sarah Dexter – 1328 S Indianapolis Ave.

Ms. Dexter lives about five houses North of the property. She is opposed to the special exception due to the property backing up to residential properties, concerned about the smell, traffic issue and parking based on current businesses. Ms. Dexter stated there are multiple marijuana businesses in the area and feels it is not appropriate to allow this business in this area. Ms. Dexter has requested a denial for the special exception.

Rebuttal:

Mr. Chandler reiterated that he currently operates businesses in Broken Arrow and previously in Colorado. He has never received a complaint about smell, security, operating procedures go awry, and he has never had a security issue, robbery. He also stated that his location in Broken Arrow is within 30' of residential homes. He also clarified that they will only have two employees at a time during business hours, so traffic will not increase due to his business.

Comments and Questions:

Mr. Bond stated that he feels that since they are cooking with oils and not extraction, he does not view it any differently that the bakery that use to be down the street. Mr. Bond said that he is sympathetic to the neighbors' concerns, but he believes that this business will be the least impact of other businesses that could move into that location.

Board Action: On **MOTION** of **Radney**, the Board voted 4-0-1 (Barrientos, Bond, Brown, Wallace "aye"; no "nays"; one Radney "abstentions"; none absent) to **APPROVE** a Special Exception to permit Low-Impact Medical Marijuana processing (Low-impact Manufacturing & Industry Use) in the CH District (Section 15.020, Table 15-2) With the Following Conditions:

- Per conceptual plan 12.11 of the agenda packet;
- Special exception expires 36 months from the date the special exception is granted.

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; for the following property:

LT-1-BLK-11, SUMMIT HGTS ADDN, City of Tulsa, Tulsa County, State of Oklahoma

23220- A-Max Sign Company

Variance to allow more than one sign per street frontage in the OL District (Section 60.060-B.1). **LOCATION:** 5401 East 71st Street South (**CD 9**)

Presentation:

Lori Worthington – 9520 E 55th Pl. S.

Ms. Worthington is there to seek a variance to allow more than one sign per street frontage in the OL district. She stated there is an existing sign on the premises that is owned by the next-door tenant, but he would not allow them to use that sign. She stated that their hardship would be that only one sign is allowed and the ground sign that exists is not accessible.

Interested Parties:

No interested parties.

Comments and Questions:

Board Action: On **MOTION** of **Radney**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions"; none absent) to **APPROVE** a Variance to allow more than one sign per street frontage in the OL District (Section 60.060-B.1). Finding the hardship being the nature and character of the building structure and its occupancy. Per conceptual plans 13.4 and 13.7 through 13.9 of the agenda packet. 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, for the following property:

**PRT SE SW BEG 330E SWC SE SW TH E140 N207 W140 S207 POB LESS S70
THEREOF SEC 3 18 13 .438ACS, City of Tulsa, Tulsa County, State of Oklahoma**

23221- A-Max Sign Company

Special Exception to permit a dynamic display sign in the RS-3 District and to allow a dynamic display sign within 200 feet of another residential district (Section 60.050-B.2.c & Section 60.100-F); Variance to increase the allowable height for a sign in the RS-3 District from 20 feet to 26 feet (Section 60.050-B.2.b).

LOCATION: 3115 North Garrison Avenue East **(CD 1)**

Presentation:

Lori Worthington – 9520 E 55th PI S

Representing the church to allow a dynamic display and to exceed the allowable height for a sign. Ms. Worthington stated that through the prep of the application they discovered that some portions of the original sign were not permitted. They are now seeking to have the sign fully permitted. Ms. Worthington said they are asking for the dynamic display to advertise free meals, to identify the church as a donation place. The dynamic display message board will help them better inform the public they serve, the homeless community. Ms. Worthington stated the sign will operate per code in a residential district, from 7:00 a.m.- 9:00 p.m.

They have not spoken to any neighbors.

Interested Parties:

No interested parties.

Comments and Questions:

Mr. Bond noted the sign has been there for as long as he can remember, and he does not have any issue with the sign.

Board Action:

On **MOTION** of **Barrientos**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions"; none absent) **TO APPROVE** a Special Exception to permit a dynamic display sign in the RS-3 District and to allow a dynamic display sign within 200 feet of another residential district (Section 60.050-B.2.c & Section 60.100-F); and to **APPROVE** a Variance to increase the allowable height for a sign in the RS-3 District from 20 feet to 26 feet (Section 60.050-B.2.b). Per conceptual plans 14.9-14.11 of the agenda packet. 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; for the following property. In granting the variance the Board finds the hardship is due to the setback and the shape of the lot. 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, for the following property:

Beginning at a point 355.00 feet west and 40.00 feet north of the S.E. corner of the N.W. ¼ of section 24, township 20 north, range 12 east, Tulsa county, State of Oklahoma; thence northwesternly along the proposed northerly Right of Way line of the Gilcrease Expressway a distance of 248.00 ± feet; thence northwesternly along said northerly Right of Way line a distance of 30.00 ± feet to the easterly line of Garrison Avenue; thence northeasternly along said easterly line of Garrison Ave. a distance of 378.00 ± feet; thence around a curve to the left, having a radius of 355.205 feet a distance of 110.04 feet; thence north a distance of 25.80 feet to a point on the north line of the S.E. ¼, S.E. ¼, N.W. ¼ of said section 24, Thence east along said north line a distance of 111.79 feet to a point; thence south distance of 619.37 feet to the point of beginning., City of Tulsa, Tulsa County, State of Oklahoma

23222- Jeff LaRue

Variance to reduce the side setback in the RE District from 15 feet to 5 feet to permit an addition to an existing non-conforming structure (Section 5.030, Table 5-3 & Section 80.030-D). **LOCATION:** 2136 East 26th Place South (**CD 4**)

Presentation:

Anna Bullock- 2136 E. 26th Pl.

Jeff LaRue- 7960 S. 90th E Ave.

Seeking a variance to install an elevator of the east side / southeast corner of the existing home. The home was originally built in the 1930's.

They did receive a letter from a neighbor that has no objections to the variance.

Interested Parties:

No interested parties.

Comments and Questions:

Mr. Bond stated they have had requests like this come up before and due to the time, the house was built he is inclined to approve.

Board Action: On **MOTION** of **Radney**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions"; none absent) **TO APPROVE** a **Variance** to reduce the side setback in the RE District from 15 feet to 5 feet to permit an addition to an existing non-conforming structure (Section 5.030, Table 5-3 & Section 80.030-D). Finding the hardship to be the time the home was built in the 1930's before the existing code and the existing request would accommodate increasing accessibility throughout the property. Per conceptual plans 15.7-15.11 of the agenda packet. 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, for the following property:

ALL OF LT 6 & PT LT 7 BEG SEC LT 7 W48.33 N TO NL E57.5 TO NEC S TO BEG BLK 4, FOREST HILLS, City of Tulsa, Tulsa County, State of Oklahoma

23223- Starcity Homes, LLC

Variance to increase the allowable square footage for a detached accessory dwelling unit from 500 square feet to 585 square feet in the RM-2 District (Sec. 45.030-A. 2; Sec. 45.031-D.6.b.). **LOCATION:** 2435 East 10th Street South (**CD 4**)

Presentation:

Jessica Shelton- 1801 Wells Branch Parkway Austin, TX.

Ms. Shelton represents Starcity Homes and they are seeking a variance for accessory dwelling to allow for additional square footage for an additional bedroom and bathroom. The addition is designed to match the elevation and pitch of the principal structure, which there is an open building permit on.

They have been in contact with neighbors throughout the project, not about this specific variance request.

Interested Parties:

No interested parties.

Comments and Questions:

Mr. Bond stated that he does not have an issue with the request, and they often see these requests as they predate codes.

Mr. Brown stated that he finds this as a creative use on a tiny lot and that the applicant has done everything possible to make it everything it can be and that under the current restrictions, he believes this works and hopes for this to be a example of future development of additional smaller lots.

Board Action: On **MOTION** of **Wallace**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions"; none absent) **TO APPROVE** a **Variance** to increase the allowable square footage for a detached accessory dwelling unit from 500 square feet to 585 square feet in the RM-2 District

(Sec. 45.030-A. 2; Sec. 45.031-D.6.b.). Finding the hardship to be the time the size and shape of an existing non-conforming lot and the existing structure predating the comprehensive zoning code. Per conceptual plans 16.8-16.10 of the agenda packet. 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, for the following property:

W33 /3 LT 8 BLK 3, HIGHLANDS ADDN, City of Tulsa, Tulsa County, State of Oklahoma

23224- Holy Moses Brewing Company

Special Exception to permit a brewpub in the CH District (Section 15.020, Table 15-2). **LOCATION:** 4225 South Peoria Avenue East **(CD 9)**

Presentation:

Michael Endres – 4807 S. Norfolk Ave.

Would like to receive a special exception to open a Brewery. Mr. Endres has been homebrewing beer for over 14 years and would like to now open a brewery, Holy Moses Brewing Company, which is named after his deceased dog. He would like to build a brewery that commemorates his dog. Mr. Endres stated that this will be a community business that is centered around and for the people in the neighborhood, especially those that are walking their dogs. The establishment will only serve beer, he will not be seeking a full liquor license. Mr. Endres did send a letter of his intentions to the neighbors, including business neighbors, within a 300' radius. Mr. Endres has spoken to Mr. Campbell, who owns a neighboring day care center.

He also spoke with Teresa Collins, and she rescinded her initial opposition and letter.

Interested Parties:

Walter Alley- 1128 S Parkview Street – Cleveland, OK. Mr. Alley is opposed to this special exception request. This is a bar and will be within 300' of a daycare, which is considered a private school. He stated it violated sectional code 2-130.

Austin Endres- 1383 E. 45th Pl.

He spoke in support as a team member and a neighbor in the area. He stated that he believes it improves the area and this business, adds to the pedestrian community and overall improvement to the area.

Jeff Campbell- 4241 S. Peoria Ave.

Owner of Peoria Childcare. Mr. Campbell is opposed. Mr. Campbell stated that Mr. Endrus has been over to speak to him several times and that he loves how passionate he is about this business. Mr. Campbell stated that he was excited about the new business, but since their meeting he now has concerns. He is concerned about the conflict of a bar and day care if the licensing does consider the brewery a bar. He is concerned about the licensing would mean for his Grandfathered licensing clause. He is concerned about what this would mean for him to sell his business and enter retirement.

Tim Clark- 4129 S. Peoria Ave.

Mr. Clark is in support of the new business. He stated that he it is part of the eclectic feel of Brookside and he believes the brewery fits very well.

Rebuttal:

Mr. Endres reiterated that he is willing to do any additional research if needed. He stated that all alcohol sold will be under 15% and that he is not seeking a liquor license which ensures he will not serve anything over 15% alcohol.

Comments and Questions:

Mr. Bond wanted to state once again that they are weighing in on the code and not any licensing issues. Mr. Bond does not have an issue with adding this business to Brookside and he does not find it injurious to the Brookside neighborhood.

Board Action: On **MOTION** of **Barrientos**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions"; none absent) **TO APPROVE Special Exception** to permit a brewpub in the CH District (Section 15.020, Table 15-2). Per conceptual plans 17.14 of the agenda packetThe 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; for the following property:

BEG 336.5 N SW COR LT 1 TH N 91.4 E 195 S 91.4 W 195 TO BEG SEC 30-19-13, City of Tulsa, Tulsa County, State of Oklahoma

23225- Daryl Bray

Special Exception to permit an animal boarding facility in the CS District (Section 15.020, Table 15-2). **LOCATION:** 8112 South Lewis Avenue East, Suites 8172A, 8172B and 8172 C (**CD 2**)

Presentation:

Daryl Bray- 2404 E. 25th St. S.

Mr. Bray is seeking a special exception to permit, under code, an animal boarding facility. He considers a dog day care to be included as a personal use service and he believed that this would add value to the neighbors and residents. The business will have a 1000 square feet outdoor play area that will be enclosed with an 8' perimeter fence. There will be overnight boarding, but that will take place inside the building. The dogs will only be outside occasionally through the day. Mr. Bray stated that noise control will be mitigated through construction with a use of double wall construction. Mr. Bray stated they have a deep freeze process for any dog waste, and it will be placed out for trash pick up one day a week, it will not be dumped daily.

Interested Parties:

No interested parties.

Comments and Questions:

Mr. Barrientos and Ms. Radney are both inclined to support.

Board Action: On **MOTION** of **Barrientos**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions"; none absent) **TO APPROVE Special Exception** to permit an animal boarding facility in the CS District (Section 15.020, Table 15-2). Per conceptual plans 18.4-18.29 of the agenda packet. 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; for the following property:

LT 2 LESS BEG NWC TH E260 S4 W260 N4 POB BLK 2, , RIVERBEND ADDN, City of Tulsa, Tulsa County, State of Oklahoma

23226- Kyle Gibson

Special Exception to permit a carport in the street yard and to increase the permitted height from 8 feet within 10 feet of a side lot line (Section 90.090-C.1).

LOCATION: 138 East 34th Street South (CD 9)

Presentation:

Kyle Gibson- 551 S. Quaker Ave.

Seeking a special exception to permit a carport in the street yard and to increase the permitted height from 8' to 10'. The carport will match the existing materials on the home. It will have a gable roof to match home and the neighborhood. The post extends to 30ft setback, and the overhang is the allowed 2ft per zoning code.

The applicant indicated that he had spoken with his neighbors

Interested Parties:

Mary Zion- 138 E. 34th Street

She is a neighbor and said it is within 12' of her house and that it is not close to the road. She has letters of support from neighbors.

Comments and Questions:

Mr. Bond supported and stated that it is similar to other structures in the area.

Mr. Brown stated that he finds this a very sympathetic project that fits the house, and he does not find it obtrusive, and he tends to support.

Ms. Radney stated that she believes this is very tastefully done but would like to know how far out this is extending into the street set back. She does support it.

Board Action: On **MOTION** of **Radney**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions"; none absent) **TO APPROVE a Special Exception** to permit a carport in the street yard and to increase the permitted height from 8 feet within 10 feet of a side lot line (Section 90.090-C.1). Per conceptual plans 19.7-19.8 of the agenda packet. 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; for the following property:

E66 LT 41 BLK 1, BURGESS ACRES ADDN, City of Tulsa, Tulsa County, State of Oklahoma

23227-Mary Huckabee

Variance to increase the permitted aggregate sign display area for a property in the CBD District by 38 square feet (Section 60.080-B.1). **LOCATION:** Property located on the West side of South Boston Avenue East between East 5th Street South and East 4th Street South (**CD 4**)

Presentation:

Mary Huckabee- 4100 First Place Towers

Requesting a variance to place a sign for entrance to the building for the Conner Winter Law Firm. Tower is set back 80ft from the street and is a 41-floor building that was built in 1971. OneGas sign is at the top of the building and uses the sign budget. They have requested the sign to be placed on the street level on the side of the building that faces 4th Street.

Interested Parties:

No interested parties.

Comments and Questions:

Mr. Brown stated that he drove past this building, and he was surprised at the lack of visibility from the street.

Board Action: On **MOTION** of **Radney**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions"; none absent) to **APPROVE** a **Variance** to increase the permitted aggregate sign display area for a property in the CBD District by 38 square feet (Section 60.080-B.1). Finding the hardship being the lack of visual acuity due to the setback of the building in comparison to the adjacent buildings per conceptual plan 20.7 through 20.9 of the agenda packet. 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, for the following property:

LT 2 BLK 1, FIRST PLACE ADDN RESUB PRT L1-3 & 6-7 B136 O T TULSA, City of Tulsa, Tulsa County, State of Oklahoma

23228—Wallace Design Collective – Dani Fields

Special Exception to allow a Public, Civic & Institutional / Governmental Service or similar functions use in the CH District to permit the offices of the Tulsa County Election Board (Section 15.020, Table 15-2). **LOCATION:** 4143 South Yale Avenue East (**CD 5**)

Presentation:

Mark Capron- 123 N MLK Jr Blvd

The new location is the old Macy's building that closed in 2017. What is being proposed is for governmental use. They have plenty of parking for this new facility.

Interested Parties:

James Rae, D. A. Office – Tulsa County 218 W. 6 St. 9th Floor
Currently the intended use is to house the Tulsa County Election Board with the potential for other future county use. But currently they will only be occupying the 1st floor and the 2nd floor will be closed.

Mike Craddock- Deputy County Commissioner- 218 W. 6th St.
Addressed the board that the plan for now is only to house the Election Board. There is a possibility of a satellite office for some staff; example the county clerk's office, but no plans to use this as a jailing facility and no plans to occupy the 2nd floor. COVID has shown that the election board does not have adequate space to allow a safe and fair election for citizens and the election board workers.

Sherrelle Ballone- 4313 S Braden Ave. E., Tulsa
Her home is directly across the street from Macy's, and they are concerned about the broad vague of the Public, Civic and Institutional Governmental Services. Ms. Ballone

also stated that they are concerned about parking and if it is adequate or would they in the future come into the residential side and take property for parking needs.

Comments and Questions:

Mr. Bond acknowledged the need for additional space for the election board

Board Action: On **MOTION** of **Radney**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions"; none absent) **TO APPROVE Special Exception** to allow a Public, Civic & Institutional / Governmental Service or similar functions use in the CH District to permit the offices of the Tulsa County Election Board (Section 15.020, Table 15-2). Per conceptual plans 21.4 through 21.5 of the agenda packet and also referencing the additional supporting information about parking at the site subject to the following condition that the parking ratio used must conform to the standards of an office use. 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; for the following property:

A tract of land which is part of the NW/4 of Section 27, T-19-N, R-13-E, City of Tulsa, Tulsa County, Oklahoma, being described as follows, to-wit: Commencing at the Northwesterly Corner of said NW/4 of Section 27; thence due south along the Westerly line of the NW/4 of Section 27 for 1195.04'; thence due East for 403.60' to a point on the Northerly Right-of-Way Line of East 43rd Street South and the 'Point of Beginning of said tract of land; thence N00°00'14"E for 344.49'; thence S89°59'46"E for 46.20'; thence due North for 43.73'; thence S89°59'46"E for 286.50'; thence N0°00'14"E for 44.25'; thence S89°59'46"E for 165.25'; thence S17°25'10"E for 386.91 to a point on said Northerly Right-of-Way Line of East 43rd Street South; thence along said Northerly Right-of-Way Line as follows: S72°34'51"W for 149.29' to a point of curve, and along a curve to the right having a central angle of 17°25'09" and a radius of 405.00' for 123.13'; thence due West for 350.12' to the 'Point of Beginning' of said tract of land;, City of Tulsa, Tulsa County, State of Oklahoma

OTHER BUSINESS

None.

NEW BUSINESS

None.

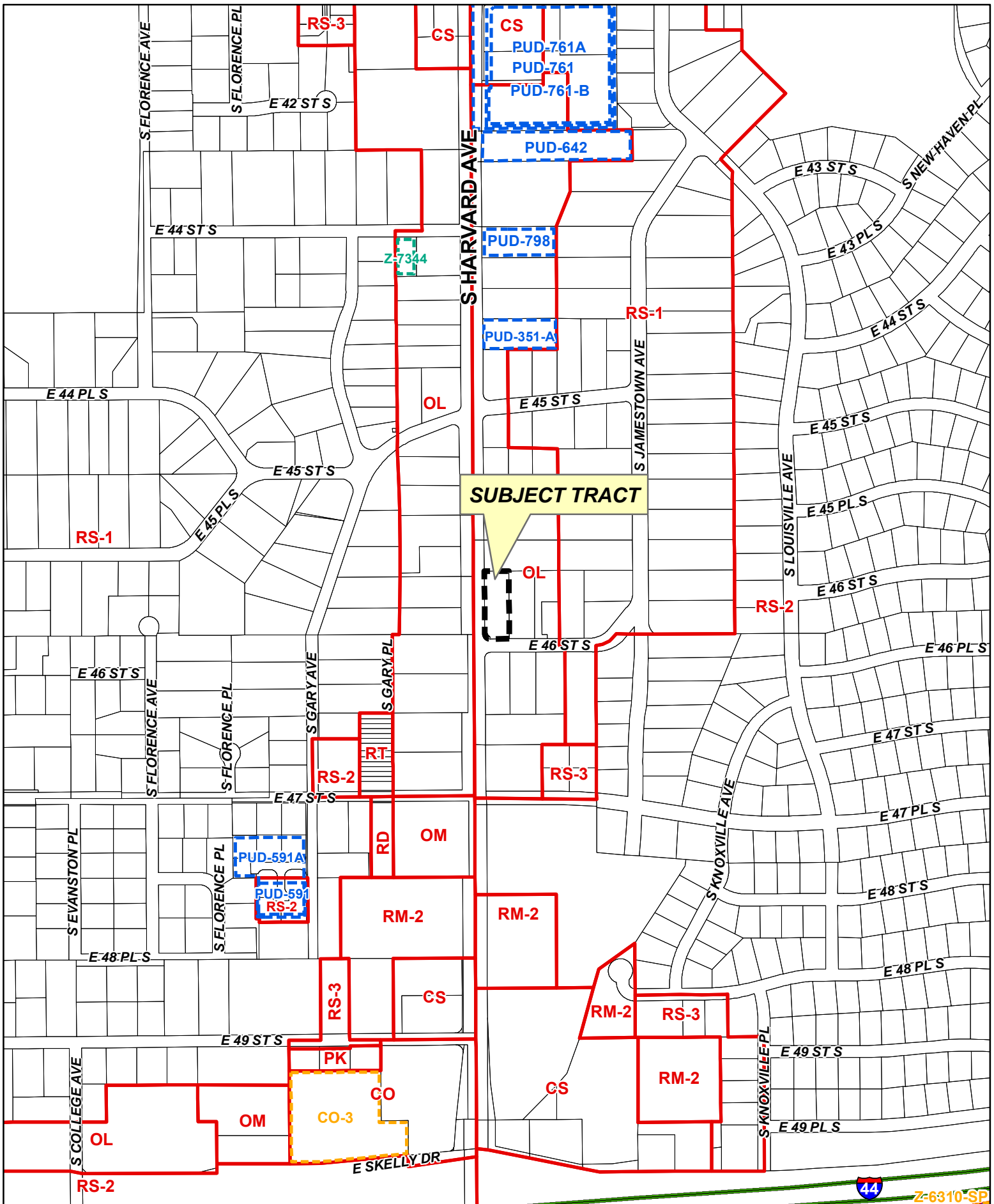
BOARD MEMBER COMMENTS

Mr. Bond acknowledged the retirement of Janet Sparger and introduction of Sandra Kelvington as Janet's replacement.

There being no further business, the meeting adjourned at 5:23 pm.

Date approved: _____

Chair



BOA-23229

19-13 28

2.1

BOARD OF ADJUSTMENT CASE REPORT

STR: 9328 Case Number: **BOA-23229**

CZM: 47

CD: 9

HEARING DATE: 02/08/2022 1:00 PM (*Continued from 1/25/2022*)

APPLICANT: Josh Clark

ACTION REQUESTED: Variance to increase the number of allowed signs per street frontage in the OL District from 1 sign to 4 signs along South Harvard Ave. (Sec.60.060-B.1)

LOCATION: 4555 S HARVARD AV E

ZONED: OL

PRESENT USE: Office

TRACT SIZE: 27364.5 SQ FT

LEGAL DESCRIPTION: LT 7 BLK 2, VILLA GROVE HGTS NO 1

RELEVANT PREVIOUS ACTIONS:

Subject property:

BOA-14075; On 05.29.86 the Board approved a Minor Variance to reduce the 50-foot setback from the C/L of S. Harvard to 45' for a ground sign.

Surrounding Properties:

BOA-23154; On 07.27.21 the Board **approved** a Variance to permit a freestanding sign in an OL District to exceed the permitted 32 square feet by an additional 38 square feet. 4538 South Harvard Ave. E.

BOA-17398; On 06.11.96 the Board **approved** a Variance to the required setback from Harvard for 50-feet to 47-feet for a sign. Property located 4564 S. Harvard Ave.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "Mixed-use Corridor " and an "Area of Growth".

Mixed-Use Corridors are Tulsa's modern thoroughfares that pair high-capacity transportation facilities with housing, commercial, and employment uses. Off the main travel route, land uses include multifamily housing, small lot, and townhouse developments, which step down intensities to integrate with single family neighborhoods. Mixed-Use Corridors usually have four or more travel lanes, and sometimes additional lanes dedicated for transit and bicycle use. The pedestrian realm includes sidewalks separated from traffic by street trees, medians, and parallel parking strips. Pedestrian crossings are designed so they are highly visible and make use of the shortest path across a street. Buildings along Mixed-Use Corridors include windows and storefronts along the sidewalk, with automobile parking generally located on the side or behind.

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 NE/c of E. 46th St. S. and S. Harvard Ave.

STATEMENT OF HARDSHIP: Tenant labeling of entrances to facility multi space. This variance approval request is to help consumers locate said facility with ease.

STAFF COMMENTS: The applicant is requesting Variance to increase the number of allowed signs per street frontage in the OL District from 1 sign to 4 signs along South Harvard Ave. (Sec.60.060-B.1)

60.060-B

Signs Allowed

1. In addition to any sign exceptions allowed pursuant to [Section 60.030](#), and any development identification sign allowed pursuant to [Section 60.060-B2](#), lots in office zoning districts are allowed a maximum of one on-premise sign per street frontage. The allowed on-premise sign may be a wall sign, a projecting sign or a freestanding sign. Roof signs and off-premise outdoor advertising signs are prohibited in office districts.

The applicant is requesting to increase the number of allowed signs from 1 to 4 signs per the street frontage of S. Harvard Ave. The statement of hardship provided by the applicant has failed to provide any facts that would make the case unique. It is common to have multi-tenant buildings in Office zoning and was the act of the property owner to subdivide. The applicant should provide facts that prove the subject property has unique physical features that differentiate it from other properties in the same zoning classification or they may seek to re-zone the property to a more intense zoning classification. As stated on the application the hardship **does not** meet the criteria of the zoning code to be granted a variance.

SAMPLE MOTION: Move to _____ (approve/deny) a **Variance** to increase the number of allowed signs per street frontage in the OL District from 1 sign to 4 signs along South Harvard Ave. (Sec.60.060-B.1)

- 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

Case No. 14069 (continued)

the creek has been channeled into a storm drain to the north, which in his opinion, causes flooding around his home. Mr. Stevens asked the Board to allow him to extend an existing carport 10' toward the street in order that his 2 cars will be protected and to allow access to higher ground to the rear of the lot. Mr. Stevens explained that the existing carport prevents entry into the back yard and after the reconstruction he can then park his cars in this back portion and prevent damage by floodwater.

Mr. Chappelle asked the applicant if there are other carports in the area and he answered in the affirmative.

Protestants: None.

Board Action:

On MOTION of SMITH, the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no, "abstentions"; White, "absent") to **APPROVE** a **Minor Variance** (Section 430 - Bulk and Area requirements in Residential Districts - Use Unit 1206) of the front yard setback from 50' to 40' from the centerline of North Sandusky Avenue to allow a proposed carport; per plot plan; finding that there are other carports in the older area and that the granting of the special exception request will not be injurious to the neighborhood; on the following described property:

The south 60' of the W/2 of Lot 1, Block 1, Maryland Gardens Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 14075

Action Requested:

Minor Variance - Section 280 - Structure Setback from Abutting Streets - Use Unit 1221 - Request a minor variance to allow a ground sign within 45' of the required 50' setback from the centerline of Harvard Avenue, located at 4555 South Harvard Avenue.

Presentation:

The applicant, Taylor, Sample and Coppedge Locating Service, Inc., was represented by Libby Coppedge, 4555 South Harvard, Tulsa, Oklahoma, who submitted photographs (Exhibit X-1) and stated that she is opening a locating service on South Harvard. Ms. Coppedge asked the Board to allow the installation of a sign 45' from the centerline of Harvard, since the sign will be in the parking lot if the 50' setback requirement is adhered to.

Comments and Questions:

Ms. Bradley asked Ms. Coppedge if the sign will be located in the City right-of-way and she replied that she is not sure.

Mr. Smith asked where the sign will be located on the lot and Ms. Coppedge informed that it will be located as far north as possible.

5.29.86:466(4)

Case No. 14075 (continued)

Ms. Bradley commented that there are no other signs as close to Harvard as the sign in question.

Mr. Jones pointed out that the applicant will be required to have City Commission approval if the sign inspector determines that the location of the sign is in the City right-of-way.

Mr. Smith asked Ms. Coppedge how high the proposed sign will be and she stated that it will be 3' by 4'.

Mr. Gardner pointed out that the 2 lots are narrow side lots. These lots run north and south which causes the parking and the structure to be much closer to the street than those lots running east and west.

Protestants: None.

Board Action:

On MOTION of BRADLEY, the Board voted 4-0-0 (Bradley, Chappelle, Quarles, Smith, "aye"; no "nays"; no, "abstentions"; White, "absent") to **APPROVE Minor Variance** (Section 280 - Structure Setback from Abutting Streets - Use Unit 1221) to allow a ground sign within 45' of the required 50' setback from the centerline of Harvard Avenue; subject to sign inspector approval; finding a hardship demonstrated by the narrow shape of the lots; on the following described property:

Lot 7, Block 2, Villa Grove Heights Addition No. 1, City of Tulsa, Tulsa County, Oklahoma.

NEW APPLICATIONS

Case No. 14063

Action Requested:

Variance - Section 430.1 - Bulk and Area Requirements in Residential Districts - Use Unit 1206 - Request the following variances of the bulk and area requirements set forth on Exhibit A, all in order to permit the splitting of 3 existing duplexes down the common wall to provide for separate ownership of each unit, located south of East 80th Street South and South 79th East Avenue.

Presentation:

The applicant, Phillip Eller, 2727 East 21st Street, Tulsa, Oklahoma, who submitted a plat of survey (Exhibit XX-1) and documents (Exhibit XX-2), stated that he is representing the owners of the subject property who are selling three existing duplexes by unit.

Protestants: None.

5.29.86:466(5)

case it is about spacing in between a location that has a Certificate of Occupancy that is recognized by the City.

Comments and Questions:

Mr. Bond stated that he does not hear a valid hardship from the applicant in this case. The Board has been willing to listen to these based on confusion with the law and based on enactment with the law and he does not this is the case, so he is a hard no.

Mr. Barrientos agreed with Mr. Bond.

Mr. Brown stated the rules are established and he does not think enough homework was done, so he will say no.

Mr. Wallace thinks it is unfortunate, but this body is here to enforce City of Tulsa rules and regulations and he thinks that having a COO changes that.

Board Action:

On **MOTION** of **BARRIENTOS**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions"; none absent) to **DENY** the request for a Variance of the 1,000-foot spacing requirement for a medical marijuana dispensary from another medical marijuana dispensary (Section 40.225-D) due to the lack of a hardship; for the following property:

**LT 1 LESS BEG SECR TH W194.96 CRV RT 47.17 N5 SE41.74 E194.97 S6 POB
BLK 1, SOONER ACRES, City of Tulsa, Tulsa County, State of Oklahoma**

23154—A-Max Sign Company

FILE COPY

Action Requested:

Variance to permit a freestanding sign in an OL District to exceed the permitted 32 square feet of display surface area by 78.37 square feet (Section 60.060-C).

LOCATION: 4538 South Harvard Avenue East (CD 9)

Presentation:

Chris Krohn, A-Max Sign Company, 9520 East 55th Place, Tulsa, OK; stated the sign has been downsized from the last meeting. Mr. Krohn stated that he did physically go check the old sign and it is 11'-0" tall by 9'-0" wide and this proposed sign is now smaller than that.

Mr. Bond asked Mr. Krohn if he had spoken to the neighbors. Mr. Krohn stated that he did speak with one neighbor that he had worked with in the past. A-Max did not build the existing monument sign and the neighbor that did e-mail in the opposition does have a smaller sign, but he had not spoken with anyone else.

Mr. Bond asked Mr. Krohn to state his hardship for this request. Mr. Krohn stated the hardship is that 32 square feet is small, and the setback is 50 feet from Harvard. This will be a multi-tenant building and from the 50-foot distance he is trying to have panels on the sign that are visible from Harvard.

Mr. Barrientos asked Mr. Krohn how the sign would be lit. Mr. Krohn stated that it will be an internally illuminated sign. The size also comes from working with the existing base that has power to it so it would not be necessary to deal with utility easements.

Mr. Barrientos asked Mr. Krohn about the size of the new sign being requested. Mr. Krohn stated the new sign will be 70 square feet, which is 38 square feet over what is allowed.

Ms. Radney asked Mr. Krohn how the new sign compares to the protestant's sign. Mr. Krohn stated that the interested party's sign, not including the base, is a little larger than 32 square feet so their small is small.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **RADNEY**, the Board voted 5-0-0 (Barrientos, Bond, Brown, Radney, Wallace "aye"; no "nays"; no "abstentions"; none absent) to **APPROVE** the request for a **Variance** to permit a freestanding sign in an OL District to exceed the permitted 32 square feet of display surface area up to 38 square feet in excess (Section 60.060-C), subject to conceptual plans 3.30 and 3.31 of the agenda packet. The sign is to conform to the exhibits presented today and that it is a static sign. The Board has found the hardship to be that the change in use of the Legacy building from single to multiple occupancy and the difficulty of clear visibility of the sign due to a 50-foot setback from the street. 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; for the following property:

LT 1 BLK 1, PROFESSIONAL PARK RESUB S/2 L2 & N/2 L3 B3 VILLA GROVE PARK, City of Tulsa, Tulsa County, State of Oklahoma

NEW APPLICATIONS

23157—Pearl Cannabis, LLC

Action Requested:

Special Exception to permit a medical marijuana grower operation (Horticulture Nursery Use) in the CH District (Section 15.020, Table 15-2). **LOCATION:** 1717 East 11th Street South **(CD 4)**

Presentation:

Alexander King, 28 East 5th Street, Suite 750, Tulsa, OK; stated his client purchased the subject building, it was a former tire shop. The building is about 5,000 square feet and is zoned CH. His client would like to use about 2,500 square feet of the building for an indoor medical marijuana grow facility. All growing will be done on the interior with a substantial number of filters and purifiers to eliminate escaping odor. Security will include monitored cameras, alarm system, multiple steel doors with commercial grade locks, and the building does not share a wall with any neighboring properties. The waste disposal will be through an OMMA licensed waste contractor. To the extent that dumpsters are used for that process they will be locked and secured pursuant to the waste contractor or best practices. The neighboring facilities are a physical therapy facility, a gravestone entity, and an apartment complex which is separated by two fences.

Mr. Brown asked about the access to the building. Mr. King deferred to his client.

Francisco Olmos, 1717 East 11th Street, Tulsa, OK; stated the parking will be in the front of the building. Mr. Brown asked if the access to the parking would be from 11th Street or from the side street. Mr. Olmos stated there is only the front parking.

Mr. Brown asked Mr. Olmos if there would be deliveries. Mr. Olmos stated, "not really".

Mr. Wallace asked if there was a shared entrance with the neighbor from 11th Street. Mr. Olmos answered no. Mr. Wallace asked if the parking lot behind the building was

Case No. 17398

Action Requested:

Variance of the required setback from Harvard from 50' to 47'. **SECTION 1221.C.6. USE UNIT 21. BUSINESS SIGNS AND OUTDOOR ADVERTISING SIGNS;** General Use Conditions for Business Signs, and a Variance of the allowable signage in an OL district to allow an additional 36 SF for a total of 68 SF. **SECTION 602.B.4 ACCESSORY USES PERMITTED IN OFFICE DISTRICTS** - Use Unit 21, located 4564 South Harvard Avenue.

Presentation:

The applicant, **Hightech Signs/Mary Lynn Huskey**, 9902 East 43rd Street South, representing Dr. Dobson, submitted a site plan (Exhibit H-1) and architectural drawing (Exhibit H-2). Ms. Huskey stated Dr. Dobson has an existing sign that is a 4' x 8' that list his name and his associate Dr. Lang. She stated the doctors have a laser surgery center that is not advertised on the sign and would like to add it to the existing sign for advertising the new center. She stated to add the sign it would go over the required amount of signage and it would encroach 2' on the required setback from Harvard.

Comments and Questions:

Ms. Turnbo asked the applicant if the variance was granted on the setback would the owner mind having a removal contract with the City of Tulsa? The applicant stated it would not be a problem.

In response to Mr. White, the applicant stated the new proposed sign will be set on top of the existing sign and the existing sign will remain unchanged.

In response to Mr. White, the applicant explained the sign is in a median and if the sign was moved to the required setback it would be in the driveway.

Board Action:

On **MOTION** of **WHITE**, the Board voted 3-0-0 (Abbott, Turnbo, White, "aye"; no "nays"; no "abstentions"; Bolzle, Box "absent") to **APPROVE** a **Variance** of the required setback from Harvard from 50' to 47'. **SECTION 1221.C.6. USE UNIT 21. BUSINESS SIGNS AND OUTDOOR ADVERTISING SIGNS;** General Use Conditions for Business Signs, and a **Variance** of the allowable signage in an OL district to allow an additional 36 SF for a total of 68 SF. **SECTION 602.B.4 ACCESSORY USES PERMITTED IN OFFICE DISTRICTS** - Use Unit 21; per plan submitted; subject to a removal contract with the City of Tulsa; finding that if the sign were moved to the required setback it would be in the driveway; finding that the approval of this application will not be injurious to the area nor harmful to the spirit and intent of the Code; on the following described property:

Lot 4, Block 3, Villa Grove Park, City of Tulsa, Tulsa County, Oklahoma

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



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103-3227

SIGN PLAN REVIEW

November 12, 2021

LOD Number: 1

Phone: 918-520-0725

Josh Clark
4111 S. 74th E. Ave.
Tulsa, OK 74145

APPLICATION NO: **SIGN-102600-2021** (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)
Location: 4555 S. Harvard Ave.
Description: Wall 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 2nd 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 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 OR AT INCOG OFFICES AT 2 WEST 2ND STREET, 8TH 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

Application No. SIGN-102600-2021

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. 60.060-B.1 Signs Allowed

In addition to any sign exceptions allowed pursuant to Section 60.030, and any development identification sign allowed pursuant to Section 60.060-B2, lots in office zoning districts are allowed a maximum of one on-premise sign per street frontage. The allowed on-premise sign may be a wall sign, a projecting sign or a freestanding sign. Roof signs and off-premise outdoor advertising signs are prohibited in office districts.

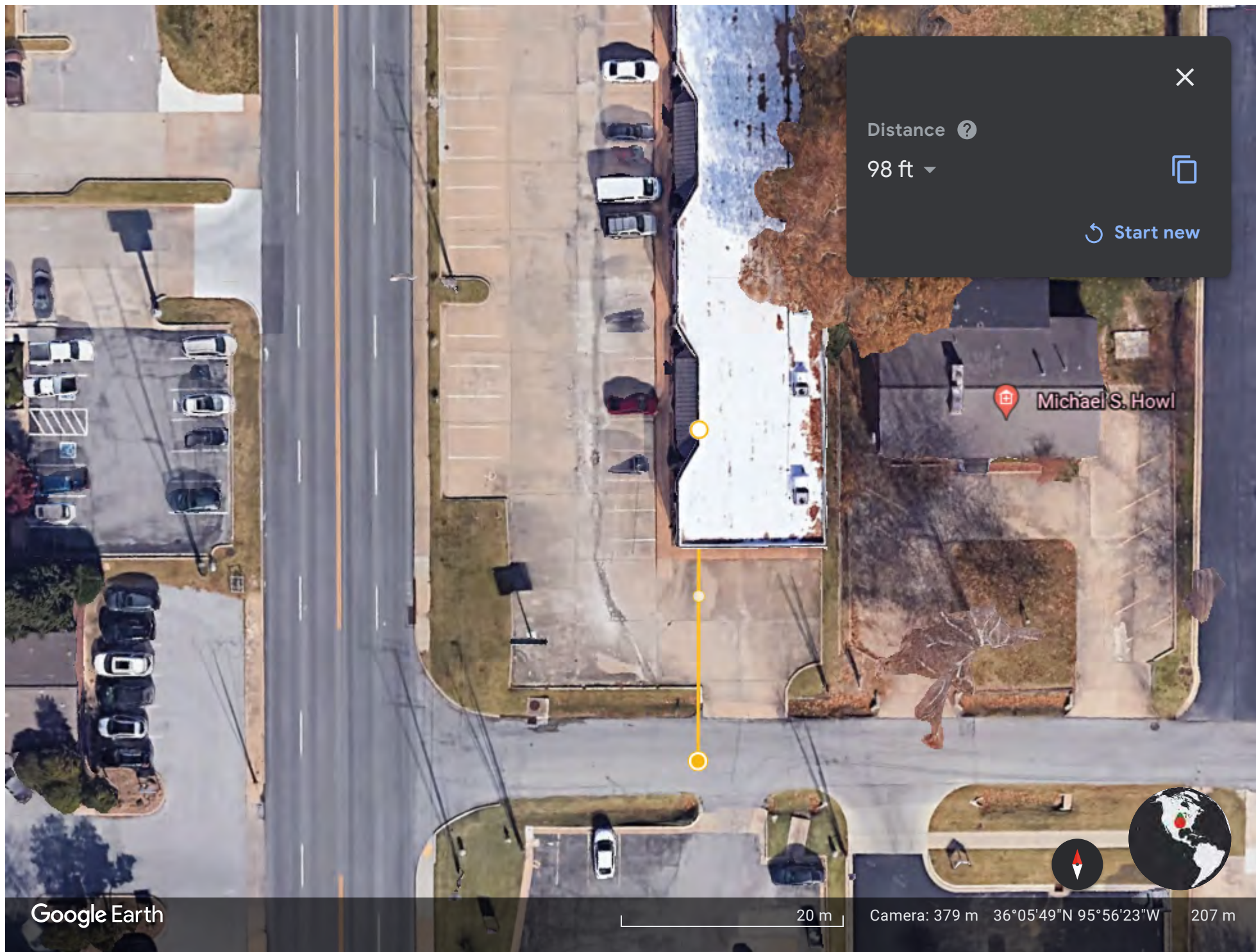
Review Comments: There is an existing permit for a freestanding sign on this Office zoned lot. Apply to the Board of Adjustment for a variance to have more than one sign per street frontage in an Office zoning district.

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.



Google Earth

20 m

Camera: 379 m 36°05'49"N 95°56'23"W 207 m

2.13

OPTION 3

Double Sided Sign using ex. plate • 60" x 138" x 18" Aluminum Sign Cabinet • Internal Illumination
 3x .125" White Acrylic Tenant Panels • Cedar Slat Base with Redwood Stain Supplied,
 4" Thick Aluminum Backlit Address Numbers



DATE: 3-8-2021

SALES REP: Roland

DRAWN BY: Pearson

CHECKED BY: ☐ N/A

PROJECT: 4555 Sign Project

ADDRESS:

CUSTOMER APPROVAL / DATE:

REVISIONS:

1. 11-24-2020
2. 3-8-2021
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

NOTES:

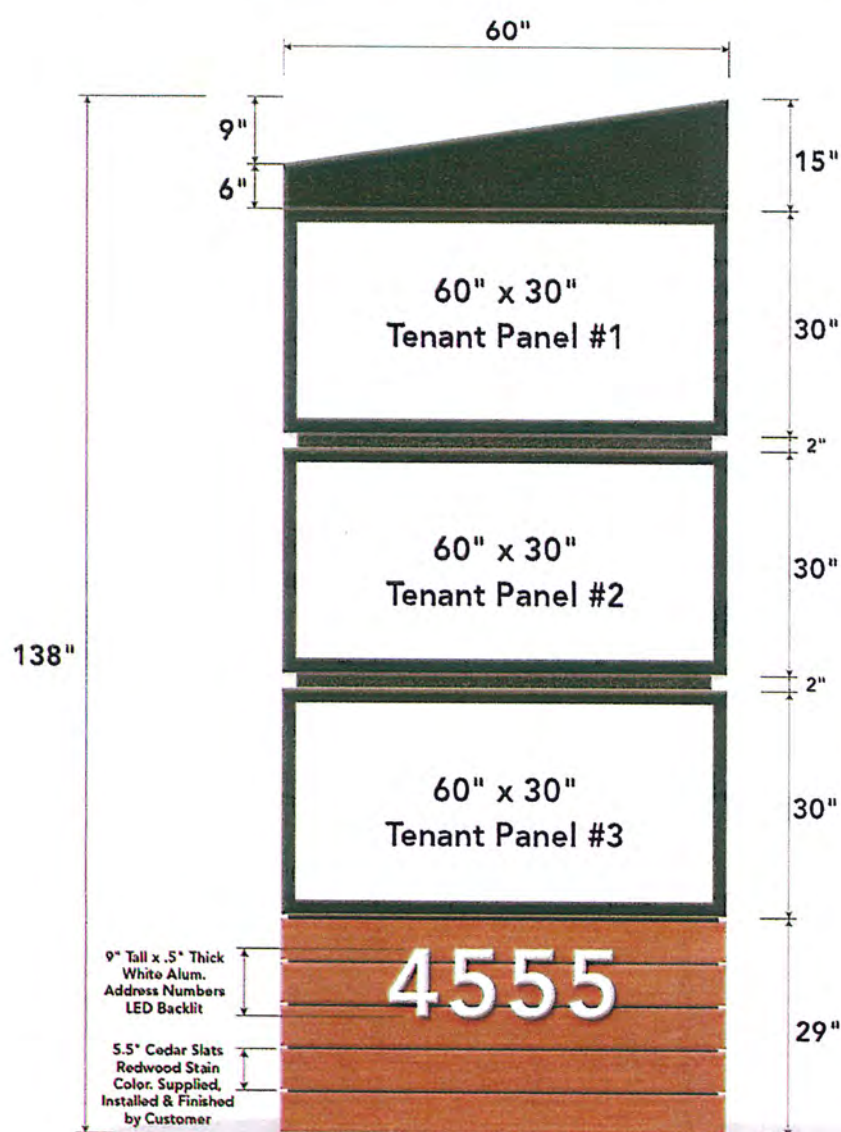
These drawings are the exclusive property of Lektron Branding Solution, and are the result of original work by its employees. They are submitted for the sole purpose of your consideration of whether to purchase these plans. Distribution or exhibition of these plans to others is expressly forbidden.

© Lektron Branding Solution 2020

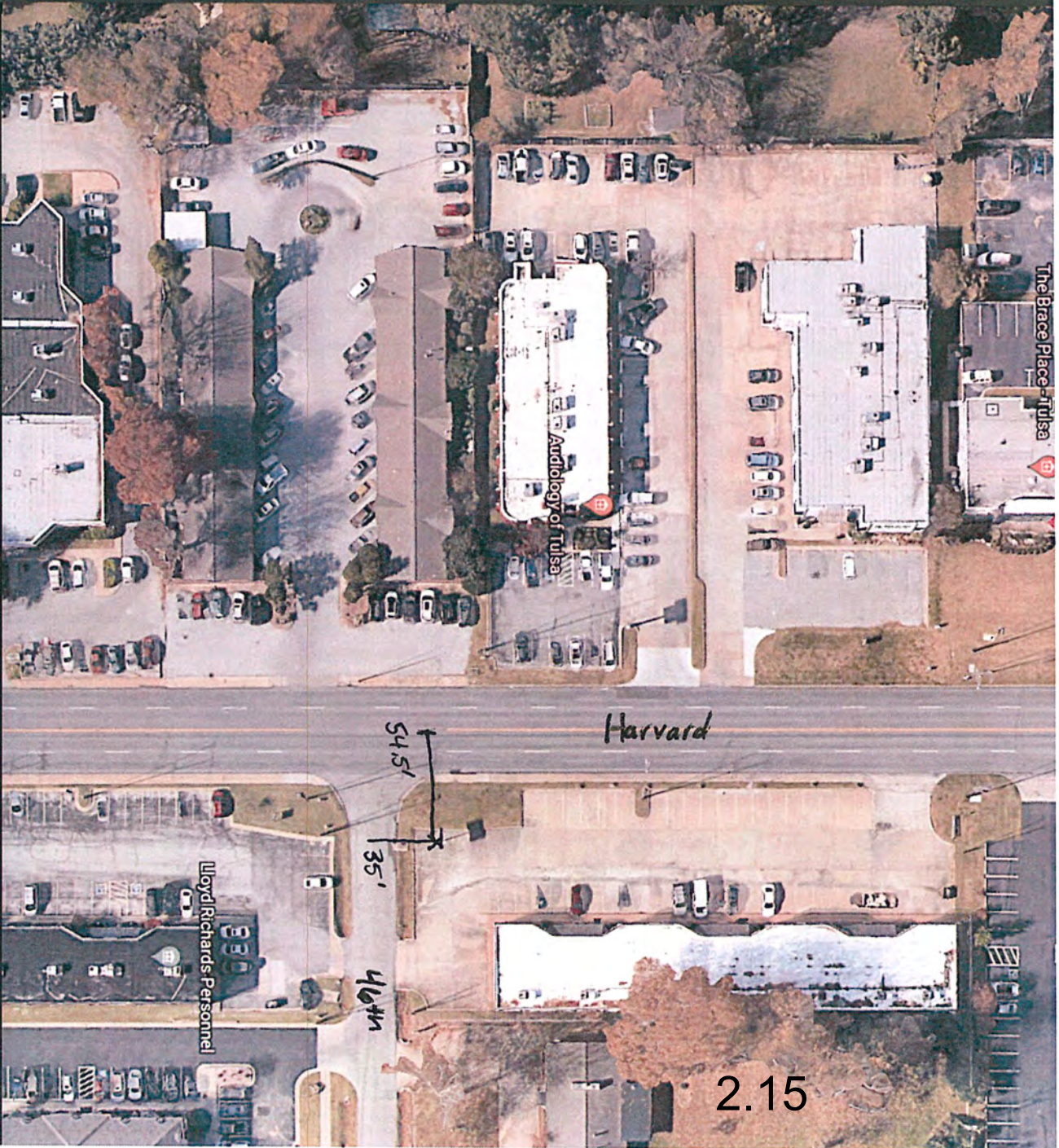
Proof Disclaimer: An email or fax stating your approval constitutes the total and final approval to produce your job as is on this proof or with changes indicated.

While we make every attempt to eliminate mistakes in our proof progression, sometimes oversights occur. You have the final responsibility for review to ensure there are no errors. Oversights that require the job to be reproduced will be done at your expense.

Signs will be built to meet UL specifications if required.



2.14



Google 100%

30 m

Camera: 469 m 36°05'51"N 95°56'18"W 227 m

OPTION 3
Context

Daytime View



DATE: 3-8-2021

SALES REP: Roland

DRAWN BY: Pearson

CHECKED BY: ☐ N/A

PROJECT: 4555 Sign Project

ADDRESS:

CUSTOMER APPROVAL / DATE:

REVISIONS:

1. 11-24-2020
2. 3-8-2021
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____

NOTES:

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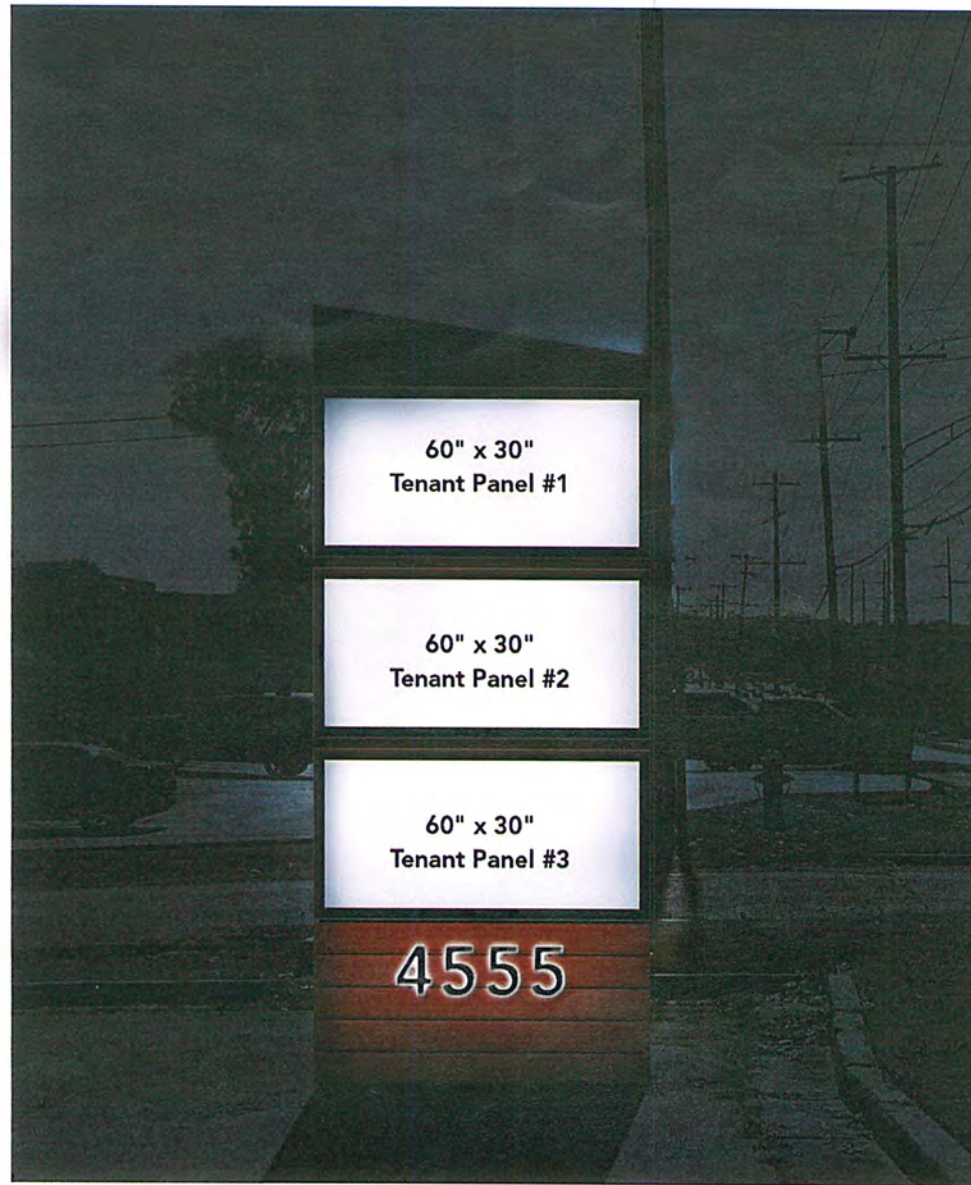
While we make every attempt to eliminate mistakes in our proof progression, sometimes oversights occur. You have the final responsibility for review to ensure there are no errors. Oversights that require the job to be reproduced will be done at your expense.

2.16



Signs will be built to meet UL specifications if required.

Night View



DATE: 3-8-2021

SALES REP: Roland

DRAWN BY: Pearson

CHECKED BY: ☐ N/A

PROJECT: 4555 Sign Project

ADDRESS:

CUSTOMER APPROVAL / DATE:

REVISIONS:

1. 11-24-2020
2. 3-8-2021
3. _____
4. _____
5. _____
6. _____
7. _____
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10. _____

NOTES:

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2.17



Signs will be built to meet UL specifications if required.

DATE: 9-28-2021
SALES REP: Roland
DRAWN BY: Pearson
CHECKED BY: ☐ N/A

PROJECT: Health Unlimited
ADDRESS:

CUSTOMER APPROVAL / DATE:

- REVISIONS:
- 1. 8-18-2021
 - 2. 9-8-2021
 - 3. 9-9-2021
 - 4. 9-23-2021
 - 5.
 - 6.
 - 7.
 - 8.
 - 9.
 - 10.
 - 11.
 - 12.


NOTES:

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While we make every attempt to eliminate mistakes in our proof progression, sometimes oversights occur. You have the final responsibility for review to ensure there are no errors. Oversights that require the job to be reproduced will be done at your expense.

 Signs will be built to meet UL specifications if required.



Context View

DATE: 11-15-2021

SALES REP: Roland

DRAWN BY: Pearson

CHECKED BY: ☐ N/A

PROJECT: Advanced Therapy Associates

ADDRESS: Signage

CUSTOMER APPROVAL / DATE:

REVISIONS:

1.

10-27-2021

2.

10-28-2021

3.

11-15-2021

4.

5.

6.

7.

8.

9.

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12.

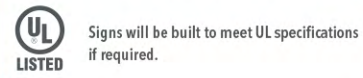
NOTES:

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© Lektron Branding Solution 2021

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DATE: 9-28-2021
 SALES REP: Roland
 DRAWN BY: Pearson
 CHECKED BY: ☐ N/A

PROJECT: Suncrest Home Health
 ADDRESS: & Hospice Signage

CUSTOMER APPROVAL / DATE:

REVISIONS:

1. 8-18-2021
2. 9-8-2021
3. 9-9-2021
4. 9-23-2021
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____

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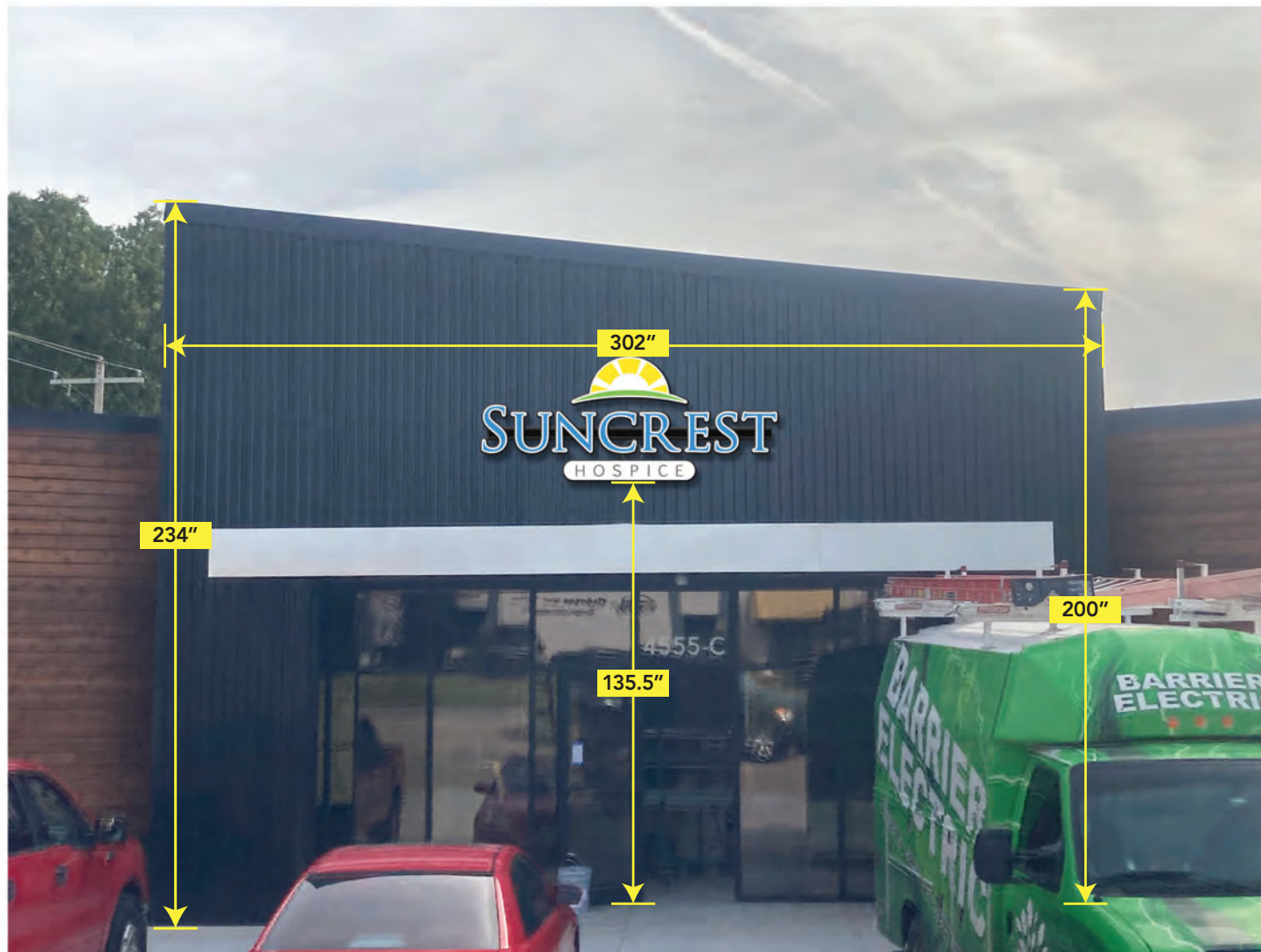
© Lektron Branding Solution 2021

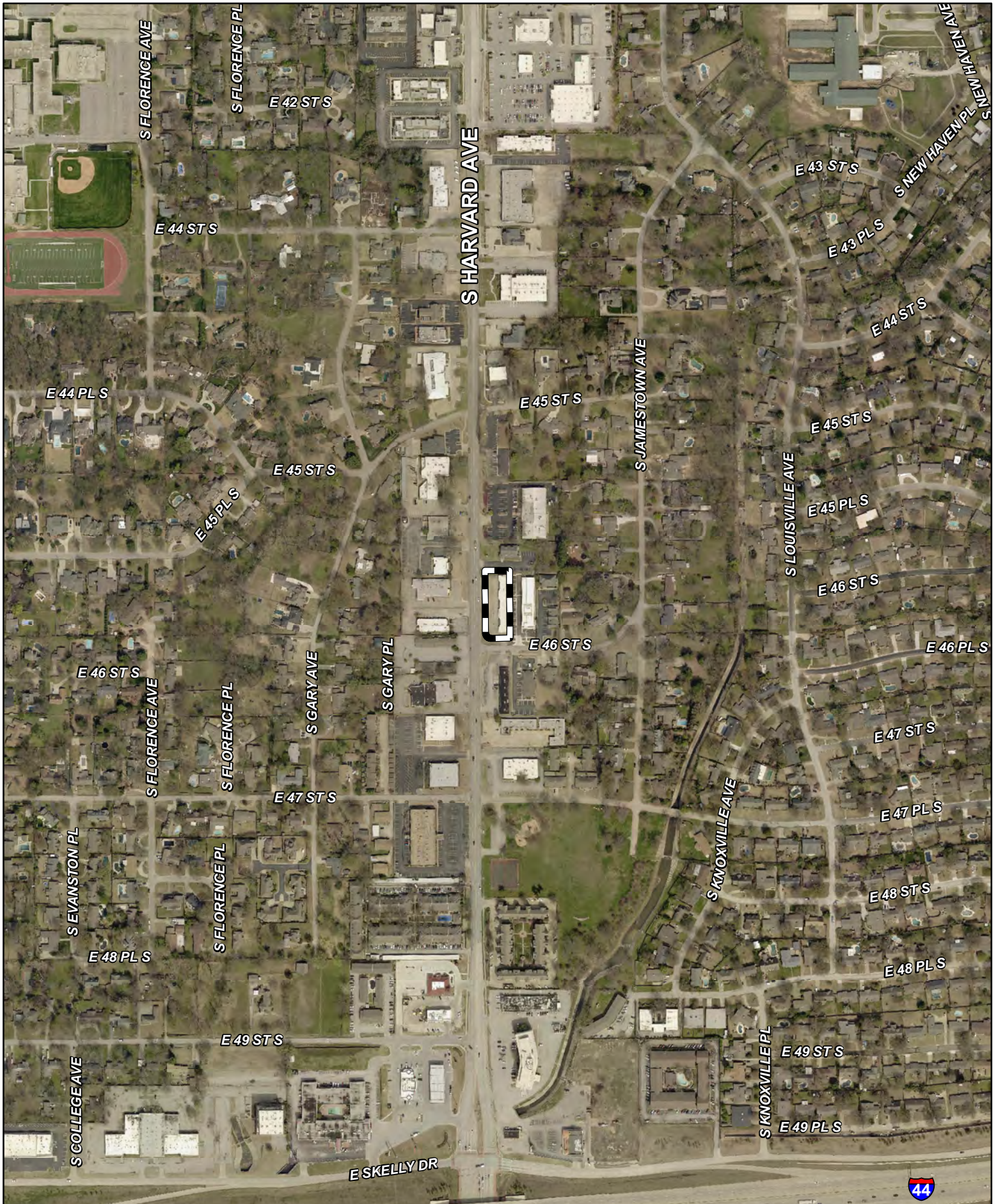
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Signs will be built to meet UL specifications if required.





0 Feet 250 500

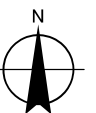
 Subject Tract

BOA-23229

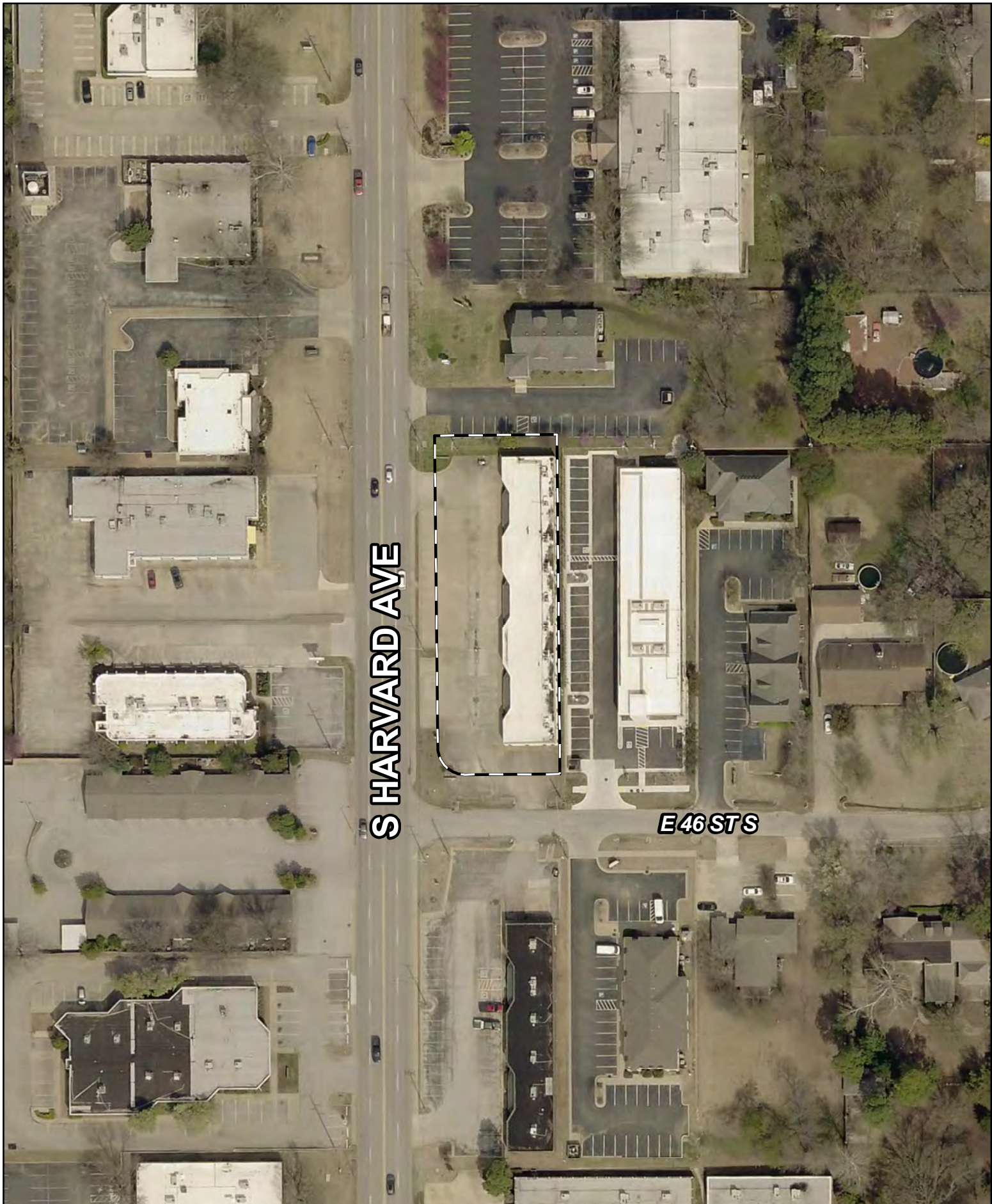
19-13 28

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

Aerial Photo Date: 2020/2021

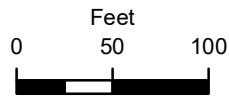


2.21



S HARVARD AVE

E 46 STS



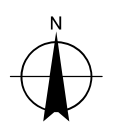
**Subject
Tract**

BOA-23229

19-13 28

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

Aerial Photo Date: 2020/2021



2.22

From: [Robert Stewart](#)
To: [Chapman, Austin](#)
Subject: BOA-23229
Date: Monday, January 3, 2022 12:00:14 PM

Austin:

i own the property at the below address.

i have tried to locate the application on the BOA website to no avail?

If the application is to keep the monument sign and add the signs to the building face i would be against that.

if the application is to remove the monument sign and add the facia signs that would be fine.

i think having both is too busy.

Thanks for your time. If you have any suggestions what i might be doing wrong to find the application please school me.

Bob Stewart
3324 E 46th Street
Tulsa, OK 74135
918-633-2731

UNFINISHED BUSINESS

FILE COPY

21811—A-MAX Sign Company – Lori Worthington

Action Requested:

Variance to allow more than one sign per street frontage in the OL District (Section 602.B.4.b); Variance of the maximum display surface area in the OL District from 32 square feet to 77.25 square feet (Section 602.B.4.c). **LOCATION:** 4408 South Harvard Avenue **(CD 9)**

Presentation:

Staff is requesting a continuance to February 24, 2015 for this case to allow them to amend the staff report to reflect changes made to the application.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **WHITE**, the Board voted 4-0-0 (Henke, Snyder, Van De Wiele, White "aye"; no "nays"; no "abstentions"; Tidwell absent) to **CONTINUE** the request for a Variance to allow more than one sign per street frontage in the OL District (Section 602.B.4.b); Variance of the maximum display surface area in the OL District from 32 square feet to 77.25 square feet (Section 602.B.4.c) to the Board of Adjustment meeting on February 24, 2015; for the following property:

E.180 OF LT 1 BLK 2, VILLA GROVE PARK, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

21822—One Property – Chase Robertson

Action Requested:

Variance of the allowed square footage for an accessory building in the RS-3 District from 500 square feet to 2,838 square feet (Section 402.B.1.d); Variance to allow an accessory building height greater than 10 feet to the top of the top plate (Section 210.B.5.a). **LOCATION:** 1728 West 81st Street South **(CD 2)**

Presentation:

Roy Johnsen, 1 West 3rd Street, Suite 1010, Tulsa, OK; stated he is representing the Stava Building Corporation. There are adjoining residential properties on the north and south sides, and the code requires a screening fence. In this instance there are circumstances that deem a screening fence not necessary. The property is zoned OM and the building that was built is a very nice building meant for industrial. The company will be fabricating pumps for the oil industry, and it will all be done indoors. The house to the north is approximately 300 feet away and is unoccupied. There is a house located to the west of the subject property and it is zoned IM. The area the subject property is located in is planned for industrial use in the future, and that is significant. In 1999 the Board approved the removal of the screening fence for the tract located to the south of the subject property. There are a series of circumstances where there is no benefit to having limitations.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **VAN DE WIELE**, the Board voted 4-0-0 (Henke, Snyder, Van De Wiele, White "aye"; no "nays"; no "abstentions"; Tidwell absent) to **APPROVE** the request for a **Special Exception** to remove the screening requirement (Section 212.C) from the abutting R District (Section 1226.C.2). This approval is subject to the condition that there is no outside work activities at the location other than loading and unloading of materials, and there is no outside storage of materials. Finding the 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; for the following property:

LTS 32 & 33 LESS BEG NEC LT 33 TH S315 W300 N10 E245.05 CRV LF 39.22 N280.05 E30 POB FOR RD BLK 2, GARDEN CITY, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

NEW BUSINESS

FILE COPY

21811—A-MAX Sign Company – Lori Worthington

Action Requested:

Variance to allow more than one sign per street frontage in the OL District (Section 602.B.4.b); Variance of the maximum display surface area in the OL District from 32

square feet to 77.25 square feet (Section 602.B.4.c). LOCATION: 4408 South Harvard Avenue (CD 9)

Presentation:

Brian Ward, 9520 East 55th Place, Tulsa, OK; stated this request is for Utica Park Clinic. This location is in the process of performing a renovation for the clinic. The first choice for signage is the typical monument sign but due to setbacks and easements that was not possible. There is an existing small monument sign that is approximately 24 square feet in size. The plans are to reface that existing monument sign, install a sign on the east elevation which is facing Harvard and that will use up the allowable signage for the subject lot. Because the existing monument sign is small it was determined to be necessary to add an additional sign on the north side of the building, and this triggers the Variance request.

Mr. Van De Wiele asked if there was a diagram for the existing monument sign. Ms. Moyer stated there is no diagram available. Mr. Ward stated that he did not bring a diagram to the meeting. Mr. Ward stated the existing monument sign is a 24 square foot sign on the front of the property, and the client wants to reface that sign and use it for the clinic.

Mr. White asked Mr. Ward if the existing monument sign was 24 square feet. Mr. Ward answered affirmatively. Mr. White pointed out that on page 3.16 the existing monument sign is depicted as 20 square feet. Mr. White asked Mr. Ward if the size of the existing monument sign was going to be increased. Mr. Ward stated that it would not be increased.

Mr. Van De Wiele asked Mr. Ward to state his hardship for the request. Mr. Ward stated the hardship would be that there is not good visibility for the subject property. There is a small 20 square foot sign that is set back from the street. Mr. Van De Wiele asked why the client could not remove the monument sign. Mr. Ward stated the client would not be able to obtain a permit for a new monument sign due to utility easements. Mr. Van De Wiele asked why the client did not think they could be visible with just wall signs. Mr. Ward stated the client probably could but it was their choice to reface the existing monument sign.

Mr. Van De Wiele asked if the client did not have the monument sign would it still be necessary to have the maximum increased square footage. Mr. Ward stated the client could probably get by with a 32 square foot on the north side of the building. When computing the footage for the sign on the east, his company is allowed to rectangle around each of the words to get the square footage down. When Ms. Worthington made the application to the Board she did not rectangle around the words which made it a 52 square foot sign. Actually, if each word had a rectangle around it the sign could probably be brought down to approximately 40 square feet. If the Board is inclined to approve an additional 32 square foot sign on the north side of the building an identical sign could be made for the east side.

BOA-21811

FILE COPY

Mr. Van De Wiele asked if that was being presented on page 3.18. Mr. Henke stated that it is and Mr. Ward is saying that the northern wall sign is the one that is triggering the request because he wants to keep the existing monument sign.

Ms. Moyer stated that when the applicant submitted their application the Variance request is for the east facing sign not the north facing sign. The increase for the permitted display area would be for only the sign facing the east.

Mr. Van De Wiele asked Ms. Moyer how much square footage does the applicant have currently allowed on the north facing sign. Ms. Moyer stated she spoke with Mr. Bob Kolibas with the City and the applicant has 36 square feet permitted on the north facing wall. It was written in the Letter of Deficiency that the applicant is only permitted 32 square feet. Mr. Van De Wiele asked which sign the monument sign was being counted against. Ms. Moyer stated the existing monument sign is being counted against the east facing sign. Ms. Moyer stated that when she did the calculations for the staff report the total square footage of the signage on the east face is 55.49 square feet which includes the existing 24 square foot monument sign. Ms. Moyer stated that the applicant would be okay with the wall sign at 31.49 square feet if they chose to remove the monument sign. The existing monument sign is what pushes them over the permitted square footage.

Mr. Ward asked for a continuance to allow him to confer with the client.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **WHITE**, the Board voted 4-0-0 (Henke, Snyder, Van De Wiele, White "aye"; no "nays"; no "abstentions"; Tidwell absent) to **CONTINUE** the request for a **Variance** to allow more than one sign per street frontage in the OL District (Section 602.B.4.b); **Variance** of the maximum display surface area in the OL District from 32 square feet to 77.25 square feet (Section 602.B.4.c) to the Board of Adjustment meeting on January 27, 2015; for the following property:

E.180 OF LT 1 BLK 2, VILLA GROVE PARK, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

21812—Matt King

Action Requested:

Variance to reduce the required side yard setback from 10 feet to 0 feet; **Variance** to reduce the setback from the centerline of 15th Street from 70 feet to 40 feet;



EXHIBIT - A

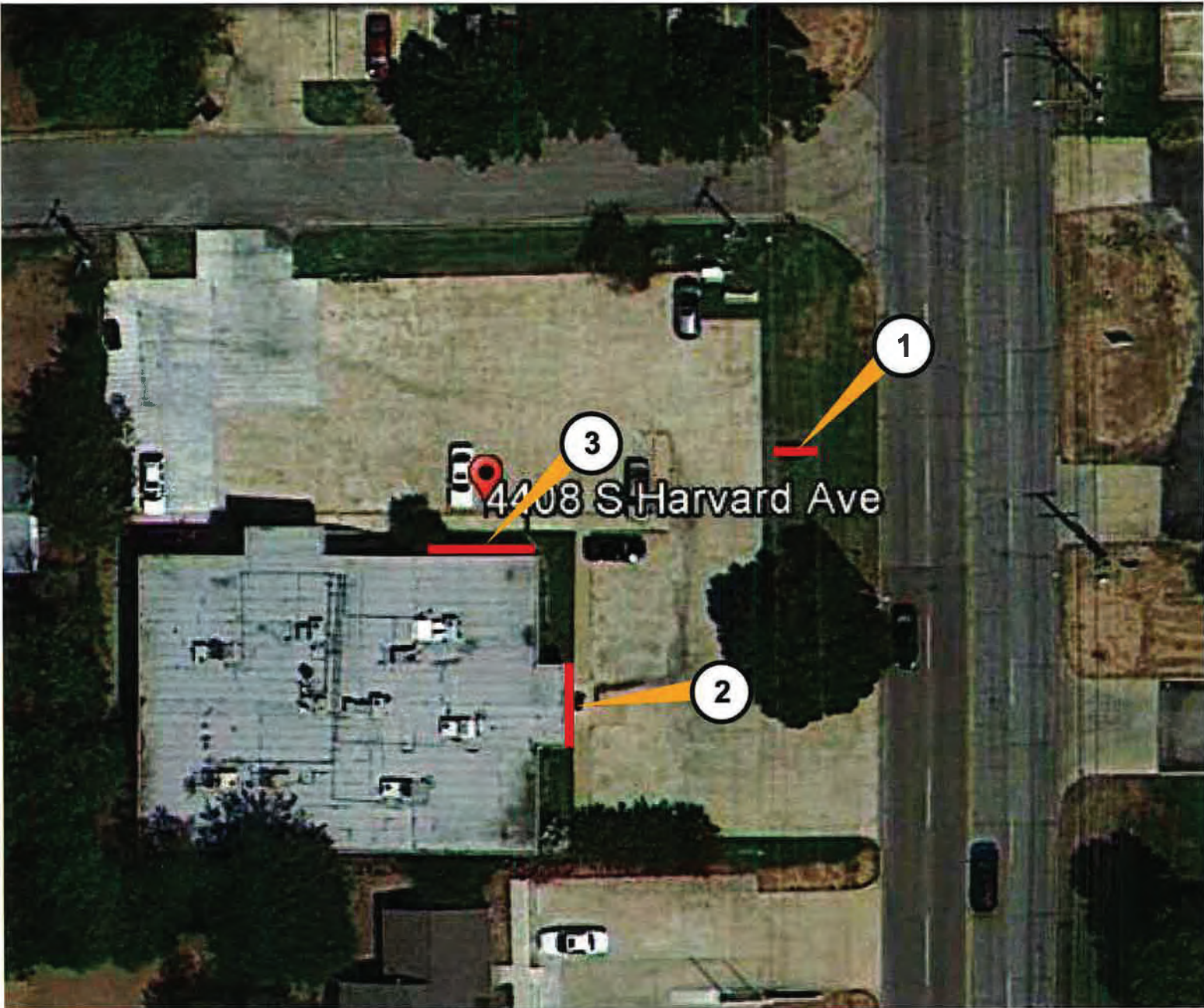


EXHIBIT - B



EXHIBIT - C



2.31



From: [Robert Stewart](#)
To: [Chapman, Austin](#)
Subject: BOA-23229
Date: Monday, January 3, 2022 12:00:14 PM

Austin:

i own the property at the below address.

i have tried to locate the application on the BOA website to no avail?

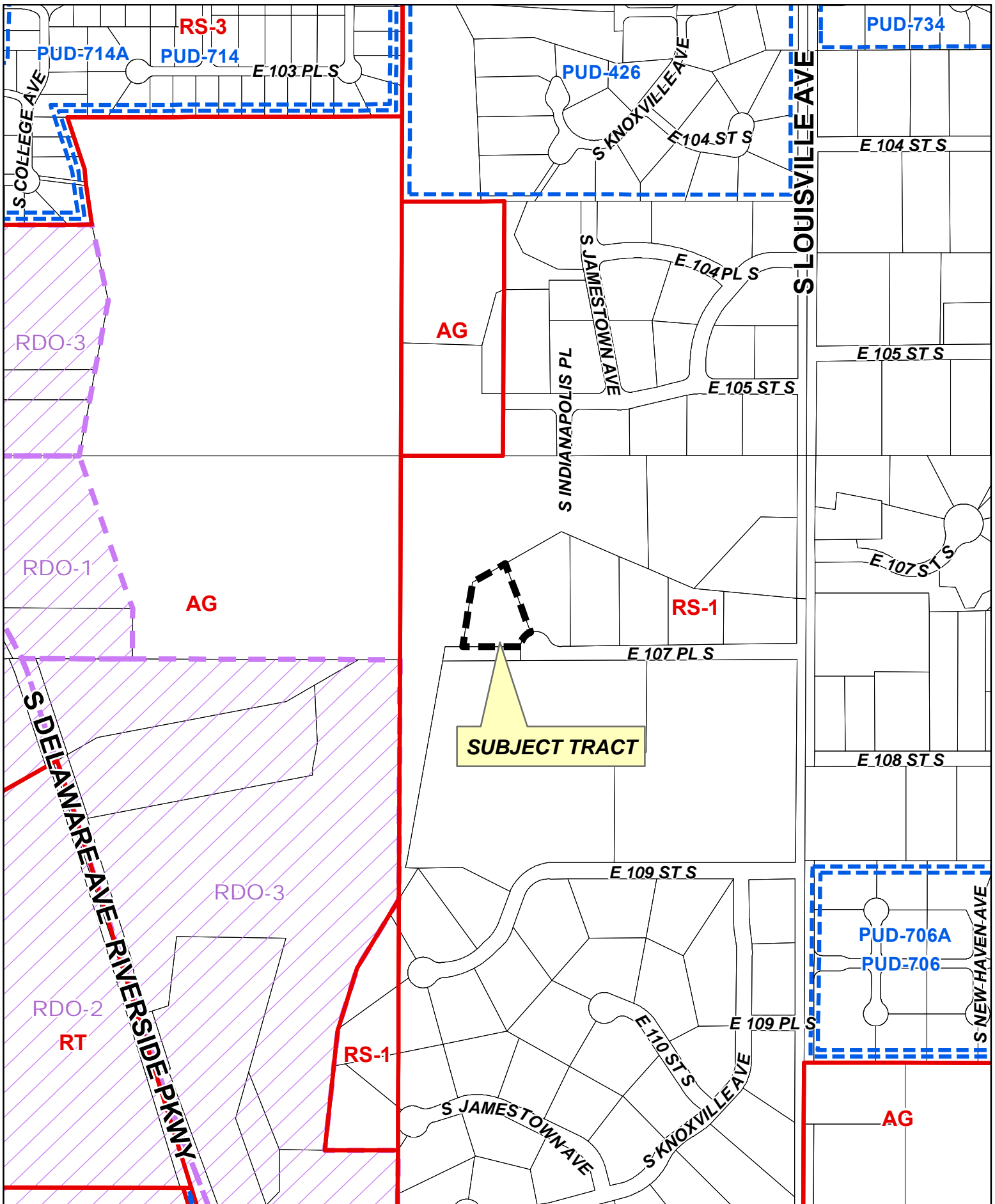
If the application is to keep the monument sign and add the signs to the building face i would be against that.

if the application is to remove the monument sign and add the facia signs that would be fine.

i think having both is too busy.

Thanks for your time. If you have any suggestions what i might be doing wrong to find the application please school me.

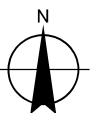
Bob Stewart
3324 E 46th Street
Tulsa, OK 74135
918-633-2731



BOA-23239

18-13 28

3.1



BOARD OF ADJUSTMENT CASE REPORT

STR: 8328

CZM: 56

CD: 8

Case Number: **BOA-23239**

HEARING DATE: 02/08/2022 1:00 PM (*Continued from 01/11/2022*)

APPLICANT: Morgan Smith

ACTION REQUESTED: Special Exception to permit a fence or wall to exceed 4-feet in height inside the required front street setback (Sec. 45.080-A)

LOCATION: 3501 E 107 PL S

ZONED: RS-1

PRESENT USE: Residential

TRACT SIZE: 41225.35 SQ FT

LEGAL DESCRIPTION: LT 6 BLK 1, PHILCREST

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 the dead of E. 107th Pl. S. West of Louisville.

STAFF COMMENTS: The applicant is requesting a Special Exception to permit a fence or wall to exceed 4-feet in height inside the required front street setback (Sec. 45.080-A)

45.080-A Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks fences and walls may not exceed 4 feet in height. However, in R zoned districts, fences up to 8 feet in height are permitted in side street setbacks of detached houses or duplexes located on corner lots and in street setbacks abutting the rear lot line of houses or duplexes located on double frontage lots. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of [Section 70.120](#).

The portion of wall outside the street setback is not the subject of this application and is compliant with the code limitations since the wall is no higher than 8-feet from grade.

90.170-A **Fences and Walls**

The height of fences and walls is measured as vertical distance from the average finished grade on the inside of the fence to the top of the fence or wall. Fences atop walls or landscape features (e.g., raised beds) are measured to average finished grade at the base of the wall or landscape feature. Fence posts may exceed the height of the highest connected portion of the fence by up to 12 inches.

SAMPLE MOTION: Move to _____ (approve/deny) a Special Exception to permit a fence or wall to exceed 4-feet in height inside the required front street setback (Sec. 45.080-A)

- 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



Subject Property

LEGAL DESCRIPTION - AS PROVIDED - WD DOC. #2013102906

LOT SIX (6), BLOCK ONE (1), **PHILCREST**, AN ADDITION IN TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF.

LEGAL DESCRIPTION - AS PROVIDED - QCD DOC. #2020078345

A PARCEL OF LAND SITUATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 13 EAST, TULSA COUNTY, OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 18 NORTH, RANGE 13 EAST, TULSA COUNTY, OKLAHOMA;

THENCE NORTH 00°05'43" WEST FOR 1307.18 FEET;

THENCE SOUTH 89°17'47" WEST ALONG THE NORTH LINE OF EAST 109th STREET SOUTH AS DEDICATED IN PHILCREST SUBDIVISION IN TULSA, TULSA COUNTY, OKLAHOMA FOR 825.29 FEET;

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CHORD BEARING OF SOUTH 58°00'46" WEST, A CHORD DISTANCE OF 155.78 FEET AND AN ARC DISTANCE OF 163.80 FEET;

THENCE NORTH 63°16'14" WEST FOR 175.58 FEET;

THENCE SOUTH 89°17'47" WEST A DISTANCE OF 190.43 FEET;

THENCE NORTH 33°53'00" EAST FOR 24.94 FEET;

THENCE NORTH 08°52'11" EAST FOR 651.06 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH NORTH 08°52'11" EAST FOR 50.69 FEET;

THENCE NORTH 89°23'17" EAST ALONG A WEST EXTENSION AND THE SOUTH LINE OF LOT 6, BLOCK 6, PHILCREST SUBDIVISION IN TULSA, TULSA COUNTY, OKLAHOMA; FOR 250.78 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE SOUTH 00°36'43" EAST FOR 50.00 FEET;

THENCE SOUTH 89°23'17" WEST FOR 259.13 FEET TO THE POINT OF BEGINNING.

LOD COMMENTS

1. THE WROUGHT IRON FENCE, STUCCO COLUMNS AND THAT PORTION OF THE CONCRETE RETAINING WALL LOCATED IN THE FRONT STREET SETBACK MEASURE FROM 5' TO 6.5' IN HEIGHT FROM FINISHED GRADE.

2. SEE SEPARATE CONSTRUCTION AGREEMENT EXHIBIT FOR CONCRETE RETAINING WALL LYING WITHIN THE LOT AND WITHIN THE FRONT 35' EASEMENT ALONG THE NORTHEAST LOT LINE.

3. SEE SEPARATE CONSTRUCTION AGREEMENT EXHIBIT FOR THE IMPROVEMENTS LYING WITHIN THE FRONT 35' EASEMENT AND SETBACK OF LOT 6.

PLAT OF SURVEY

LOT SIX (6), BLOCK ONE (1), PHILCREST & ADJ. UNPLATTED AREA
3501 E. 107th PL., TULSA, TULSA COUNTY, OKLAHOMA 74137

SURVEY: MJL	DATE: 01.26.2021	PREPARED BY: FRITZ LAND SURVEYING, LLC 2017 W. 91ST STREET, TULSA, OK 74132 PH: 918.231.0575 FRITZLANDSURVEYING@GMAIL.COM C.A. # 5848 EXPIRES: 6-30-2022
DRAFT: RLL	DATE: 01.28.2021	
APPROVED: PLS	DATE: 02.11.2021	
PROJ. NO. 20038	SHEET 2 OF 2	





Right-of-Way
ENGINEERING SERVICES DEPARTMENT

Friday, September 10, 2021

V. David Miller II and Pamela E. Miller
15 E 5th St, STE 3800
Tulsa, OK 74103

RE: Copy of Original - Agreement for Construction in a Utility Easement

To Whom It May Concern:

Enclosed is an executed copy of the document filed of record by the City of Tulsa. This copy is for your records.



Doc # 2021098163 Page(s): 21
08/23/2021 02:04:03 PM
Receipt # 21-59889
Fee: \$ 58.00

AGREEMENT FOR CONSTRUCTION IN A UTILITY EASEMENT

This agreement, made and entered into by and between the **CITY OF TULSA, OKLAHOMA**, a municipal corporation, (City), and **V. David Miller II and Pamela E. Miller, a married couple**, owner of the subject real property, (Owner),

WITNESSETH:

WHEREAS; City owns and controls an easement in, under, over, upon and through the real property which is the subject matter hereof described as:

Lot Six (6), Block One (1), PHILCREST, an Addition in Tulsa County, State of Oklahoma, according to the recorded Plat thereof, more particularly described in Exhibit "A"; (hereafter, "the subject property"); and

WHEREAS; the Owner has applied for a permit (the "permit") to allow construction and maintenance of **retaining wall, landscaping, planters, fireplace, generator, irrigation and drainage systems, fountain and decking** (hereinafter referred to as "Improvements") in, upon and through that portion of City's easement as described and as shown on the Exhibit, marked "Exhibit A", attached hereto and incorporated herein by reference; and

WHEREAS; City and Owner agree to the issuance of the Permit subject to the conditions and covenants set forth hereafter.

NOW, THEREFORE, IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES,
AS FOLLOWS:

1. The owner and its successors in title, shall bear all construction, maintenance, and related costs associated with the subject Improvements on that part of the easement, described as:

See Exhibit "A"

through the entirety of that portion affected by the Improvements as detailed in the attached Exhibit "A". The City shall bear no costs associated with said Improvements now or in the future. Nothing shall be permitted to threaten the safety and continued integrity of all utilities, public and/or private, and/or their accessories located in said easement.

2. In the event the Owner or its successors in title fail to otherwise properly maintain the Improvements, in the easement area, the City or their designated contractor or private utility company as appropriate, may enter the area as required and perform maintenance on the Improvements necessary to the achievement of the intended functions and may remove any obstruction or correct any alteration of grade or contour, and all costs borne by the city and/or their agents shall be paid by the Owner or its successors in title. In the event the Owner or its successors in title fail to pay the costs of the subject work after the receipt of a statement of such costs, the City may file of record a copy of the statement of costs, and thereafter the costs shall

be a lien against the subject property. A lien established as provided herein may be foreclosed by the City.

3. No liability for property damage or personal injury arising out of the construction, installation or maintenance of the Improvements shall attach to the City.

4. City, by granting the subject Permit, does not waive any privilege or right applicable to the subject easement. Nor are such privileges and/or rights waived which belong to others, including, but not limited to utility companies.

5. It is expressly understood that the Owner shall construct and maintain the Improvements at its own expense and at its own risk. In the event it becomes necessary for any public purpose, including but not limited to construction, installation, maintenance, repair or discontinuance of utilities, public and/or private, over, upon, or in the utility easement occupied or affected by the Improvements, to remove, alter or impact the Improvements, for the reason that they interfere with the privileges or rights of the City, their agents, servants and employees and others, including, but not limited to utility companies, the Improvements, or any portion of them, shall be timely removed by the Owner or its successors in title, at the exclusive expense of the Owner or its successors. In the event the removal of the Improvements is not accomplished in timely fashion as herein provided, the Improvements may be immediately removed by the City, their agents, servants or employees, including, but not limited, to utility companies or independent contractors, at the exclusive expense of the Owner or its successor in title. In the event the Owner or its successors in title fail to pay the costs of the subject work after receipt of a statement of such costs, the City may file of record a copy of the statement of costs, and thereafter the costs shall be a lien against the subject property. A Lien established as provided herein may be foreclosed by the City.

6. The Owner and its successors, shall defend any and all claims, liabilities, suits at law or equity brought against the City resulting from the operation, construction, installation, or maintenance of the Improvements and shall indemnify the City for any costs and/or damages suffered as a result thereof.

7. THIS AGREEMENT SHALL "RUN WITH THE LAND" and shall be binding on the Owner, its grantees, assigns, successors and heirs.

8. The effective date of this agreement shall be the date on which it is executed by the City of Tulsa.

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the dates set forth below.

V. David Miller II

V. David Miller II

Pamela E. Miller

Pamela E. Miller

STATE OF OKLAHOMA

)

) ss:

COUNTY OF TULSA)

Before me, the undersigned, a Notary Public, in and for said County and State on this 9 day of June, 2021, personally appeared **V. David Miller II and Pamela E. Miller, a married couple**, to me known to be the identical persons who executed the within and foregoing instrument, and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

Shirrell Wiggins

Notary Public

My Commission Expires:

6/26/2022



Quinn H. Dunkelburg
Assistant City Attorney


Assistant City Attorney


City Engineer

City Engineer

CITY OF TULSA, OKLAHOMA,
a municipal corporation

a municipal corporation

BY: 
Name: G. T. Bynum
Title: Mayor

Name: G. T. Bynum

Title: Mayor

St. Chappell
City Clerk

City-Clerk

STATE OF OKLAHOMA)
COUNTY OF TULSA) ss.

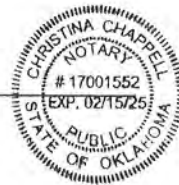
Before me, a Notary Public in and for said County and State, on the 28th day of July, 2021, personally appeared G. T. Bynum to me known to be the identical person who approved the within and foregoing instrument as Mayor of the City of Tulsa, Oklahoma, and acknowledged to me that they approved the within and foregoing instrument as their free and voluntary act and deed and as the free and voluntary act and deed of the City of Tulsa, Oklahoma, for the uses and purposes therein set forth.

My commission expires:

2/15/25

Rt. Chappell
Notary Public

Notary Public





Application for
Right-of-way / Easement
Closure or Encroachment Agreement

APPLICATION IS HEREBY MADE TO THE CITY OF TULSA TO CONSIDER THE FOLLOWING:

CHOOSE (1) CLOSURE: _____ ENCROACHMENT: X

CHOOSE (1) RIGHT-OF-WAY: _____ EASEMENT: X AIR SPACE: _____

County Assessor Parcel Number: _____ Zoning: _____

Property Location: 3501 E 107 PI S Tulsa OK 74137

Legal Description: Subdivision: Philcrest Plat No.: _____

Lot: 6 Block: 1

Section: 28 Township: 18 Range: 13

IF UNPLATTED ATTACH LEGAL DESCRIPTION.

Applicant Name: Jones, Gotcher, & Bogan, P.C. as Attorneys for Millers

Applicant Company: Jones, Gotcher, & Bogan, P.C.

Applicant D.B.A.: _____

Address: 15 E 5th Street Suite 3800

City: Tulsa State: OK Zip: 74103

Phone: 918-581-8216 Email: msmith@jonesgotcher.com

Secondary Point of Contact: _____

Phone: 918-581-8200 Email: jweiger@jonesgotcher.com

Property Owner(s) of Record: David V. Miller II and Pamela E. Miller

Address: 3501 E 107th PI S

City: Tulsa State: OK Zip: 74137

Phone: 918-463-2921 Email: vdavidii@crosstel.net

Signatures

Applicant: Morgan Smith Date: 2/25/2021

Property Owner(s): David V. Miller II Date: 2/25/2021

Pamela E. Miller Date: 2/25/2021

Date: _____



**CITY OF
Tulsa**
A New Kind of Energy.

Application for
Right-of-way / Easement
Closure or Encroachment Agreement

Explanation of necessity for closing right-of-way or easement or for encroaching into the right-of-way or easement.

REQUIRED - Legal Description with a Plat of Survey for all closings. For Encroachments a digital sketch delineating the described request, showing all data pertinent to the property (refer to application instructions).

Portion of terraced landscaping and other improvements encroach within the front 35' easement/setback and within the southernly 15' easement area of lot 6. Provides aesthetic value and improves visual environment of property.

See Plat of Survey Construction Agreement Exhibit "A" for legal descriptions.

**PLAT OF SURVEY
CONSTRUCTION AGREEMENT EXHIBIT "A"**

PAGE 2 of 2

CONSTRUCTION AGREEMENT LEGAL DESCRIPTION:

(THAT PORTION OF THE TERRACED LANDSCAPING AND OTHER IMPROVEMENTS WITHIN THE FRONT 35' EASEMENT / BUILDING SETBACK AND WITHIN THE SOUTHERLY 15' EASEMENT AREA OF LOT 6)

A TRACT OF LAND THAT IS PART OF LOT SIX (6), BLOCK ONE (1), PHILCREST, AN ADDITION TO THE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA, ACCORDING TO THE RECORDED PLAT THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT-OF-WAY OF EAST 107th PLACE, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 1, PHILCREST;

THENCE SOUTHWESTERLY ALONG THE RIGHT-OF-WAY LINE ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 62.90 FEET, A CHORD BEARING OF SOUTH 34°41'16" WEST AND A CHORD LENGTH OF 58.83 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6;

THENCE SOUTH 88°39'04" WEST ALONG THE SOUTH LINE OF SAID LOT SIX A DISTANCE OF 174.80 FEET TO THE EAST LINE OF A PLATTED 15 FOOT UTILITY EASEMENT;

THENCE NORTH 07°53'37" EAST ALONG SAID EASEMENT LINE 15.20 FEET TO THE NORTH LINE OF A PLATTED 15 FOOT UTILITY EASEMENT;

THENCE NORTH 88°39'04" EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 6 A DISTANCE OF 138.70 FEET TO A POINT OF CURVATURE, SAID POINT BEING ON A PLATTED 35 FOOT EASEMENT / SETBACK LINE;

THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 89.99 FEET, A CHORD BEARING OF NORTH 39°08'48" EAST AND A CHORD LENGTH OF 85.85 FEET TO A POINT ON THE EAST LINE OF SAID LOT 6;

THENCE SOUTH 22°18'06" EAST ALONG SAID EAST LINE A DISTANCE OF 35.03 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 5,024.8 SQUARE FEET OR 0.12 ACRES.

BEARINGS ARE BASED ON THE RECORDED PLAT OF PHILCREST #3666.

SURVEYOR'S CERTIFICATION

FRITZ LAND SURVEYING, LLC AND THE UNDERSIGNED PROFESSIONAL LAND SURVEYOR, UNDER CERTIFICATE OF AUTHORIZATION CA #5848, DO HEREBY STATE THAT THIS PLAT OF SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE RECORD CONDITIONS AT THE TIME OF THE SURVEY. THIS SURVEY IS INTENDED TO ILLUSTRATE THE PROPOSED CONSTRUCTION AGREEMENT AND FEATURES OF THE PROPERTY HAVE BEEN OMITTED FOR CLARITY. THIS PLAT MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE OKLAHOMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DATE OF LAST SITE VISIT: JANUARY 26, 2021.

WITNESS MY HAND AND SEAL THIS 23rd DAY OF FEBRUARY, 2021.

FRITZ LAND SURVEYING, LLC
2017 W. 91ST STREET, TULSA, OK 74132
PH: 918.231.0575
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2022
FLS #20038

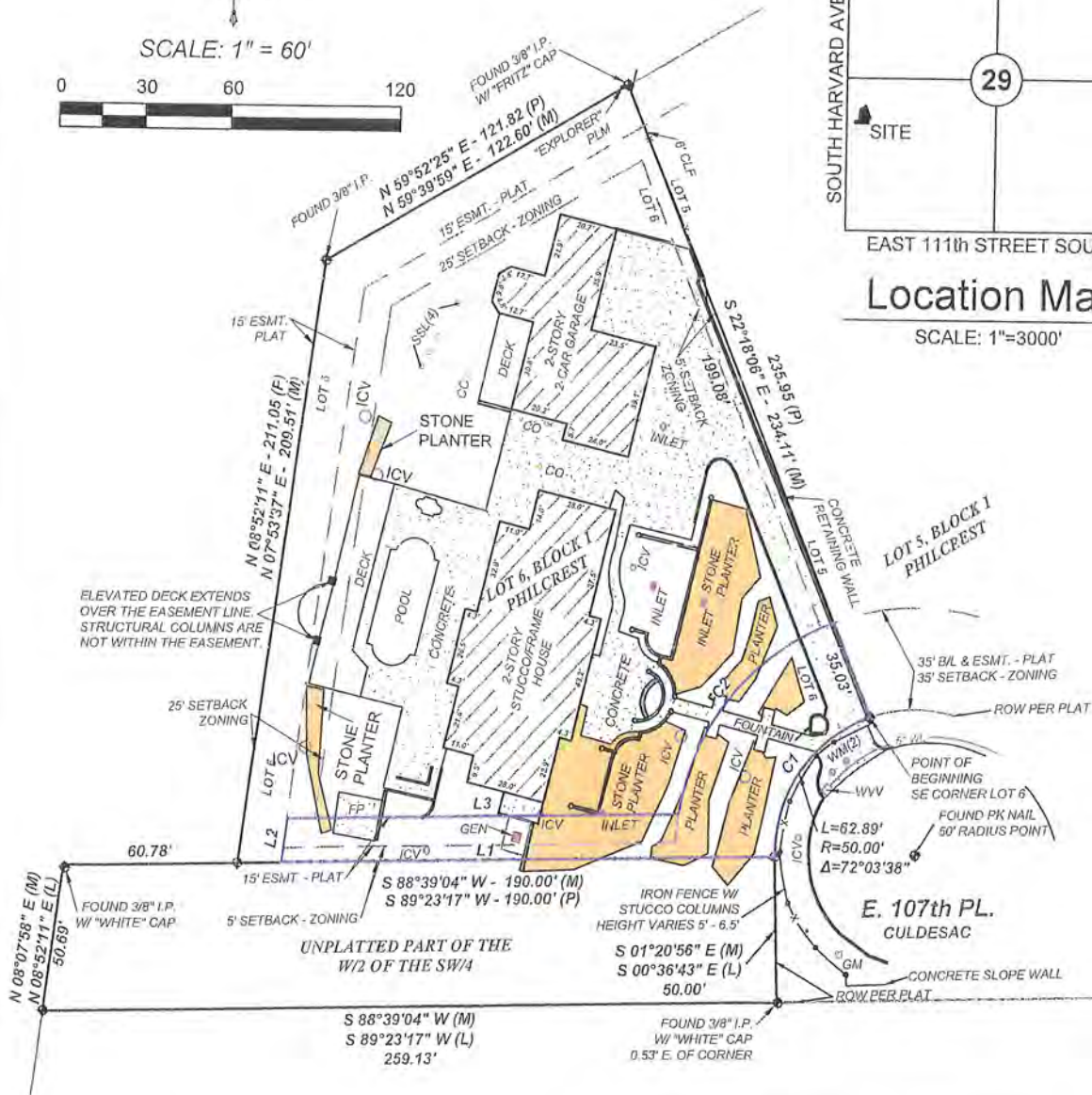
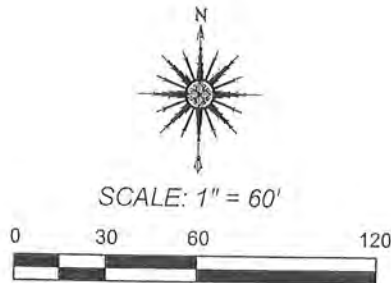
ANDY FRITZ, PLS
OK LIC. 1694
CA #5848 EXP. 06.30.2022



PAGE 2 OF 2

PLAT OF SURVEY CONSTRUCTION AGREEMENT EXHIBIT "A"

PAGE 1 of 2



FRITZ LAND SURVEYING, LLC
2017 W. 91ST STREET, TULSA, OK 74132
PH: 918.231.0575
FRITZLANDSURVEYING@GMAIL.COM
C.A. # 5848 EXPIRES: 6-30-2022
FLS #20038

LINE	BEARING	DISTANCE
L1	S 88°39'04" W	174.80'
L2	N 07°53'37" E	15.20'
L3	N 88°39'04" E	138.70'

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	62.90'	S 34°41'16" W	58.83'
C2	85.00'	89.99'	N 39°08'48" E	85.85'

PAGE 1 OF 2



Branch Communications
1516 South Boston Ave.
Tulsa OK 74119 USA
(918) 949-4551

Specialty Telecommunications Services
Samual T. Curtis, P.E.
13431 N. Broadway, Suite 120
Oklahoma City OK 73114
(405) 753-7167
samualcurtis@stslc.org

STS#: MILLER RETAINING WALL
October 9, 2019

RIGOROUS STRUCTURAL ANALYSIS REPORT OF RETAINING WALL

SITE DESIGNATION

Site Number: N/A
Site Name: MILLER RETAINING WALL

ANALYSIS CRITERIA:

Codes: IBC, ACI
Structure: Modified concrete retaining wall

SITE DATA

3501 EAST 107TH PLACE
Tulsa, Oklahoma, 74137
Market: N/A (Private Residence)
Concrete retaining wall modified with CMUs up to 8 ft high max.

To Whom It May Concern,

Specialty Telecommunications Services, LLC is pleased to submit this Rigorous Structural Analysis Report analyzing the structural integrity of the above-mentioned retaining wall and its ability to support the existing loads. This analysis was performed using the Rankine method for earth pressure, IBC standard strength loading, and standard design criteria for driveway loading (250 psf, IBC 1607.1).

Analysis Results	Capacity	Assessment
Wall Footing:	43.6%	PASS
Wall Stem:	99.4%	PASS
Stability and Sliding:	68.4%	PASS

Based on our analysis this modified retaining wall is in accordance with IRC 2015 Section R404.4.

We at STS appreciate the opportunity to provide our continual professional services to you at Branch Communications. If you have any questions please do not hesitate to call.

Respectfully,

Samual T. Curtis, P.E.
Oklahoma#: 22174



13431 NORTH BROADWAY, SUITE 120, OKLAHOMA CITY, OK
405-753-7167, STSENGR.COM

The purpose of this analysis was to assess the structural integrity of the existing retaining wall and its ability to support the existing site loads. The following describes in more detail the analyses performed in evaluating the capacity of the site in question.

SITE RESULT SUMMARY

Analysis Component	Section	Capacity (%)	Result
Top Flex	Footing	43.6	PASS
Bottom Flex	Footing	27.5	PASS
Heel Shear	Footing	34.4	PASS
Toe Shear	Footing	31.1	PASS
Max Internal	Wall Stem	99.4	PASS
Max External	Wall Stem	1.7	PASS
Max Shear	Wall Stem	38.4	PASS
Max Dowel	Wall Stem	14.8	PASS
Bearing	Stability/Sliding	37.6	PASS
Overturning	Stability/Sliding	31.2	PASS
Sliding	Stability/Sliding	68.4	PASS

Stress ratios up to 105% are considered customary within engineering structural analysis practices.

ANALYSIS METHOD

The structural analysis program RISA Foundation was used to facilitate modeling and analysis of the retaining wall. IBC wind and earth loading procedures were used to calculate loading on the wall sections. The analysis was completed with the Rankine earth pressure method, with calculated K values of .217 based on soil profiles from existing USDA soil surveys (see section below) best engineering practice. The soil profiles were then cross-referenced with Foundation Engineering Handbook (Peck, 1974) tables for other parameters such as the unit weight of soil and angle of internal friction. The RISA Foundation program was used to create a 3D model and apply various load cases to determine the stress level of primary members and maximum reaction at fixed members. Selected output from the structural analysis is included in the Appendix. The following table details the information provided from which this report was exclusively based without benefit of a comprehensive site visit.

Document	Remarks	Source
Wall Mapping Report	Dated 7/25/19	Branch Communications
Site Photos	Branch site visit, 7/24/19	Branch Communications
Correspondence w/ Branch	Wall dimensions, 9/10/19	Branch Communications

ANALYSIS – CUSTOM RETAINING WALL

Based on the wall mapping report and site photos provided by Branch, it was determined that the wall could be accurately modeled with maximum dimensions of a total of 8' of height above ground level (at maximum), with up to 10' of backfill on the heel side and up to 6' of toe embedment. The total height of the modified wall above the ground is 8' maximum. The footing, stem, and metal reinforcements were modeled as depicted on the wall mapping report. However, due to variability in exact height, backfill, and toe embedment, the 14 wall sections were modeled as a range of possibilities to capture a diverse variety of scenarios. As expected, the analysis facilitated by RISA Foundation showed that the scenario with 10' backfilled (buried) wall and 8' max above ground was "worst-case".

Wall Scenarios Modeled

Height Above Ground	Backfill	Toe Embedment
8'	10'	6'
6'	9'	5'
4'	8'	4'
2'	6'	3'

Note that the original concrete wall was as low as 3' above ground in some places, and the CMU blocks added on top as a post-construction modification increased the height above ground to a maximum of 8' in some sections of the wall. None of the CMU bear earth pressure loads, and all CMUs are fully grouted and are structurally adjoined to the existing concrete wall with 6' #6 rebar with at least 2' embedment in the existing concrete wall. More details on how the retaining wall was modeled can be found in Appendix A.3.

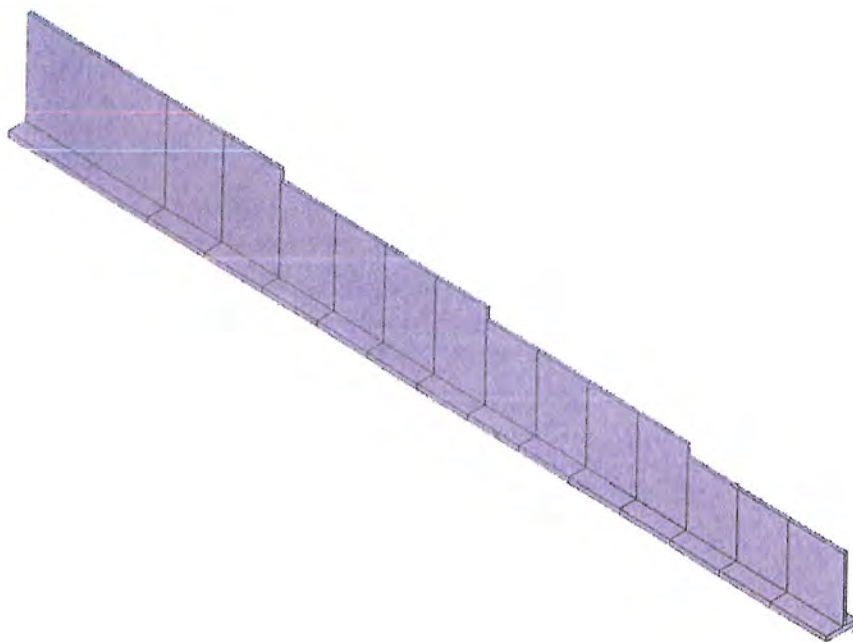
Loads modeled include earth pressures, wind loads, hydrostatic loads, and surcharge loads due to the weight of the adjoining 4" pavement driveway (48 psf) plus theoretical max driveway loading of 250 psf.

SOIL SURVEY

The USDA soil survey (see Appendix A.1) detailed that the soil on the site is Glenpool loamy fine sand. This soil is characterized by a slope of 3- to 15%, accessible depth in excess of 80 inches, with high natural drainage capacity and a high capacity to transmit water (6 to 20" per hour). The water table is more than 80 inches below the surface (USGA surveys confirmed water table to be at least 20' below the surface, see Appendix A.1). When cross-referenced with engineering handbooks and tables for applicable soil properties, this characterization was translated as silty medium dense sand/dense, well-graded sand.

CONCLUSION

The maximum load combinations resulted in a design capacity of 99.4% with proposed loading at worst case wind speeds, earth pressures, surcharge loads, and hydrostatic loading utilizing load combination 2 for the modified retaining wall (see Appendix A.2 for RISA details). Based on these results, it is our opinion that **the existing modified concrete retaining wall is structurally adequate for current loading conditions**. Based on our analysis this modified retaining wall is in accordance with IRC 2015 Section R404.4.



REVISIONS: 1.0000

STS

DDC

N/A

MILLER RETAINING WALL

3D RENDER 1

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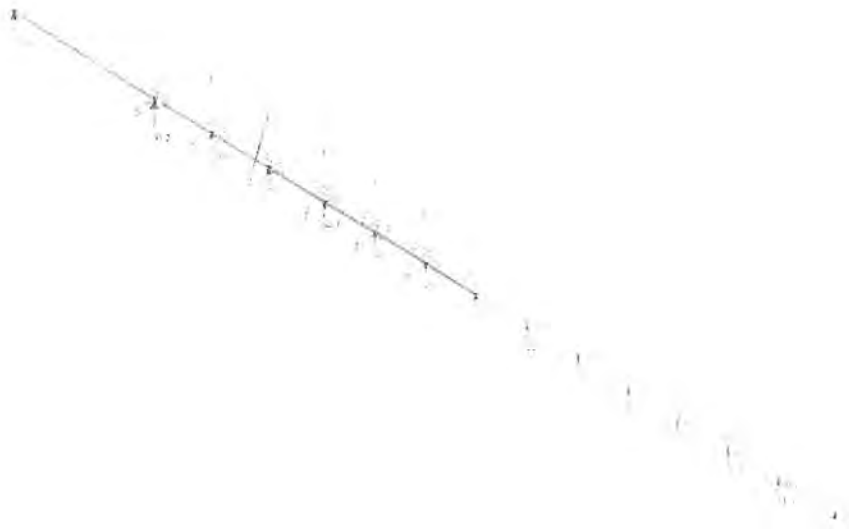
MILLER RETAINING WALL.fnd

Page 1

EXHIBIT "A"

Page 8 of 17

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STS
DDC
N/A

MILLER RETAINING WALL

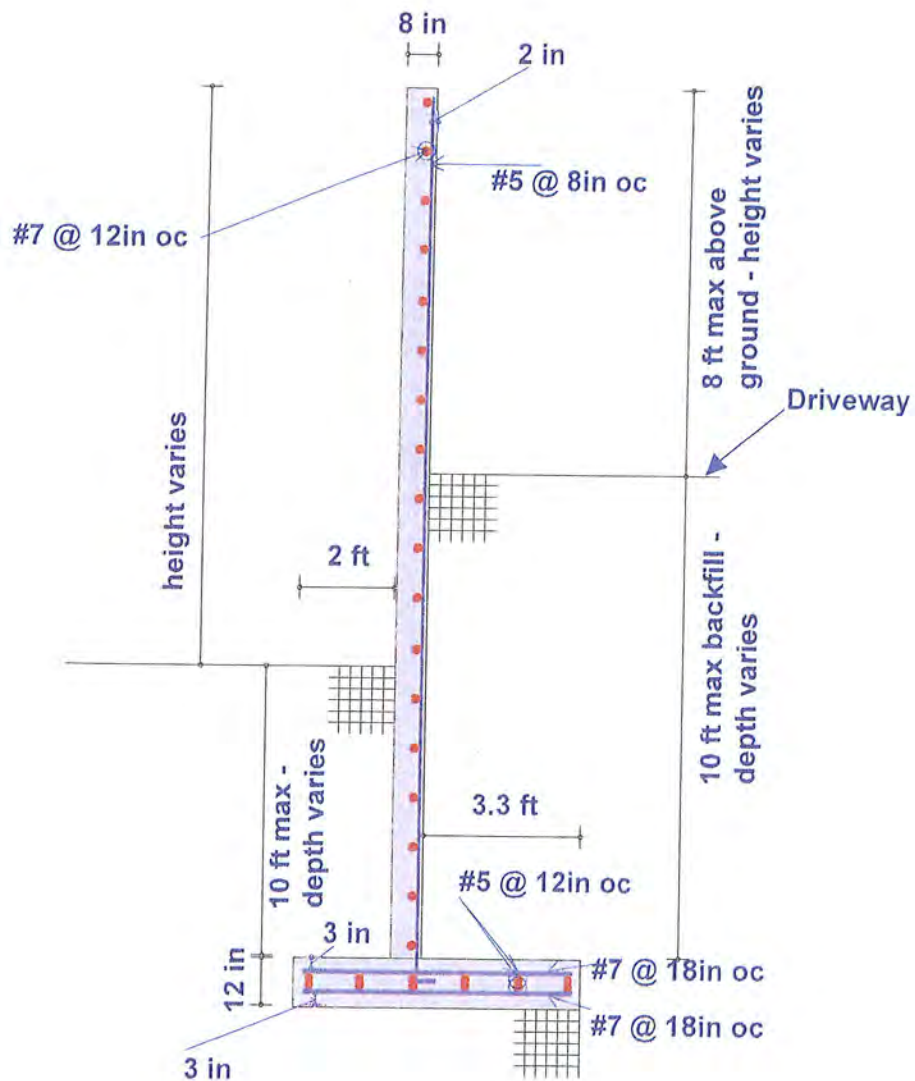
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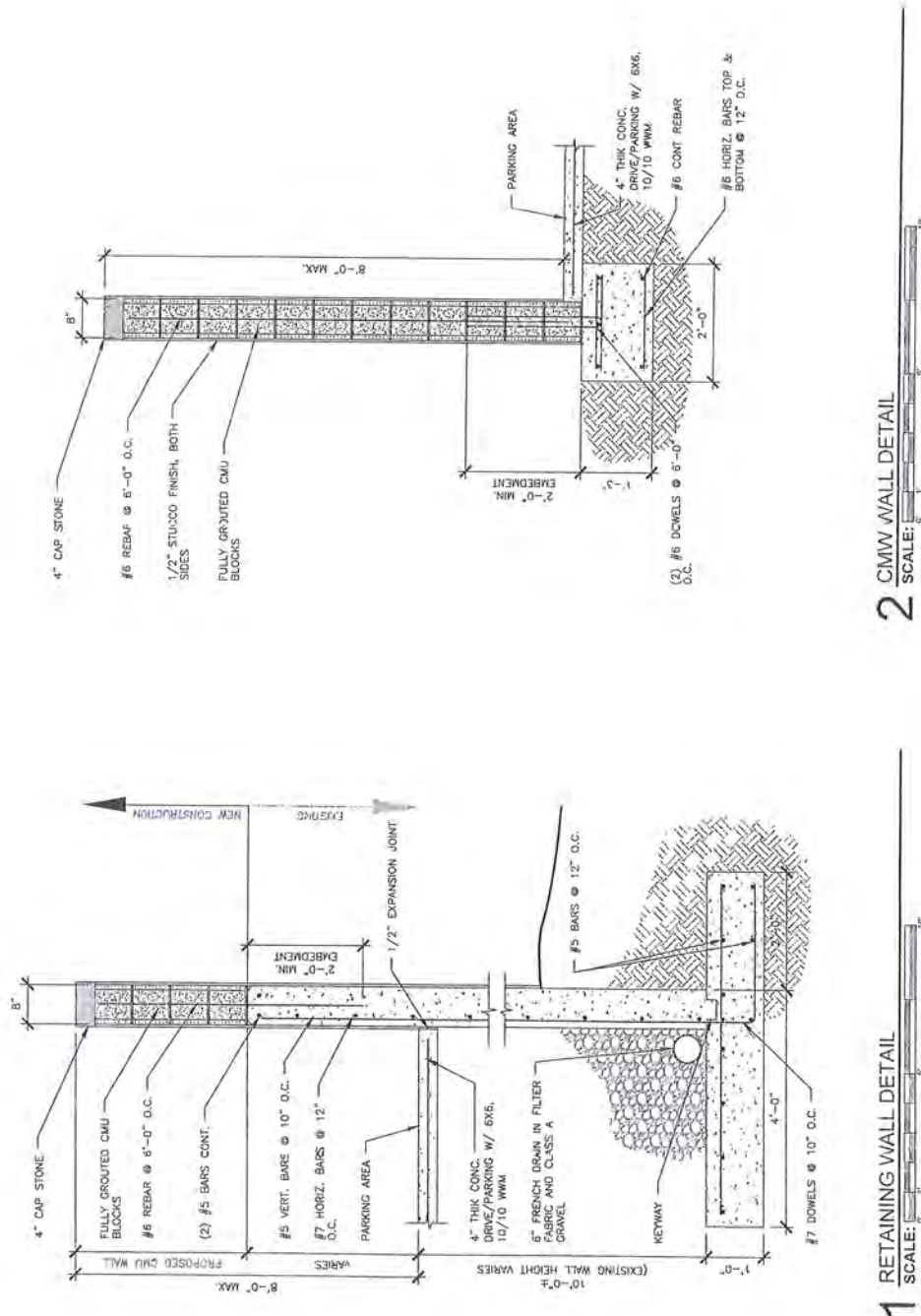
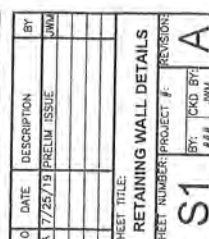
Page 2

EXHIBIT "A"
Page 9 of 17

3.20

Sketch





1 RETAINING WALL DETAIL
SCALE: 1" = 10'-0"

2 CMW WALL DETAIL













1 AERIAL SITE PLAN
SCALE: N.T.S.



BRANCH COMMUNICATIONS
7335 SOUTH LEWIS AVE. STE. 300
TULSA, OKLAHOMA 74136
(918) 949-4551



CRB COMPANIES, LLC
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 949-4551

PRODUCED BY:



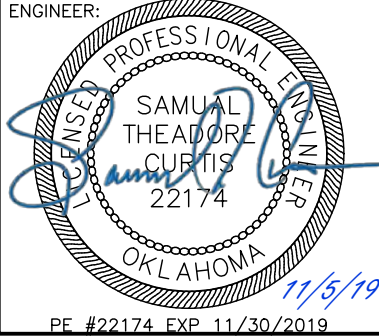
SPECIALTY TELECOMMUNICATIONS
SERVICES, PLLC.
PROFESSIONAL ENGINEERS
AND CONSULTANTS
13431 N. BROADWAY, SUITE 120
OKLAHOMA CITY, OK 73114
(405) 753-7167
COA #5499

SITE NAME:

MILLER RESIDENCE

SITE ADDRESS:
3501 EAST 107TH PLACE
TULSA, OK 74137

ENGINEER:



NO	DATE	DESCRIPTION	BY
A	7/25/19	PRELIM ISSUE	JWM
0	11/5/19	CONST ISSUE	JWM

SHEET TITLE:

AERIAL PLAN

SHEET NUMBER:	PROJECT #:	REVISION:
SP	BY: ### CKD BY: JWM	0



BRANCH COMMUNICATIONS
7335 SOUTH LEWIS AVE. STE. 300
TULSA, OKLAHOMA 74136
(918) 949-4551



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COA #5499

PRODUCED BY:



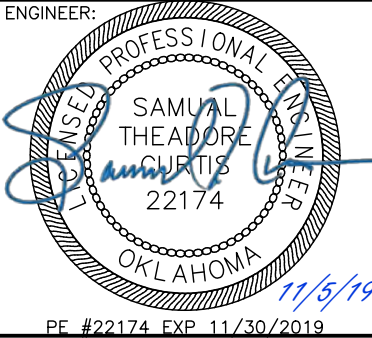
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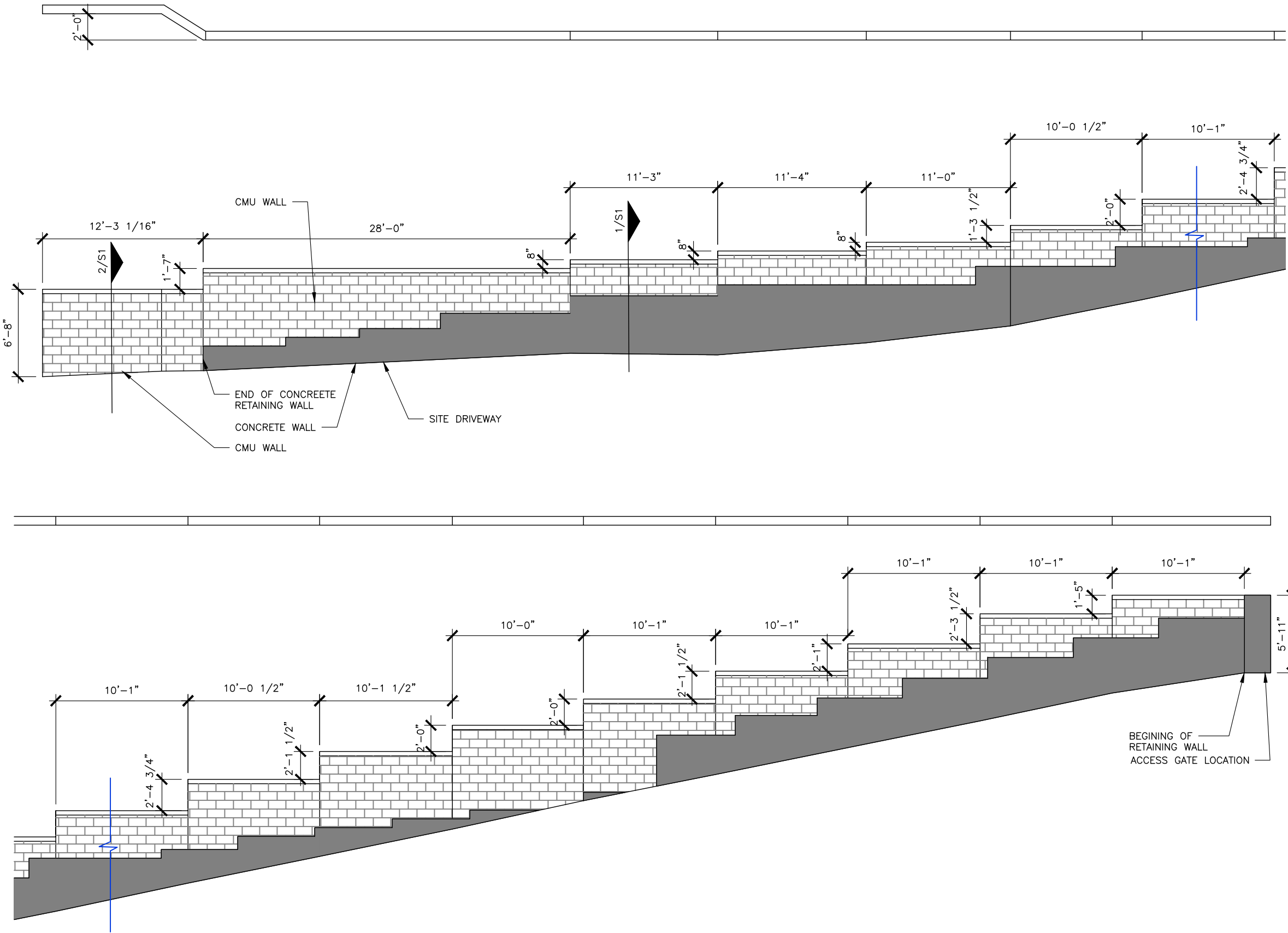
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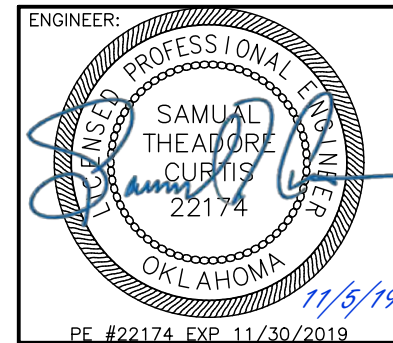
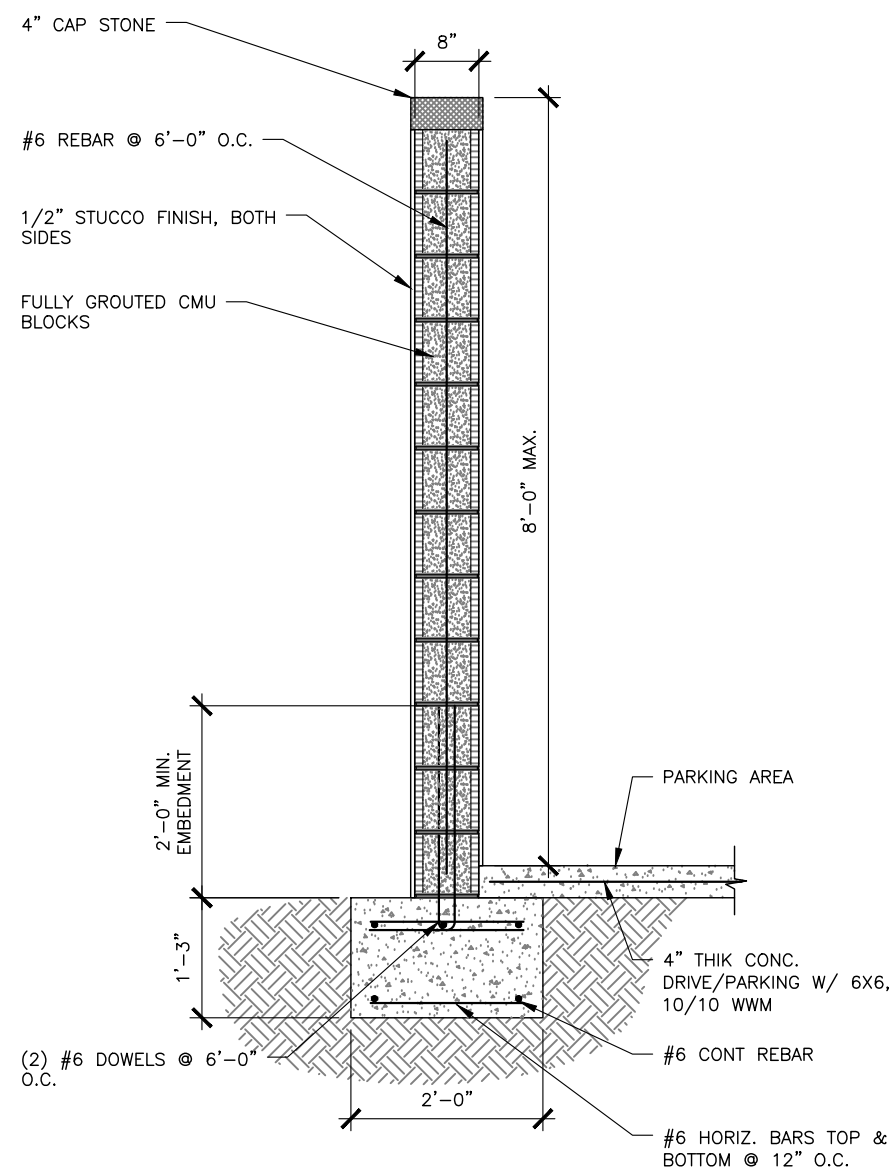
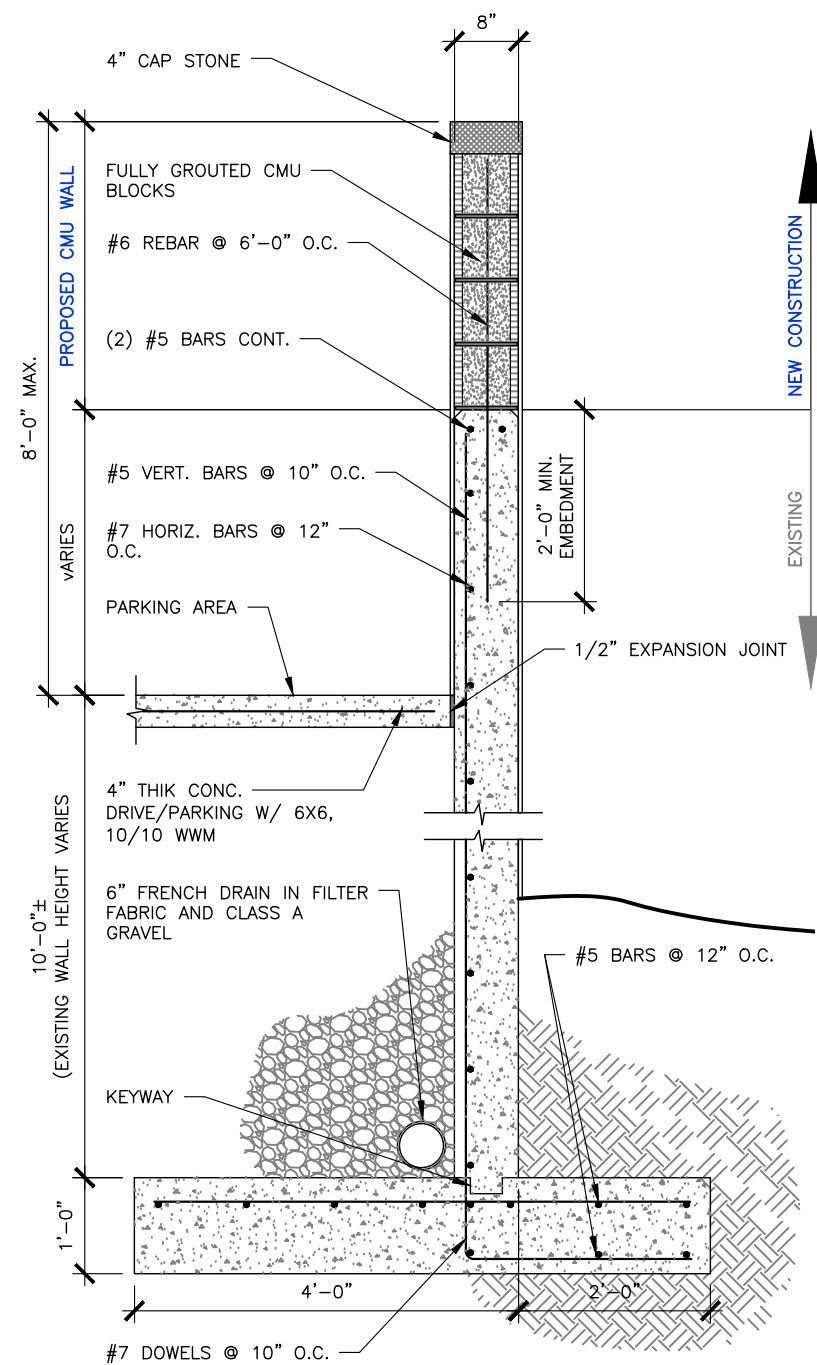
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0	11/5/19	CONST ISSUE	JWM

SHEET TITLE:
RETAINING WALL ELEVATION

SHEET NUMBER:	PROJECT #:	REVISION:
A1	BY: CKD BY: JWM ###	0



1 RETAINING WALL ELEVATION
SCALE: N.T.S.



NO	DATE	DESCRIPTION	BY
A	7/25/19	PRELIM ISSUE	JWM
0	11/5/19	CONST ISSUE	JWM

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



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

Morgan Smith

12/14/2019

APPLICATION NO: BLDR-37354-2019 (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

Project Location: 3501 E 107th PI

Description: Fence

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 2nd 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. 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 OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
3. 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

Application No. **BLDR-37354-2019**

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.

45.080-A Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks (front setback) fences and walls may not exceed 4 feet in height. However' in R zoned districts, fences up to 8 feet in height are permitted in side street setbacks of detached houses or duplexes located on corner lots and in street setbacks abutting the rear lot line of houses and duplexes located on double frontage lots. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of Section 70.120.

Review Comments- Provide documentation indicating the proposed fence located in the front street setback will not exceed 4' in height measured from grade or apply to BOA for a special exception to allow a fence to exceed 4' in height in a front street setback.

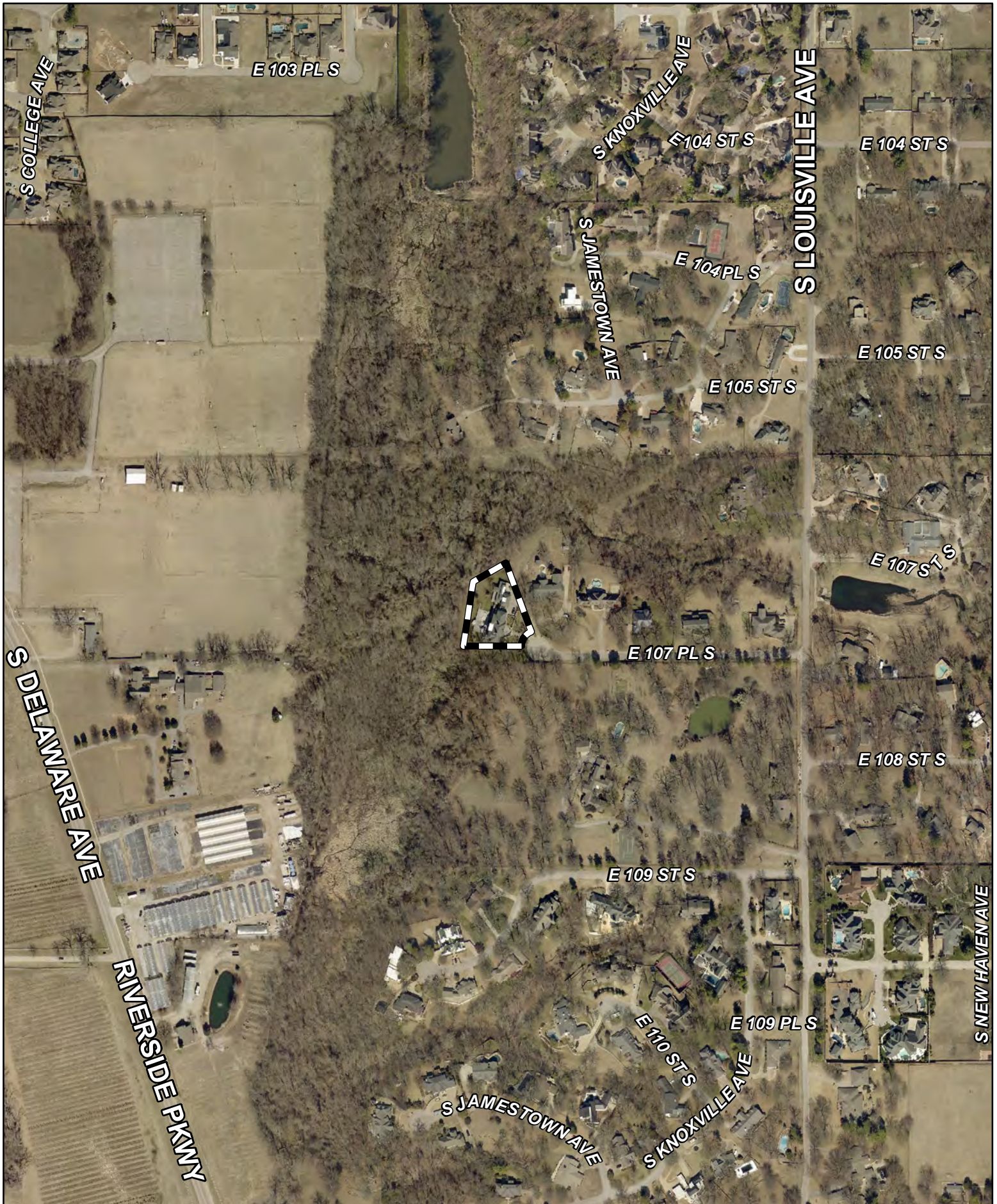
This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter. A hard copy of this letter is available upon request by the applicant.

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.



0 200 400
Feet



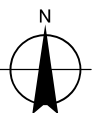
Subject
Tract

BOA-23239

18-13 28

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

Aerial Photo Date: 2020/2021



3.35



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50



*Subject
Tract*

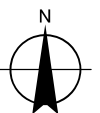
BOA-23239

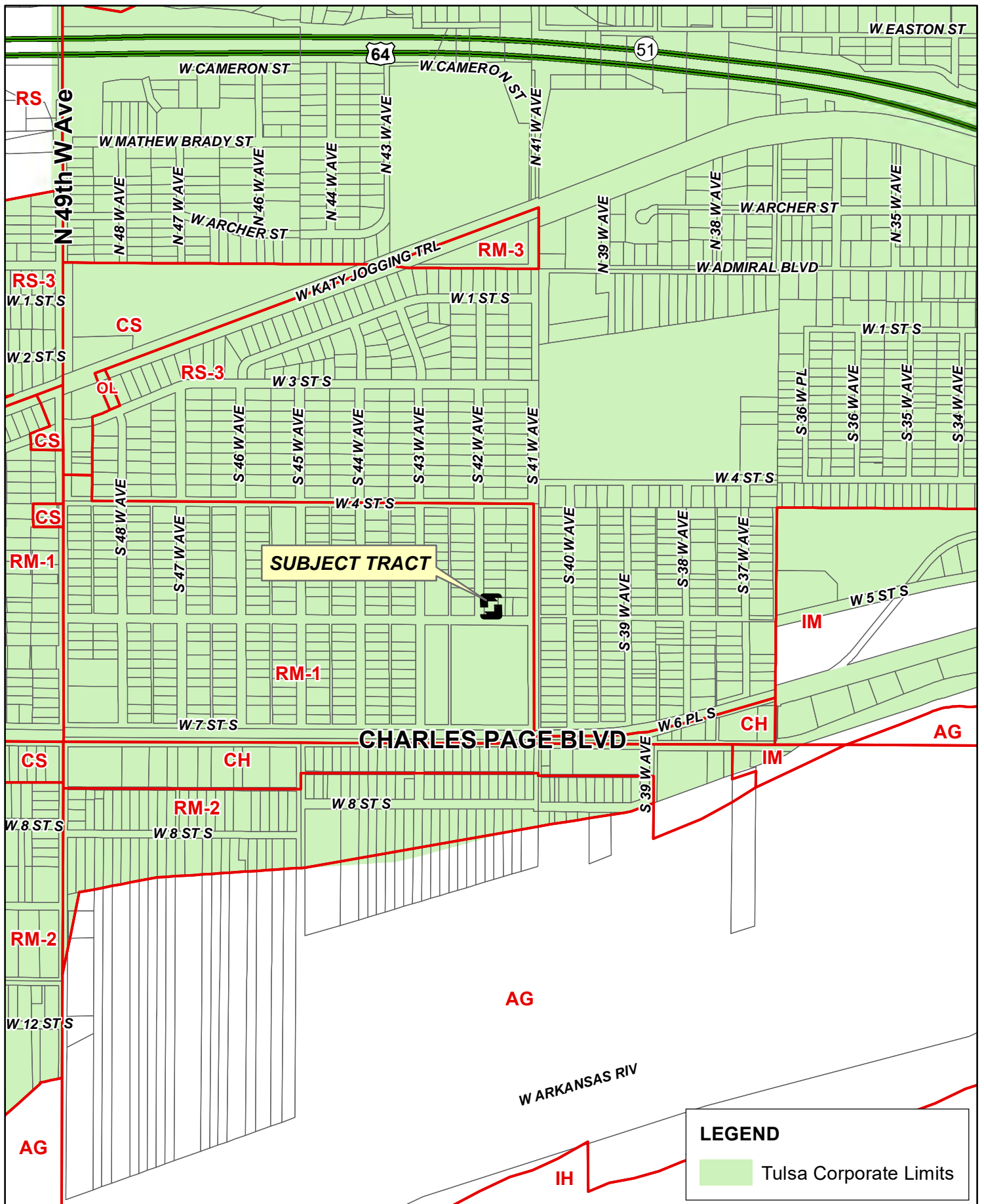
18-13 28

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

Aerial Photo Date: 2020/2021

3.36





BOA-23246

19-12 04

4.1

BOARD OF ADJUSTMENT CASE REPORT

STR: 9204
CZM: 35
CD: 1

Case Number: **BOA-23246**

HEARING DATE: 02/08/2022 1:00 PM (*Continued from 01/25/2022*)

APPLICANT: Sammy Cook

ACTION REQUESTED: Special Exception to permit a Carport in the street setback and the street yard with modifications to its allowable dimensions and setbacks(Sec. 90.090-C1);

LOCATION: 4113 W 5 ST S

ZONED: RM-1

PRESENT USE: RM-1

TRACT SIZE: 8198.03 SQ FT

LEGAL DESCRIPTION: W 82' OF LT 11 & TH W 82' OF LT 12 BLK 1, VERNDALE

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 on a corner lot at the NE/c of S. 42nd W. Ave and W. 5th St. S. The property

STAFF COMMENTS: The applicant is requesting **Special Exception** to permit a Carport in the street setback and the street yard with modifications to its allowable dimensions and setbacks(Sec. 90.090-C1);

1. Carports

Carports are allowed in street setbacks and yards in R zoning districts only if approved in accordance with the special exception procedures of [Section 90.090](#). Any carport that occupies all or a portion of the street setback or street yard area must comply with the following regulations, unless otherwise expressly approved by the board of adjustment as part of the special exception process:

- a. A carport may be a detached accessory building or an integral part of the principal building.
- b. The area of a carport may not exceed 20 feet in length by 20 feet in width.

TULSA ZONING CODE | August 31, 2021
page 90-6

Chapter 90 | Measurements
Section 90.090 | Setbacks

- c. A detached carport may not exceed 8 feet in height at its perimeter or 18 feet in height at its highest point. A carport erected as an integral part of the principal building may not exceed 8 feet in height within 10 feet of a side lot line or 18 feet at its highest point.
- d. The carport structure must be setback from side lot lines by a minimum distance of 5 feet or the depth of the principal building setback, whichever is a greater distance from the side lot line.
- e. The carport structure may project into the required street setback by a maximum distance of 20 feet. This distance must be measured from the required street setback line or the exterior building wall of the principal building, whichever results in the least obstruction of the street setback.
- f. All sides of a carport that are within the required street setback must be open and unobstructed, except for support columns, which may not obstruct more than 15% of the area of any side.
- g. The entire area under a carport may be used only for storage of operable, licensed motor vehicles (i.e., cars, boats, pickup trucks, vans, sport utility vehicles), which are customarily accessory to the dwelling. No other use of the carport area is allowed.

The installed car port is 18- feet wide by 21-feet deep and extends 21-feet past the building. It is unclear how close the carport is to the North lot line though it appears to be roughly 3-feet.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Special Exception** to permit a Carport in the street setback and the street yard with modifications to its allowable dimensions and setbacks(Sec. 90.090-C1

- 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

Danny Whiteman
Zoning Official
Plans Examiner II

TEL (918) 596-9664
dwhiteman@cityoftulsa.org



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

11/17/2021

LOD No. 1

Sammy Cook
4113 W. 5th St.
Tulsa, OK 74127

APPLICATION NO: BLDR-101006-2021 (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)
Project Location: 4113 W. 5th St.
Description: New carport

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 2nd 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.

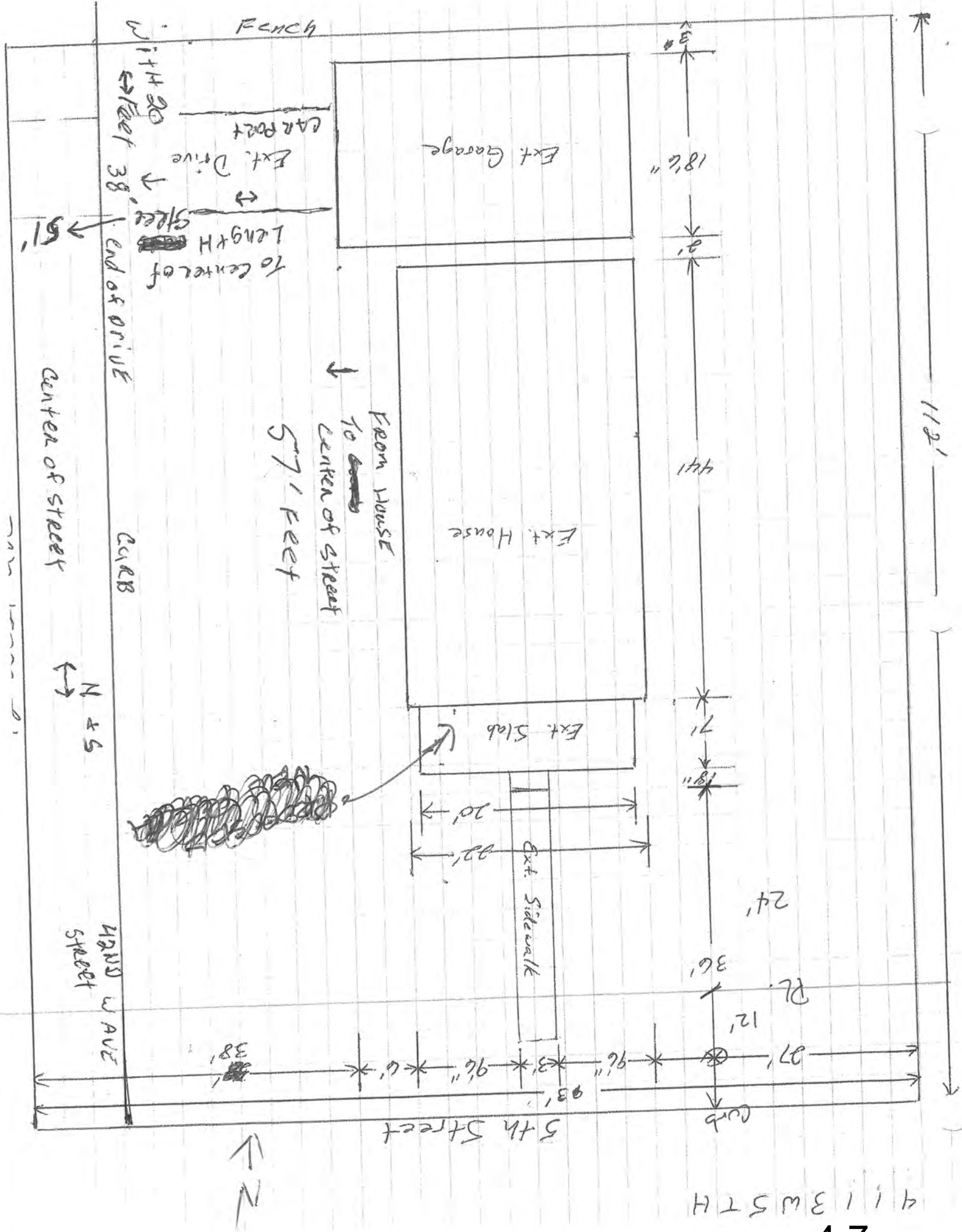
IMPORTANT INFORMATION

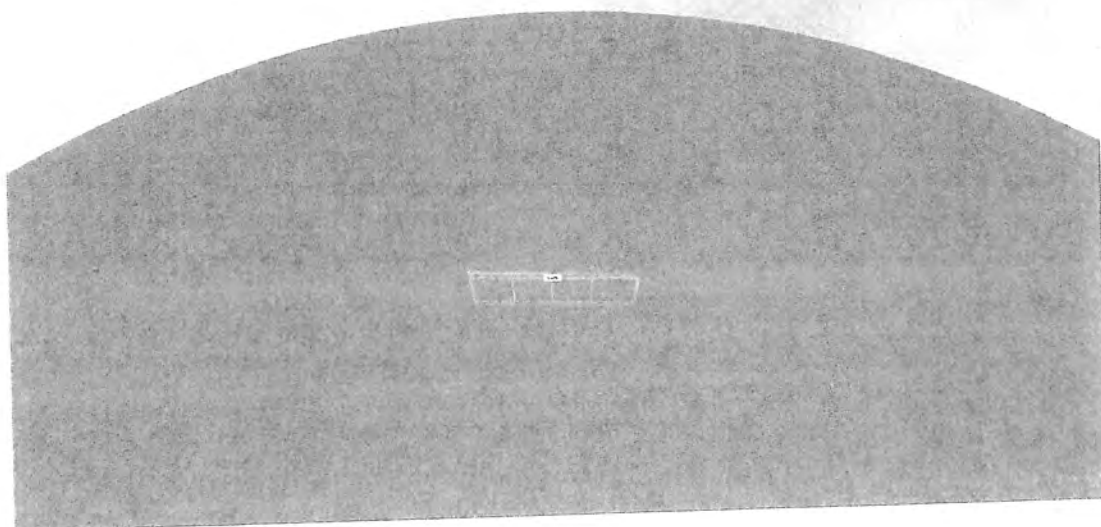
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(continued)

REVIEW COMMENTS
Application No. BLDR-101006-2021
<p>This letter of deficiencies covers WSD plan review items only. You may receive additional letters from other disciplines for items not addressed in this letter.</p> <p>Review Comment: Location of new carport not clearly identified. Please identify the exact location of the proposed carport.</p> <p>Review Comment: Please remove callout "proposed new porch" or provide plans along with a cost of construction for the porch.</p> <p>Review Comment: Please provide drainage information.</p>

END -WSD PLAN REVIEW
<p>This constitutes a Plan Review to date in response to the information submitted with and after 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 client. Any items not reviewed are still in force, and it shall be the responsibility of the owner and design professional(s) to ensure that <u>all</u> building requirements are satisfied.</p>

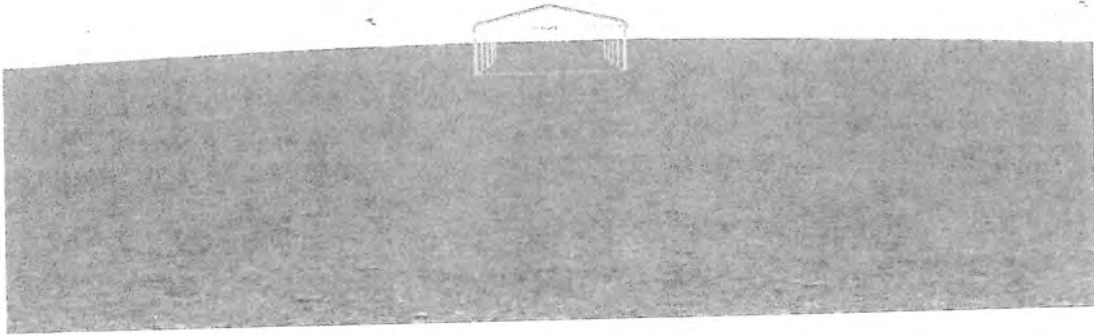




TOP

3/12' Roof Pitch



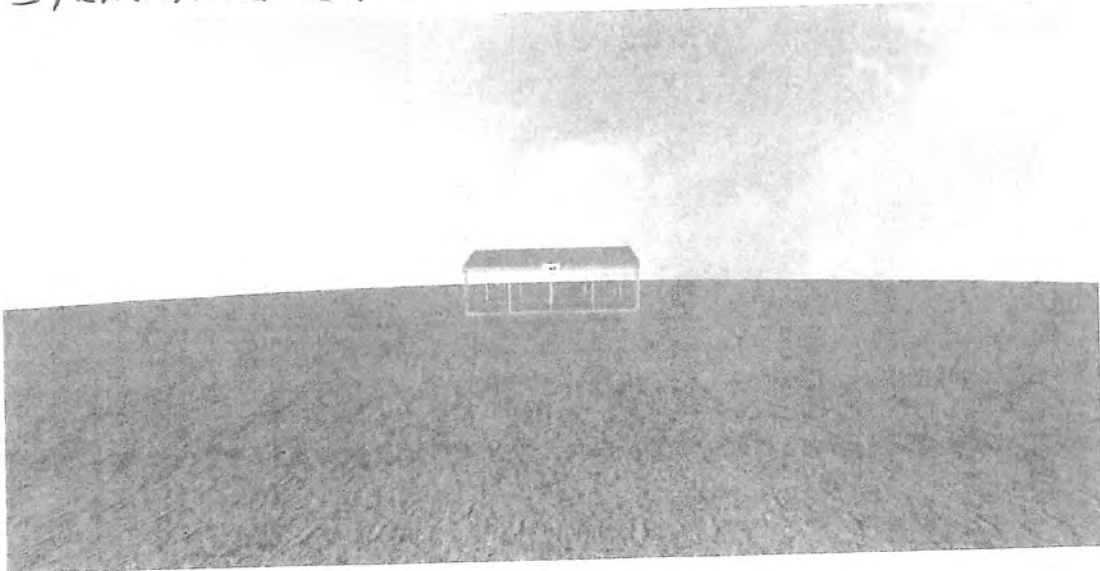


FRONT

side

18' wide 6' Height

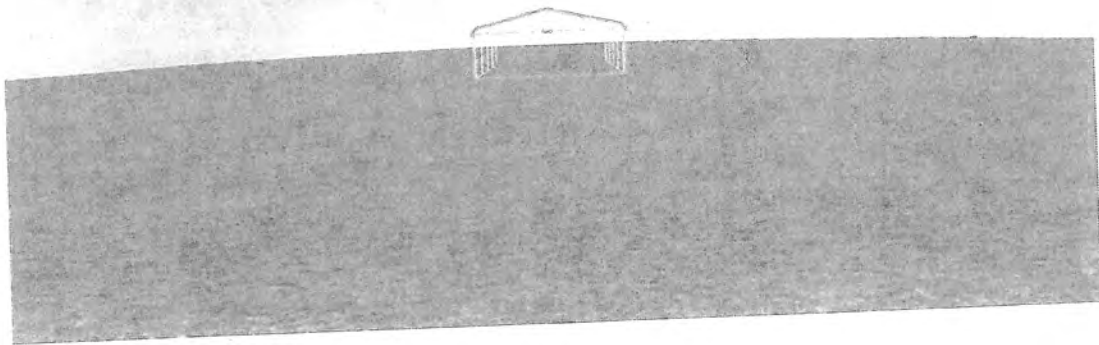
CAR PORT
will Be STRAPed down with mobile Home
STRAP ANCHORS.



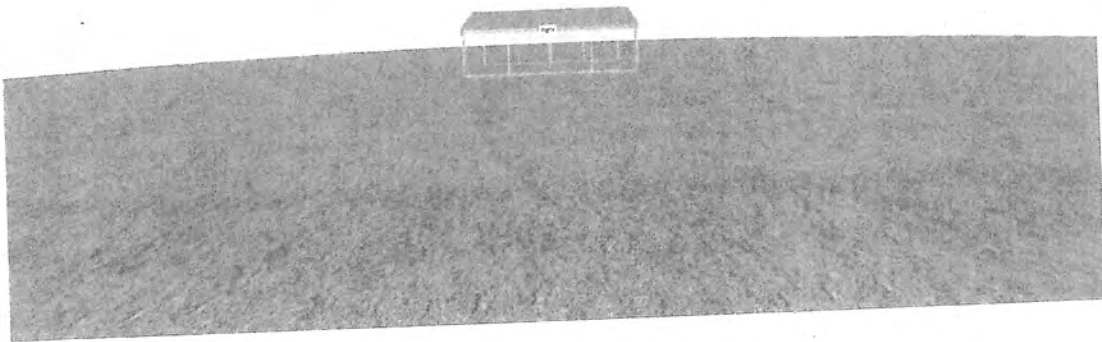
LEFT

side

~~20~~ long 21'



BACK side
18' ~~10'~~ wide 6' Height



RIGHT side
21' Long



S 42 W AVE

S 41 W AVE

W 5 ST S

0 50 100
Feet



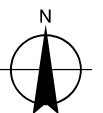
Subject
Tract

BOA-23246

19-12 04

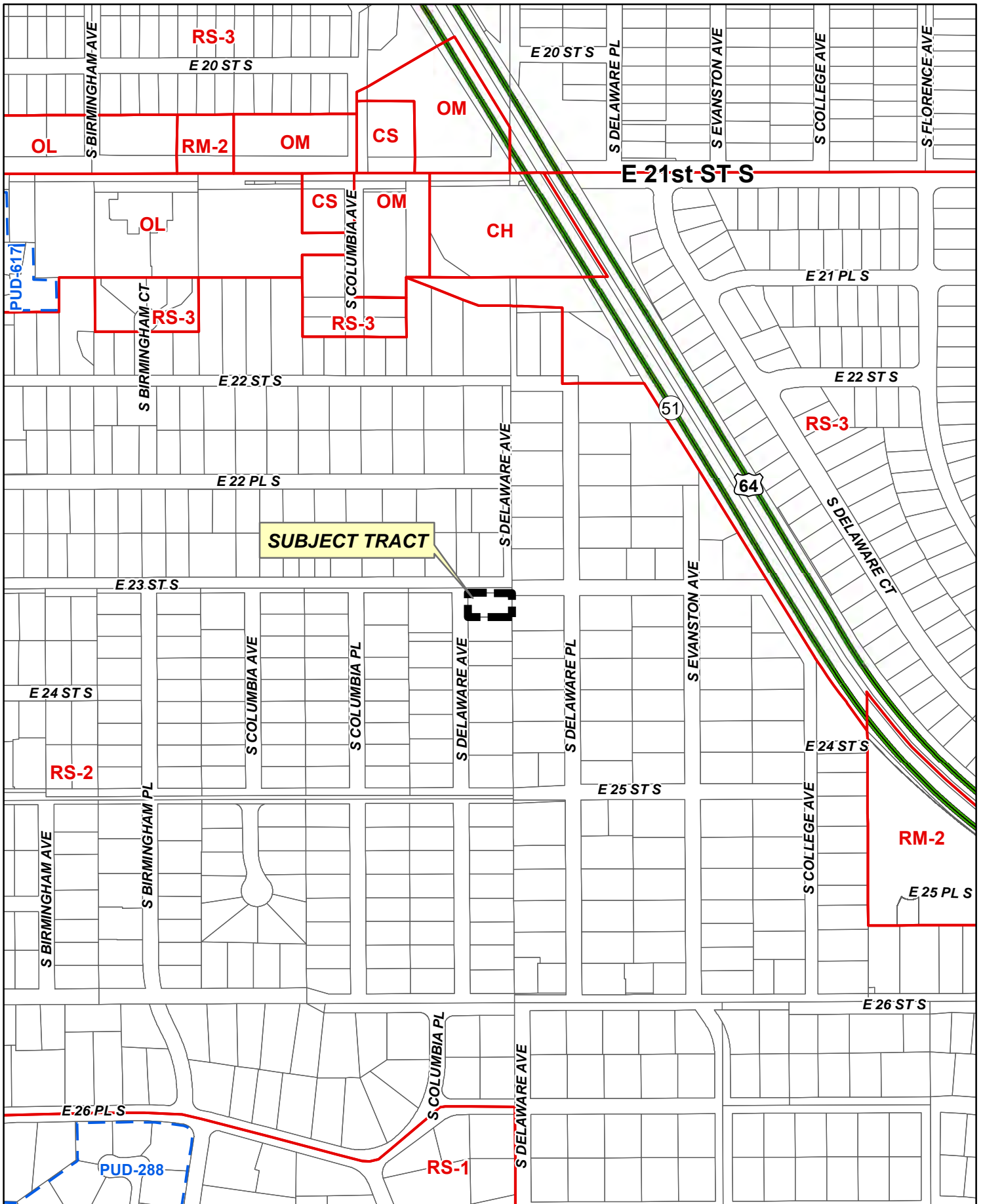
Note: Graphic overlays may not precisely
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Aerial Photo Date: 2020/2021



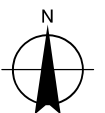
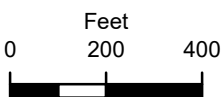
4.11





BOA-23257

19-13 17



5.1

BOARD OF ADJUSTMENT CASE REPORT

STR: 9317

CZM: 37

CD: 4

Case Number: **BOA-23257**

HEARING DATE: 02/08/2022 1:00 PM

APPLICANT: James Means

ACTION REQUESTED: Variance to reduce the 25-foot rear setback in an RS-2 District to permit an addition to the residence (Sec. 5.030-A, Table 5-3)

LOCATION: 2802 E 23 ST S

ZONED: RS-2

PRESENT USE: RS-2

TRACT SIZE: 10920.54 SQ FT

LEGAL DESCRIPTION: LT 1 BLK 1, SOUTH EAST HIGH RIDGE PRT L8 J P HARTER'S SUB

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 the SE/c of E. 23rd St. and S. Delaware Ave.

STATEMENT OF HARDSHIP: Master bedroom w/bath we cannot make smaller to accommodate the zoning requirements.

STAFF COMMENTS: The applicant is requesting **Variance** to reduce the 25-foot rear setback in an RS-2 District to permit an addition to the residence (Sec. 5.030-A, Table 5-3)

Table 5-3: R District Lot and Building Regulations

Regulations	RE	RS-1	RS-2	RS-3	RS-4	RS-5	RD	RT	RM-0	RM-1	RM-2	RM-3	RMH
-------------	----	------	------	------	------	------	----	----	------	------	------	------	-----

Min. Building Setbacks (ft.)

Street [3]													
Arterial or fwy service rd.	35	35	35	35	35	35	35	35	10	10	10	10	35
Other streets	35	35	30	25	20	20	25	10	10	10	10	10	25
Side (interior) [4]	15	5	5	5	5	5	5	5[5]	5[6]	5[6]	5[6]	5[7]	10
Rear [4]	25	25	25	20	20	20	20	20	20	20	10	20	15

The stated hardship does not address any physical surroundings, shape, or topographical conditions of the subject property that would cause any practical hardship applicant. The lot size is conforming to the zoning requirements, the only portion of the structure that appears not to conform is the garage door should be setback 20-feet from the street instead of 15-feet from E. 23rd Street.

SAMPLE MOTION: Move to _____ (approve/deny) a **Variance** to reduce the 25-foot rear setback in an RS-2 District to permit an addition to the residence (Sec. 5.030-A, Table 5-3)

- 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 (Proposed construction would be to the left side of the garage)



Subject property

Danny Whiteman
Zoning Official
Plans Examiner II

TEL (918) 596-9664
dwhiteman@cityoftulsa.org



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

12/30/2021

James Means
4547 S. Gary Ave.
Tulsa, OK 74105

APPLICATION NO: BLDR-104694-2021 (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)
Project Location: 2802 E. 23rd St.
Description: Addition

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.

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(continued)

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>

Application No. BLDR-104694-2021

1. 5.030-A Table of Regulations

The lot and building regulations of Table 5-3 apply to all principal uses and structures in R districts, except as otherwise expressly stated in this zoning code. General exceptions to these regulations and rules for measuring compliance can be found in Chapter 90. Regulations governing accessory uses and structures can be found in Chapter 45.

Review Comments: The west side of this lot is considered to be the front of the lot for zoning purposes. Therefore, the east side is considered the rear of the lot. This lot is zoned RS-2; which requires a rear building setback of 25'. You may revise the plans to show that no new construction will take place within 25' of the rear (east) property line, or you may pursue a variance from the Board of Adjustment for an addition with a 10' rear setback in an RS-1 zoning district.

The zoning review will resume after these modified plans are submitted.

Note: Please direct all questions concerning variances, special exceptions, alternative landscape plans, alternative compliance parking ratios 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.

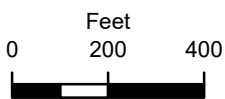
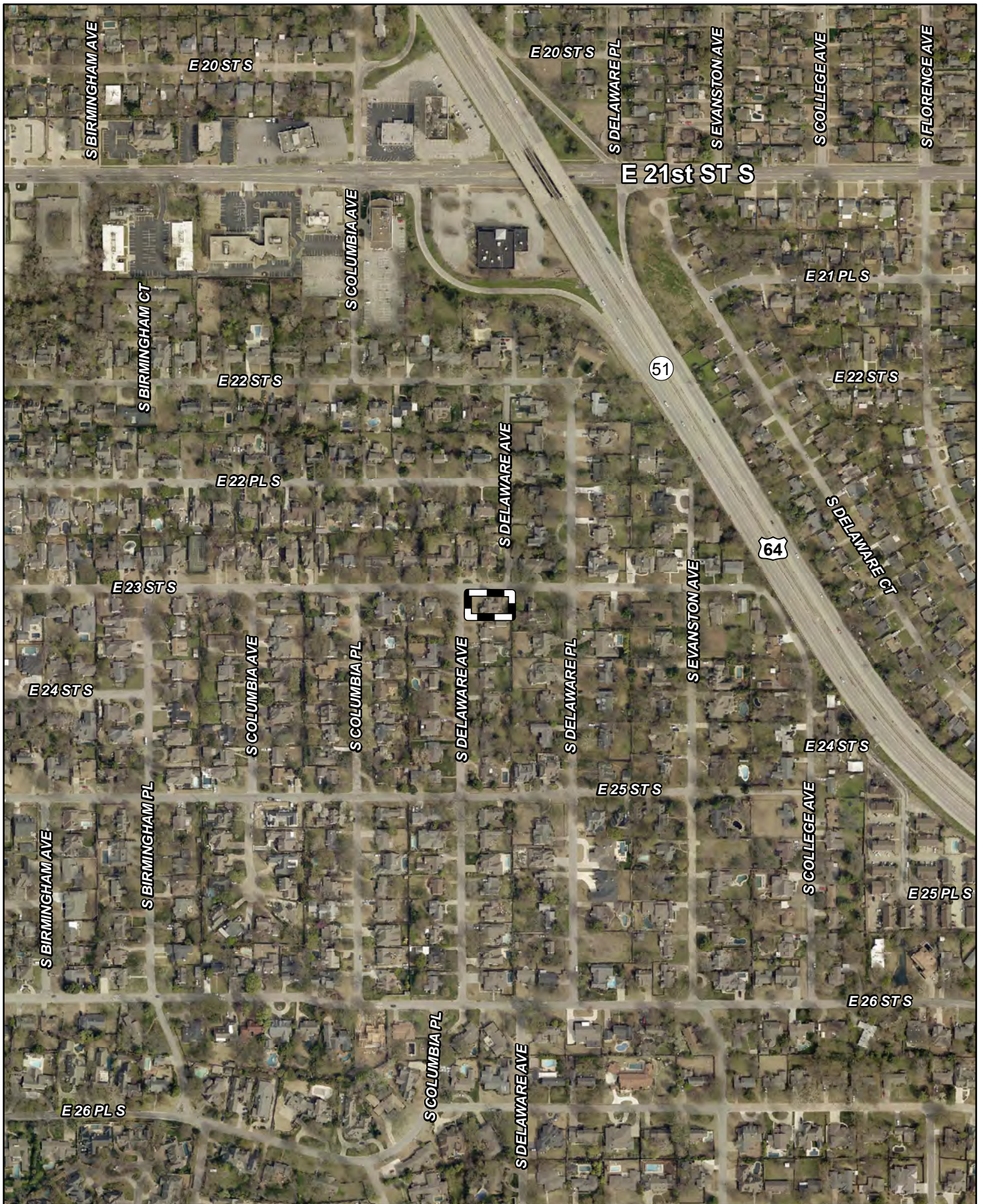
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END -ZONING CODE REVIEW

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.





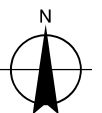
Subject
Tract

BOA-23257

19-13 17

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

Aerial Photo Date: 2020/2021



5.9



0 50 100
Feet



Subject
Tract

BOA-23257

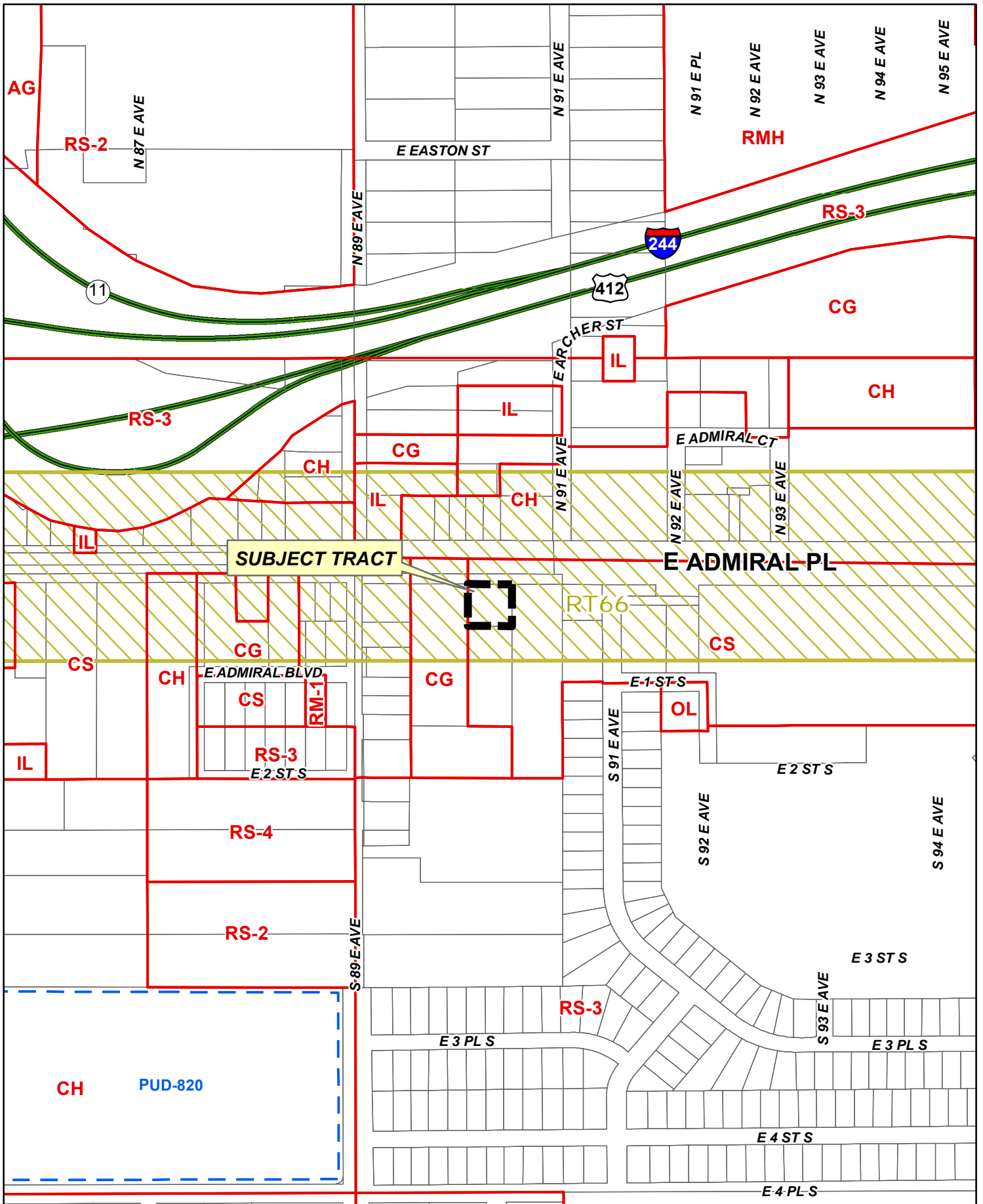
19-13 17

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

Aerial Photo Date: 2020/2021



5.10



BOA-23258

19-13 01

6.1

BOARD OF ADJUSTMENT CASE REPORT

STR: 9301

CZM: 38

CD: 3

Case Number: **BOA-23258**

HEARING DATE: 02/08/2022 1:00 PM

APPLICANT: Juanita Gonzalez

ACTION REQUESTED: Special Exception to permit a fence or wall to exceed 4-feet in height inside the required street setback (Sec. 45.080-A)

LOCATION: 8938 E ADMIRAL PL S

ZONED: CG

PRESENT USE: Retail

TRACT SIZE: 18142.81 SQ FT

LEGAL DESCRIPTION: N162.5 E140 LT 3 LESS BEG NEC TH S33 W140 N32.8 E140 POB BLK 5, DAY SUBURBAN ACRES

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 E. Admiral Boulevard in between S. 89th E. Ave. and S. 91st E. Ave.

STAFF COMMENTS: The applicant is requesting a Special Exception to permit a fence or wall to exceed 4-feet in height inside the required street setback (Sec. 45.080-A)

SAMPLE
MOTION

Section 45.080 Fences and Walls

45.080-A Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks fences and walls may not exceed 4 feet in height. However, in R zoned districts, fences up to 8 feet in height are permitted in side street setbacks of detached houses or duplexes located on corner lots and in street setbacks abutting the rear lot line of houses or duplexes located on double frontage lots. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of [Section 70.120](#).

SAMPLE MOTION: Move to _____ (approve/deny) a **Special Exception** to permit a fence or wall to exceed 4-feet in height inside the required street setback (Sec. 45.080-A)

- 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

DANA L. BOX
ZONING
PLANS EXAMINER II

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



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

November 5, 2021

Phone: 918-402-6436

LOD Number: 2
Jesus Centeno
1603 N. 68th E. Ave.
Tulsa, OK 74115

APPLICATION NO: ZCO-100188-2021

(PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)

Location: 8938 E. Admiral Pl. N.

Description: 6' fence

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 2nd 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 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 OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
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 <http://tulsaplanning.org/plans/TulsaZoningCode.pdf>

ZCO-100188-2021

8938 E. Admiral Pl. N.

November 5, 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. 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.

- ~~1. Sec. 70.080 C:~~ Applications for Zoning Clearance must be accompanied by a legal description of the lot and plans, drawn to scale.

~~Review comment:~~ Submit a site plan showing the proposed fence with the following information:

- ~~• Actual shape and dimensions of the lot;~~
- ~~• Lot lines and names of abutting streets;~~
- ~~• The location, size and height of any existing buildings or structures (fence) to be erected or altered, including distances to lot lines;~~
- ~~• The location, dimensions and height of proposed buildings or structures (fence) to be erected or altered.~~ **RESOLVED**

2. Sec. 45.080: Fences and walls within required building setbacks may not exceed 8 feet in height, except that in required street setbacks fences and walls may not exceed 4 feet in height. The board of adjustment is authorized to modify these fence and wall regulations in accordance with the special exception procedures of Section 70.120. **UNRESOLVED.**

Review comment: The height in the front street setback is limited to 4 feet. If the fence is 6 feet, a special exception is required. Contact Austin Chapman at INCOG 918-584-7526 or achapman@incog.org. **You must seek/obtain approval of a Special Exception from the Board of Adjustment for a six (6) foot fence in the street setback. In required street setbacks fences and walls may not exceed 4 feet in height**

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

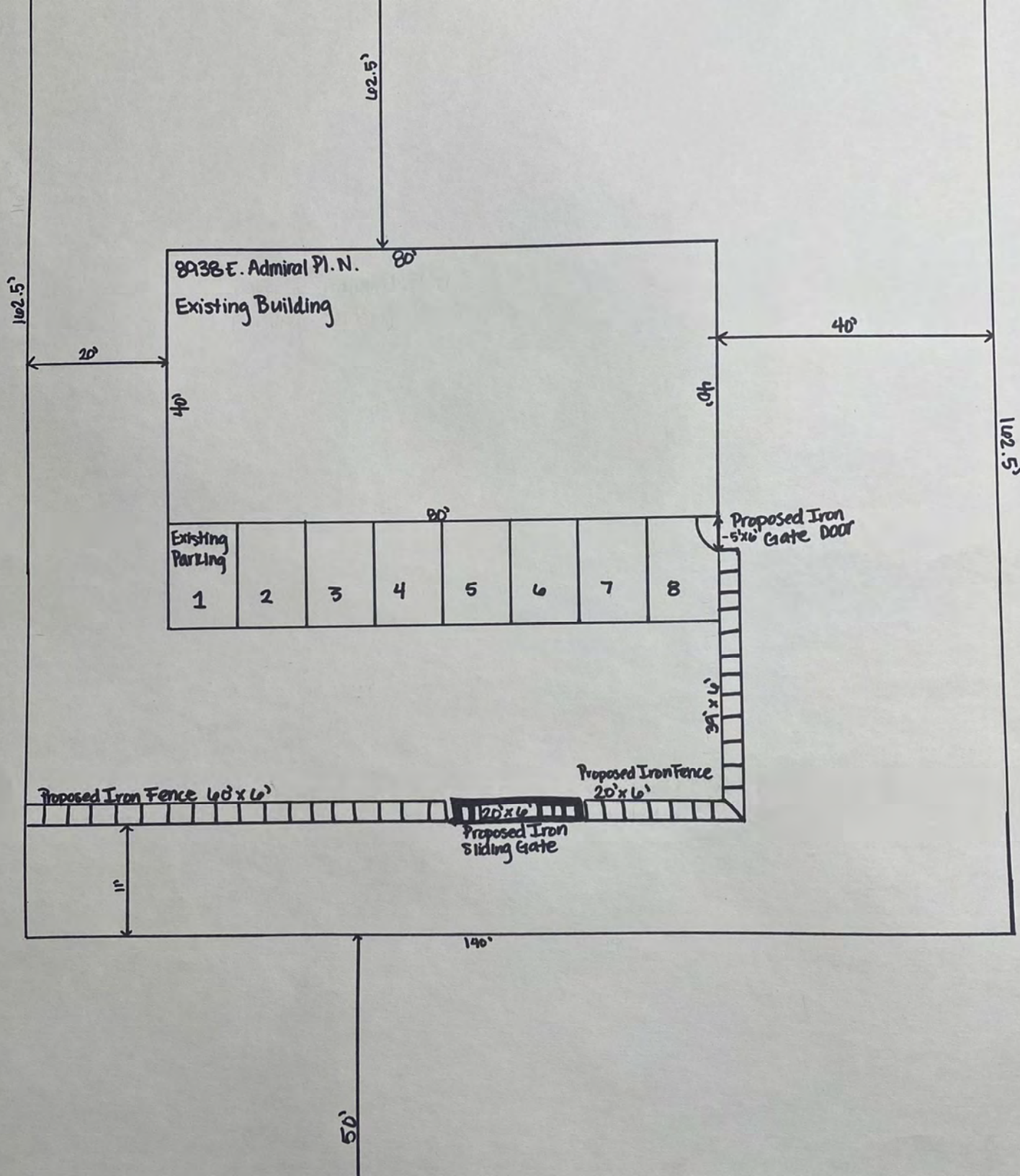
This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter.

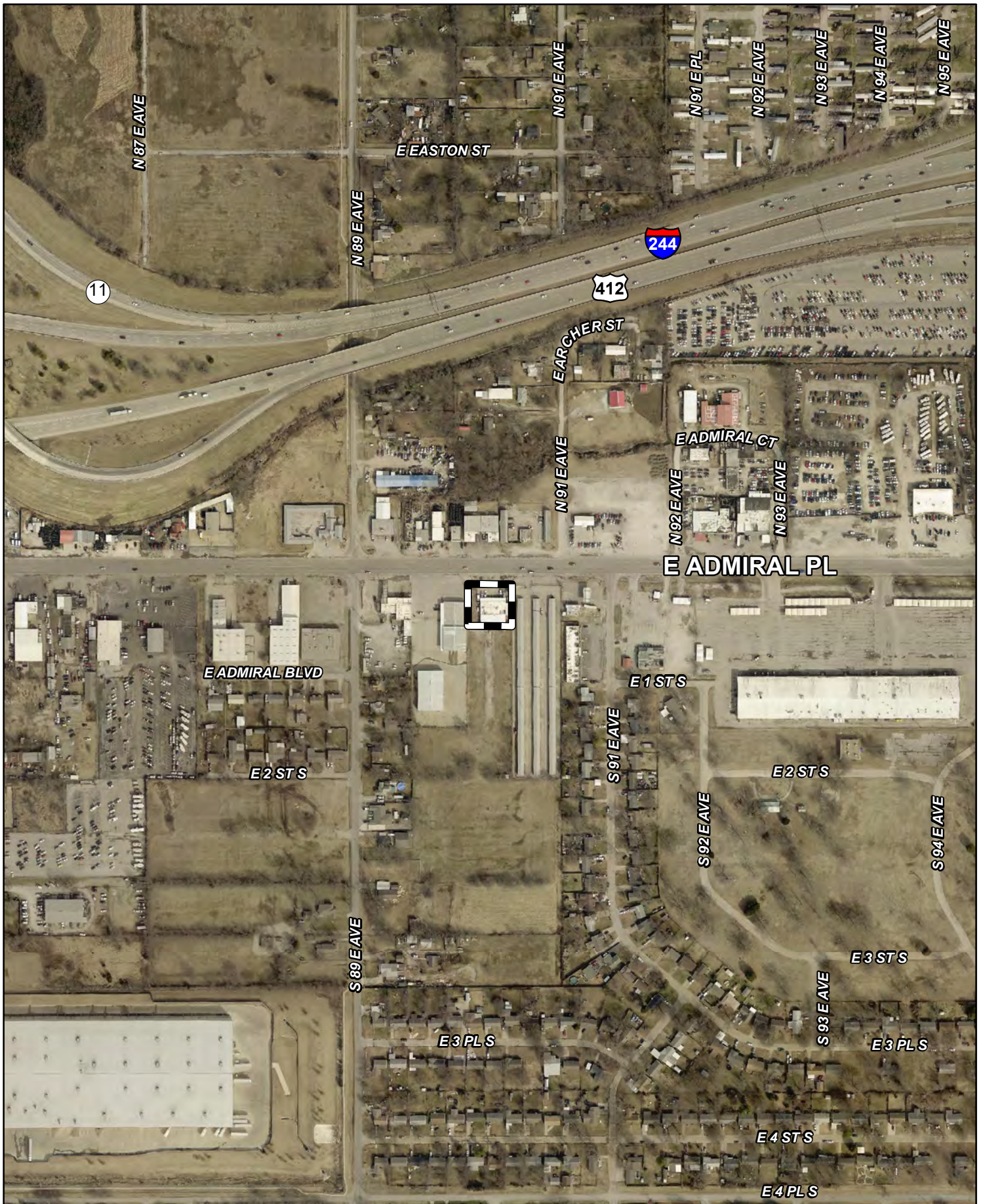
A hard copy of this letter is available upon request by the applicant.

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





0 200 400
Feet



Subject
Tract

BOA-23258

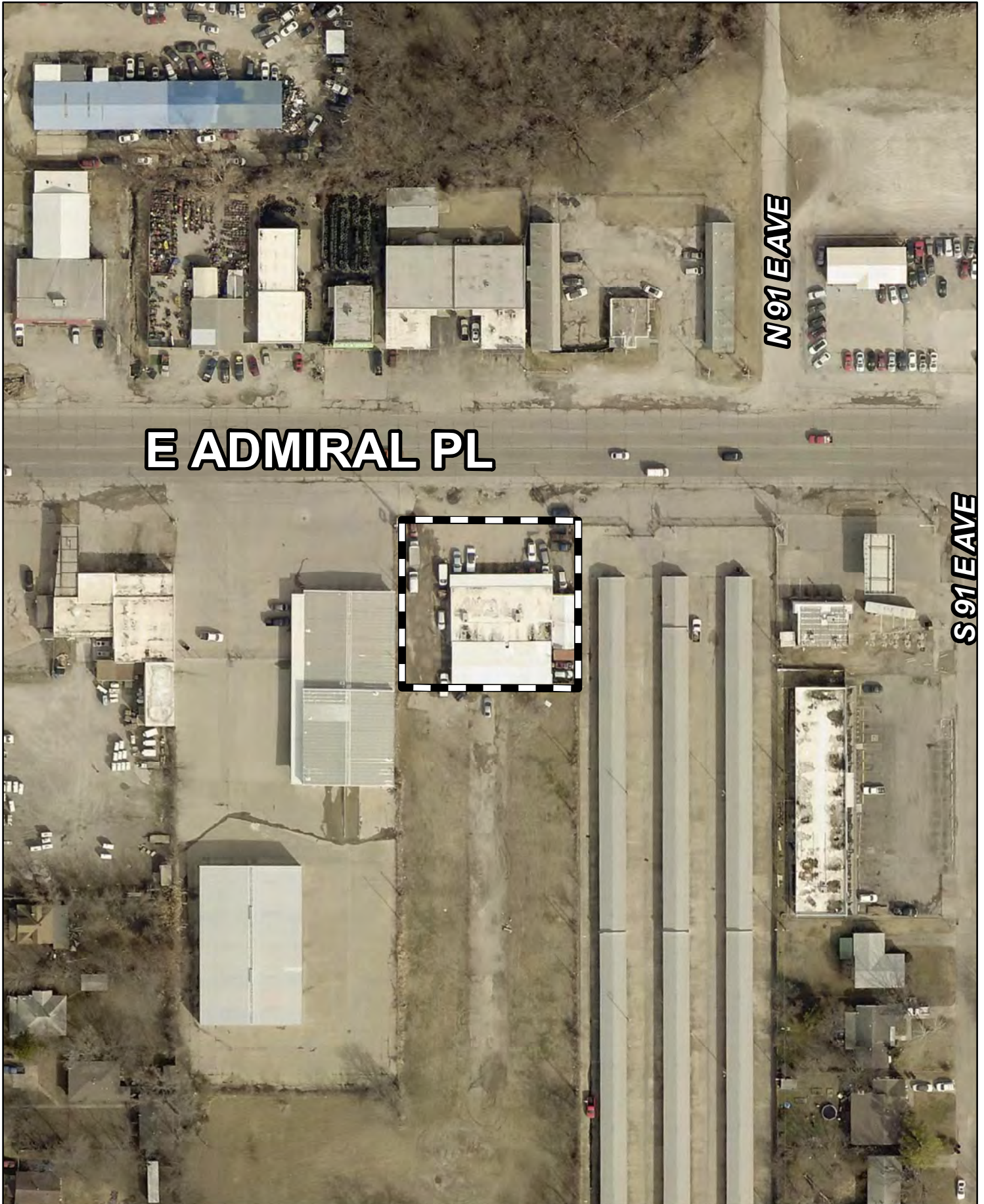
19-13 01

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

Aerial Photo Date: 2020/2021



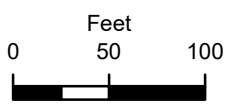
6.8



E ADMIRAL PL

N 91 E AVE

S 91 E AVE



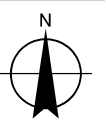
*Subject
Tract*

BOA-23258

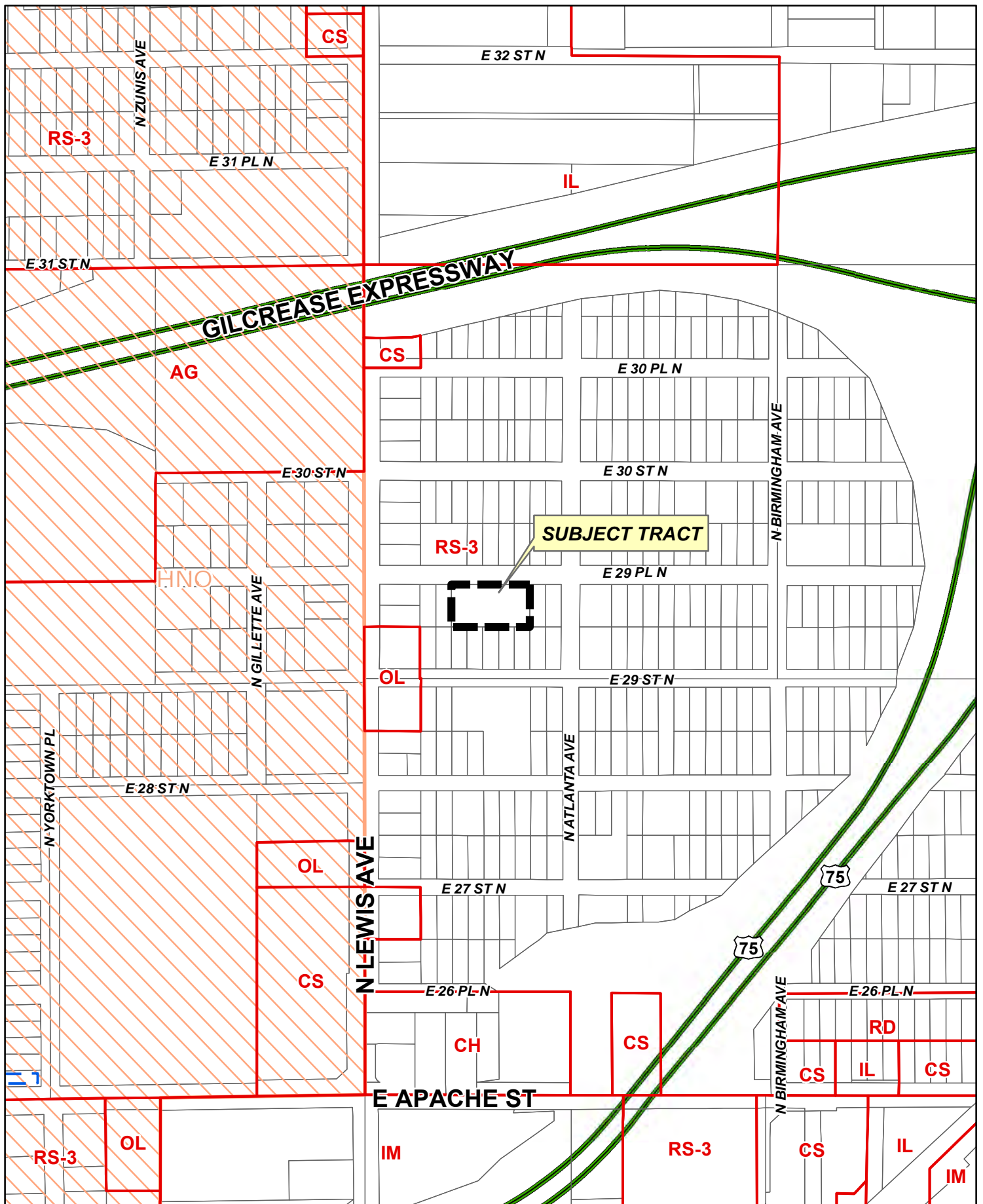
19-13 01

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

Aerial Photo Date: 2020/2021



6.9



BOA-23259

20-13 20

7.1

BOARD OF ADJUSTMENT CASE REPORT

STR: 0320
CZM: 29
CD: 1

Case Number: **BOA-23259**

HEARING DATE: 02/08/2022 1:00 PM

APPLICANT: Marvin Primas

ACTION REQUESTED: Variance to allow the floor area of all detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A); Special Exception to exceed the permitted driveway width (Sec. 55.090-F)

LOCATION: 2424 E 29 PL N

ZONED: RS-3

PRESENT USE: Residential

TRACT SIZE: 33750.12 SQ FT

LEGAL DESCRIPTION: LTS 3 THRU 7 BLK 7, AMOS T HALL 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 Growth".

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 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 on the Southside of E. 29th Pl. N. in between N. Lewis and N. Atlanta Avenues.

STATEMENT OF HARDSHIP: We would like to build the garage to reduce storage problems and reduce the ability of theft and destruction that has happened in the past.

STAFF COMMENTS: The applicant is requesting a **Variance** to allow the floor area of all detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A); **Special Exception** to exceed the permitted driveway width (Sec. 55.090-F)

2. RS-2, RS-3, RS-4, RS-5 and RM Districts

In RS-2, RS-3, RS-4, RS-5 or RM, zoned lots used for detached houses or duplexes, the total aggregate floor area of all detached accessory buildings, including accessory dwelling units, and accessory buildings not erected as an integral part of the principal residential building may not exceed 500 square feet or 40% of the floor area of the principal residential structure, whichever is greater. [1]

[1] For detached accessory buildings, including accessory dwelling units, located within rear setbacks see §90.090-C2.

3. In RE and RS zoning districts, driveways serving residential dwelling units may not exceed 50% of the lot frontage or the following maximum widths, whichever is less, unless a greater width is approved in accordance with the special exception procedures of [Section 70.120](#), or, if in a PUD, in accordance with the amendment procedures of [Section 30.010-I.2](#). (Refer to the City of Tulsa Standard Specifications and Details for Residential Driveways #701-704).

Maximum Driveway Width					
Lot Frontage	75'+	60' - 74'	46' - 59'	30' - 45'	Less than 30' [2]
Driveway Within Right-of-Way (feet) [1]	27'	26'	22'	20'	12'
Driveway Within Street Setback (feet)	30'	30'	--	--	--

[1] Maximum width applies to the composite of all driveways if multiple curb cuts are provided.

The applicant is seeking to increase the permitted floor area of accessory building from 539 square feet to 2,450 square feet which includes the existing detached garage. The code limits the driveway width to 30-feet wide on the lot inside the street setback and 27-feet inside the right of way. The proposal would have a total driveway width of 82 feet on the lot inside the setback and 48-feet in the right-of-way. The stated hardship does not address any physical surroundings, shape, or topographical conditions of the subject property that would cause any practical hardship applicant. Currently there exists a detached garage on the property that is roughly equal in size to the primary residential structure, the Board should not approve the request if they find the proposed use of the detached accessory buildings are not clearly incidental and subordinate to the Single-family residential use.

SAMPLE MOTION:

Variance:

Move to _____ (approve/deny) a Variance to allow the floor area of all detached accessory buildings to exceed 500 square feet and 40% of the floor area of the principal residential structure (Section 45.030-A);

- 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."*

Sample Motion:

Move to _____ (approve/deny) a Special Exception to exceed the permitted driveway width (Sec. 55.090-F)

- 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

Danny Whiteman
Zoning Official
Plans Examiner II

TEL (918) 596-9664
dwhiteman@cityoftulsa.org



DEVELOPMENT SERVICES
175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103

ZONING CLEARANCE PLAN REVIEW

11/30/2021

LOD No. 1

Charlotte Fisher
2444 E 29th PI N
Tulsa, OK 74110

APPLICATION NO: BLDR-102215-2021 (PLEASE REFERENCE THIS NUMBER WHEN CONTACTING OUR OFFICE)
Project Location: 2424 E. 29th PI. N.
Description: New detached garage

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 2nd 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. 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 OR AT INCOG OFFICES AT 2 W. 2nd ST., 8th FLOOR, TULSA, OK, 74103, PHONE (918) 584-7526.
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(continued)

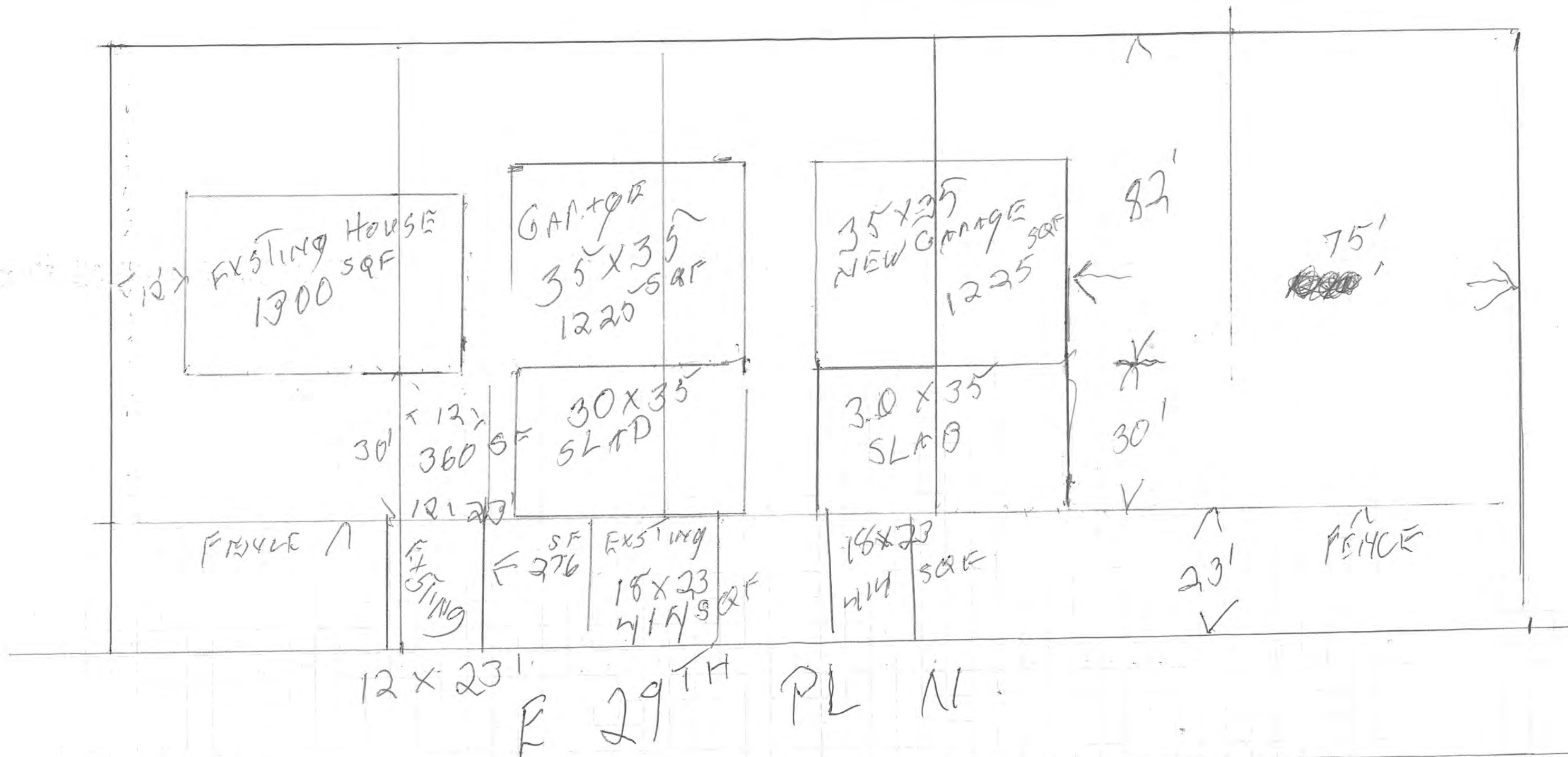
This letter of deficiencies covers Zoning plan review items only. You may receive additional letters from other disciplines such as Building or Water/Sewer/Drainage for items not addressed in this letter. A hard copy of this letter is available upon request by the applicant. Please Notify Plans Examiner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

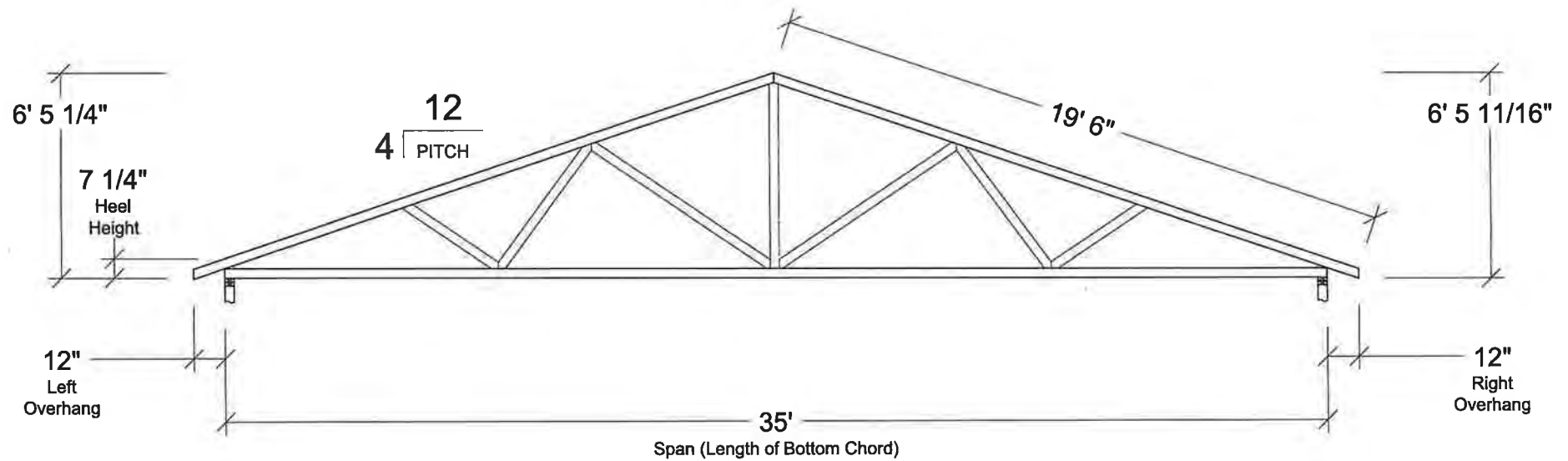
LOT 3-7



Customer Truss Quote

Truss Package #T200548

Common Truss (webbing design may vary; overall height may vary; depicted for communication puposes only)



Qty	Pitch	Truss Type	Span		Overhang		Cantilever		Heel	Snow Load
			Feet	Inch	Left	Right	Left	Right		
16	4/12	Common (24" oc maximum)*	35'	0"	12"	12"	0"	0"	7-1/4"	20lbs

*Structural design for on-center spacing as noted. ~ Web design of truss may change, profile of truss shown to illustrate basic concept of truss requested. ~ This is a preliminary drawing that can be used only for trusses fabricated for HD Components. ~ HD Components reserves the right to adjust materials and design at time of production. ~ The structural integrity will not be compromised. ~ Sealed drawings are available at time of delivery. ~ Chord sizes depicted are minimum required. ~ Heel height, cantilever, actual design criteria, etc. will be addressed by the manufacturer.

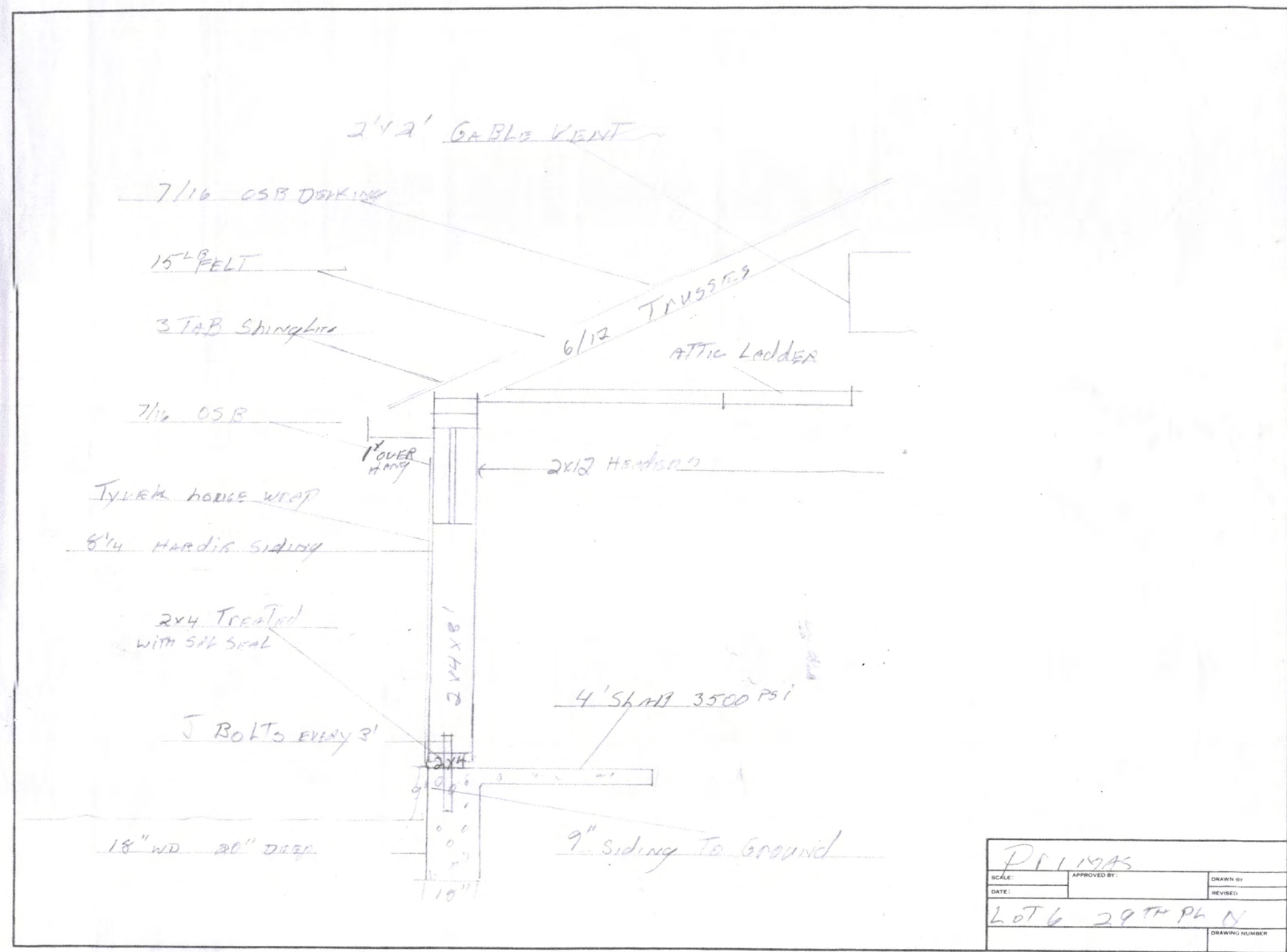
Slight Pitch From
Back To Front
50' OF LOT



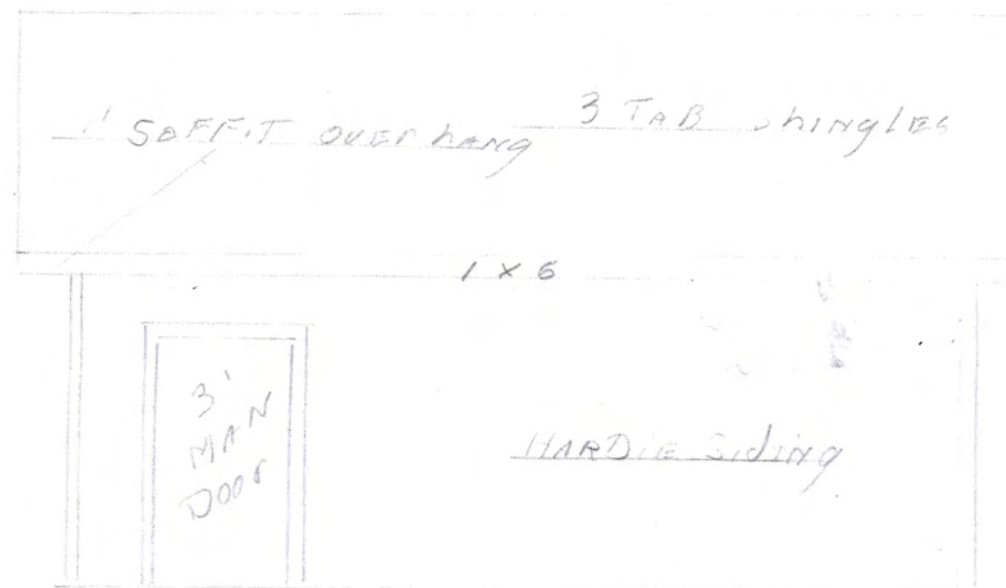
2x12 HANDRAILS

2x4 WALLS 16 O/C

Primas	
SCALE:	APPROVED BY:
DATE:	DRAWN BY:
	REVISED:
LOT 6 29'x135'	
	DRAWING NUMBER

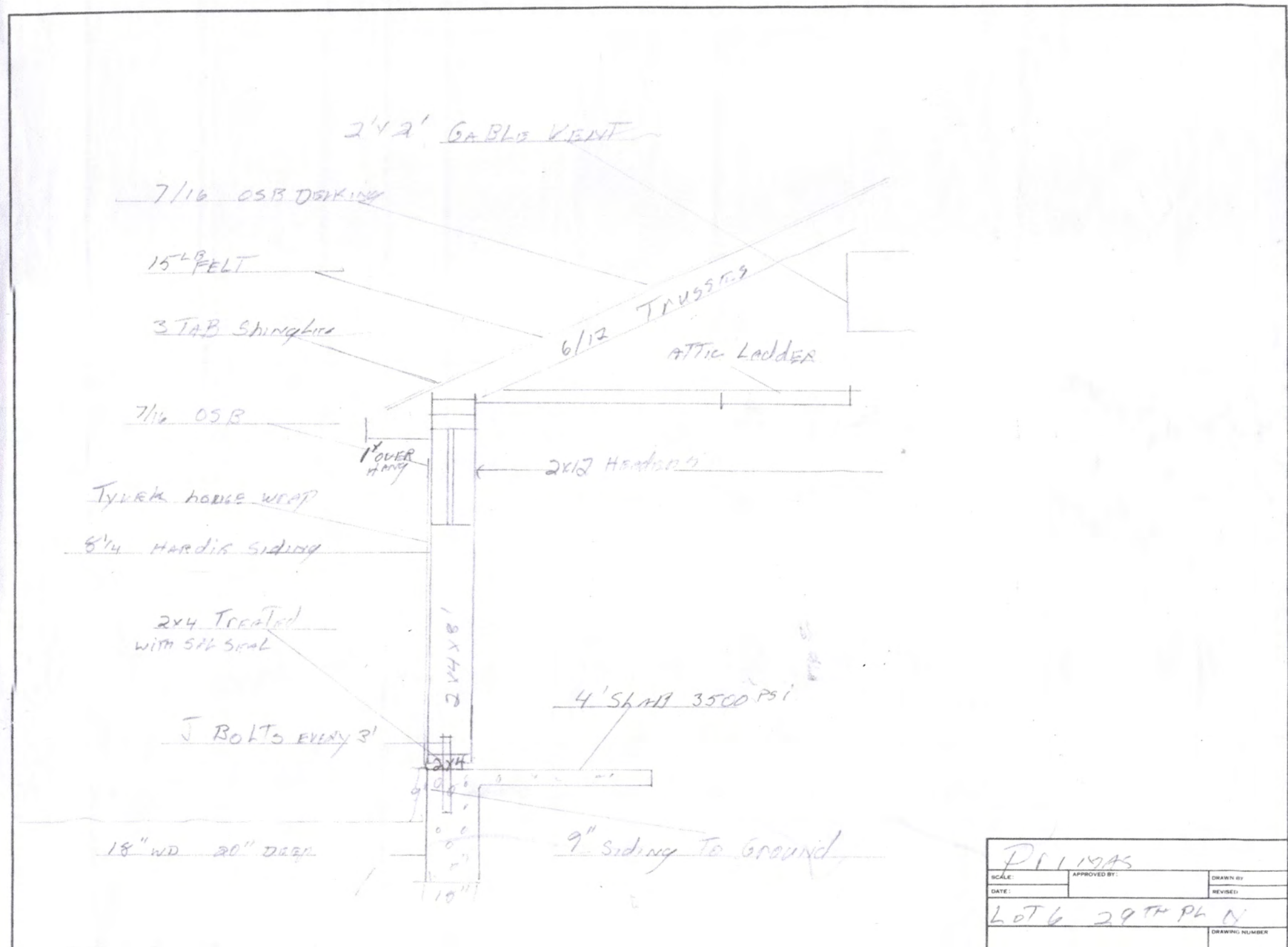


PRINAS		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
LOT 6 29TH PL N		DRAWING NUMBER



EAST ELEVATION

PRIMPS		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
LOT 6 29TH PL N		
		DRAWING NUMBER



284. WILTS 160/C

PRIMAS		
SCALE:	APPROVED BY:	DRAWN BY:
DATE:		REVISED:
LOT 6 29TH ST.		DRAWING NUMBER



0 Feet 200 400



Subject
Tract

BOA-23259

20-13 20

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

Aerial Photo Date: 2020/2021



7.15

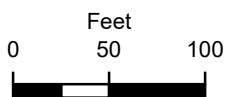
N LEWIS AVE

E 30 ST N

E 29 PL N

N ATLANTA AVE

E 29 ST N



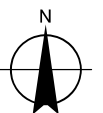
Subject
Tract

BOA-23259

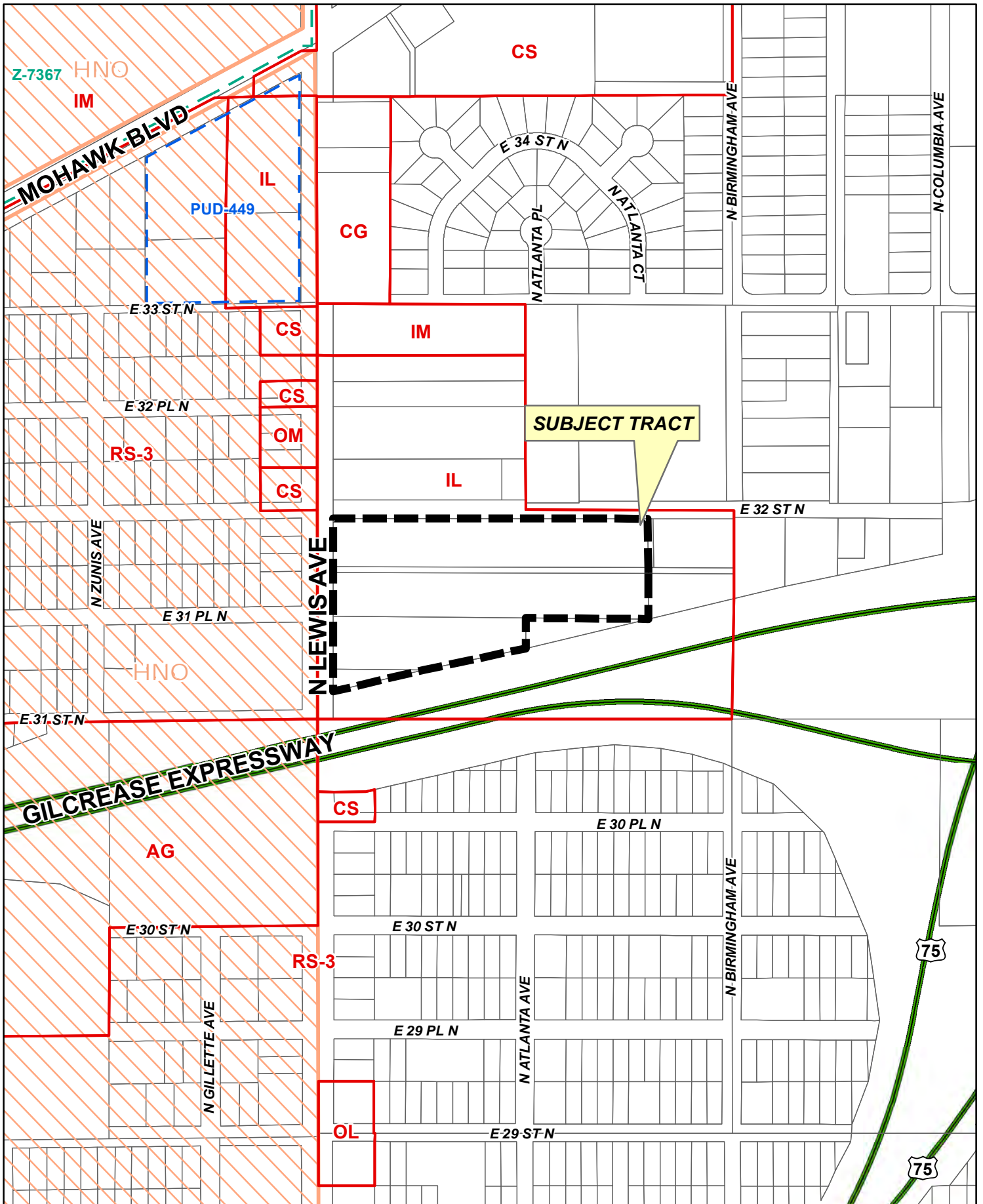
20-13 20

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

Aerial Photo Date: 2020/2021



7.16



BOA-23260

20-13 20

BOARD OF ADJUSTMENT CASE REPORT

STR: 0320

Case Number: **BOA-23260**

CZM: 29

CD: 1

HEARING DATE: 02/08/2022 1:00 PM

APPLICANT: Nate Nebergall, 5 Points Council, LLC

ACTION REQUESTED: Special Exception to permit a Moderate-impact Medical Marijuana Processing (Moderate-impact Manufacturing and Industry) Use in the IL District (Sec. 15.020, Table 15-2)

LOCATION: 3153 N LEWIS AV E; 3147 N LEWIS AV E; 3139 N LEWIS AV E; 3131 N LEWIS AV E; 3123 N LEWIS AV E

ZONED: IL

PRESENT USE: Unused

TRACT SIZE: 413425.3 SQ FT

LEGAL DESCRIPTION: TR BEG 30S & 50E NWC S/2 SW NW TH S153.62 E999.11 N153.61 W998.97 POB SEC 20 20 13 3.524ACS; N18.75 S/2 N/2 S/2 SW NW LESS E271.27 THEREOF & LESS W50 THEREOF FOR RD SEC 20 20 13 .429AC; TR BEG 317.13N & 50E SWC NW TH E998.46 N140.31 W998.71 S139.87 POB SEC 20 20 13 3.216ACS; BEG 50E & 158.62N SWC SW NW TH N158.62 E610.19 S94.21 SW334.06 W287.9 POB SEC 20 20 13 2.039ACS; BEG 158.62N & 50E SWC SW NW TH S71.37 NELY298.43 TH W287.9 POB SEC 20 20 13,

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 East side of N. Lewis Ave. immediately North of the Gilcrease Expressway.

STAFF COMMENTS: The applicant is requesting Special Exception to permit a Moderate-impact Medical Marijuana Processing (Moderate-impact Manufacturing and Industry) Use in the IL District (Sec. 15.020, Table 15-2)

Moderate-impact Processing is defined as follows:

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 of the following supplemental regulations:

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, 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 issues by the Oklahoma State Department of Health and in compliance with Oklahoma law, including but not limited to all applicable statutes, rules and regulations.

TULSA ZONING CODE | August 31, 2021
page 40-12

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

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.

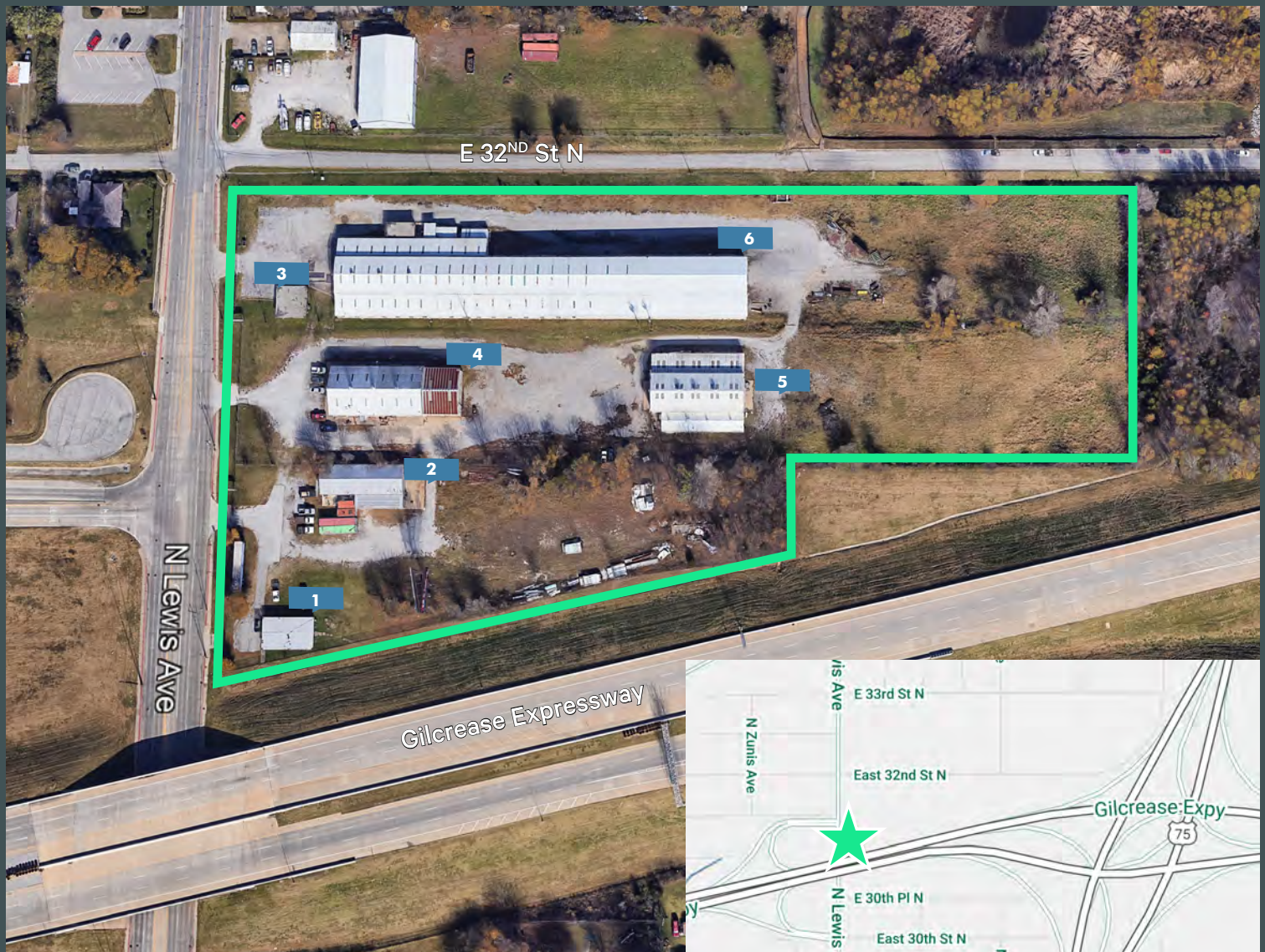
SAMPLE MOTION: Move to _____ (approve/deny) a **Special Exception** to permit a Moderate-impact Medical Marijauna Processing (Moderate-impact Manufacturing and Industry) Use in the IL District (Sec. 15.020, Table 15-2)

- 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



Contact Us

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Multi-Building Industrial Facility

3123-3153 N Lewis Avenue
Tulsa, OK 74110
www.cbre.us/tulsa

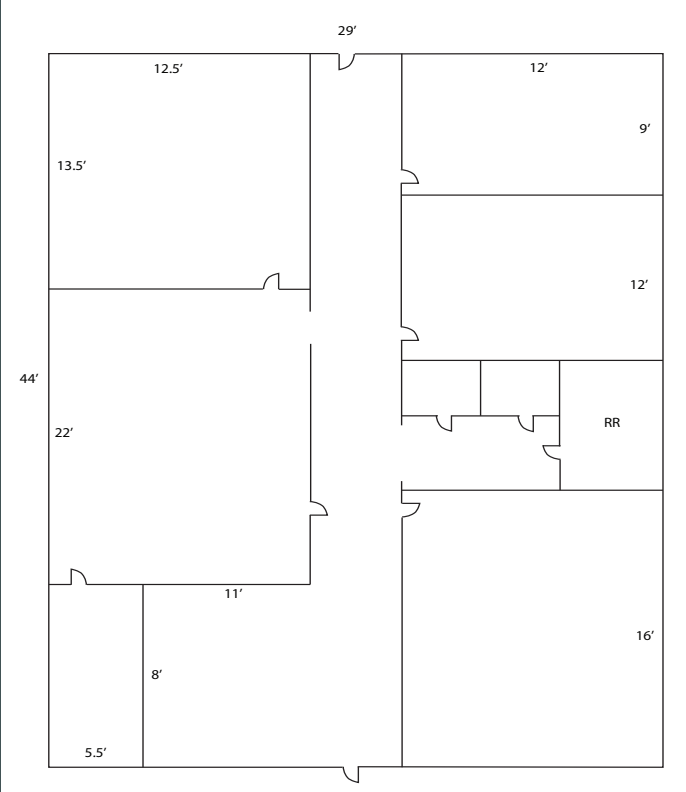
Property Features

- + 55,760± SF Total*
 - 2,520± SF Office Area* (Buildings 1 & 3)
- + 16± Acre Site*
- + Building 2:
 - Clear Span Building
 - Compressed Air & Gas Lines
 - 11' Clear Height
 - (5) 2-Ton Cranes
 - (1) 12' x 11' Drive-In Door
 - (1) 14.5' x 11' Drive-In Door
- + Building 4:
 - 16' Clear Height
 - Mezzanine Storage Area
- (5) 14' x 14' Drive-In Doors
- (1) 27' x 18' Drive-In Door
- (1) 7.5' x 11' Drive-In Door
- + Building 5:
 - 11' - 19' Clear Height
 - Skylights
 - Compressed Air & Gas Lines
 - (1) 2-Ton Jib Crane
 - (3) 10' x 12' Drive-In Doors
 - (2) 16' x 19' Drive-In Doors
- + Building 6:
 - (2) 10-Ton Cranes
 - 12' -21' Clear Height
- Skylights
- (1) 24' x 21' Drive-In Door
- (1) 20' x 19' Drive-In Door
- (1) 16' x 14' Drive-In Door
- (1) 12' x 14' Drive-In Door
- (1) 12' x 12' Drive-In Door
- + T-5 or T-8 Lighting in all Buildings
- + Partially Fenced, Paved Site with Excess Yard Area
- + Heavy Electrical Service
- + Highway Visibility

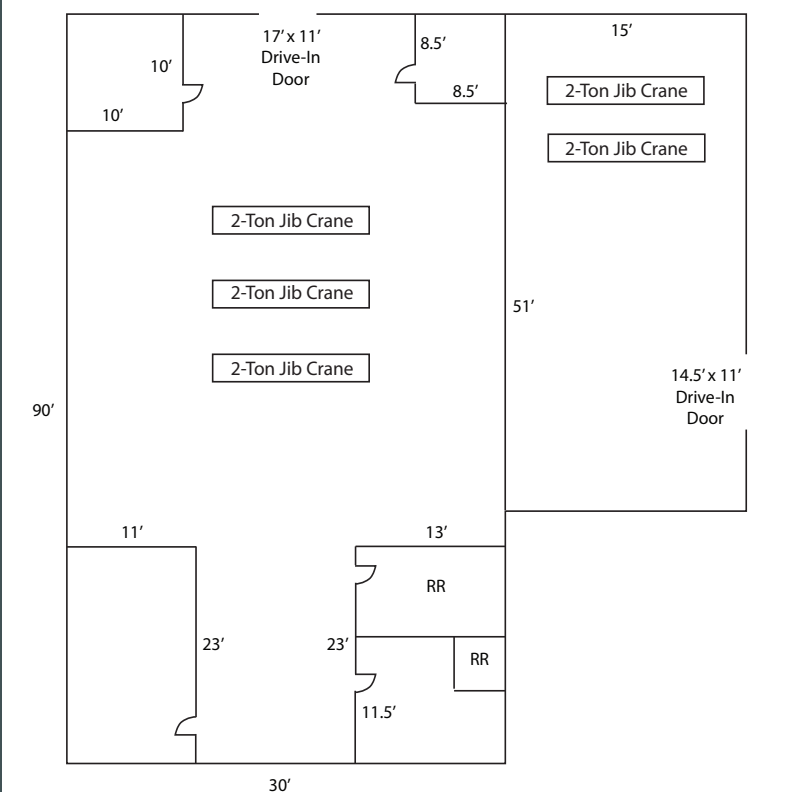
*Source: Appraisal



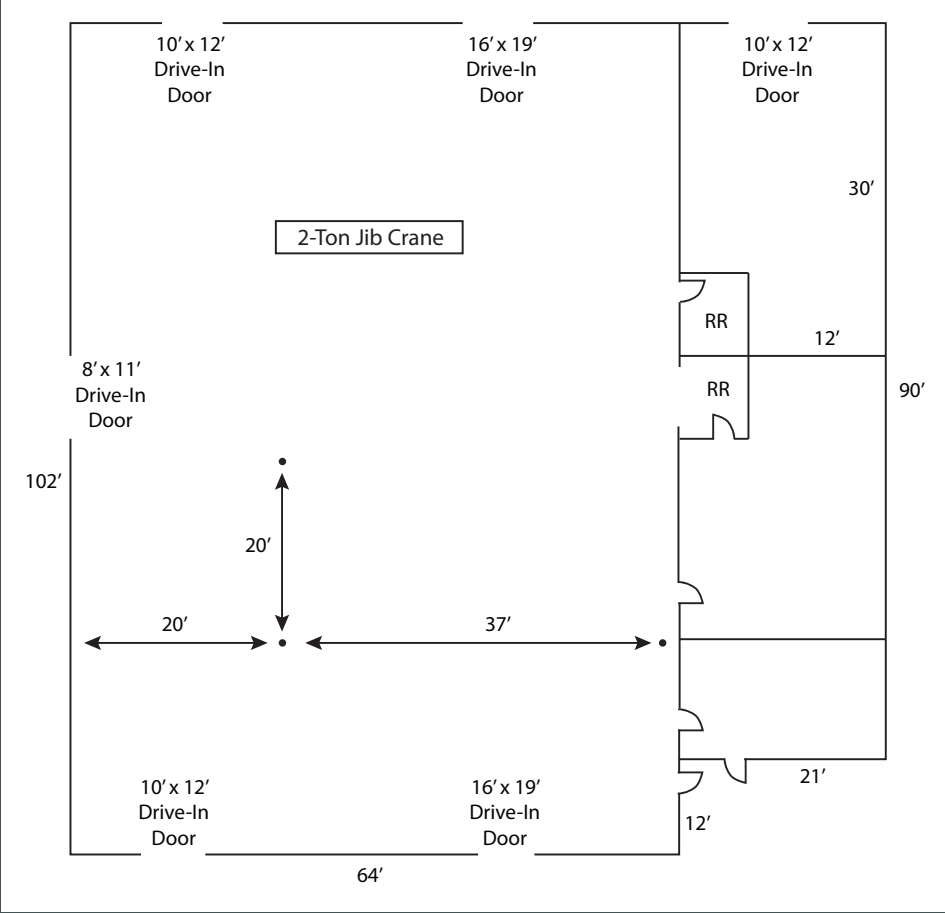
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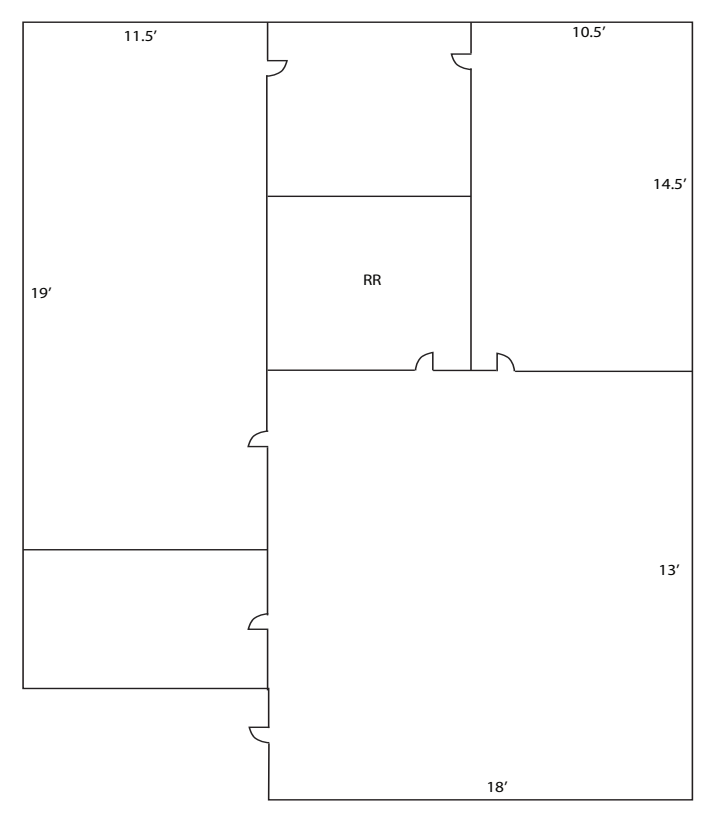
Building 2



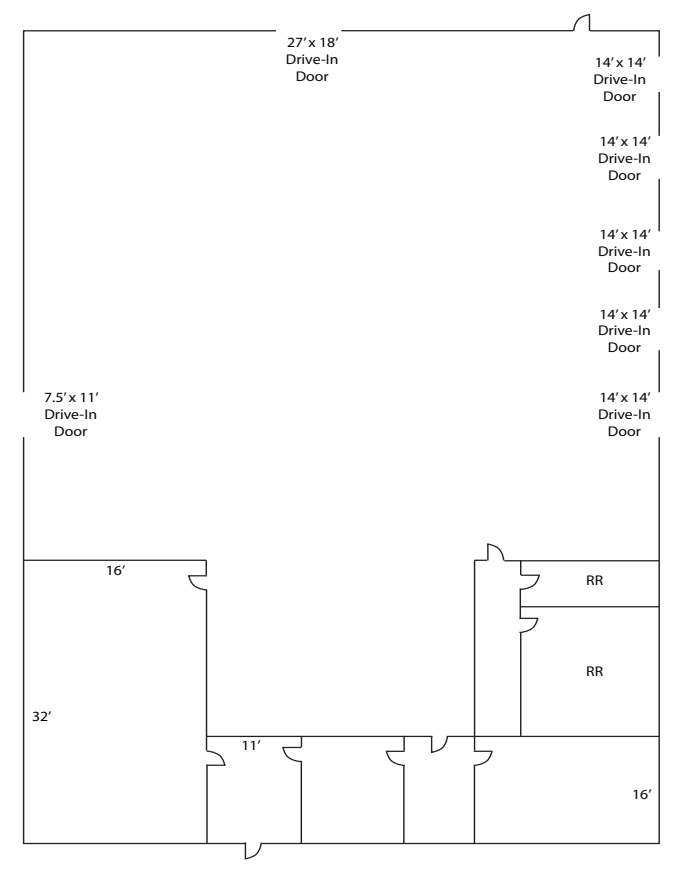
Building 5



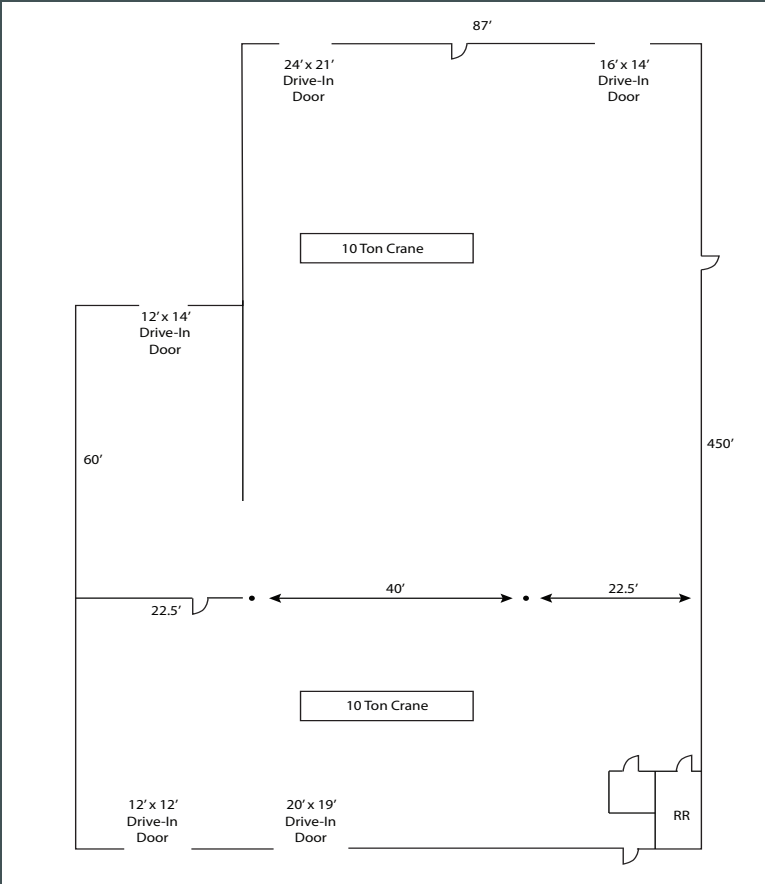
Building 3

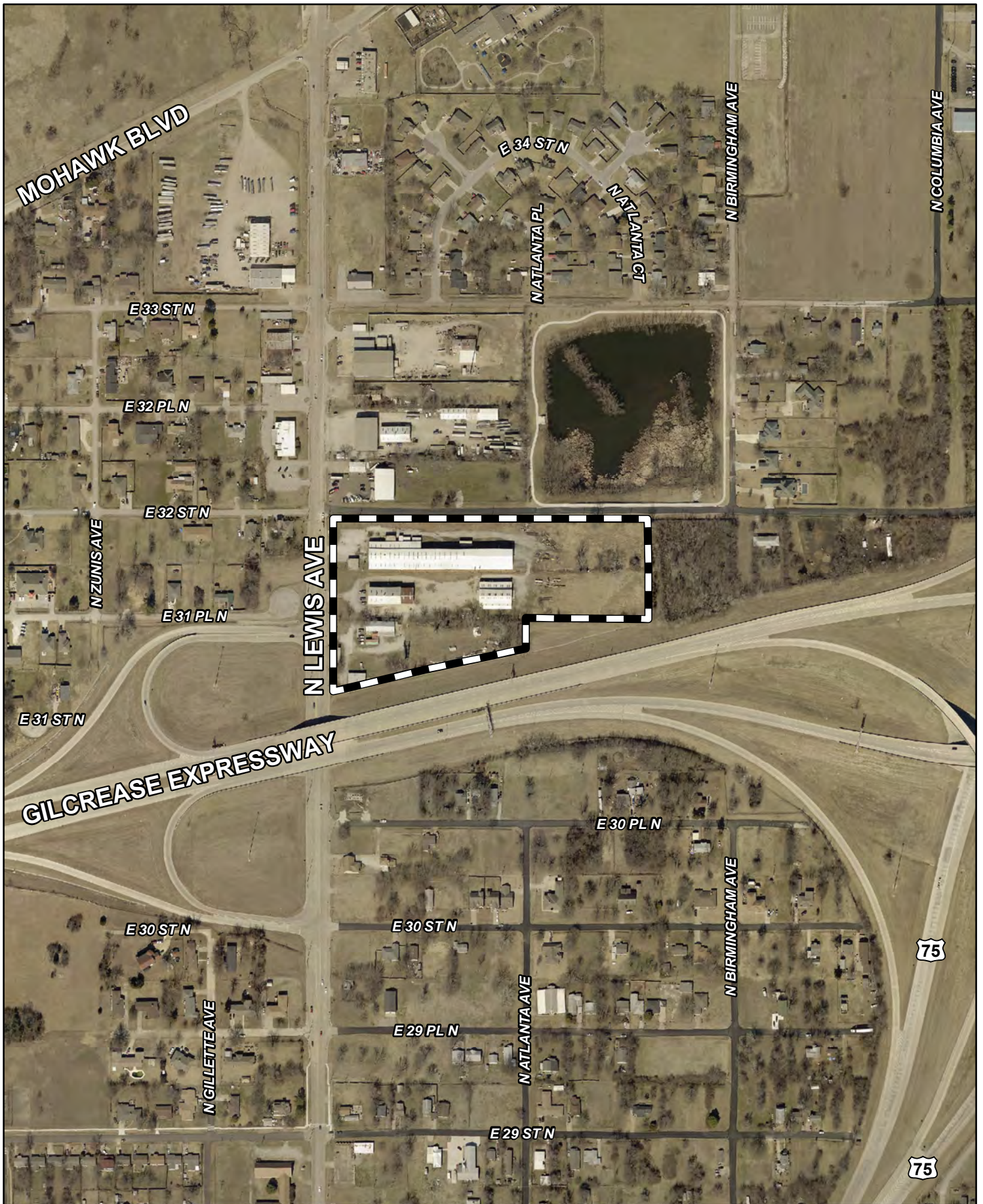


Building 4



Building 6





0 Feet 200 400



Subject Tract

BOA-23260

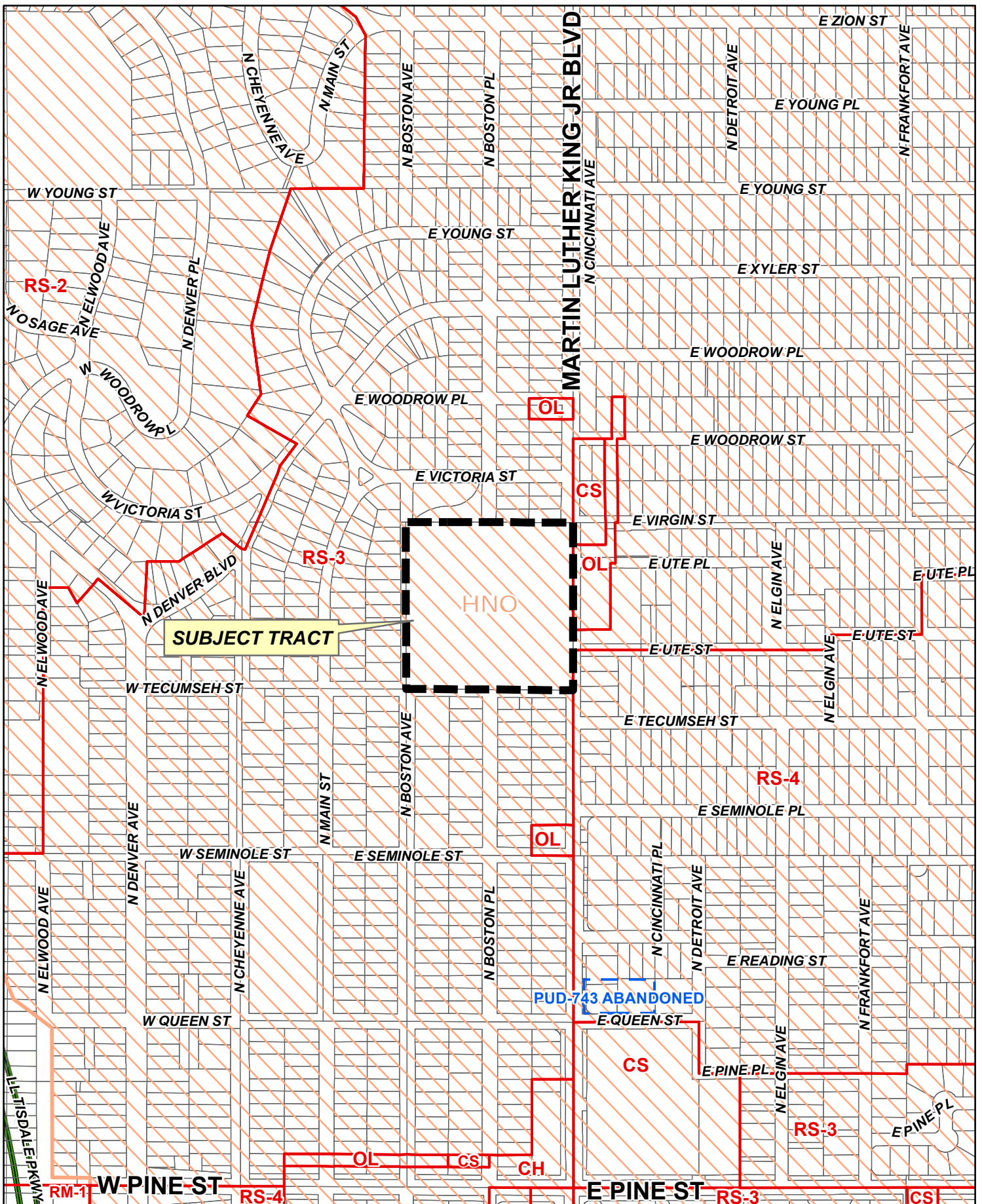
20-13 20

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

Aerial Photo Date: 2020/2021



8.9



BOA-23262

20-12 26

9.1

BOARD OF ADJUSTMENT CASE REPORT

STR: 0226

Case Number: **BOA-23262**

CZM: 28

CD: 1

HEARING DATE: 02/08/2022 1:00 PM

APPLICANT: Ryan Neurohr ,Image Builders

ACTION REQUESTED: Special Exception to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

LOCATION: 1924 N MARTIN LUTHER KING JR BV E

ZONED: RS-3

PRESENT USE: School

TRACT SIZE: 435601.78 SQ FT

LEGAL DESCRIPTION: NE NE SE SEC 26 20 12 10AC,

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 the NW/c of N. Martin Luther King Boulevard and E. Tecumseh St.

STAFF COMMENTS: The applicant is requesting a Special Exception to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F).

Included in your packet are the standards for Sec. 60.050 and 61.100 for Dynamic Display signs in a Residential District and the general Regulations for Dynamic Display Signs.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Special Exception** to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) **Special Exception** to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

- 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.

60.040-D Dynamic Displays

Unless otherwise expressly stated, all signs that include a dynamic display are subject to the supplemental regulations of [Section 60.100](#).

60.040-E Off-Premise Business Signs

Off-premise business signs may be approved for multi-tenant developments only when such developments are included in a mandatory development plan (See [Section 70.040](#)). The authority to approve off-premise business signs is intended to be used only when the location of the identified business or activity precludes placement of a sign that is visible to motorists and pedestrians along the highest (traffic) volume street that provides access to the subject development and when the result of the approval will be in keeping with the stated purposes of this chapter ([§60.010-A](#)). The intent of this off-premise business sign authorization is to provide flexibility in overcoming the locational and visibility challenges of lots within a mandatory development plan area, not to allow an overall increase in the amount of signage allowed or encourage a proliferation of signs within the area covered by the mandatory development plan. Any waiver, modification, or variance to the regulations of [Section 60.040-E](#) is considered a use variance and is thereby prohibited in accordance with [§70.130-B1](#).

60.040-F Illumination

Except for authorized dynamic displays, the illumination on the face of any sign where illumination is permitted must be by constant light and may not exceed 70 foot candles measured at a distance of 2 feet from the face of the sign.

Section 60.050 Signs in R, AG, and AG-R Zoning Districts

60.050-A Applicability

The regulations of this section apply to signs in R, AG, and AG-R districts. See also the general regulations of [Section 60.040](#).

60.050-B Signs Allowed

The following signs are allowed in R, AG, and AG-R districts in addition to any signs allowed pursuant to [Section 60.030](#). On-premise roof signs, on-premise projecting signs and all off-premise outdoor advertising signs are prohibited in R, AG, and AG-R districts.

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 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.

2. Nonresidential Uses

The following regulations apply to all principal nonresidential uses in R, AG, and AG-R districts.

a. Wall Signs

Nonresidential uses in R, AG, and AG-R districts are allowed a maximum of one wall sign per public building entrance. No individual wall sign may exceed 32 square feet in area. In buildings with multiple public building entrances, the sign area of all wall signs may not exceed 32 square feet in the aggregate.

b. Freestanding Signs

Nonresidential uses in R, AG, and AG-R districts are allowed a maximum of one freestanding sign per street frontage. Allowed freestanding signs are subject to a maximum height limit of 20 feet and 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 square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented.

c. Dynamic Displays

Dynamic displays are prohibited in R, AG, and AG-R districts except that on a lot occupied by an allowed public, civic or institutional use, the board of adjustment is authorized to approve a special exception for the allowed wall sign or the allowed freestanding sign to include a dynamic display.

- (1) The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage.
- (2) The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign.
- (3) Dynamic displays in R, AG, and AG-R districts may operate only between the hours of 7:00 a.m. and 9:00 p.m. unless otherwise expressly approved through the special exception process.
- (4) Dynamic displays are subject to the dynamic display regulations of [Section 60.100](#).

Section 60.060 Signs in Office Zoning Districts

60.060-A Applicability

The regulations of this section apply to signs in all office zoning districts. See also the general regulations of [Section 60.040](#).

- a. Off-premise outdoor advertising signs;
- b. Dynamic displays;
- c. Inflatable signs; and
- d. Roof signs.

60.090-E MPD District

Except as otherwise expressly allowed as part of an approved MPD development plan:

- 1. Residential development areas are subject to the sign regulations that apply to R districts; and
- 2. Nonresidential development areas are subject to the sign regulations that apply to CS districts.

Section 60.100 Dynamic Displays

The supplemental regulations of this section apply to all signs with dynamic displays. Except as otherwise expressly stated, these regulations apply whether incorporated into off-premise outdoor advertising signs or on-premise signs that are allowed to include a dynamic display.

60.100-A The images and messages displayed on a dynamic display must have a minimum dwell time of at least 8 seconds and may not contain any movement, animation, audio, video, pyrotechnics or other special effects.

60.100-B The transition or change from one message to another must occur in one second or less and involve no animation or special effects.

60.100-C The images and messages displayed must be complete in and of themselves within the required dwell time.

60.100-D Dynamic displays may not be located within 50 feet of the driving surface of a signalized intersection, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the intersection.

60.100-E Dynamic displays may not be located within or within 20 feet of the driving surface of a street, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the street curb or edge of the traveled roadway marked or understood as such.

60.100-F Dynamic displays may not be located within 200 feet of any of the following: (1) an R or AG-R district (other than street, highway or freeway right-of-way); (2) a residential development area. This separation distance does not apply if the dynamic display is not visible from the referenced district, area or lot, and the requirements may be modified in R, AG, and AG-R districts if approved through the special exception process. Required separation distances must be measured horizontally in a straight line from the nearest point on a sign structure to the nearest point of an R or AG-R district or residential development area boundary.

60.100-G Dynamic displays must be equipped with a default mechanism that freezes the display in one position or presents a static or blank display if a malfunction occurs.

- 60.100-H** Dynamic displays must be equipped with a light detector/photocell that automatically adjusts the display's brightness according to natural ambient light conditions.
- 60.100-I** The maximum brightness level of a dynamic display may not exceed 6,500 nits (candelas per square meter) during daylight hours or 500 nits between 30 minutes after sunset and 30 minutes before sunrise, as those times are determined by the National Weather Service (Actual Time). Brightness must be measured from the brightest element of the sign's face.
- 60.100-J** Any outdoor advertising sign that includes a dynamic display that was lawfully established before January 1, 2010, must be separated by a minimum distance of 1,200 feet from any other outdoor advertising sign that includes a dynamic display. This spacing limitation does not apply between signs separated by a freeway. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground.
- 60.100-K** Except as provided in [§60.100-J](#), any outdoor advertising sign that includes a dynamic display and that was approved by a permit issued on or after January 1, 2009, must be separated by a minimum distance of 1,200 feet from any other outdoor advertising sign that includes a dynamic display facing the same traveled way. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground.

Section 60.110 Administration

- 60.110-A** Any person proposing to erect any sign requiring a sign permit must submit a sign permit application to the development administrator. Applications for such permit must be accompanied by detailed plans, including scaled drawings of the proposed sign, a detailed site plan and other information deemed necessary by the development administrator to determine compliance with applicable regulations.
- 60.110-B** Sign permit fees must be paid prior to the issuance of a sign permit.
- 60.110-C** If the work associated with a sign permit has not been completed within 180 days of the date of the issuance of the permit, such permit will lapse and become null and void.

Section 60.120 Nonconforming Signs

See [Section 80.060](#).

Section 60.130 Rules of Measurement

60.130-A Sign Area

1. Signs Enclosed in Frames or Cabinets

The area of a sign enclosed in a frame or cabinet is determined based on the outer dimensions of the frame or cabinet surrounding the sign face (see [Figure 60-2](#)).

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



DEVELOPMENT SERVICES
175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103-3227

SIGN PLAN REVIEW

December 17, 2021

LOD Number: 1

Phone: 918-232-8024

Bonnie Moore
204 E. 5th Ave.
Owasso, OK 74055

APPLICATION NO: SIGN-105657-2021 (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)
Location: 1924 N. Martin Luther King Jr. Blvd. E.
Description: Freestanding sign with dynamic display

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 2nd 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 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 OR AT INCOG OFFICES AT 2 WEST 2ND STREET, 8TH 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)

Burroughs Elem

REVIEW COMMENTS	
SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT WWW.INCOG.ORG	
Application No. SIGN-105657-2021	1924 N. Martin Luther King Jr. Blvd. E.

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. City Ordinance 3107.16.2 Power Line Clearance

No sign, or portion of a sign, shall be located or maintained within ten (10) feet of any high voltage overhead conductor.

Review Comments: It is not clear whether or not the proposed freestanding sign is within 10' of the nearby overhead power lines. Show this distance on the revised site plan, and relocate the sign if necessary to maintain this required distance. This is a building code requirement, not a zoning code requirement.

2. Section 60.020 Prohibited Signs and Sign Characteristics

60.020-E Signs located in or that project into the right-of-way or planned right-of-way of a public street, unless a special exception has been approved by the board of adjustment in accordance with the procedures of Section 70.120 and a license has been granted by the city in the case of the right-of-way or a removal agreement has been entered into in the case of the planned right-of-way.

Review comments: The proposed freestanding sign appears to be located in the City of Tulsa planned right of way (ROW). The planned ROW width along N. Martin Luther King Jr. Blvd. is 100 feet total. The minimum setback for the proposed ground sign is 50 feet from the C/L of the street. The proposed sign location is 34 feet from the C/L of the street; therefore, this sign is located in the planned ROW of this street and requires a City of Tulsa ROW license and removal agreement and a Special Exception from the COT Board of Adjustment (BOA). You may relocate the sign to comply with the minimum setback requirements or contact Lamar Banks @ 918- 596-9593 for information on acquiring a ROW license and removal agreement and INCOG @ 918-584-7526 to apply for a special exception from the BOA to permit a freestanding sign to be located in the planned ROW with a 50 foot setback from the center of N. Martin Luther King Jr. Blvd.

3. Section 60.050 Signs in R and AG Zoning Districts

60.050-B.2.c Dynamic displays are prohibited in R districts and AG districts except that on a lot occupied by an allowed public, civic or institutional use, the board of adjustment is authorized to approve a special exception for the allowed wall sign or the allowed freestanding sign to include a dynamic display.

- (1) The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage.
- (2) The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign.
- (3) Dynamic displays in R districts and in AG districts may operate only between the hours of 7:00 a.m. and 9:00 p.m. unless otherwise expressly approved through the special exception process.
- (4) Dynamic displays are subject to the dynamic display regulations of Section 60.100.

Review comments: The proposed freestanding sign with a dynamic display is located in a RS-3 zoning district and requires a special exception from the BOA prior to issuance of a sign permit.

4. Section 60.100 Dynamic Displays

60.100-D Dynamic displays may not be located within 50 feet of the driving surface of a signalized intersection, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the intersection.

Review comments: This proposed dynamic display sign is located within 50 feet of the driving surface of a

signalized intersection. You may relocate the sign to be at least 50 feet away from the signalized intersection, or you may apply for a variance from the BOA to permit a sign with a dynamic display to be located less than 50 feet of the driving surface of a signalized intersection.

5. Section 60.100 Dynamic Displays

60.100-E Dynamic displays may not be located within 20 feet of the driving surface of a street, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the street curb or edge of the traveled road-way marked or understood as such.

Review comments: This leading edge of the proposed dynamic display sign is located 12 feet from the driving surface of the street. You may relocate the sign to be at least 20 feet away from the centerline of the street, or you may apply for a variance from the BOA to permit a sign with a dynamic display to be located 12 feet from the driving surface of N. Martin Luther King Jr. Blvd.

The sign review will resume once the required revised plans, removal agreement, and BOA approval paperwork is submitted.

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
<p>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.</p> <p>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.</p>

City of Tulsa Board of Adjustment
2 West 2nd Street, Suite 800
Tulsa, OK 74103

Thanks to Tulsa voters who approved funding for digital marquees in the 2021 bond package, Tulsa Public Schools will be submitting requests for approval for approximately 45 digital school marquees over the next year. The district is sensitive to neighborhood concerns and aware of city regulations. We intend to adhere to all elements of the Tulsa Zoning Code including those of Section 60.100 relating to dynamic displays.

Nearly all of the marquees will be replacing older, manually managed signs. Schools are truly excited about this opportunity to install dynamic digital signs for several reasons including:

Improved communication with families and neighbors:

- Messages can be easily displayed in multiple languages to match community needs
- Displays can be quickly changed to share emergency information when needed
- Sharing information about multiple and varied school activities helps spark and grow family and neighborhood interest and connections

Improved safety:

- The displays can be centrally managed via a cellular network to quickly share emergency notifications in multiple languages if needed. Messages can be controlled individually by school, by neighborhood or district wide.
- School staff will no longer need to climb on ladders in challenging weather to change out manual marquees.

Improved appearance and perception of our schools:

- New marquees will brighten and modernize the look and “curb appeal” of our schools and show the community that we are investing in our children, schools, and neighborhoods.

We know the importance of keeping families informed and we use multiple lines of communication to reach the families of our more than 33,000 students. We see the digital marquees as another valuable tool, especially for families who don't have reliable access to internet and technology. The marquee project was one of the bond items that generated the most positive response from parents and school leaders during the 2021 bond election and we look forward to meeting with members of the Board of Adjustment to discuss this work and answer any questions. We appreciate your time and consideration.

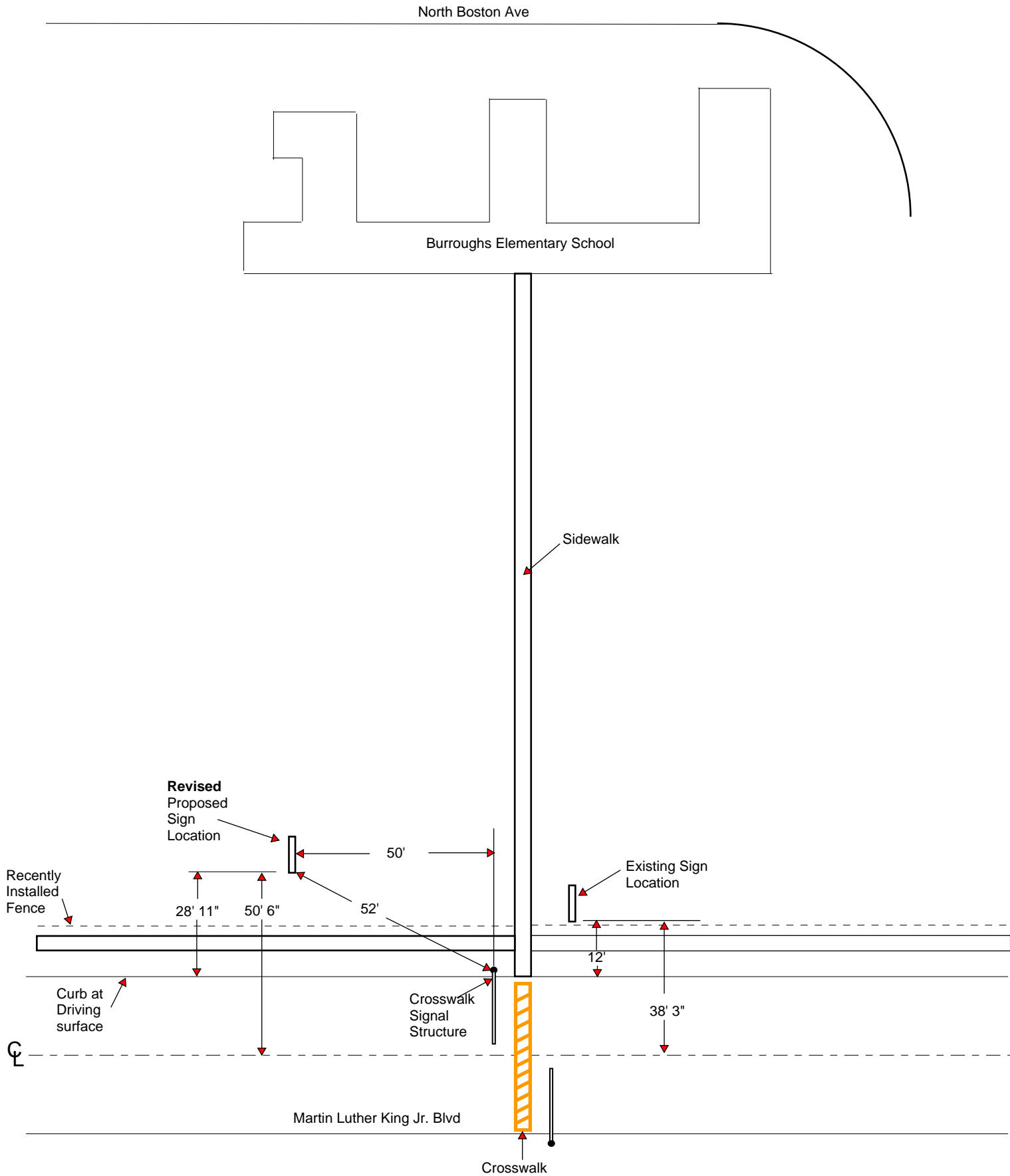
Sincerely,

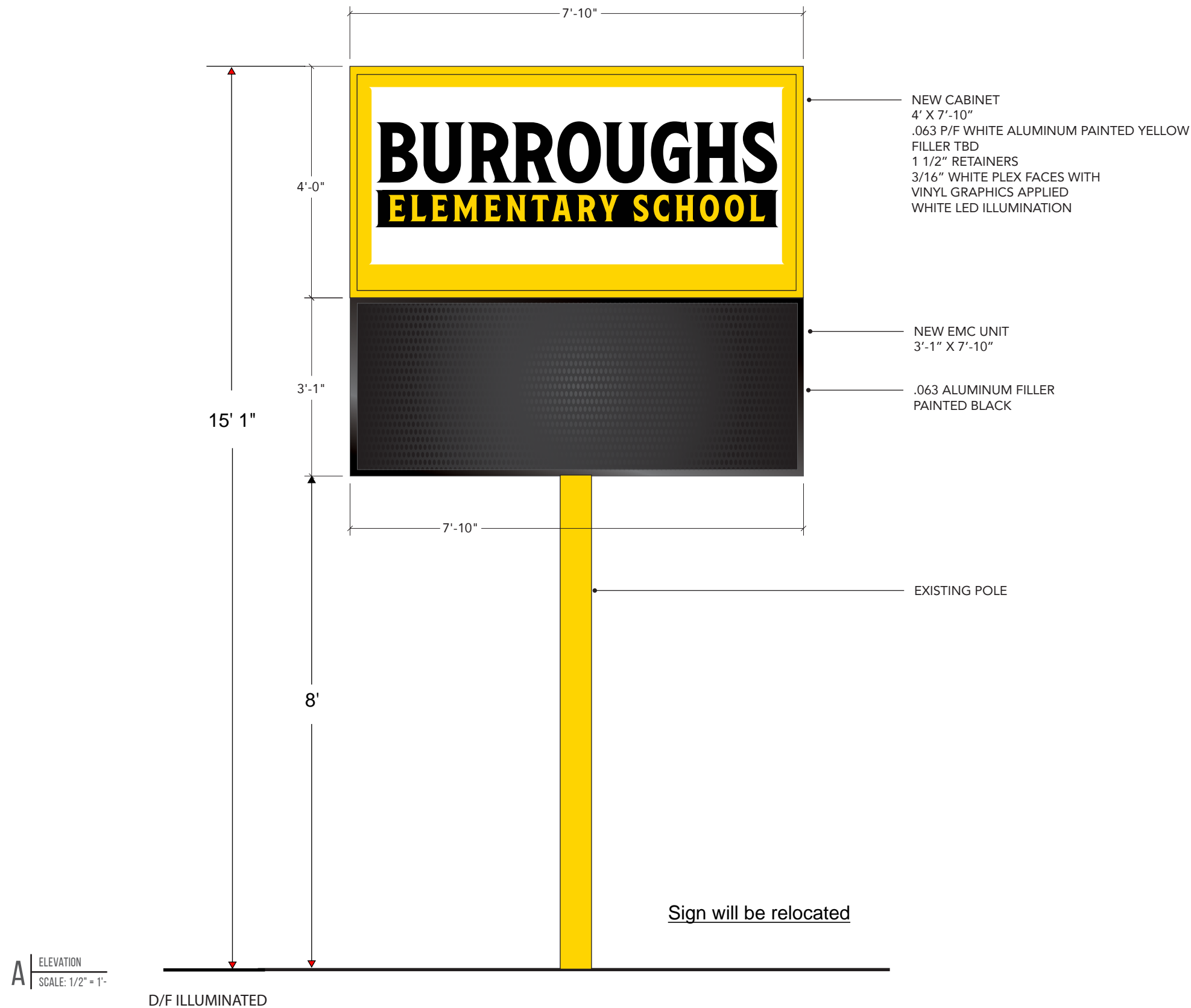
A handwritten signature in black ink, appearing to read 'J. Robles', is written over a light blue grid background. The signature is stylized with a large, sweeping initial 'J' and a long horizontal stroke extending to the left.

Jorge Robles

Chief Finance and Information Officer

Tulsa Public Schools





THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF IMAGE BUILDERS, AND ARE THE RESULT OF ORIGINAL WORK BY IT'S EMPLOYEES. THEY ARE SUBMITTED FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS, OR TO PURCHASE FROM IMAGE BUILDERS. SIGNAGE MANUFACTURED IN ACCORDANCE TO THESE PLANS. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO OTHERS IS EXPRESSLY FORBIDDEN. © 2019 I.B.

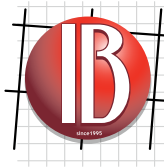


IMAGE BUILDERS
image design • installation • maintenance • painting

☐ APPROVED AS SHOWN ☐ APPROVED AS NOTED

X
CLIENT NAME _____

DATE _____

PROJECT/CLIENT NAME:
**JOHN BURROUGHS
ELEMENTARY**

LOCATION:
1924 MLK JR BLVD
TULSA, OK 74106

ACCOUNT EXECUTIVE:
RYAN NEUROHR

DESIGNER:
BILL SAMPLE

DATE OF ORIGINAL DWG:
OCT 18, 2021

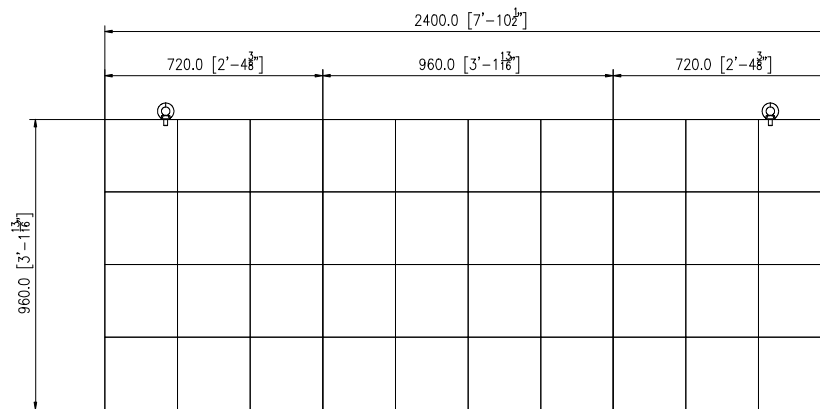
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SIGN TYPE/DESCRIPTION:
D/F ILLUMINATED

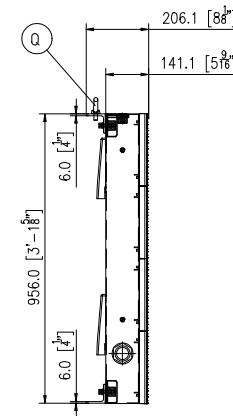
9.13

SHEET NAME:
ST-1.0

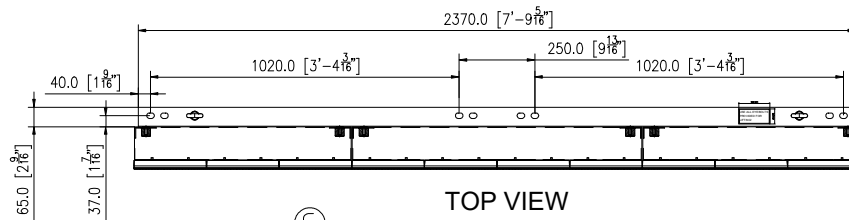




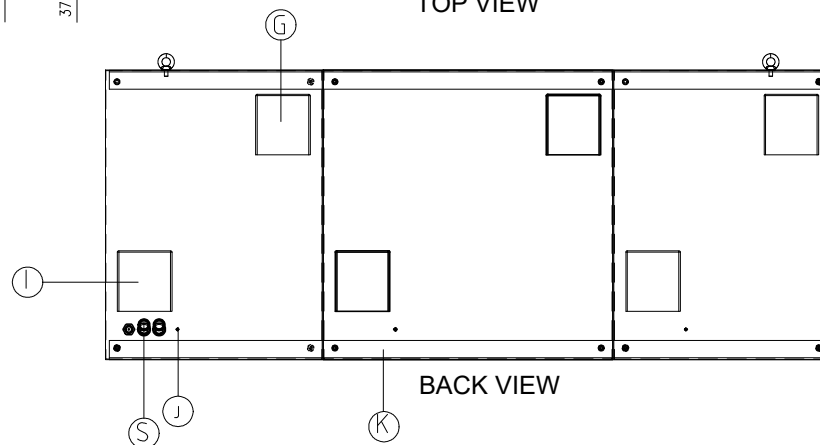
FRONT VIEW



SIDE VIEW



TOP VIEW




BACK VIEW

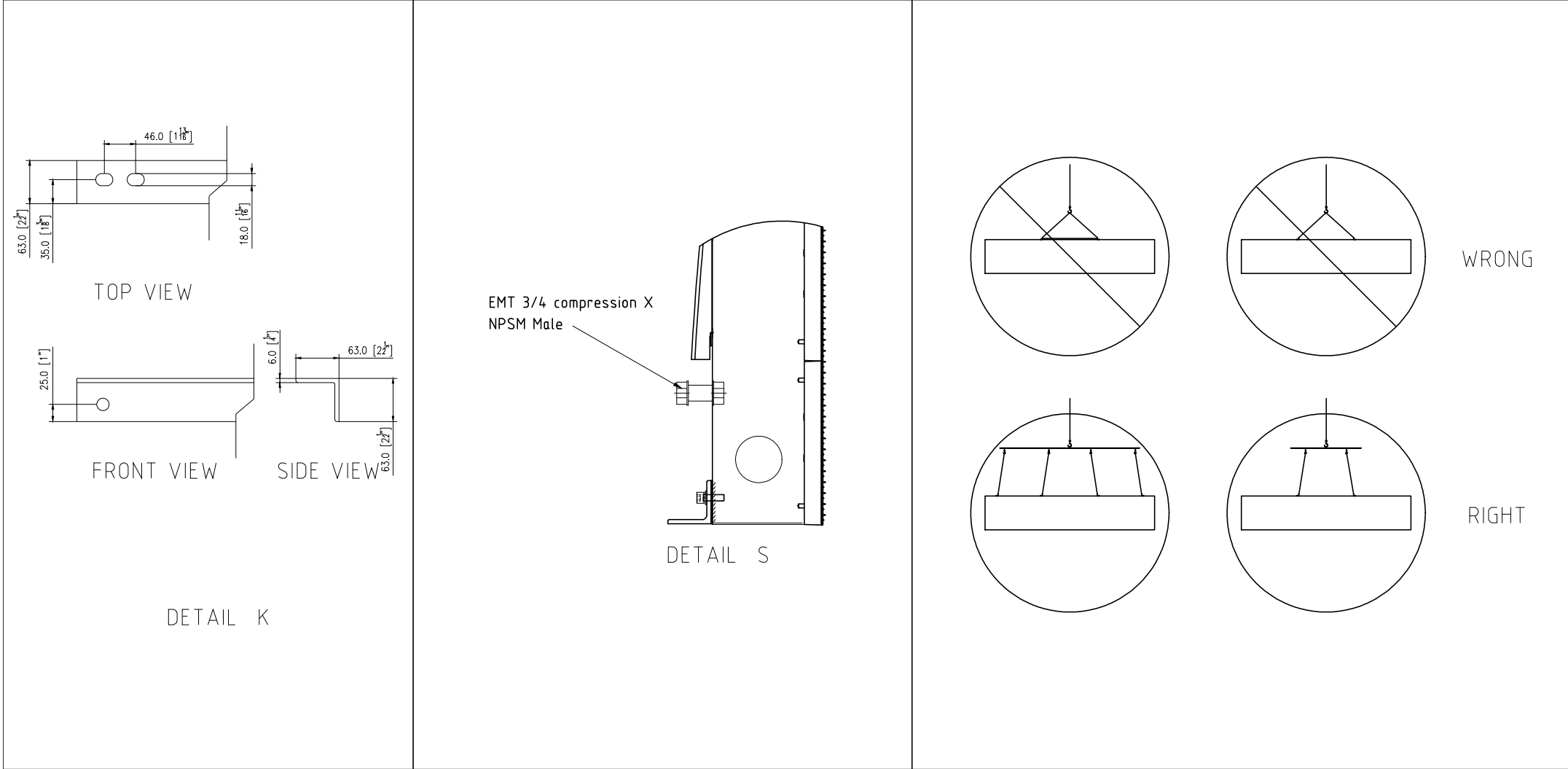
Note:
Positions and dimensions of the vents in this drawing are for reference only.
For accurate drawing, please request production drawing from Optec.


NOTES:

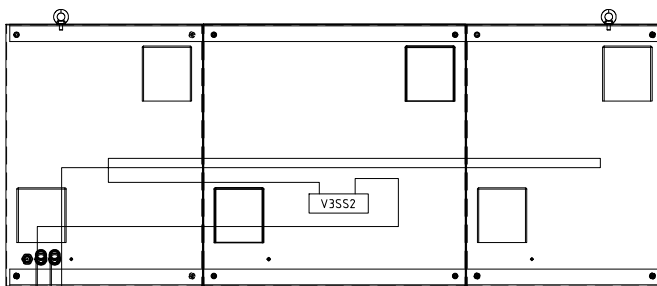
MATERIAL: 5052
FINISHING: MATT PLASTIC SPRAY, BLK
SPECS: 60x150 1R1G1B
PITCH: 16mm
WEIGHT:294 lbs/FACE

K	ANGLE IRON-SEE DETAIL K
Q	EYEBOLT-SEE DETAIL Q
S	STRAIGHT CONDUIT-SEE DETAIL S
J	GROUND LUG
I	VENTILATION INTAKE
G	VENTILATION EXHAUST

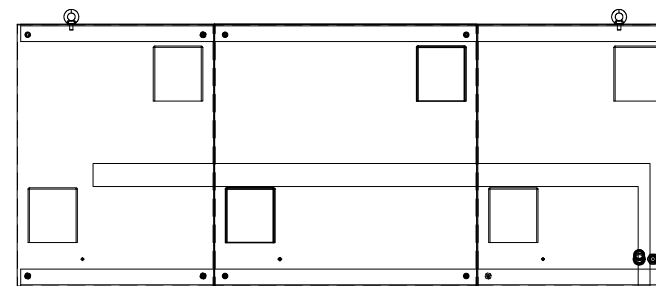
REV.	DATE	DESCRIPTION	BY	APPR
		 COPYRIGHT OPTEC DISPLAYS, INC .ALL RIGHTS RESERVED.UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED		
DISPLAY MODEL				
DRAWING NUMBER		2021-000755-INF-MOD-16mm-1R1G1B-QR-60X150-DF-V2		
REFERENCE				
DESIGNED BY		SCALE/SHEET SIZE		1:1
DRAWN BY		TOLERANCE		±1/4"
DATE		UNITS		MM (INCHS)
PAGE		REVISION		



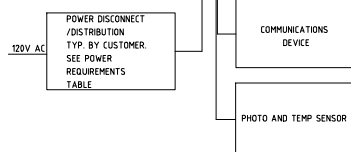
REV.	DATE	DESCRIPTION	BY	APPR
		 COPYRIGHT OPTEC DISPLAYS, INC. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED		
		DISPLAY MODEL		
		DRAWING NUMBER	2021-000755-INF-MOD-16mm-1R1G1B-QR-60X150-DF-V2	
		REFERENCE		
DESIGNED BY		SCALE/SHEET SIZE	1:1	
DRAWN BY		TOLERANCE	±1/4"	
DATE		UNITS	MM (INCHS)	
PAGE		REVISION		



PRIMARY BACK VIEW



SECONDARY BACK VIEW



Total Power Required: 1080 Watt/Face
Avg. Operating Power: 360 Watt/Face

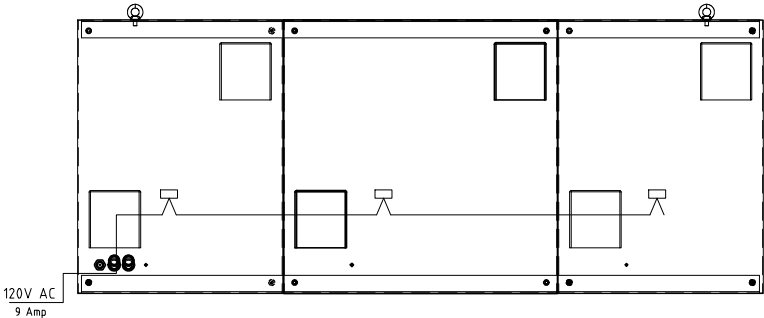
Max. Power Load Per Single Face					
# of Circuits		120 VOLT Each Circuit		240 VOLT Each Circuit	
		WATTS	AMPS	WATTS	AMPS
Primary	1	1080	9		
Secondary	1	1080	9		

Total number of circuits per face 1
INPUT VOLTAGE FOR DISPLAY MUST BE
SPECIFIED AT TIME OF ORDER

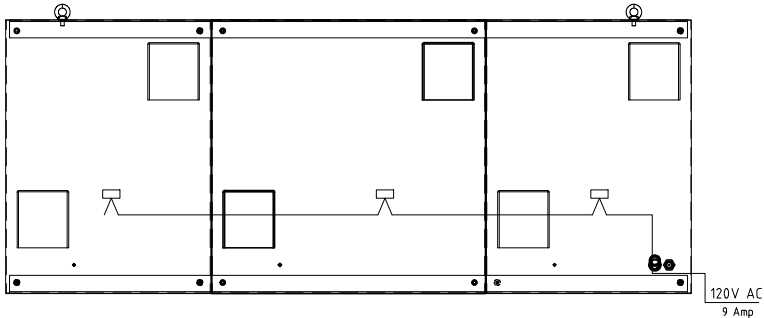
**Electrical must be installed in accordance
with the requirements of National Electrical
Codes or local codes.

REV.	DATE	DESCRIPTION	BY	APPR
		OPTEC DISPLAYS, INC.		
		COPYRIGHT OPTEC DISPLAYS, INC. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED		
		DISPLAY MODEL		
		DRAWING NUMBER		
		REFERENCE		
		DESIGNED BY		
		DRAWN BY		
		DATE		
		PAGE		
		SCALE/SHEET SIZE		
		TOLERANCE		
		UNITS		
		REVISION		

AC wiring Diagram



PRIMARY BACK VIEW




SECONDARY BACK VIEW

Total Power Required: 1080 Watt/Face
Avg.Operating Power: 360 Watt/Face

Max.Power Load Per Single Face					
# of Circuits		120 VOLT Each Circuit		240 VOLT Each Circuit	
		WATTS	AMPS	WATTS	AMPS
Primary	1	1080	9		
Secondary	1	1080	9		

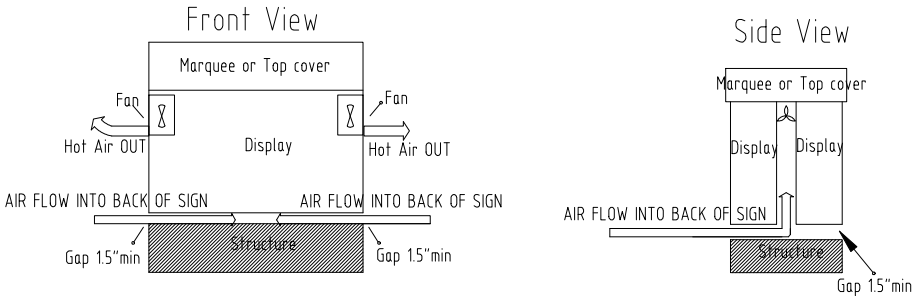
Total number of circits per face 1
INPUT VOLTAGE FOR DISPLAY MUST BE
SPECIFIED AT TIME OF ORDER

xxElectrical must be installed in accordance
with the requirements of National Electrical
Codes or local codes.

REV.	DATE	DESCRIPTION	BY	APPR
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DISPLAY MODEL				
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REFERENCE				
DESIGNED BY		SCALE/SHEET SIZE		1:1
DRAWN BY		TOLERANCE		±1/4"
DATE		UNITS		MM (INCHS)
PAGE		REVISION		

Air Ventilation Requirements(Force Air):
FAN CFM = 3.19 x Total Watts/20

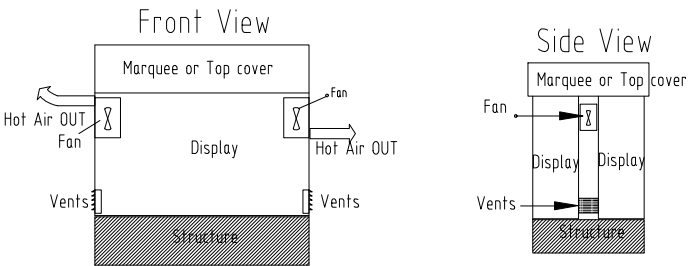
Forced Air Circulation



DO

- DO Provide Sufficient Vents to allow outside air into a skinned/closed structure
- DO Provide Fans if necessary to push Hot Air out of closed Structures
- DO Maintain minimum of 1.5 inch clearance at bottom of enclosed sign
- DO Maintain Temperature inside sign between -22to +130 Degrees F
- DO Keep Temperatures below 110 Degrees F inside cabinet
- DO Provide Axial Air Fans if Air Flow Restricted inside Frame/Structure
- DO Provide Thermal Switches to turn on Fans at 90-105 degrees F

Forced Air Circulation



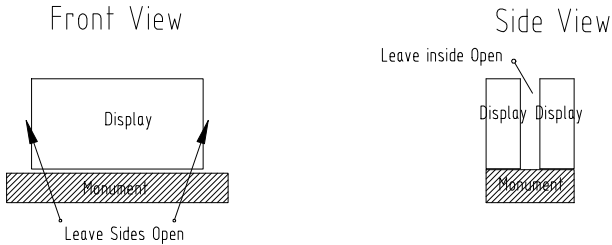
DON'T

- DON'T Block Cabinet Vents at back of Display
- DON'T Place cabinet against a wall without back side of cabinet open to outside air
- DON'T Allow Heat to Rise above 110 Degrees F inside cabinet
- DON'T Mount an ID Sign/Marquee Cover above or below the Optec LED Sign without 1.5" clearance needed for ventilation

NOTE: THE WARRANTY DOES NOT COVER DAMAGES CAUSED BY IMPROPER VENTILATION

AIR Ventilation Requirements(Natural Convection):

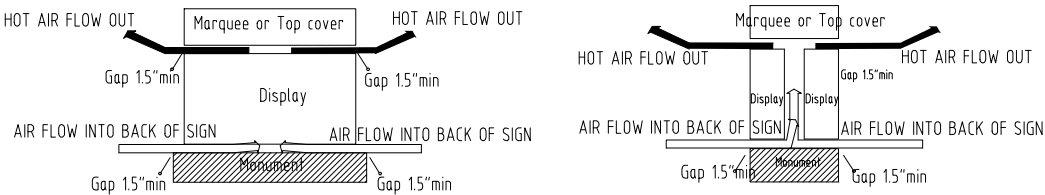
Natural Convection



DO

- DO Provide Outside Air TO Reach Cabinet Air input Vents
- DO Maintain Temperature inside sign -22 to +130 Degrees F
- DO Provide Sufficient Venting For Natural Convection if Skinned
- DO inspect Vents Periodically to Ensure they are Clear/Open
- DO Keep inside cabinet temperature below 110 degrees F
- DO Maintain clearance above and below cabinet a min of 1.5"


Natural Convection II



DON'T

- DON'T Block Cabinet Air Vents in back of Display
- DON'T Allow Temperature to Rise Above 110 degrees F

NOTE: THE WARRANTY DOES NOT COVER DAMAGES CAUSED BY IMPROPER VENTILATION

REV.	DATE	DESCRIPTION	BY	APPR																																			
<div><div><div>COPYRIGHT OPTEC DISPLAYS, INC .ALL RIGHTS RESERVED.UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED</div></div><table><tr><td>DISPLAY MODEL</td><td colspan="4"></td></tr><tr><td>DRAWING NUMBER</td><td colspan="4">2021-000755-INF-MOD-16mm-19151B-OR-60X150-DF-V2</td></tr><tr><td>REFERENCE</td><td colspan="4"></td></tr><tr><td>DESIGNED BY</td><td colspan="2"></td><td>SCALE/SHEET SIZE</td><td>1:1</td></tr><tr><td>DRAWN BY</td><td colspan="2"></td><td>TOLERANCE</td><td>±1/4"</td></tr><tr><td>DATE</td><td colspan="2">2021/09/02</td><td>UNITS</td><td>MM (INCHS)</td></tr><tr><td>PAGE</td><td colspan="2"></td><td>REVISION</td><td></td></tr></table></div>					DISPLAY MODEL					DRAWING NUMBER	2021-000755-INF-MOD-16mm-19151B-OR-60X150-DF-V2				REFERENCE					DESIGNED BY			SCALE/SHEET SIZE	1:1	DRAWN BY			TOLERANCE	±1/4"	DATE	2021/09/02		UNITS	MM (INCHS)	PAGE			REVISION	
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PAGE			REVISION																																				



0 250 500
Feet



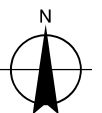
Subject
Tract

BOA-23262

20-12 26

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

Aerial Photo Date: 2020/2021



9.20

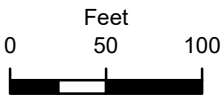


N BOSTON AVE

MARTIN LUTHER KING JR BLVD

W TECUMSEH ST

N BOSTON PL



**Subject
Tract**

BOA-23262

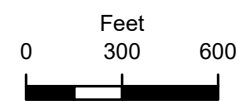
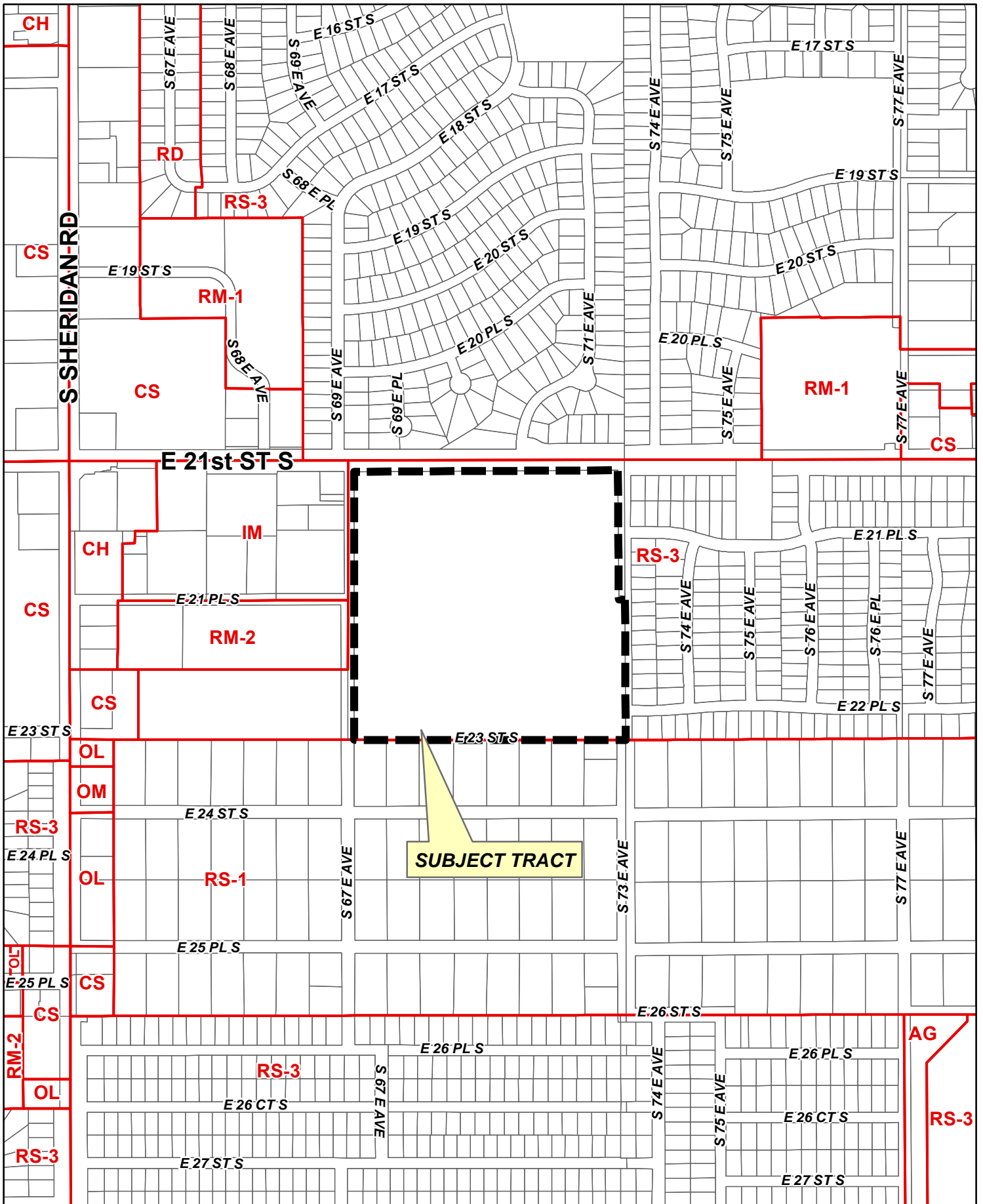
20-12 26

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

Aerial Photo Date: 2020/2021



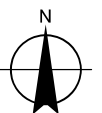
9.21



BOA-23263

19-13 14

10.1



BOARD OF ADJUSTMENT CASE REPORT

STR: 9314

Case Number: **BOA-23263**

CZM: 38

CD: 5

HEARING DATE: 02/08/2022 1:00 PM

APPLICANT: Ryan Neurohr ,Image Builders

ACTION REQUESTED: Special Exception to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

LOCATION: 6960 E 21 ST S

ZONED: RS-3

PRESENT USE: School

TRACT SIZE: 1742407.14 SQ FT

LEGAL DESCRIPTION: NE NW SEC 14 19 13,

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "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 on the West side of S. 73rd E. Ave. South of E. 21st Street S.

STAFF COMMENTS: The applicant is requesting a Special Exception to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F).

Included in your packet are the standards for Sec. 60.050 and 61.100 for Dynamic Display signs in a Residential District and the general Regulations for Dynamic Display Signs.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Special Exception** to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) **Special Exception** to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

- 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.

60.040-D Dynamic Displays

Unless otherwise expressly stated, all signs that include a dynamic display are subject to the supplemental regulations of [Section 60.100](#).

60.040-E Off-Premise Business Signs

Off-premise business signs may be approved for multi-tenant developments only when such developments are included in a mandatory development plan (See [Section 70.040](#)). The authority to approve off-premise business signs is intended to be used only when the location of the identified business or activity precludes placement of a sign that is visible to motorists and pedestrians along the highest (traffic) volume street that provides access to the subject development and when the result of the approval will be in keeping with the stated purposes of this chapter ([§60.010-A](#)). The intent of this off-premise business sign authorization is to provide flexibility in overcoming the locational and visibility challenges of lots within a mandatory development plan area, not to allow an overall increase in the amount of signage allowed or encourage a proliferation of signs within the area covered by the mandatory development plan. Any waiver, modification, or variance to the regulations of [Section 60.040-E](#) is considered a use variance and is thereby prohibited in accordance with [§70.130-B1](#).

60.040-F Illumination

Except for authorized dynamic displays, the illumination on the face of any sign where illumination is permitted must be by constant light and may not exceed 70 foot candles measured at a distance of 2 feet from the face of the sign.

Section 60.050 Signs in R, AG, and AG-R Zoning Districts

60.050-A Applicability

The regulations of this section apply to signs in R, AG, and AG-R districts. See also the general regulations of [Section 60.040](#).

60.050-B Signs Allowed

The following signs are allowed in R, AG, and AG-R districts in addition to any signs allowed pursuant to [Section 60.030](#). On-premise roof signs, on-premise projecting signs and all off-premise outdoor advertising signs are prohibited in R, AG, and AG-R districts.

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 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.

2. Nonresidential Uses

The following regulations apply to all principal nonresidential uses in R, AG, and AG-R districts.

a. Wall Signs

Nonresidential uses in R, AG, and AG-R districts are allowed a maximum of one wall sign per public building entrance. No individual wall sign may exceed 32 square feet in area. In buildings with multiple public building entrances, the sign area of all wall signs may not exceed 32 square feet in the aggregate.

b. Freestanding Signs

Nonresidential uses in R, AG, and AG-R districts are allowed a maximum of one freestanding sign per street frontage. Allowed freestanding signs are subject to a maximum height limit of 20 feet and 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 square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented.

c. Dynamic Displays

Dynamic displays are prohibited in R, AG, and AG-R districts except that on a lot occupied by an allowed public, civic or institutional use, the board of adjustment is authorized to approve a special exception for the allowed wall sign or the allowed freestanding sign to include a dynamic display.

- (1) The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage.
- (2) The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign.
- (3) Dynamic displays in R, AG, and AG-R districts may operate only between the hours of 7:00 a.m. and 9:00 p.m. unless otherwise expressly approved through the special exception process.
- (4) Dynamic displays are subject to the dynamic display regulations of [Section 60.100](#).

Section 60.060 Signs in Office Zoning Districts

60.060-A Applicability

The regulations of this section apply to signs in all office zoning districts. See also the general regulations of [Section 60.040](#).

- a. Off-premise outdoor advertising signs;
- b. Dynamic displays;
- c. Inflatable signs; and
- d. Roof signs.

60.090-E MPD District

Except as otherwise expressly allowed as part of an approved MPD development plan:

- 1. Residential development areas are subject to the sign regulations that apply to R districts; and
- 2. Nonresidential development areas are subject to the sign regulations that apply to CS districts.

Section 60.100 Dynamic Displays

The supplemental regulations of this section apply to all signs with dynamic displays. Except as otherwise expressly stated, these regulations apply whether incorporated into off-premise outdoor advertising signs or on-premise signs that are allowed to include a dynamic display.

60.100-A The images and messages displayed on a dynamic display must have a minimum dwell time of at least 8 seconds and may not contain any movement, animation, audio, video, pyrotechnics or other special effects.

60.100-B The transition or change from one message to another must occur in one second or less and involve no animation or special effects.

60.100-C The images and messages displayed must be complete in and of themselves within the required dwell time.

60.100-D Dynamic displays may not be located within 50 feet of the driving surface of a signalized intersection, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the intersection.

60.100-E Dynamic displays may not be located within or within 20 feet of the driving surface of a street, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the street curb or edge of the traveled roadway marked or understood as such.

60.100-F Dynamic displays may not be located within 200 feet of any of the following: (1) an R or AG-R district (other than street, highway or freeway right-of-way); (2) a residential development area. This separation distance does not apply if the dynamic display is not visible from the referenced district, area or lot, and the requirements may be modified in R, AG, and AG-R districts if approved through the special exception process. Required separation distances must be measured horizontally in a straight line from the nearest point on a sign structure to the nearest point of an R or AG-R district or residential development area boundary.

60.100-G Dynamic displays must be equipped with a default mechanism that freezes the display in one position or presents a static or blank display if a malfunction occurs.

- 60.100-H** Dynamic displays must be equipped with a light detector/photocell that automatically adjusts the display's brightness according to natural ambient light conditions.
- 60.100-I** The maximum brightness level of a dynamic display may not exceed 6,500 nits (candelas per square meter) during daylight hours or 500 nits between 30 minutes after sunset and 30 minutes before sunrise, as those times are determined by the National Weather Service (Actual Time). Brightness must be measured from the brightest element of the sign's face.
- 60.100-J** Any outdoor advertising sign that includes a dynamic display that was lawfully established before January 1, 2010, must be separated by a minimum distance of 1,200 feet from any other outdoor advertising sign that includes a dynamic display. This spacing limitation does not apply between signs separated by a freeway. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground.
- 60.100-K** Except as provided in [§60.100-J](#), any outdoor advertising sign that includes a dynamic display and that was approved by a permit issued on or after January 1, 2009, must be separated by a minimum distance of 1,200 feet from any other outdoor advertising sign that includes a dynamic display facing the same traveled way. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground.

Section 60.110 Administration

- 60.110-A** Any person proposing to erect any sign requiring a sign permit must submit a sign permit application to the development administrator. Applications for such permit must be accompanied by detailed plans, including scaled drawings of the proposed sign, a detailed site plan and other information deemed necessary by the development administrator to determine compliance with applicable regulations.
- 60.110-B** Sign permit fees must be paid prior to the issuance of a sign permit.
- 60.110-C** If the work associated with a sign permit has not been completed within 180 days of the date of the issuance of the permit, such permit will lapse and become null and void.

Section 60.120 Nonconforming Signs

See [Section 80.060](#).

Section 60.130 Rules of Measurement

60.130-A Sign Area

1. Signs Enclosed in Frames or Cabinets

The area of a sign enclosed in a frame or cabinet is determined based on the outer dimensions of the frame or cabinet surrounding the sign face (see [Figure 60-2](#)).

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



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103-3227

SIGN PLAN REVIEW

December 17, 2021

LOD Number: 1

Phone: 918-232-8024

Bonnie Moore
204 E. 5th Ave.
Owasso, OK 74055

APPLICATION NO: SIGN-105646-2021 (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)
Location: 2182 S. 73rd Ave. E.
Description: Freestanding sign with dynamic display

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 2nd 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 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 OR AT INCOG OFFICES AT 2 WEST 2ND STREET, 8TH 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)

M^cArthur

REVIEW COMMENTS	
SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT WWW.INCOG.ORG	
Application No. SIGN-105646-2021	2182 S. 73 rd Ave. E.

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.

NO High Voltage only Secondary 120V

1. City Ordinance 3107.16.2 Power Line Clearance

No sign, or portion of a sign, shall be located or maintained within ten (10) feet of any high voltage overhead conductor.

Review Comments: It is not clear whether or not the proposed freestanding sign is within 10' of the nearby overhead power lines. Show this distance on the revised site plan, and relocate the sign if necessary to maintain this required distance. This is a building code requirement, not a zoning code requirement.

2. Section 60.020 Prohibited Signs and Sign Characteristics

60.020-E Signs located in or that project into the right-of-way or planned right-of-way of a public street, unless a special exception has been approved by the board of adjustment in accordance with the procedures of Section 70.120 and a license has been granted by the city in the case of the right-of-way or a removal agreement has been entered into in the case of the planned right-of-way.

Review comments: The proposed freestanding sign appears to be located in the City of Tulsa planned right of way (ROW). The planned ROW width along S. 73rd E. Ave is 60 feet total. The minimum setback for the proposed ground sign is 30 feet from the C/L of the street. The proposed sign location is 29 feet from the C/L of the street; therefore, this sign is located in the planned ROW of this street and requires a City of Tulsa ROW license and removal agreement and a Special Exception from the COT Board of Adjustment (BOA). You may relocate the sign to comply with the minimum setback requirements or contact Lamar Banks @ 918- 596-9593 for information on acquiring a ROW license and removal agreement and INCOG @ 918-584-7526 to apply for a special exception from the BOA to permit a freestanding sign to be located in the planned ROW with a 30 foot setback from the center of S. 73rd E. Ave.

3. Section 60.050 Signs in R and AG Zoning Districts

60.050-B.2.c Dynamic displays are prohibited in R districts and AG districts except that on a lot occupied by an allowed public, civic or institutional use, the board of adjustment is authorized to approve a special exception for the allowed wall sign or the allowed freestanding sign to include a dynamic display.

- (1) The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage.
- (2) The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign.
- (3) Dynamic displays in R districts and in AG districts may operate only between the hours of 7:00 a.m. and 9:00 p.m. unless otherwise expressly approved through the special exception process.
- (4) Dynamic displays are subject to the dynamic display regulations of Section 60.100.

Review comments: The proposed freestanding sign with a dynamic display is located in a RS-3 zoning district and requires a special exception from the BOA prior to issuance of a sign permit.

4. Section 60.100 Dynamic Displays

60.100-E Dynamic displays may not be located within 20 feet of the driving surface of a street, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the street curb or edge of the traveled road-way marked or understood as such.

Review comments: This leading edge of the proposed dynamic display sign is located 13.64 feet from the driving surface of the street. You may relocate the sign to be at least 20 feet away from the centerline of the

street, or you may apply for a variance from the BOA to permit a sign with a dynamic display to be located 13.64 feet from the driving surface of S. 73rd E. Ave.

The sign review will resume once the required revised plans, removal agreement, and BOA approval paperwork is submitted.

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.

City of Tulsa Board of Adjustment
2 West 2nd Street, Suite 800
Tulsa, OK 74103

Thanks to Tulsa voters who approved funding for digital marquees in the 2021 bond package, Tulsa Public Schools will be submitting requests for approval for approximately 45 digital school marquees over the next year. The district is sensitive to neighborhood concerns and aware of city regulations. We intend to adhere to all elements of the Tulsa Zoning Code including those of Section 60.100 relating to dynamic displays.

Nearly all of the marquees will be replacing older, manually managed signs. Schools are truly excited about this opportunity to install dynamic digital signs for several reasons including:

Improved communication with families and neighbors:

- Messages can be easily displayed in multiple languages to match community needs
- Displays can be quickly changed to share emergency information when needed
- Sharing information about multiple and varied school activities helps spark and grow family and neighborhood interest and connections

Improved safety:

- The displays can be centrally managed via a cellular network to quickly share emergency notifications in multiple languages if needed. Messages can be controlled individually by school, by neighborhood or district wide.
- School staff will no longer need to climb on ladders in challenging weather to change out manual marquees.

Improved appearance and perception of our schools:

- New marquees will brighten and modernize the look and “curb appeal” of our schools and show the community that we are investing in our children, schools, and neighborhoods.

We know the importance of keeping families informed and we use multiple lines of communication to reach the families of our more than 33,000 students. We see the digital marquees as another valuable tool, especially for families who don’t have reliable access to internet and technology. The marquee project was one of the bond items that generated the most positive response from parents and school leaders during the 2021 bond election and we look forward to meeting with members of the Board of Adjustment to discuss this work and answer any questions. We appreciate your time and consideration.

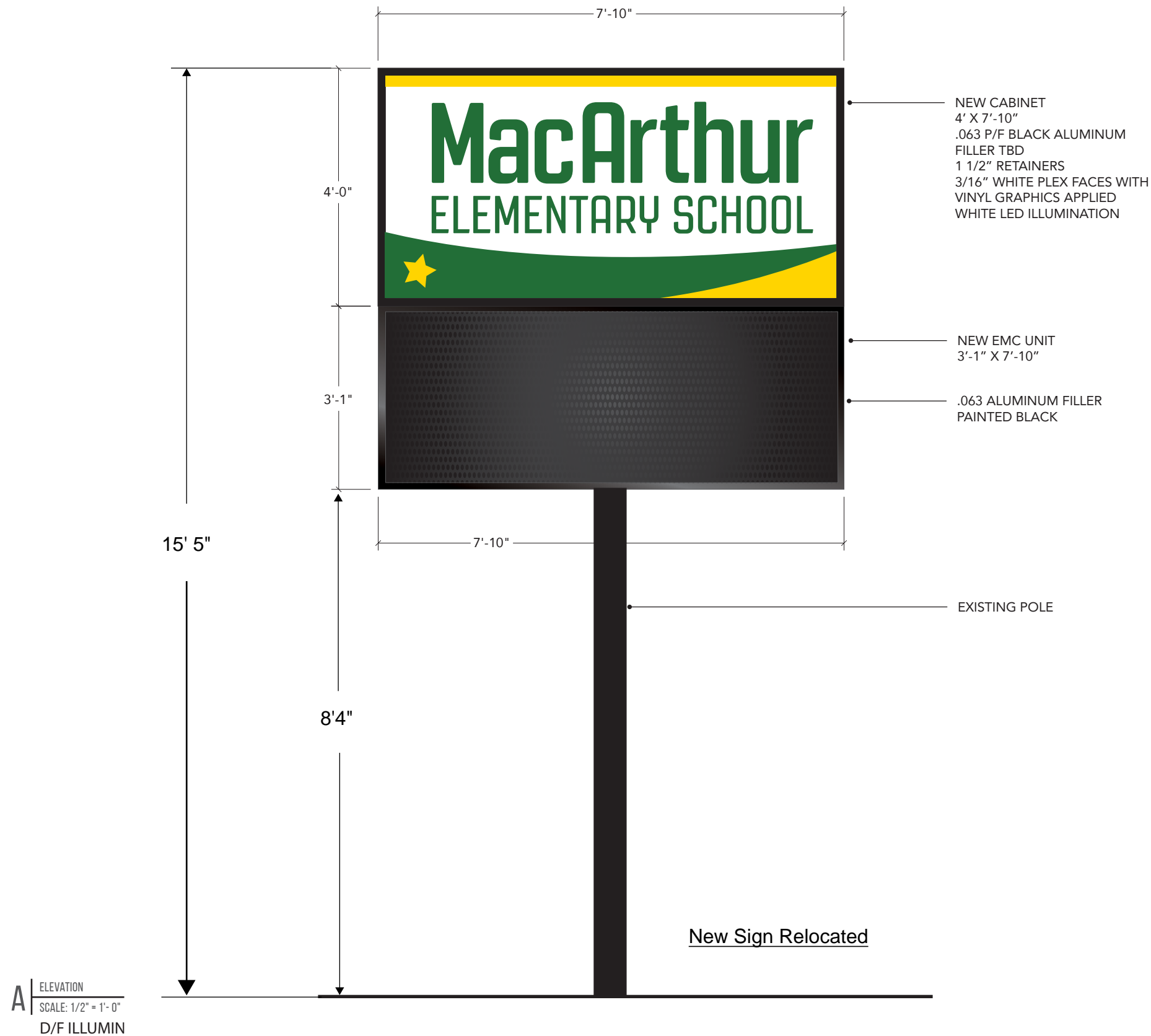
Sincerely,

A handwritten signature in black ink, appearing to read 'J. Robles', is written over a light blue rectangular background.

Jorge Robles

Chief Finance and Information Officer

Tulsa Public Schools



Existing Condition

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF IMAGE BUILDERS, AND ARE THE RESULT OF ORIGINAL WORK BY IT'S EMPLOYEES. THEY ARE SUBMITTED FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS, OR TO PURCHASE FROM IMAGE BUILDERS. SIGNAGE MANUFACTURED IN ACCORDANCE TO THESE PLANS. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO OTHERS IS EXPRESSLY FORBIDDEN. © 2019 I.B.



Revised Overhead plan showing repositioning of sign to satisfy Right of Way requirements




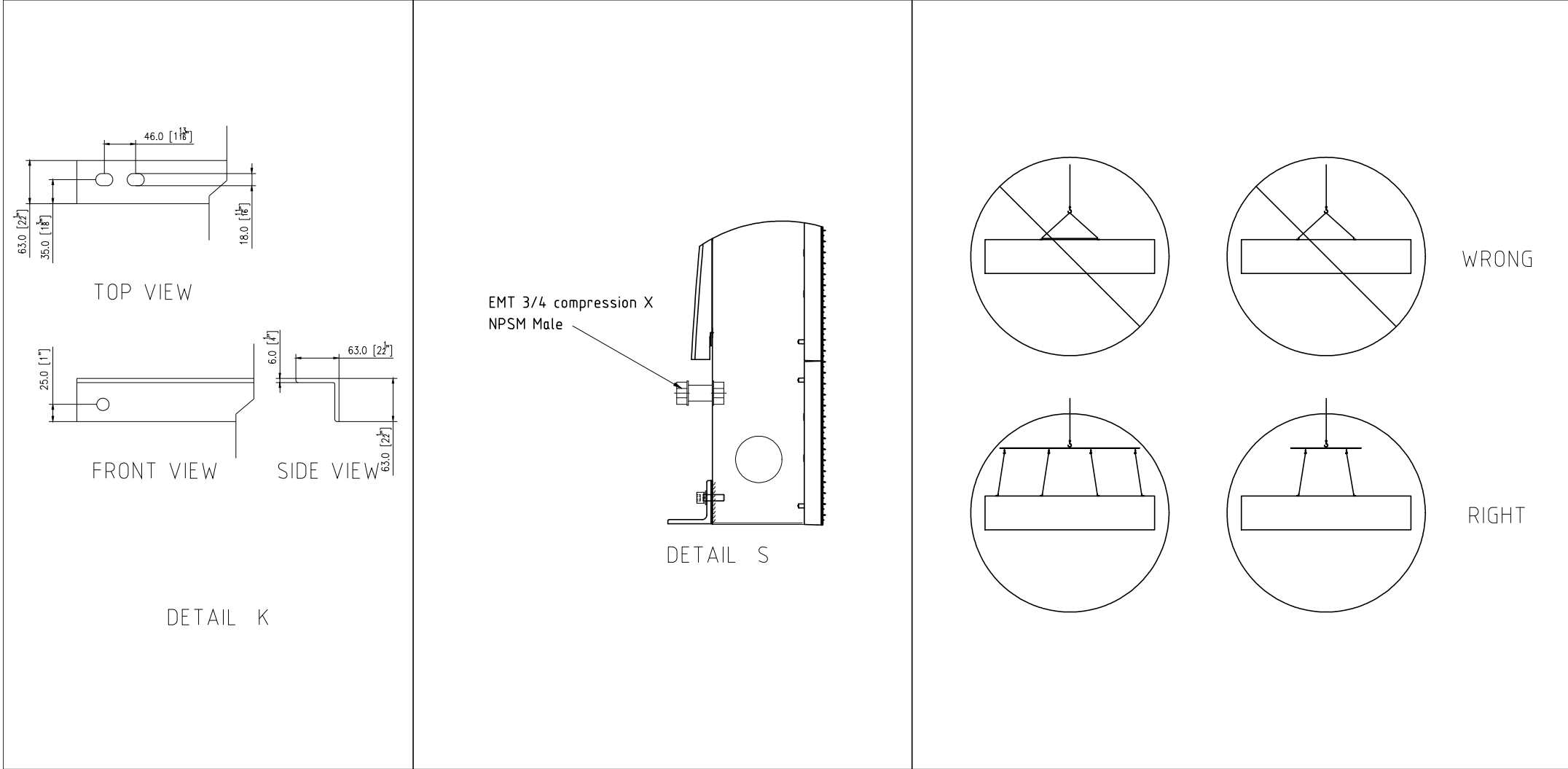
K	ANGLE IRON-SEE DETAIL K
Q	EYEBOLT-SEE DETAIL Q
S	STRAIGHT CONDUIT-SEE DETAIL S
J	GROUND LUG
I	VENTILATION INTAKE
G	VENTILATION EXHAUST



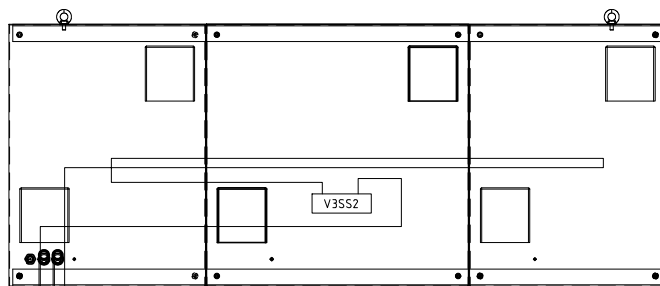
Note:
Positions and dimensions of the vents in this drawing are for reference only.
For accurate drawing, please request production drawing from Optec.

NOTES:
MATERIAL: 5052
FINISHING: MATT PLASTIC SPRAY, BLK
SPECS: 60x150 1R1G1B
PITCH: 16mm
WEIGHT:294 lbs/FACE

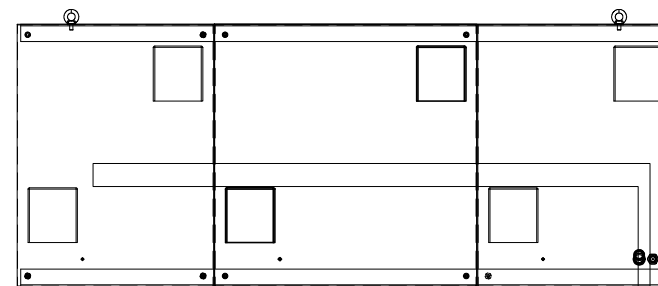
REV.	DATE	DESCRIPTION	BY	APPR
 OPTEC DISPLAYS, INC.		COPYRIGHT OPTEC DISPLAYS, INC. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED		
DISPLAY MODEL				
DRAWING NUMBER		2021-000755-INF-MOD-16mm-191G1B-GR-60X150-DF-V2		
REFERENCE				
DESIGNED BY		SCALE/SHEET SIZE	1:1	
DRAWN BY		TOLERANCE	±1/4"	
DATE	2021/09/02	UNITS	MM (INCHES)	
PAGE		REVISION		



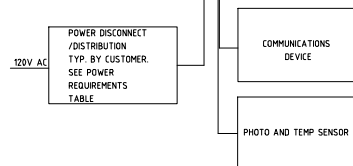
REV.	DATE	DESCRIPTION	BY	APPR
		COPYRIGHT OPTEC DISPLAYS, INC. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED		
		DISPLAY MODEL		
		DRAWING NUMBER	2021-000755-INF-MOD-16mm-1R1G1B-QR-60X150-DF-V2	
		REFERENCE		
DESIGNED BY		SCALE/SHEET SIZE	1:1	
DRAWN BY		TOLERANCE	±1/4"	
DATE		UNITS	MM (INCHS)	
PAGE		REVISION		



PRIMARY BACK VIEW




SECONDARY BACK VIEW



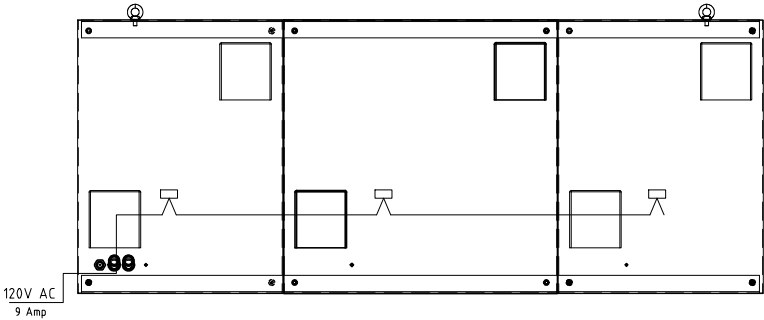
Total Power Required: 1080 Watt/Face
Avg. Operating Power: 360 Watt/Face

Max. Power Load Per Single Face					
# of Circuits		120 VOLT Each Circuit		240 VOLT Each Circuit	
		WATTS	AMPS	WATTS	AMPS
Primary	1	1080	9		
Secondary	1	1080	9		
Total number of circuits per face <u>1</u> INPUT VOLTAGE FOR DISPLAY MUST BE SPECIFIED AT TIME OF ORDER					

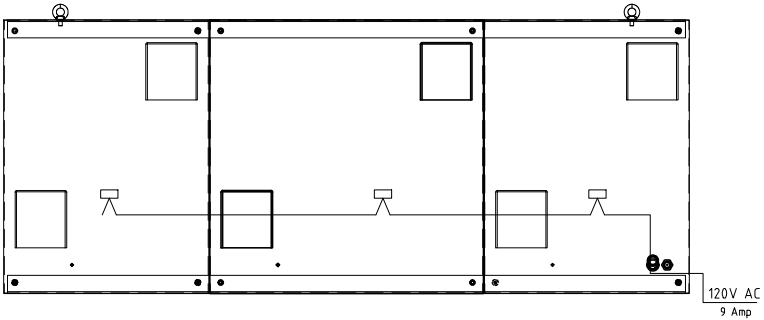
**Electrical must be installed in accordance with the requirements of National Electrical Codes or local codes.

REV.	DATE	DESCRIPTION	BY	APPR
		 COPYRIGHT OPTEC DISPLAYS, INC. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED		
DISPLAY MODEL				
DRAWING NUMBER		2021-000755-INF-MOD-16mm-1R1G1B-QR-60X150-DF-V2		
REFERENCE				
DESIGNED BY		SCALE/SHEET SIZE		1:1
DRAWN BY		TOLERANCE		±1/4"
DATE		UNITS		MM (INCHS)
PAGE		REVISION		

AC wiring Diagram



PRIMARY BACK VIEW




SECONDARY BACK VIEW

Total Power Required: 1080 Watt/Face
Avg.Operating Power: 360 Watt/Face

Max.Power Load Per Single Face					
# of Circuits		120 VOLT Each Circuit		240 VOLT Each Circuit	
		WATTS	AMPS	WATTS	AMPS
Primary	1	1080	9		
Secondary	1	1080	9		

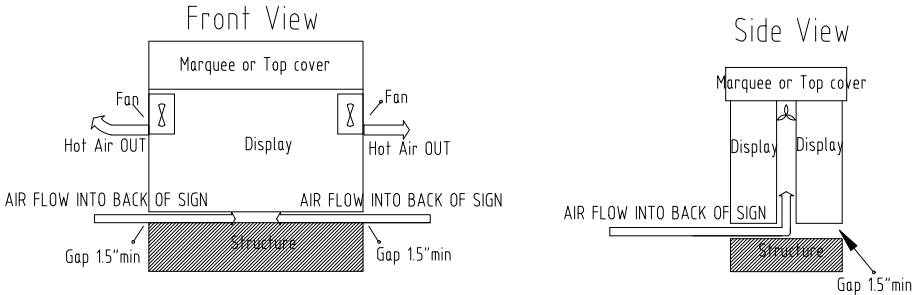
Total number of circits per face 1
INPUT VOLTAGE FOR DISPLAY MUST BE
SPECIFIED AT TIME OF ORDER

xxElectrical must be installed in accordance
with the requirements of National Electrical
Codes or local codes.

REV.	DATE	DESCRIPTION	BY	APPR
		 COPYRIGHT OPTEC DISPLAYS, INC .ALL RIGHTS RESERVED.UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED		
DISPLAY MODEL				
DRAWING NUMBER		2021-000755-INF-MOD-16mm-1R1G1B-QR-60X150-DF-V2		
REFERENCE				
DESIGNED BY		SCALE/SHEET SIZE		1:1
DRAWN BY		TOLERANCE		±1/4"
DATE		UNITS		MM (INCHS)
PAGE		REVISION		

Air Ventilation Requirements(Force Air):
FAN CFM = 3.19 x Total Watts/20

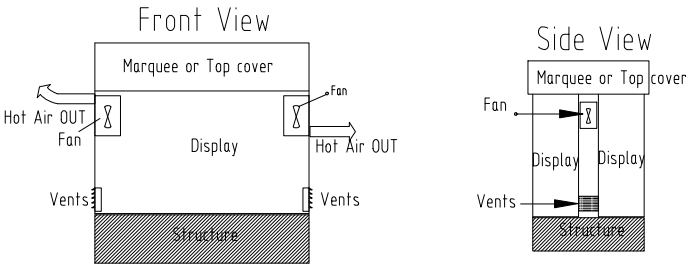
Forced Air Circulation



DO

- DO Provide Sufficient Vents to allow outside air into a skinned/closed structure
- DO Provide Fans if necessary to push Hot Air out of closed Structures
- DO Maintain minimum of 1.5 inch clearance at bottom of enclosed sign
- DO Maintain Temperature inside sign between -22to +130 Degrees F
- DO Keep Temperatures below 110 Degrees F inside cabinet
- DO Provide Axial Air Fans if Air Flow Restricted inside Frame/Structure
- DO Provide Thermal Switches to turn on Fans at 90-105 degrees F

Forced Air Circulation



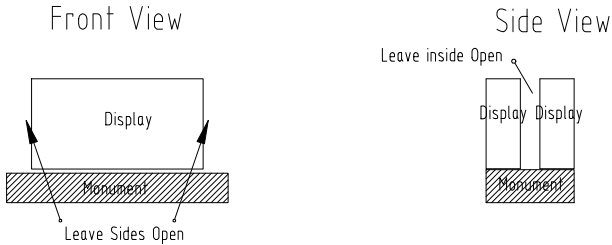
DON'T

- DON'T Block Cabinet Vents at back of Display
- DON'T Place cabinet against a wall without back side of cabinet open to outside air
- DON'T Allow Heat to Rise above 110 Degrees F inside cabinet
- DON'T Mount an ID Sign/Marquee Cover above or below the Optec LED Sign without 1.5" clearance needed for ventilation

NOTE: THE WARRANTY DOES NOT COVER DAMAGES CAUSED BY IMPROPER VENTILATION

AIR Ventilation Requirements(Natural Convection):

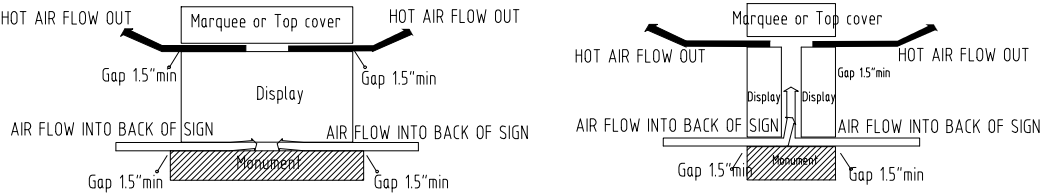
Natural Convection



DO

- DO Provide Outside Air TO Reach Cabinet Air input Vents
- DO Maintain Temperature inside sign -22 to +130 Degrees F
- DO Provide Sufficient Venting For Natural Convection if Skinned
- DO inspect Vents Periodically to Ensure they are Clear/Open
- DO Keep inside cabinet temperature below 110 degrees F
- DO Maintain clearance above and below cabinet a min of 1.5"


Natural Convection II



DON'T

- DON'T Block Cabinet Air Vents in back of Display
- DON'T Allow Temperature to Rise Above 110 degrees F

NOTE: THE WARRANTY DOES NOT COVER DAMAGES CAUSED
BY IMPROPER VENTILATION

REV.	DATE	DESCRIPTION	BY	APPR
 COPYRIGHT OPTEC DISPLAYS, INC. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED				
DISPLAY MODEL		2021-000755-INF-MOD-16mm-191518-OR-60X150-DF-V2		
DRAWING NUMBER		REFERENCE		
DESIGNED BY		SCALE/SHEET SIZE		1:1
DRAWN BY		TOLERANCE		±1/4"
DATE		UNITS		MM (INCHS)
PAGE		REVISION		



Feet

0 300 600

A horizontal number line with tick marks at 0, 300, and 600. The segment from 0 to 300 is white, and the segment from 300 to 600 is black.



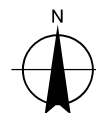
Subject
Tract

BOA-23263

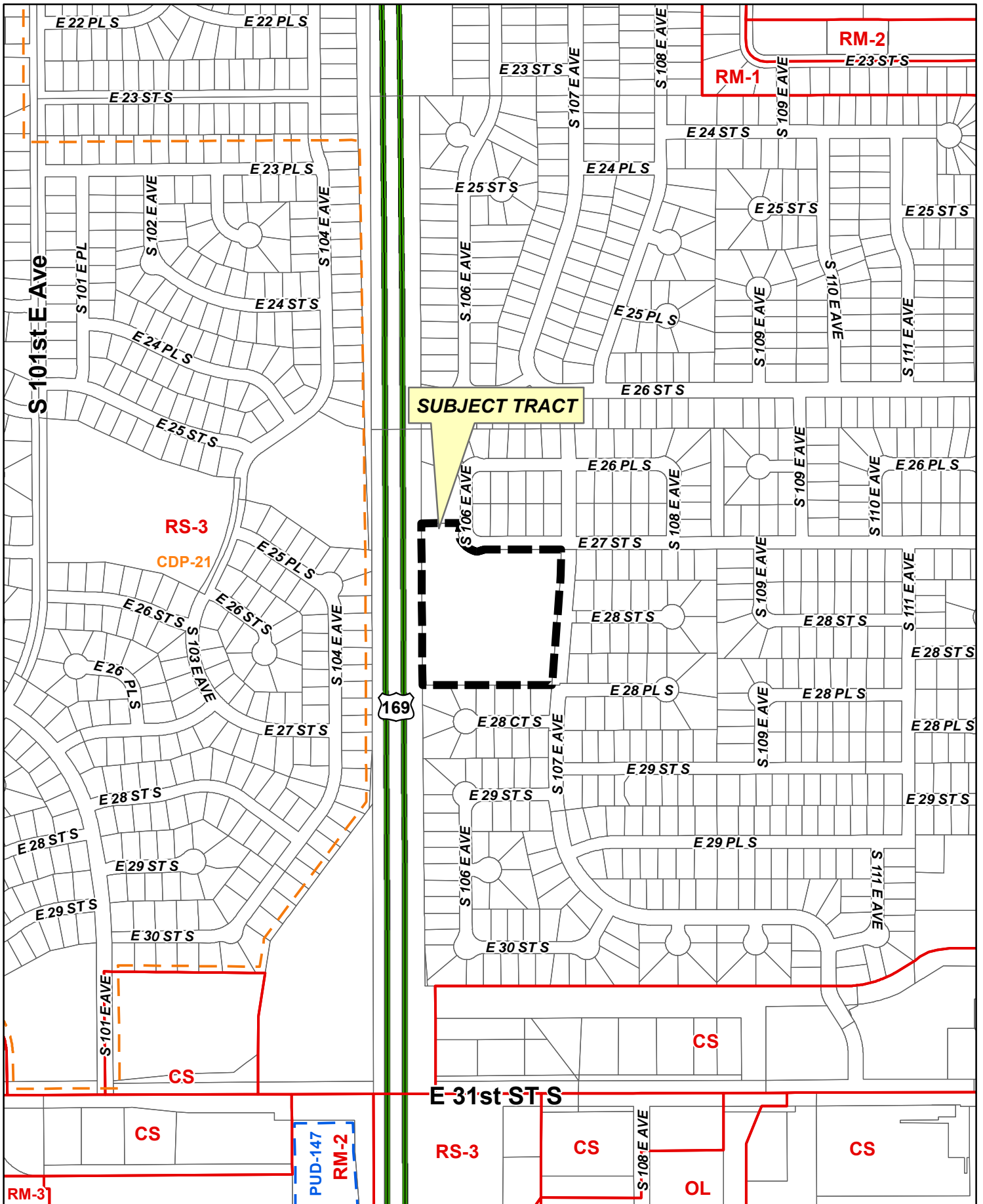
19-13 14

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

Aerial Photo Date: 2020/2021



10.19



BOA-23264

19-14 18

11.1

BOARD OF ADJUSTMENT CASE REPORT

STR: 9418

CZM: 39

CD: 6

Case Number: **BOA-23264**

HEARING DATE: 02/08/2022 1:00 PM

APPLICANT: Ryan Neurohr ,Image Builders

ACTION REQUESTED: Special Exception to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

LOCATION: 10620 E 27 ST S

ZONED: RS-3

PRESENT USE: School

TRACT SIZE: 345432.21 SQ FT

LEGAL DESCRIPTION: BEG 201.7E & 370.37S NWC SE S646 E540.9 NE563.5 W339.24 CRV 98.17 N21.5 W178.23 TO POB SEC 18 19 14, VALLEY GLEN

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "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 the SW/ of E. 27th St. S. and S. 107th E. Ave.

STAFF COMMENTS: The applicant is requesting a Special Exception to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F).

Included in your packet are the standards for Sec. 60.050 and 61.100 for Dynamic Display signs in a Residential District and the general Regulations for Dynamic Display Signs.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Special Exception** to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) **Special Exception** to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

- 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.

60.040-D Dynamic Displays

Unless otherwise expressly stated, all signs that include a dynamic display are subject to the supplemental regulations of [Section 60.100](#).

60.040-E Off-Premise Business Signs

Off-premise business signs may be approved for multi-tenant developments only when such developments are included in a mandatory development plan (See [Section 70.040](#)). The authority to approve off-premise business signs is intended to be used only when the location of the identified business or activity precludes placement of a sign that is visible to motorists and pedestrians along the highest (traffic) volume street that provides access to the subject development and when the result of the approval will be in keeping with the stated purposes of this chapter ([§60.010-A](#)). The intent of this off-premise business sign authorization is to provide flexibility in overcoming the locational and visibility challenges of lots within a mandatory development plan area, not to allow an overall increase in the amount of signage allowed or encourage a proliferation of signs within the area covered by the mandatory development plan. Any waiver, modification, or variance to the regulations of [Section 60.040-E](#) is considered a use variance and is thereby prohibited in accordance with [§70.130-B1](#).

60.040-F Illumination

Except for authorized dynamic displays, the illumination on the face of any sign where illumination is permitted must be by constant light and may not exceed 70 foot candles measured at a distance of 2 feet from the face of the sign.

Section 60.050 Signs in R, AG, and AG-R Zoning Districts

60.050-A Applicability

The regulations of this section apply to signs in R, AG, and AG-R districts. See also the general regulations of [Section 60.040](#).

60.050-B Signs Allowed

The following signs are allowed in R, AG, and AG-R districts in addition to any signs allowed pursuant to [Section 60.030](#). On-premise roof signs, on-premise projecting signs and all off-premise outdoor advertising signs are prohibited in R, AG, and AG-R districts.

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 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.

2. Nonresidential Uses

The following regulations apply to all principal nonresidential uses in R, AG, and AG-R districts.

a. Wall Signs

Nonresidential uses in R, AG, and AG-R districts are allowed a maximum of one wall sign per public building entrance. No individual wall sign may exceed 32 square feet in area. In buildings with multiple public building entrances, the sign area of all wall signs may not exceed 32 square feet in the aggregate.

b. Freestanding Signs

Nonresidential uses in R, AG, and AG-R districts are allowed a maximum of one freestanding sign per street frontage. Allowed freestanding signs are subject to a maximum height limit of 20 feet and 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 square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented.

c. Dynamic Displays

Dynamic displays are prohibited in R, AG, and AG-R districts except that on a lot occupied by an allowed public, civic or institutional use, the board of adjustment is authorized to approve a special exception for the allowed wall sign or the allowed freestanding sign to include a dynamic display.

- (1) The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage.
- (2) The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign.
- (3) Dynamic displays in R, AG, and AG-R districts may operate only between the hours of 7:00 a.m. and 9:00 p.m. unless otherwise expressly approved through the special exception process.
- (4) Dynamic displays are subject to the dynamic display regulations of [Section 60.100](#).

Section 60.060 Signs in Office Zoning Districts

60.060-A Applicability

The regulations of this section apply to signs in all office zoning districts. See also the general regulations of [Section 60.040](#).

- a. Off-premise outdoor advertising signs;
- b. Dynamic displays;
- c. Inflatable signs; and
- d. Roof signs.

60.090-E MPD District

Except as otherwise expressly allowed as part of an approved MPD development plan:

- 1. Residential development areas are subject to the sign regulations that apply to R districts; and
- 2. Nonresidential development areas are subject to the sign regulations that apply to CS districts.

Section 60.100 Dynamic Displays

The supplemental regulations of this section apply to all signs with dynamic displays. Except as otherwise expressly stated, these regulations apply whether incorporated into off-premise outdoor advertising signs or on-premise signs that are allowed to include a dynamic display.

60.100-A The images and messages displayed on a dynamic display must have a minimum dwell time of at least 8 seconds and may not contain any movement, animation, audio, video, pyrotechnics or other special effects.

60.100-B The transition or change from one message to another must occur in one second or less and involve no animation or special effects.

60.100-C The images and messages displayed must be complete in and of themselves within the required dwell time.

60.100-D Dynamic displays may not be located within 50 feet of the driving surface of a signalized intersection, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the intersection.

60.100-E Dynamic displays may not be located within or within 20 feet of the driving surface of a street, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the street curb or edge of the traveled roadway marked or understood as such.

60.100-F Dynamic displays may not be located within 200 feet of any of the following: (1) an R or AG-R district (other than street, highway or freeway right-of-way); (2) a residential development area. This separation distance does not apply if the dynamic display is not visible from the referenced district, area or lot, and the requirements may be modified in R, AG, and AG-R districts if approved through the special exception process. Required separation distances must be measured horizontally in a straight line from the nearest point on a sign structure to the nearest point of an R or AG-R district or residential development area boundary.

60.100-G Dynamic displays must be equipped with a default mechanism that freezes the display in one position or presents a static or blank display if a malfunction occurs.

- 60.100-H** Dynamic displays must be equipped with a light detector/photocell that automatically adjusts the display's brightness according to natural ambient light conditions.
- 60.100-I** The maximum brightness level of a dynamic display may not exceed 6,500 nits (candelas per square meter) during daylight hours or 500 nits between 30 minutes after sunset and 30 minutes before sunrise, as those times are determined by the National Weather Service (Actual Time). Brightness must be measured from the brightest element of the sign's face.
- 60.100-J** Any outdoor advertising sign that includes a dynamic display that was lawfully established before January 1, 2010, must be separated by a minimum distance of 1,200 feet from any other outdoor advertising sign that includes a dynamic display. This spacing limitation does not apply between signs separated by a freeway. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground.
- 60.100-K** Except as provided in [§60.100-J](#), any outdoor advertising sign that includes a dynamic display and that was approved by a permit issued on or after January 1, 2009, must be separated by a minimum distance of 1,200 feet from any other outdoor advertising sign that includes a dynamic display facing the same traveled way. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground.

Section 60.110 Administration

- 60.110-A** Any person proposing to erect any sign requiring a sign permit must submit a sign permit application to the development administrator. Applications for such permit must be accompanied by detailed plans, including scaled drawings of the proposed sign, a detailed site plan and other information deemed necessary by the development administrator to determine compliance with applicable regulations.
- 60.110-B** Sign permit fees must be paid prior to the issuance of a sign permit.
- 60.110-C** If the work associated with a sign permit has not been completed within 180 days of the date of the issuance of the permit, such permit will lapse and become null and void.

Section 60.120 Nonconforming Signs

See [Section 80.060](#).

Section 60.130 Rules of Measurement

60.130-A Sign Area

1. Signs Enclosed in Frames or Cabinets

The area of a sign enclosed in a frame or cabinet is determined based on the outer dimensions of the frame or cabinet surrounding the sign face (see [Figure 60-2](#)).

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



DEVELOPMENT SERVICES
175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103-3227

SIGN PLAN REVIEW

December 17, 2021

LOD Number: 1

Phone: 918-232-8024

Bonnie Moore
204 E. 5th Ave.
Owasso, OK 74055

APPLICATION NO: SIGN-105640-2021 (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)
Location: 10620 E. 27th St. S.
Description: Freestanding sign with dynamic display

INFORMATION ABOUT SUBMITTING REVISIONS
<p>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.</p> <p>REVISIONS NEED TO INCLUDE THE FOLLOWING:</p> <ol style="list-style-type: none">1. A COPY OF THIS DEFICIENCY LETTER2. A WRITTEN RESPONSE AS TO HOW EACH REVIEW COMMENT HAS BEEN RESOLVED3. THE COMPLETED REVISED/ADDITIONAL PLANS FORM (SEE ATTACHED) <p>REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 2nd 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.</p> <p><u>SUBMITTALS FAXED / EMAILED TO PLANS EXAMINERS WILL NOT BE ACCEPTED.</u></p>
IMPORTANT INFORMATION
<ol style="list-style-type: none">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 OR AT INCOG OFFICES AT 2 WEST 2ND STREET, 8TH 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) Delores Huerta

REVIEW COMMENTS	
SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT WWW.INCOG.ORG	
Application No. SIGN-105640-2021	10620 E. 27 th St. S.

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 Signs in R and AG Zoning Districts

60.050-B.2.c Dynamic displays are prohibited in R districts and AG districts except that on a lot occupied by an allowed public, civic or institutional use, the board of adjustment is authorized to approve a special exception for the allowed wall sign or the allowed freestanding sign to include a dynamic display.

- (1) The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage.
- (2) The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign.
- (3) Dynamic displays in R districts and in AG districts may operate only between the hours of 7:00 a.m. and 9:00 p.m. unless otherwise expressly approved through the special exception process.
- (4) Dynamic displays are subject to the dynamic display regulations of Section 60.100.

Review comments: The proposed freestanding sign with a dynamic display is located in a RS-3 zoning district and requires a special exception from the BOA prior to issuance of a sign permit.

2. Section 60.100 Dynamic Displays

60.100-E Dynamic displays may not be located within 20 feet of the driving surface of a street, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the street curb or edge of the traveled road-way marked or understood as such.

Review comments: This leading edge of the proposed dynamic display sign is located 19.1 feet from the driving surface of E. 27th St. You may relocate the sign to be at least 20 feet away from the centerline of the street, or you may apply for a variance from the BOA to permit a sign with a dynamic display to be located 19.1 feet from the driving surface of E. 27th St.

The sign review will resume once the required revised plans and BOA approval paperwork is submitted.

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
<p>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.</p> <p>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.</p>

City of Tulsa Board of Adjustment
2 West 2nd Street, Suite 800
Tulsa, OK 74103

Thanks to Tulsa voters who approved funding for digital marquees in the 2021 bond package, Tulsa Public Schools will be submitting requests for approval for approximately 45 digital school marquees over the next year. The district is sensitive to neighborhood concerns and aware of city regulations. We intend to adhere to all elements of the Tulsa Zoning Code including those of Section 60.100 relating to dynamic displays.

Nearly all of the marquees will be replacing older, manually managed signs. Schools are truly excited about this opportunity to install dynamic digital signs for several reasons including:

Improved communication with families and neighbors:

- Messages can be easily displayed in multiple languages to match community needs
- Displays can be quickly changed to share emergency information when needed
- Sharing information about multiple and varied school activities helps spark and grow family and neighborhood interest and connections

Improved safety:

- The displays can be centrally managed via a cellular network to quickly share emergency notifications in multiple languages if needed. Messages can be controlled individually by school, by neighborhood or district wide.
- School staff will no longer need to climb on ladders in challenging weather to change out manual marquees.

Improved appearance and perception of our schools:

- New marquees will brighten and modernize the look and “curb appeal” of our schools and show the community that we are investing in our children, schools, and neighborhoods.

We know the importance of keeping families informed and we use multiple lines of communication to reach the families of our more than 33,000 students. We see the digital marquees as another valuable tool, especially for families who don’t have reliable access to internet and technology. The marquee project was one of the bond items that generated the most positive response from parents and school leaders during the 2021 bond election and we look forward to meeting with members of the Board of Adjustment to discuss this work and answer any questions. We appreciate your time and consideration.

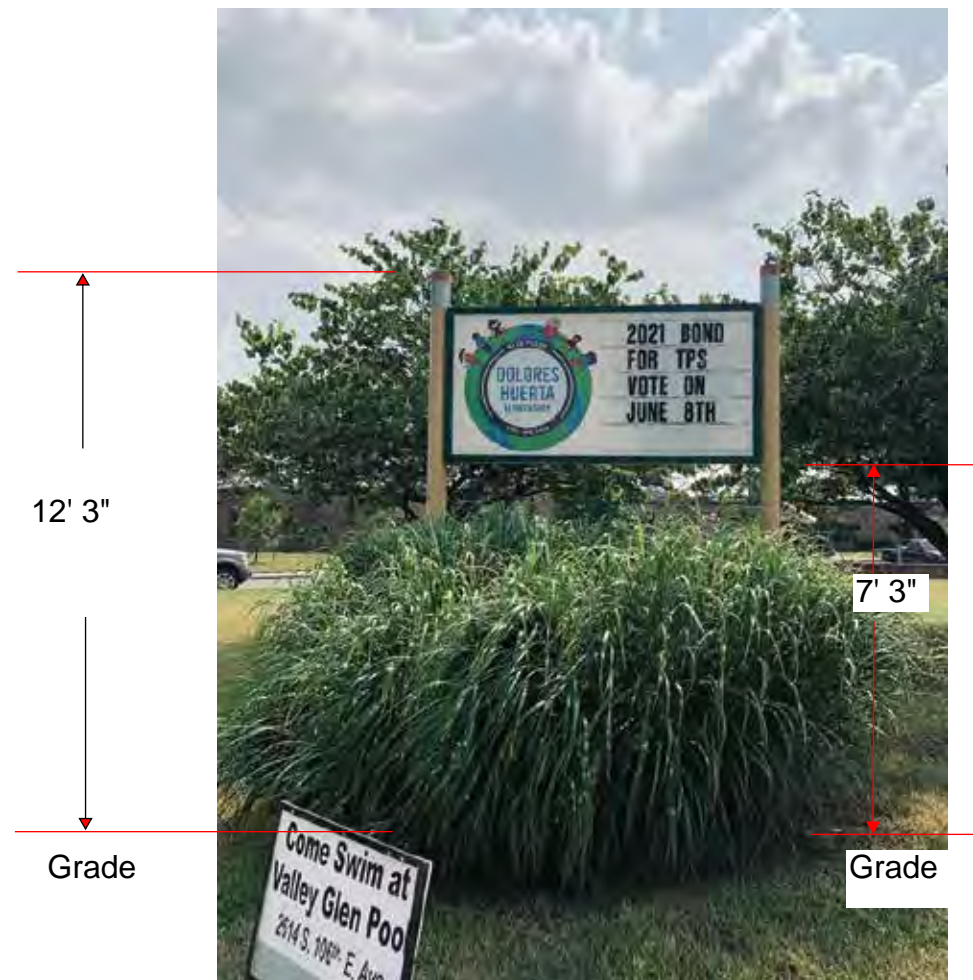
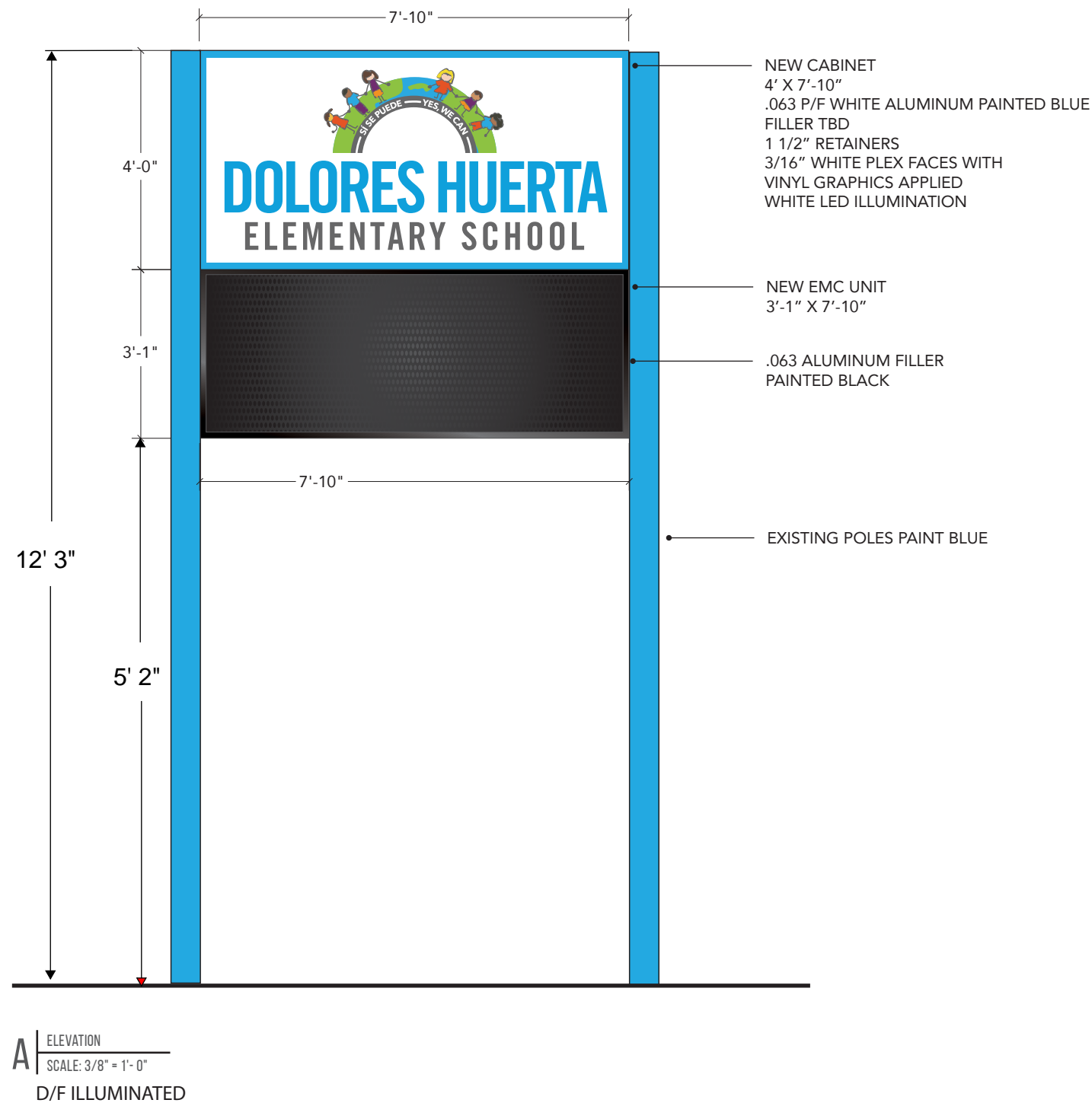
Sincerely,

A handwritten signature in black ink, appearing to read "J. Robles", is written over a light blue rectangular background.

Jorge Robles

Chief Finance and Information Officer

Tulsa Public Schools



EXISTING CONDITIONS

THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF IMAGE BUILDERS, AND ARE THE RESULT OF ORIGINAL WORK BY IT'S EMPLOYEES. THEY ARE SUBMITTED FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS, OR TO PURCHASE FROM IMAGE BUILDERS, SIGNAGE MANUFACTURED IN ACCORDANCE TO THESE PLANS. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO OTHERS IS EXPRESSLY FORBIDDEN. © 2019 I.B.



Revised overhead Site plan showing corrected measurements to satisfy Right-of-Way and/or Planned Right-of-Way requirements

Note: Proposed Sign re-position would be to rotate sign 90 degrees to eliminate the back of sign being obstructed by the trees.






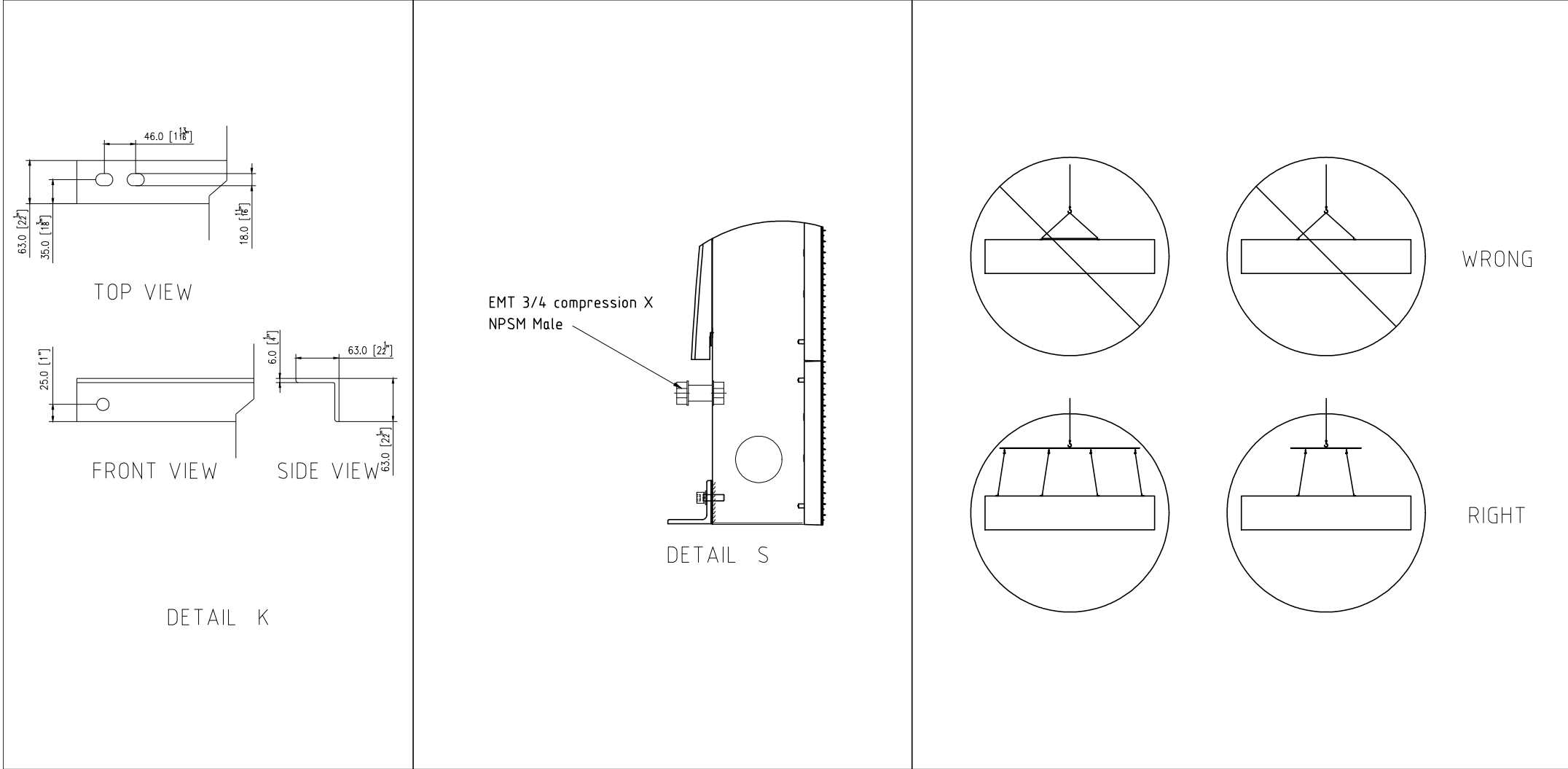
K	ANGLE IRON-SEE DETAIL K
Q	EYEBOLT-SEE DETAIL Q
S	STRAIGHT CONDUIT-SEE DETAIL S
J	GROUND LUG
I	VENTILATION INTAKE
G	VENTILATION EXHAUST




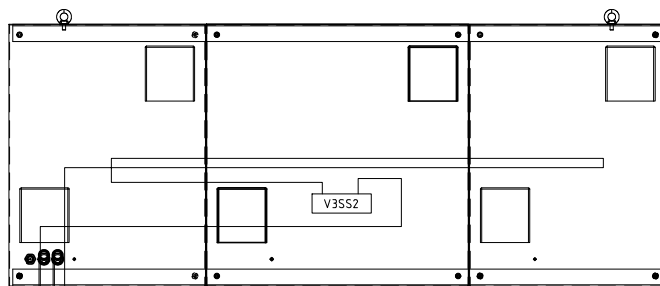
Note:
Positions and dimensions of the vents in this drawing are for reference only.
For accurate drawing, please request production drawing from Optec.

NOTES:
MATERIAL: 5052
FINISHING: MATT PLASTIC SPRAY, BLK
SPECS: 60x150 1R1G1B
PITCH: 16mm
WEIGHT:294 lbs/FACE

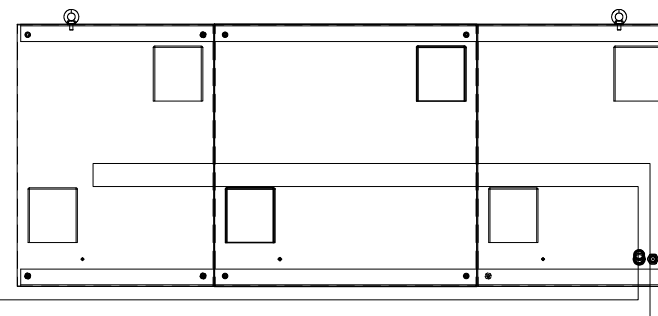
REV.	DATE	DESCRIPTION	BY	APPR
 OPTEC DISPLAYS, INC.		COPYRIGHT OPTEC DISPLAYS, INC. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED		
DISPLAY MODEL				
DRAWING NUMBER		2021-000755-INF-MOD-16mm-1R1G1B-QR-60X150-DF-V2		
REFERENCE				
DESIGNED BY		SCALE/SHEET SIZE	1:1	
DRAWN BY		TOLERANCE	±1/4"	
DATE	2021/09/02	UNITS	MM (INCHS)	
PAGE		REVISION		



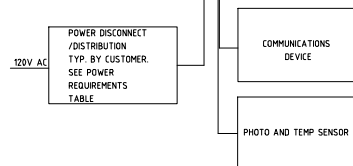
REV.	DATE	DESCRIPTION	BY	APPR
		 COPYRIGHT OPTEC DISPLAYS, INC .ALL RIGHTS RESERVED.UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED		
		DISPLAY MODEL		
		DRAWING NUMBER	2021-000755-INF-MOD-16mm-1R1G1B-QR-60X150-DF-V2	
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DESIGNED BY		SCALE/SHEET SIZE	1:1	
DRAWN BY		TOLERANCE	±1/4"	
DATE		UNITS	MM (INCHS)	
PAGE		REVISION		



PRIMARY BACK VIEW




SECONDARY BACK VIEW



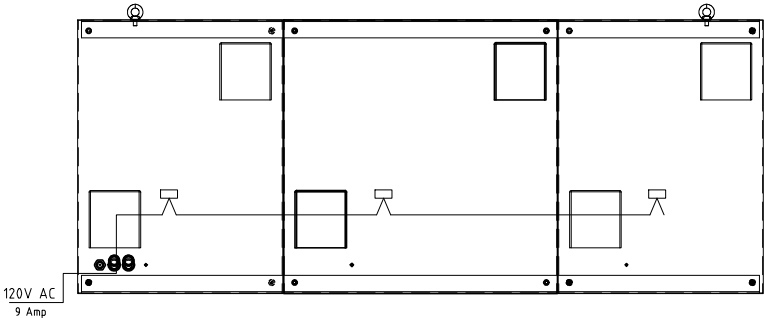
Total Power Required: 1080 Watt/Face
Avg. Operating Power: 360 Watt/Face

Max. Power Load Per Single Face					
# of Circuits		120 VOLT Each Circuit		240 VOLT Each Circuit	
		WATTS	AMPS	WATTS	AMPS
Primary	1	1080	9		
Secondary	1	1080	9		
Total number of circuits per face <u>1</u> INPUT VOLTAGE FOR DISPLAY MUST BE SPECIFIED AT TIME OF ORDER					

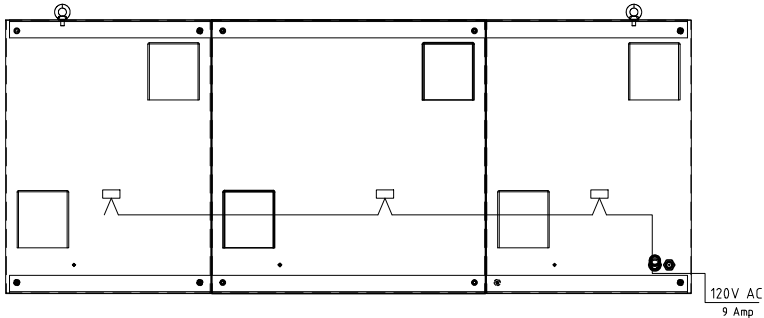
**Electrical must be installed in accordance with the requirements of National Electrical Codes or local codes.

REV.	DATE	DESCRIPTION	BY	APPR
		 COPYRIGHT OPTEC DISPLAYS, INC. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED.		
DISPLAY MODEL				
DRAWING NUMBER		2021-000755-INF-MOD-16mm-1R1G1B-QR-60X150-DF-V2		
REFERENCE				
DESIGNED BY		SCALE/SHEET SIZE		1:1
DRAWN BY		TOLERANCE		±1/4"
DATE		UNITS		MM (INCHS)
PAGE		REVISION		

AC wiring Diagram



PRIMARY BACK VIEW




SECONDARY BACK VIEW

Total Power Required: 1080 Watt/Face
Avg.Operating Power: 360 Watt/Face

Max.Power Load Per Single Face					
# of Circuits		120 VOLT Each Circuit		240 VOLT Each Circuit	
		WATTS	AMPS	WATTS	AMPS
Primary	1	1080	9		
Secondary	1	1080	9		

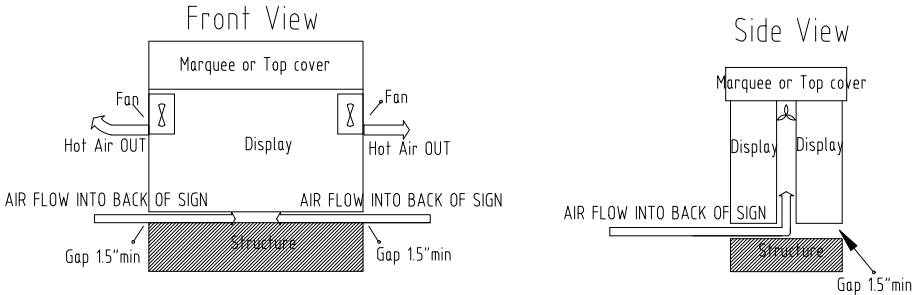
Total number of circits per face 1
INPUT VOLTAGE FOR DISPLAY MUST BE
SPECIFIED AT TIME OF ORDER

xxElectrical must be installed in accordance
with the requirements of National Electrical
Codes or local codes.

REV.	DATE	DESCRIPTION	BY	APPR
		 COPYRIGHT OPTEC DISPLAYS, INC .ALL RIGHTS RESERVED.UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED		
DISPLAY MODEL				
DRAWING NUMBER		2021-000755-INF-MOD-16mm-1R1G1B-QR-60X150-DF-V2		
REFERENCE				
DESIGNED BY		SCALE/SHEET SIZE	1:1	
DRAWN BY		TOLERANCE	±1/4"	
DATE		UNITS	MM (INCHS)	
PAGE		REVISION		

Air Ventilation Requirements(Force Air):
FAN CFM = 3.19 x Total Watts/20

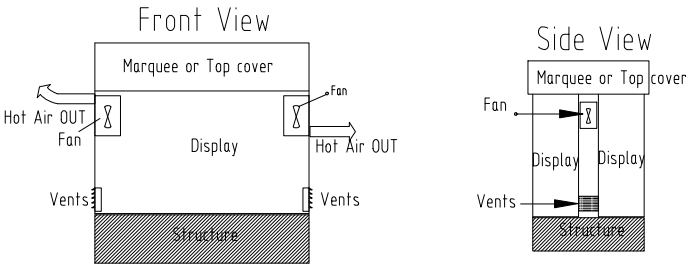
Forced Air Circulation



DO

- DO Provide Sufficient Vents to allow outside air into a skinned/closed structure
- DO Provide Fans if necessary to push Hot Air out of closed Structures
- DO Maintain minimum of 1.5 inch clearance at bottom of enclosed sign
- DO Maintain Temperature inside sign between -22to +130 Degrees F
- DO Keep Temperatures below 110 Degrees F inside cabinet
- DO Provide Axial Air Fans if Air Flow Restricted inside Frame/Structure
- DO Provide Thermal Switches to turn on Fans at 90-105 degrees F

Forced Air Circulation



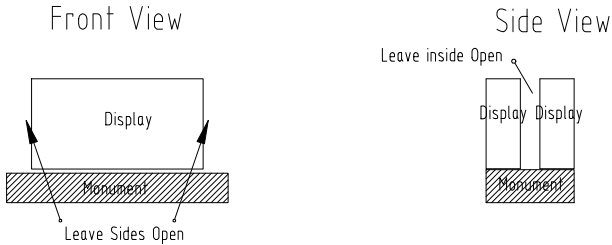
DON'T

- DON'T Block Cabinet Vents at back of Display
- DON'T Place cabinet against a wall without back side of cabinet open to outside air
- DON'T Allow Heat to Rise above 110 Degrees F inside cabinet
- DON'T Mount an ID Sign/Marquee Cover above or below the Optec LED Sign without 1.5" clearance needed for ventilation

NOTE: THE WARRANTY DOES NOT COVER DAMAGES CAUSED BY IMPROPER VENTILATION

AIR Ventilation Requirements(Natural Convection):

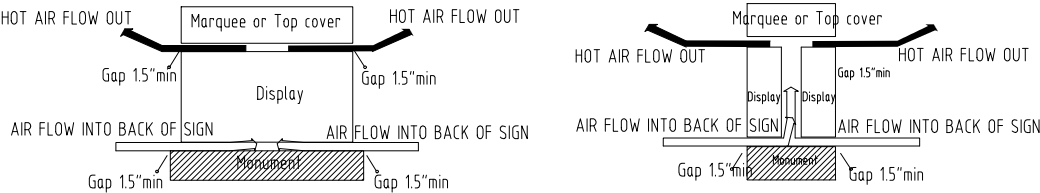
Natural Convection



DO

- DO Provide Outside Air TO Reach Cabinet Air input Vents
- DO Maintain Temperature inside sign -22 to +130 Degrees F
- DO Provide Sufficient Venting For Natural Convection if Skinned
- DO inspect Vents Periodically to Ensure they are Clear/Open
- DO Keep inside cabinet temperature below 110 degrees F
- DO Maintain clearance above and below cabinet a min of 1.5"


Natural Convection II



DON'T

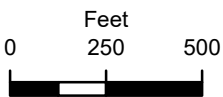
- DON'T Block Cabinet Air Vents in back of Display
- DON'T Allow Temperature to Rise Above 110 degrees F

NOTE: THE WARRANTY DOES NOT COVER DAMAGES CAUSED
BY IMPROPER VENTILATION

REV.	DATE	DESCRIPTION	BY	APPR
 COPYRIGHT OPTEC DISPLAYS, INC. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED				
DISPLAY MODEL		2021-000755-INF-MOD-16mm-19151B-OR-60X150-DF-V2		
DRAWING NUMBER		REFERENCE		
DESIGNED BY		SCALE/SHEET SIZE		1:1
DRAWN BY		TOLERANCE		±1/4"
DATE		UNITS		MM (INCHS)
PAGE		REVISION		



169



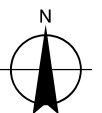
Subject
Tract

BOA-23264

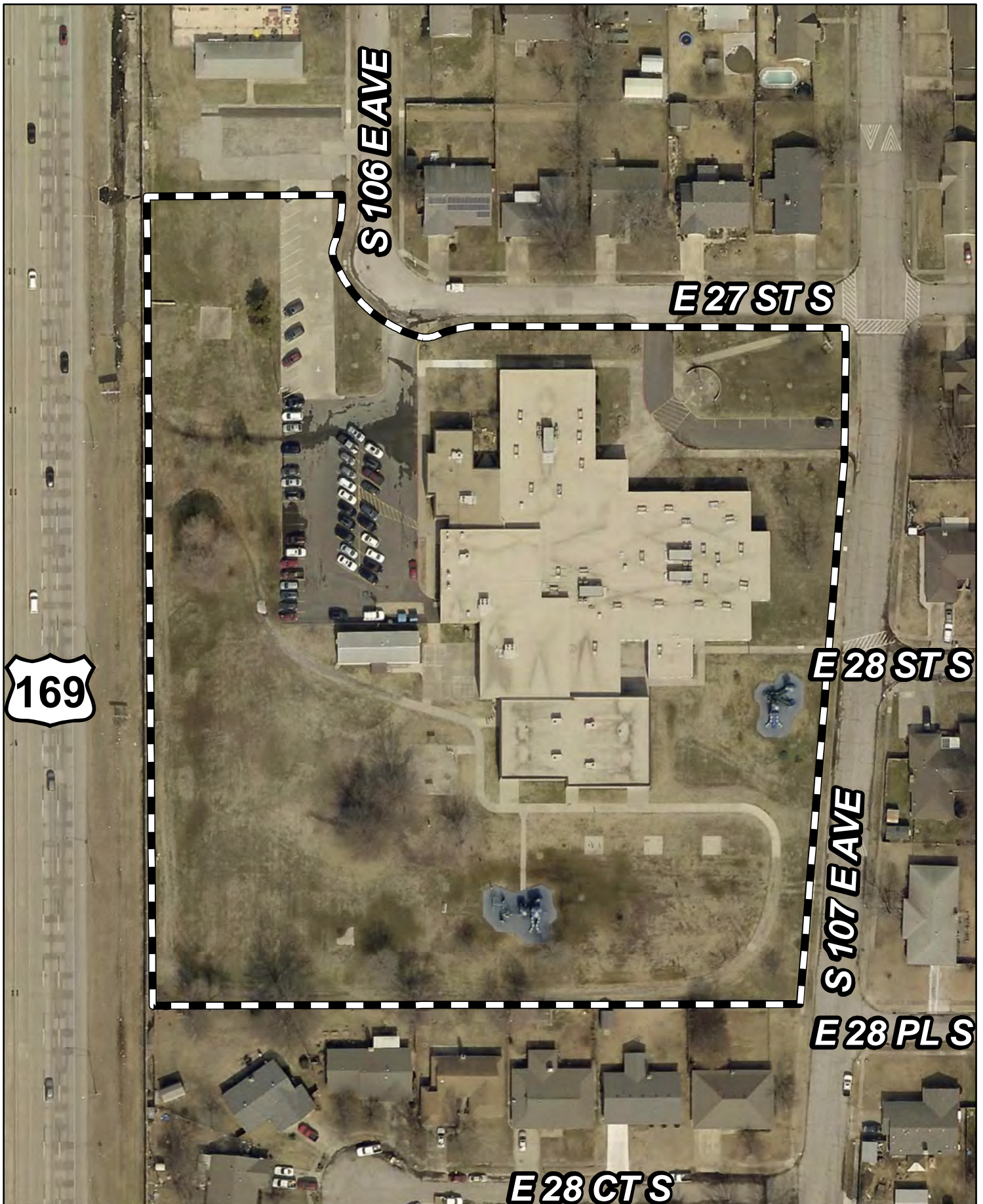
19-14 18

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

Aerial Photo Date: 2020/2021



11.18



169

S 106 E AVE

E 27 ST S

E 28 ST S

S 107 E AVE

E 28 PLS

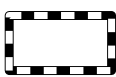
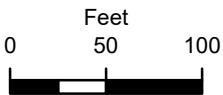
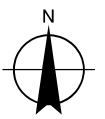
E 28 CT S

BOA-23264

19-14 18

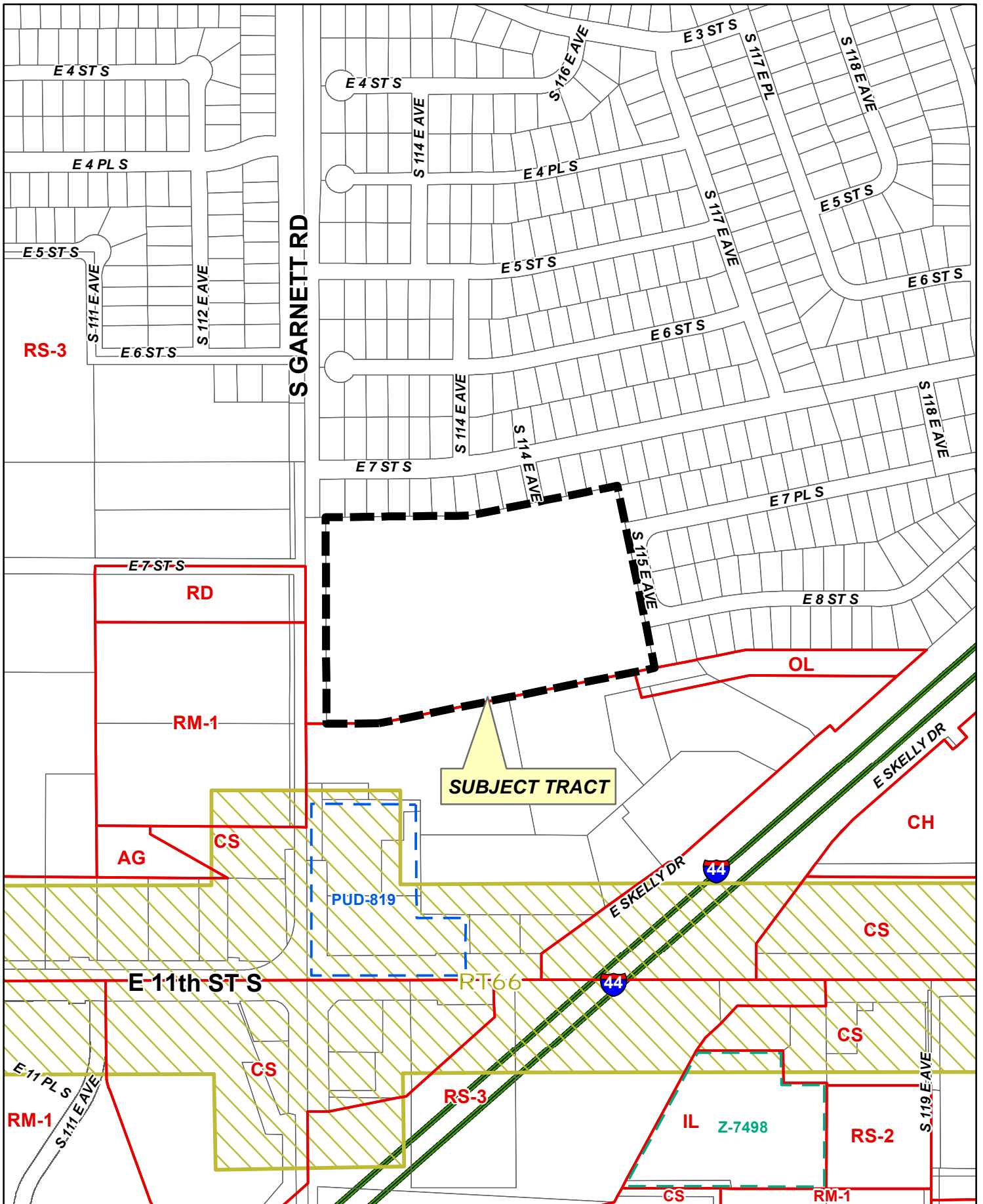
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2020/2021



Subject Tract

11.19



BOA-23265

19-14 05

12.1

BOARD OF ADJUSTMENT CASE REPORT

STR: 9405

Case Number: **BOA-23265**

CZM: 39

CD: 3

HEARING DATE: 02/08/2022 1:00 PM

APPLICANT: Ryan Neurohr ,Image Builders

ACTION REQUESTED: Special Exception to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

LOCATION: 737 S GARNETT RD E

ZONED: RS-3

PRESENT USE: School

TRACT SIZE: 611158.01 SQ FT

LEGAL DESCRIPTION: BEG 814N & 65E SWC SW TH N649.92 E459.78 NE482.26 SLY590 SW891.34 W172 POB SEC 5 19 14 14.030ACS,

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "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 on South of the SE/c of S. Garnett Ave. and E. 7th St. S.

STAFF COMMENTS: The applicant is requesting a Special Exception to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F).

Included in your packet are the standards for Sec. 60.050 and 61.100 for Dynamic Display signs in a Residential District and the general Regulations for Dynamic Display Signs.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Special Exception** to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) **Special Exception** to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

- 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.

60.040-D Dynamic Displays

Unless otherwise expressly stated, all signs that include a dynamic display are subject to the supplemental regulations of [Section 60.100](#).

60.040-E Off-Premise Business Signs

Off-premise business signs may be approved for multi-tenant developments only when such developments are included in a mandatory development plan (See [Section 70.040](#)). The authority to approve off-premise business signs is intended to be used only when the location of the identified business or activity precludes placement of a sign that is visible to motorists and pedestrians along the highest (traffic) volume street that provides access to the subject development and when the result of the approval will be in keeping with the stated purposes of this chapter ([§60.010-A](#)). The intent of this off-premise business sign authorization is to provide flexibility in overcoming the locational and visibility challenges of lots within a mandatory development plan area, not to allow an overall increase in the amount of signage allowed or encourage a proliferation of signs within the area covered by the mandatory development plan. Any waiver, modification, or variance to the regulations of [Section 60.040-E](#) is considered a use variance and is thereby prohibited in accordance with [§70.130-B1](#).

60.040-F Illumination

Except for authorized dynamic displays, the illumination on the face of any sign where illumination is permitted must be by constant light and may not exceed 70 foot candles measured at a distance of 2 feet from the face of the sign.

Section 60.050 Signs in R, AG, and AG-R Zoning Districts

60.050-A Applicability

The regulations of this section apply to signs in R, AG, and AG-R districts. See also the general regulations of [Section 60.040](#).

60.050-B Signs Allowed

The following signs are allowed in R, AG, and AG-R districts in addition to any signs allowed pursuant to [Section 60.030](#). On-premise roof signs, on-premise projecting signs and all off-premise outdoor advertising signs are prohibited in R, AG, and AG-R districts.

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 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.

2. Nonresidential Uses

The following regulations apply to all principal nonresidential uses in R, AG, and AG-R districts.

a. Wall Signs

Nonresidential uses in R, AG, and AG-R districts are allowed a maximum of one wall sign per public building entrance. No individual wall sign may exceed 32 square feet in area. In buildings with multiple public building entrances, the sign area of all wall signs may not exceed 32 square feet in the aggregate.

b. Freestanding Signs

Nonresidential uses in R, AG, and AG-R districts are allowed a maximum of one freestanding sign per street frontage. Allowed freestanding signs are subject to a maximum height limit of 20 feet and 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 square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented.

c. Dynamic Displays

Dynamic displays are prohibited in R, AG, and AG-R districts except that on a lot occupied by an allowed public, civic or institutional use, the board of adjustment is authorized to approve a special exception for the allowed wall sign or the allowed freestanding sign to include a dynamic display.

- (1) The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage.
- (2) The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign.
- (3) Dynamic displays in R, AG, and AG-R districts may operate only between the hours of 7:00 a.m. and 9:00 p.m. unless otherwise expressly approved through the special exception process.
- (4) Dynamic displays are subject to the dynamic display regulations of [Section 60.100](#).

Section 60.060 Signs in Office Zoning Districts

60.060-A Applicability

The regulations of this section apply to signs in all office zoning districts. See also the general regulations of [Section 60.040](#).

- a. Off-premise outdoor advertising signs;
- b. Dynamic displays;
- c. Inflatable signs; and
- d. Roof signs.

60.090-E MPD District

Except as otherwise expressly allowed as part of an approved MPD development plan:

- 1. Residential development areas are subject to the sign regulations that apply to R districts; and
- 2. Nonresidential development areas are subject to the sign regulations that apply to CS districts.

Section 60.100 Dynamic Displays

The supplemental regulations of this section apply to all signs with dynamic displays. Except as otherwise expressly stated, these regulations apply whether incorporated into off-premise outdoor advertising signs or on-premise signs that are allowed to include a dynamic display.

60.100-A The images and messages displayed on a dynamic display must have a minimum dwell time of at least 8 seconds and may not contain any movement, animation, audio, video, pyrotechnics or other special effects.

60.100-B The transition or change from one message to another must occur in one second or less and involve no animation or special effects.

60.100-C The images and messages displayed must be complete in and of themselves within the required dwell time.

60.100-D Dynamic displays may not be located within 50 feet of the driving surface of a signalized intersection, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the intersection.

60.100-E Dynamic displays may not be located within or within 20 feet of the driving surface of a street, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the street curb or edge of the traveled roadway marked or understood as such.

60.100-F Dynamic displays may not be located within 200 feet of any of the following: (1) an R or AG-R district (other than street, highway or freeway right-of-way); (2) a residential development area. This separation distance does not apply if the dynamic display is not visible from the referenced district, area or lot, and the requirements may be modified in R, AG, and AG-R districts if approved through the special exception process. Required separation distances must be measured horizontally in a straight line from the nearest point on a sign structure to the nearest point of an R or AG-R district or residential development area boundary.

60.100-G Dynamic displays must be equipped with a default mechanism that freezes the display in one position or presents a static or blank display if a malfunction occurs.

- 60.100-H** Dynamic displays must be equipped with a light detector/photocell that automatically adjusts the display's brightness according to natural ambient light conditions.
- 60.100-I** The maximum brightness level of a dynamic display may not exceed 6,500 nits (candelas per square meter) during daylight hours or 500 nits between 30 minutes after sunset and 30 minutes before sunrise, as those times are determined by the National Weather Service (Actual Time). Brightness must be measured from the brightest element of the sign's face.
- 60.100-J** Any outdoor advertising sign that includes a dynamic display that was lawfully established before January 1, 2010, must be separated by a minimum distance of 1,200 feet from any other outdoor advertising sign that includes a dynamic display. This spacing limitation does not apply between signs separated by a freeway. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground.
- 60.100-K** Except as provided in [§60.100-J](#), any outdoor advertising sign that includes a dynamic display and that was approved by a permit issued on or after January 1, 2009, must be separated by a minimum distance of 1,200 feet from any other outdoor advertising sign that includes a dynamic display facing the same traveled way. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground.

Section 60.110 Administration

- 60.110-A** Any person proposing to erect any sign requiring a sign permit must submit a sign permit application to the development administrator. Applications for such permit must be accompanied by detailed plans, including scaled drawings of the proposed sign, a detailed site plan and other information deemed necessary by the development administrator to determine compliance with applicable regulations.
- 60.110-B** Sign permit fees must be paid prior to the issuance of a sign permit.
- 60.110-C** If the work associated with a sign permit has not been completed within 180 days of the date of the issuance of the permit, such permit will lapse and become null and void.

Section 60.120 Nonconforming Signs

See [Section 80.060](#).

Section 60.130 Rules of Measurement

60.130-A Sign Area

1. Signs Enclosed in Frames or Cabinets

The area of a sign enclosed in a frame or cabinet is determined based on the outer dimensions of the frame or cabinet surrounding the sign face (see [Figure 60-2](#)).

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



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103-3227

SIGN PLAN REVIEW

December 17, 2021

LOD Number: 1

Phone: 918-232-8024

Bonnie Moore
204 E. 5th Ave.
Owasso, OK 74055

APPLICATION NO: SIGN-105656-2021 (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)
Location: 737 S. Garnett Rd.
Description: Freestanding sign with dynamic display

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 2nd 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 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 OR AT INCOG OFFICES AT 2 WEST 2ND STREET, 8TH 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) LEWIS + CLARK

REVIEW COMMENTS	
SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT WWW.INCOG.ORG	
Application No. SIGN-105656-2021	737 S. Garnett Rd.

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-E Signs located in or that project into the right-of-way or planned right-of-way of a public street, unless a special exception has been approved by the board of adjustment in accordance with the procedures of Section 70.120 and a license has been granted by the city in the case of the right-of-way or a removal agreement has been entered into in the case of the planned right-of-way.

Review comments: The proposed freestanding sign appears to be located in the City of Tulsa planned right of way (ROW). The planned ROW width along S. Garnett Rd. is 100 feet total. The minimum setback for the proposed ground sign is 50 feet from the C/L of the street. The proposed sign location is 46.95 feet from the C/L of the street; therefore, this sign is located in the planned ROW of this street and requires a City of Tulsa ROW license and removal agreement and a Special Exception from the COT Board of Adjustment (BOA). You may relocate the sign to comply with the minimum setback requirements or contact Lamar Banks @ 918- 596-9593 for information on acquiring a ROW license and removal agreement and INCOG @ 918-584-7526 to apply for a special exception from the BOA to permit a freestanding sign to be located in the planned ROW with a 50 foot setback from the center of S. Garnett Rd.

2. Section 60.050 Signs in R and AG Zoning Districts

60.050-B.2.c Dynamic displays are prohibited in R districts and AG districts except that on a lot occupied by an allowed public, civic or institutional use, the board of adjustment is authorized to approve a special exception for the allowed wall sign or the allowed freestanding sign to include a dynamic display.

- (1) The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage.
- (2) The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign.
- (3) Dynamic displays in R districts and in AG districts may operate only between the hours of 7:00 a.m. and 9:00 p.m. unless otherwise expressly approved through the special exception process.
- (4) Dynamic displays are subject to the dynamic display regulations of Section 60.100.

Review comments: The proposed freestanding sign with a dynamic display is located in an RS-3 zoning district and requires a special exception from the BOA prior to issuance of a sign permit.

The sign review will resume once the required revised plans, removal agreement, and BOA approval paperwork is submitted.

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.

City of Tulsa Board of Adjustment
2 West 2nd Street, Suite 800
Tulsa, OK 74103

Thanks to Tulsa voters who approved funding for digital marquees in the 2021 bond package, Tulsa Public Schools will be submitting requests for approval for approximately 45 digital school marquees over the next year. The district is sensitive to neighborhood concerns and aware of city regulations. We intend to adhere to all elements of the Tulsa Zoning Code including those of Section 60.100 relating to dynamic displays.

Nearly all of the marquees will be replacing older, manually managed signs. Schools are truly excited about this opportunity to install dynamic digital signs for several reasons including:

Improved communication with families and neighbors:

- Messages can be easily displayed in multiple languages to match community needs
- Displays can be quickly changed to share emergency information when needed
- Sharing information about multiple and varied school activities helps spark and grow family and neighborhood interest and connections

Improved safety:

- The displays can be centrally managed via a cellular network to quickly share emergency notifications in multiple languages if needed. Messages can be controlled individually by school, by neighborhood or district wide.
- School staff will no longer need to climb on ladders in challenging weather to change out manual marquees.

Improved appearance and perception of our schools:

- New marquees will brighten and modernize the look and “curb appeal” of our schools and show the community that we are investing in our children, schools, and neighborhoods.

We know the importance of keeping families informed and we use multiple lines of communication to reach the families of our more than 33,000 students. We see the digital marquees as another valuable tool, especially for families who don't have reliable access to internet and technology. The marquee project was one of the bond items that generated the most positive response from parents and school leaders during the 2021 bond election and we look forward to meeting with members of the Board of Adjustment to discuss this work and answer any questions. We appreciate your time and consideration.

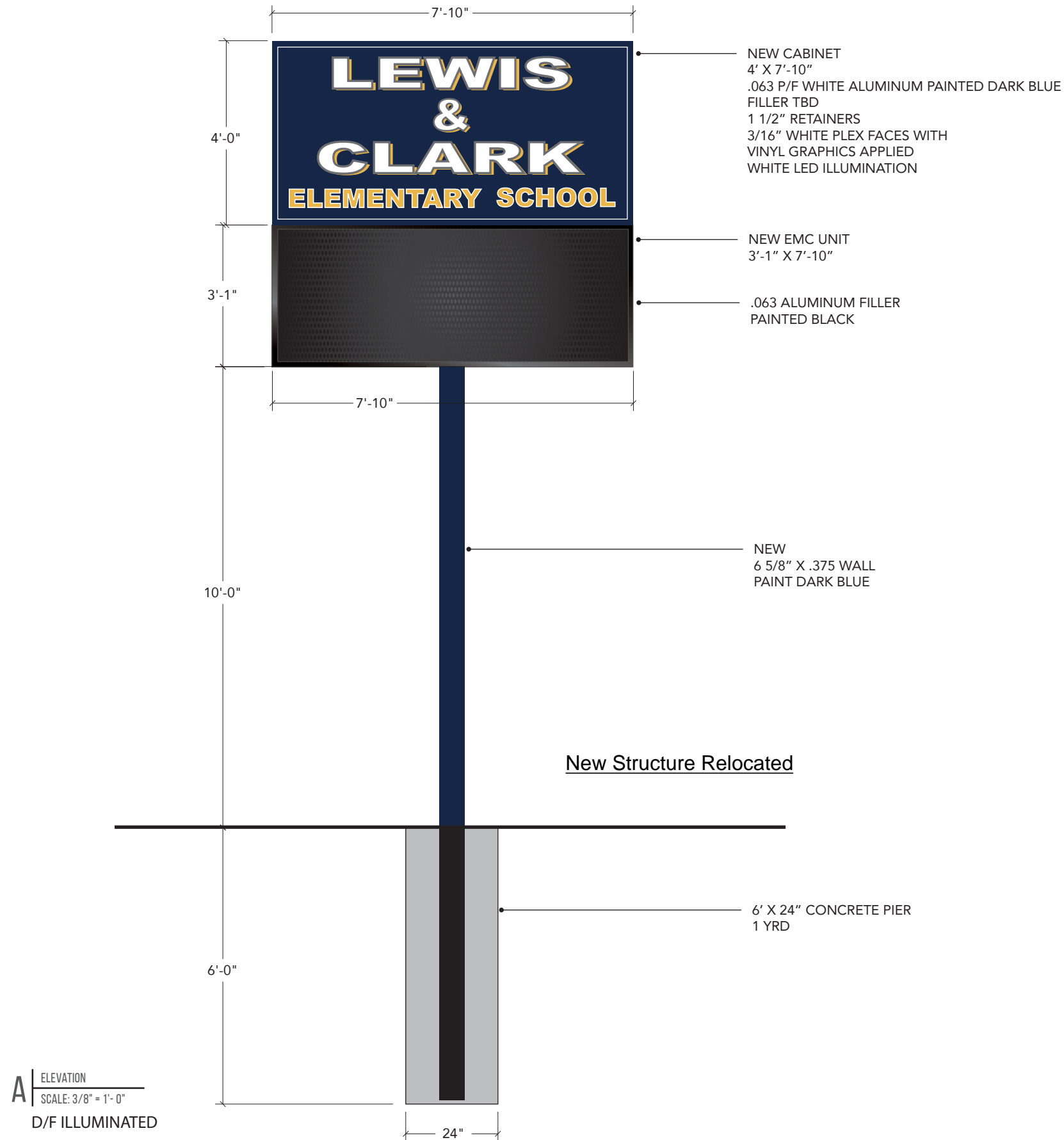
Sincerely,

A handwritten signature in black ink, appearing to read 'J. Robles', is written over a light blue rectangular background.

Jorge Robles

Chief Finance and Information Officer

Tulsa Public Schools



THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF IMAGE BUILDERS, AND ARE THE RESULT OF ORIGINAL WORK BY IT'S EMPLOYEES. THEY ARE SUBMITTED FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS, OR TO PURCHASE FROM IMAGE BUILDERS. SIGNAGE MANUFACTURED IN ACCORDANCE TO THESE PLANS. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO OTHERS IS EXPRESSLY FORBIDDEN. © 2019 I.B.

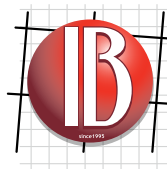


IMAGE BUILDERS
image design • installation • maintenance • painting

☐ APPROVED AS SHOWN ☐ APPROVED AS NOTED

X
CLIENT NAME _____

DATE _____

PROJECT/CLIENT NAME:
**LEWIS & CLARK
ELEMENTARY**

LOCATION:
737 S. GARNETT RD.
TULSA, OK 74106
ACCOUNT EXECUTIVE:
RYAN NEUROHR

DESIGNER:
BILL SAMPLE
DATE OF ORIGINAL DWG:
OCT 18, 2021

REVISION HISTORY:

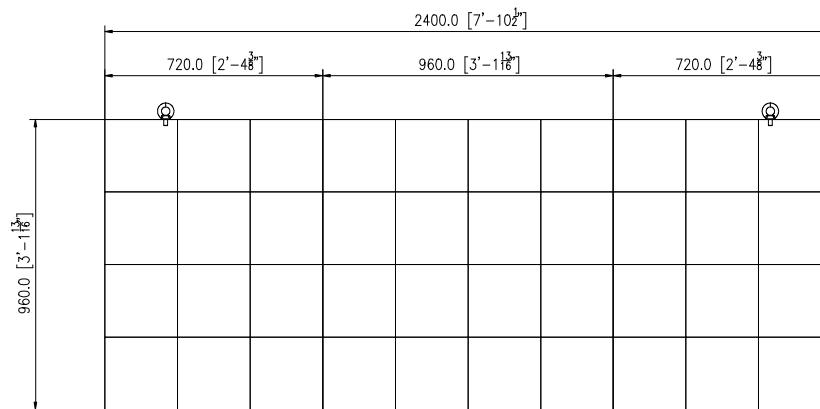
SIGN TYPE/DESCRIPTION:
D/F ILLUMINATED

SHEET NAME:

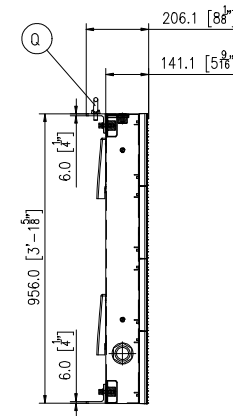
12.12 **ST-1.0**



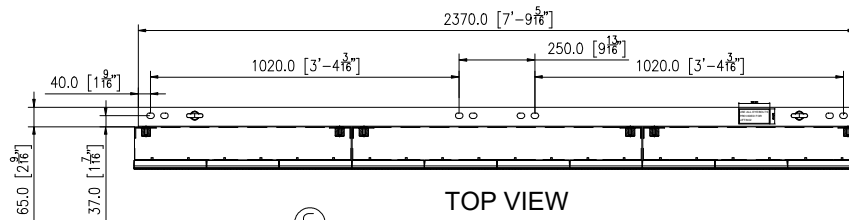
Note: Existing Sign is in the City of Tulsa ROW. Total ROW is 100'. The required setback from the center of the city street is 65'. The existing sign structure will be replaced due to the size of the pole does not meet engineering requirements for the weight of the new dynamic display plus static display. If the new sign structure was to go back in the existing sign location with the required 65' setback it would put it in the Trees. Proposed New Sign location would have minimal obstruction.



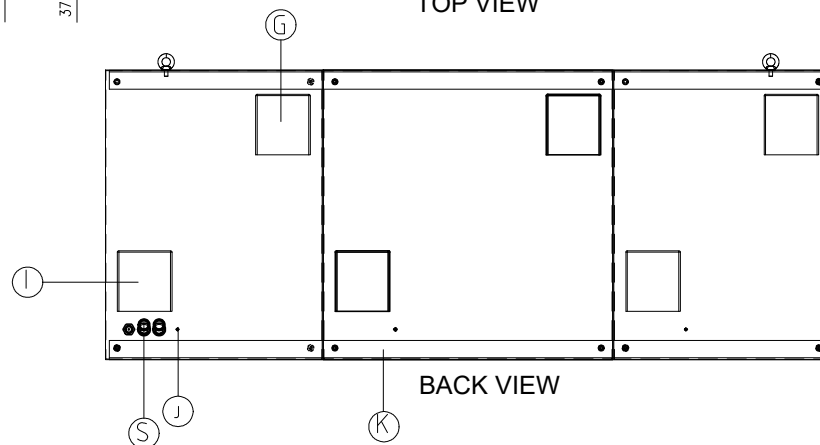
FRONT VIEW



SIDE VIEW



TOP VIEW




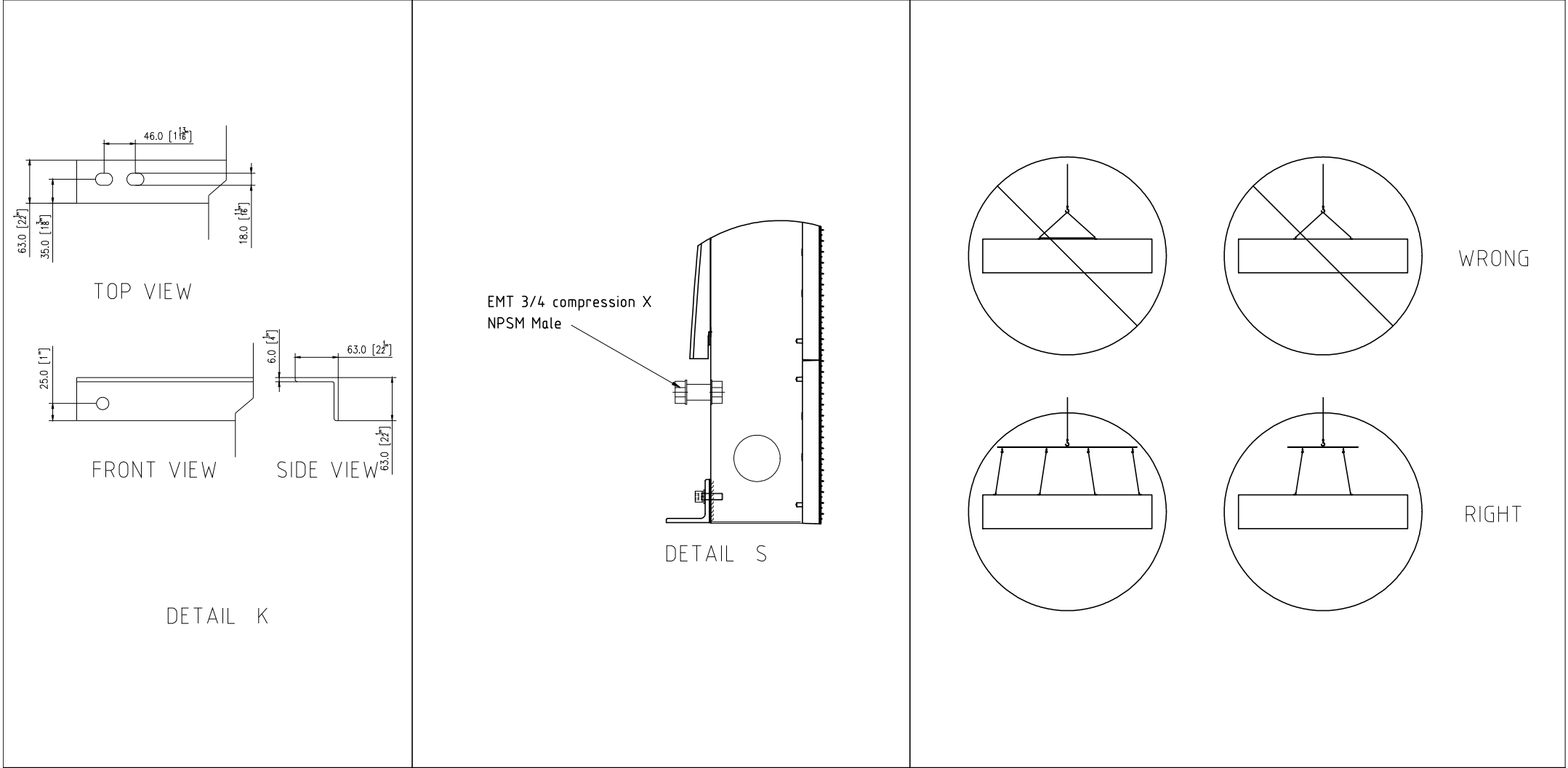
BACK VIEW


Note:
Positions and dimensions of the vents in this drawing are for reference only.
For accurate drawing, please request production drawing from Optec.

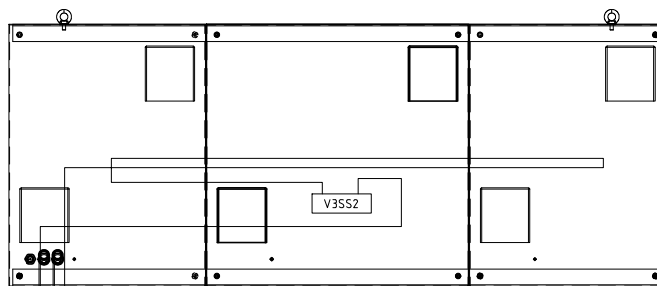
K	ANGLE IRON-SEE DETAIL K
Q	EYEBOLT-SEE DETAIL Q
S	STRAIGHT CONDUIT-SEE DETAIL S
J	GROUND LUG
I	VENTILATION INTAKE
G	VENTILATION EXHAUST

NOTES:
MATERIAL: 5052
FINISHING: MATT PLASTIC SPRAY, BLK
SPECS: 60x150 1R1G1B
PITCH: 16mm
WEIGHT:294 lbs/FACE

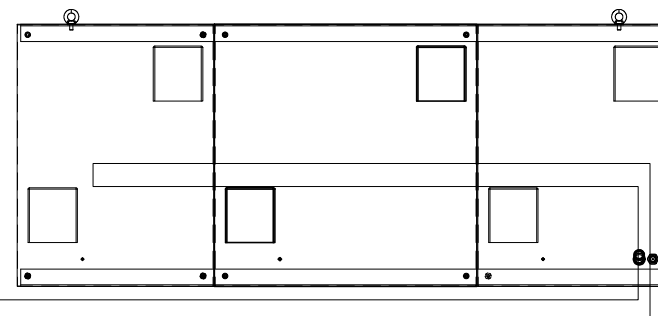
REV.	DATE	DESCRIPTION	BY	APPR
		 COPYRIGHT OPTEC DISPLAYS, INC .ALL RIGHTS RESERVED.UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED		
DISPLAY MODEL				
DRAWING NUMBER		2021-000755-INF-MOD-16mm-1R1G1B-QR-60X150-DF-V2		
REFERENCE				
DESIGNED BY		SCALE/SHEET SIZE	1:1	
DRAWN BY		TOLERANCE	±1/4"	
DATE		UNITS	MM (INCHS)	
PAGE		REVISION		



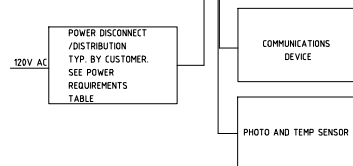
REV.	DATE	DESCRIPTION	BY	APPR
		 COPYRIGHT OPTEC DISPLAYS, INC .ALL RIGHTS RESERVED.UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED		
		DISPLAY MODEL		
		DRAWING NUMBER	2021-000755-INF-MOD-16mm-1R1G1B-QR-60X150-DF-V2	
		REFERENCE		
DESIGNED BY		SCALE/SHEET SIZE	1:1	
DRAWN BY		TOLERANCE	±1/4"	
DATE		UNITS	MM (INCHS)	
PAGE		REVISION		



PRIMARY BACK VIEW



SECONDARY BACK VIEW



Total Power Required: 1080 Watt/Face
Avg. Operating Power: 360 Watt/Face

Max. Power Load Per Single Face					
# of Circuits		120 VOLT Each Circuit		240 VOLT Each Circuit	
		WATTS	AMPS	WATTS	AMPS
Primary	1	1080	9		
Secondary	1	1080	9		

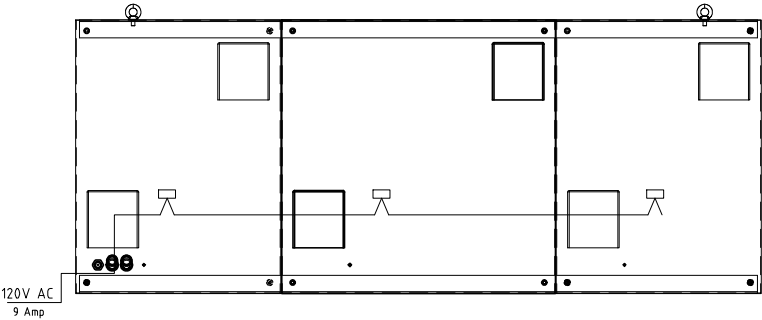
Total number of circuits per face 1
INPUT VOLTAGE FOR DISPLAY MUST BE
SPECIFIED AT TIME OF ORDER

**Electrical must be installed in accordance with the requirements of National Electrical Codes or local codes.

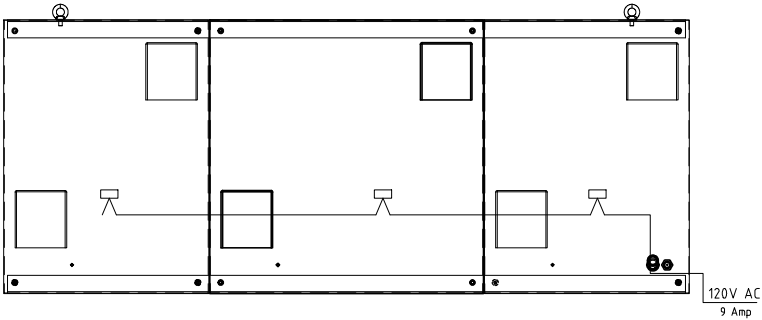
REV.	DATE	DESCRIPTION	BY	APPR

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DISPLAY MODEL				
DRAWING NUMBER		2021-000755-INF-MOD-16mm-1R1G1B-QR-60X150-DF-V2		
REFERENCE				
DESIGNED BY		SCALE/SHEET SIZE	1:1	
DRAWN BY		TOLERANCE	±1/4"	
DATE	2021/09/02	UNITS	MM (INCHS)	
PAGE		REVISION		

AC wiring Diagram



PRIMARY BACK VIEW



SECONDARY BACK VIEW

Total Power Required: 1080 Watt/Face
Avg.Operating Power: 360 Watt/Face

Max.Power Load Per Single Face					
# of Circuits		120 VOLT Each Circuit		240 VOLT Each Circuit	
		WATTS	AMPS	WATTS	AMPS
Primary	1	1080	9		
Secondary	1	1080	9		

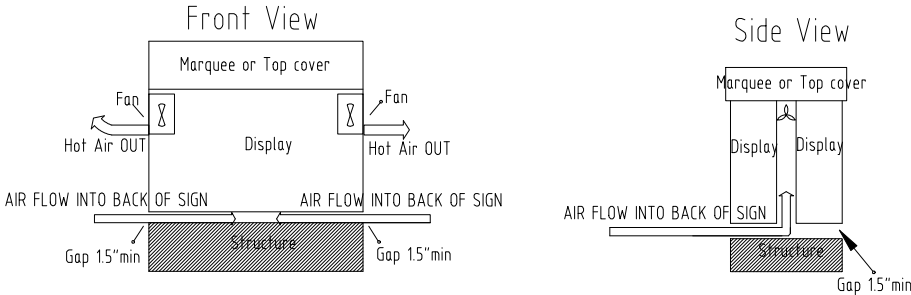
Total number of circits per face 1
INPUT VOLTAGE FOR DISPLAY MUST BE
SPECIFIED AT TIME OF ORDER

xxElectrical must be installed in accordance
with the requirements of National Electrical
Codes or local codes.

REV.	DATE	DESCRIPTION	BY	APPR
		COPYRIGHT OPTEC DISPLAYS, INC .ALL RIGHTS RESERVED.UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED		
		DISPLAY MODEL		
		DRAWING NUMBER	2021-000755-INF-MOD-16mm-1R1G1B-QR-60X150-DF-V2	
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		DESIGNED BY	SCALE/SHEET SIZE	1:1
		DRAWN BY	TOLERANCE	±1/4"
		DATE	UNITS	MM (INCHS)
		PAGE	REVISION	

Air Ventilation Requirements(Force Air):
FAN CFM = 3.19 x Total Watts/20

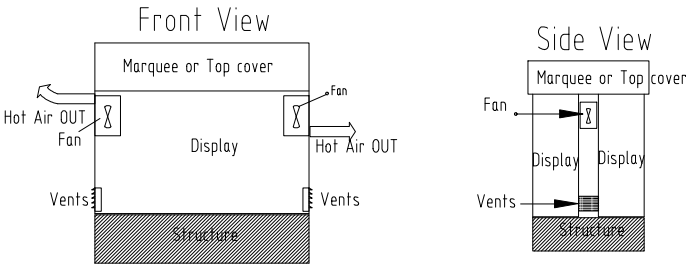
Forced Air Circulation



DO

- DO Provide Sufficient Vents to allow outside air into a skinned/closed structure
- DO Provide Fans if necessary to push Hot Air out of closed Structures
- DO Maintain minimum of 1.5 inch clearance at bottom of enclosed sign
- DO Maintain Temperature inside sign between -22to +130 Degrees F
- DO Keep Temperatures below 110 Degrees F inside cabinet
- DO Provide Axial Air Fans if Air Flow Restricted inside Frame/Structure
- DO Provide Thermal Switches to turn on Fans at 90-105 degrees F

Forced Air Circulation



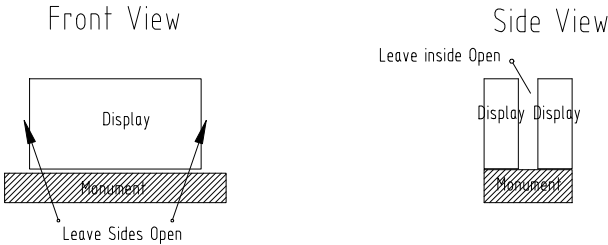
DON'T

- DON'T Block Cabinet Vents at back of Display
- DON'T Place cabinet against a wall without back side of cabinet open to outside air
- DON'T Allow Heat to Rise above 110 Degrees F inside cabinet
- DON'T Mount an ID Sign/Marquee Cover above or below the Optec LED Sign without 1.5" clearance needed for ventilation

NOTE: THE WARRANTY DOES NOT COVER DAMAGES CAUSED BY IMPROPER VENTILATION

AIR Ventilation Requirements(Natural Convection):

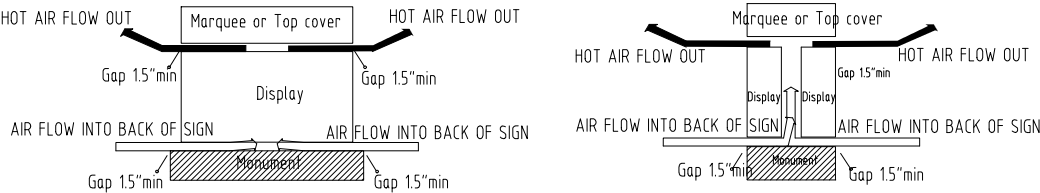
Natural Convection



DO

- DO Provide Outside Air TO Reach Cabinet Air input Vents
- DO Maintain Temperature inside sign -22 to +130 Degrees F
- DO Provide Sufficient Venting For Natural Convection if Skinned
- DO inspect Vents Periodically to Ensure they are Clear/Open
- DO Keep inside cabinet temperature below 110 degrees F
- DO Maintain clearance above and below cabinet a min of 1.5"


Natural Convection II



DON'T

- DON'T Block Cabinet Air Vents in back of Display
- DON'T Allow Temperature to Rise Above 110 degrees F

NOTE: THE WARRANTY DOES NOT COVER DAMAGES CAUSED
BY IMPROPER VENTILATION

REV.	DATE	DESCRIPTION	BY	APPR
				
		COPYRIGHT OPTEC DISPLAYS, INC. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED		
		DISPLAY MODEL		
		DRAWING NUMBER		
		REFERENCE		
		DESIGNED BY		
		DRAWN BY		
		DATE		
		PAGE		
		SCALE/SHEET SIZE		
		TOLERANCE		
		UNITS		
		REVISION		



0 200 400
Feet



Subject
Tract

BOA-23265

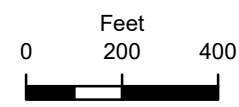
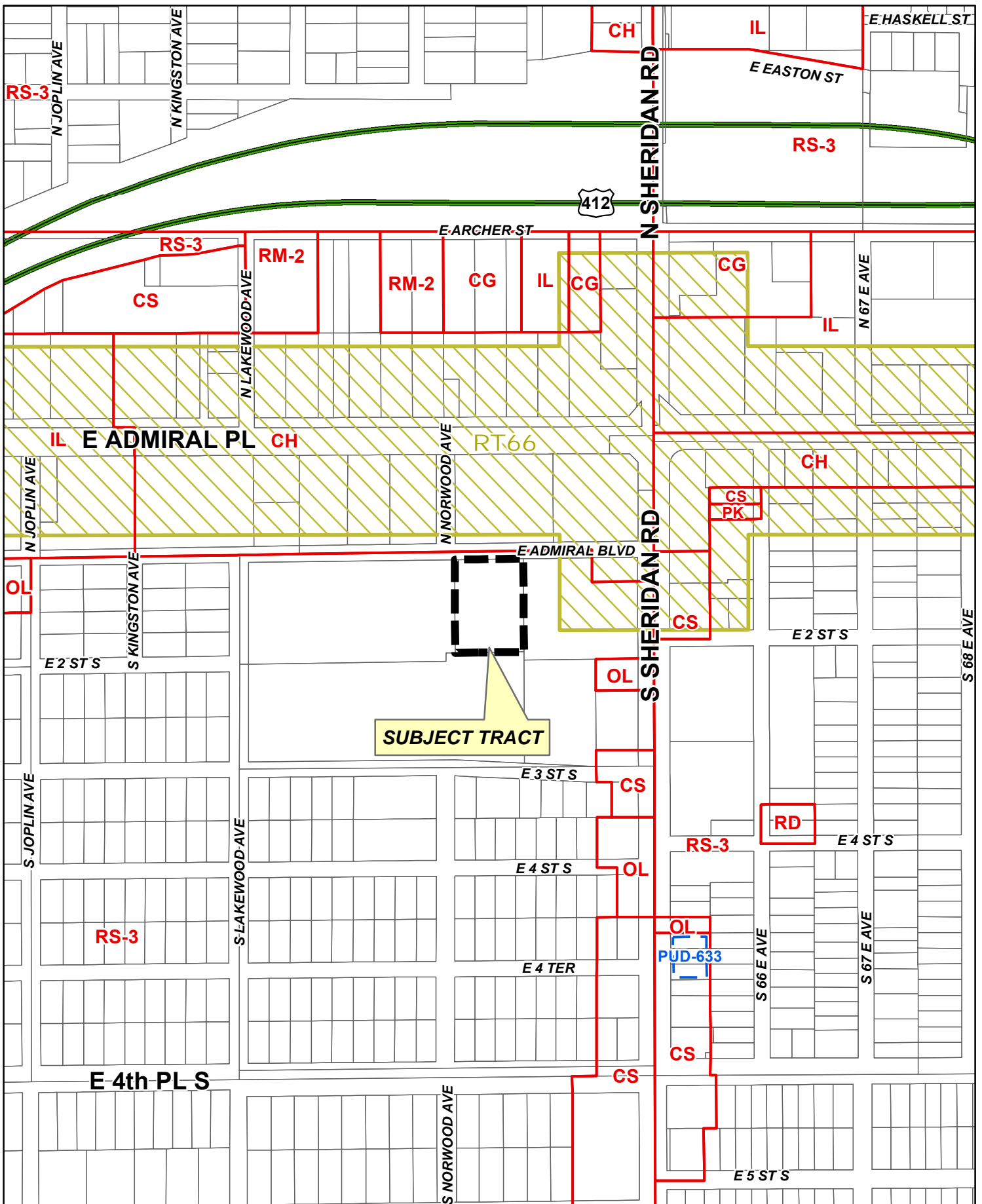
19-14 05

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

Aerial Photo Date: 2020/2021

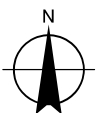


12.19



BOA-23266

19-13 03



13.1

BOARD OF ADJUSTMENT CASE REPORT

STR: 9303
CZM: 38
CD: 5

Case Number: **BOA-23266**

HEARING DATE: 02/08/2022 1:00 PM

APPLICANT: Ryan Neurohr ,Image Builders

ACTION REQUESTED: **Special Exception** to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c); **Special Exception** to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F); **Variance** to exceed the allowed display area for a freestanding sign (Sec. 60.050-B.1.b)

LOCATION: 6304 E ADMIRAL BV S

ZONED: RS-3

PRESENT USE: School

TRACT SIZE: 64530.05 SQ FT

LEGAL DESCRIPTION: LTS 6 TO 11 INCL BLK 7, BERRYMAN ESTATES

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of a "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 on Southside of E. Admiral Boulevard in between S. Sheridan Road and S. Lakewood Avenue.

STATEMENT OF HARDSHIP: The school properties are separated into several lots, but the permitted display are ais determined based on the frontage for which the sign is located.

STAFF COMMENTS: The applicant is requesting a Special Exception to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c); Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F); Variance to exceed the allowed display area for a freestanding sign (Sec. 60.050-B.1.b)

Included in your packet are the standards for Sec. 60.050 and 61.100 for Dynamic Display signs in a Residential District and the general Regulations for Dynamic Display Signs.

The proposed sign has 55.43 square feet of display area, but the property is limited to 43.38 square feet based on the size of the lot on which the sign is located. The variance requested would increase the display area by 12.02 square feet.

The applicant should provide a compelling reason why the school property cannot be combined related to the physical surroundings, shape, or topographical conditions of the subject property before the board grants the variance request.

SAMPLE MOTION:

Special Exceptions:

Move to _____ (approve/deny) a **Special Exception** to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) **Special Exception** to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

- 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.

Variance:

Move to _____ (approve/deny) a **Variance** to exceed the allowed display area for a freestanding sign (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;

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.”*

60.040-D Dynamic Displays

Unless otherwise expressly stated, all signs that include a dynamic display are subject to the supplemental regulations of [Section 60.100](#).

60.040-E Off-Premise Business Signs

Off-premise business signs may be approved for multi-tenant developments only when such developments are included in a mandatory development plan (See [Section 70.040](#)). The authority to approve off-premise business signs is intended to be used only when the location of the identified business or activity precludes placement of a sign that is visible to motorists and pedestrians along the highest (traffic) volume street that provides access to the subject development and when the result of the approval will be in keeping with the stated purposes of this chapter ([§60.010-A](#)). The intent of this off-premise business sign authorization is to provide flexibility in overcoming the locational and visibility challenges of lots within a mandatory development plan area, not to allow an overall increase in the amount of signage allowed or encourage a proliferation of signs within the area covered by the mandatory development plan. Any waiver, modification, or variance to the regulations of [Section 60.040-E](#) is considered a use variance and is thereby prohibited in accordance with [§70.130-B1](#).

60.040-F Illumination

Except for authorized dynamic displays, the illumination on the face of any sign where illumination is permitted must be by constant light and may not exceed 70 foot candles measured at a distance of 2 feet from the face of the sign.

Section 60.050 Signs in R, AG, and AG-R Zoning Districts

60.050-A Applicability

The regulations of this section apply to signs in R, AG, and AG-R districts. See also the general regulations of [Section 60.040](#).

60.050-B Signs Allowed

The following signs are allowed in R, AG, and AG-R districts in addition to any signs allowed pursuant to [Section 60.030](#). On-premise roof signs, on-premise projecting signs and all off-premise outdoor advertising signs are prohibited in R, AG, and AG-R districts.

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 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.

2. Nonresidential Uses

The following regulations apply to all principal nonresidential uses in R, AG, and AG-R districts.

a. Wall Signs

Nonresidential uses in R, AG, and AG-R districts are allowed a maximum of one wall sign per public building entrance. No individual wall sign may exceed 32 square feet in area. In buildings with multiple public building entrances, the sign area of all wall signs may not exceed 32 square feet in the aggregate.

b. Freestanding Signs

Nonresidential uses in R, AG, and AG-R districts are allowed a maximum of one freestanding sign per street frontage. Allowed freestanding signs are subject to a maximum height limit of 20 feet and 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 square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented.

c. Dynamic Displays

Dynamic displays are prohibited in R, AG, and AG-R districts except that on a lot occupied by an allowed public, civic or institutional use, the board of adjustment is authorized to approve a special exception for the allowed wall sign or the allowed freestanding sign to include a dynamic display.

- (1) The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage.
- (2) The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign.
- (3) Dynamic displays in R, AG, and AG-R districts may operate only between the hours of 7:00 a.m. and 9:00 p.m. unless otherwise expressly approved through the special exception process.
- (4) Dynamic displays are subject to the dynamic display regulations of [Section 60.100](#).

Section 60.060 Signs in Office Zoning Districts

60.060-A Applicability

The regulations of this section apply to signs in all office zoning districts. See also the general regulations of [Section 60.040](#).

- a. Off-premise outdoor advertising signs;
- b. Dynamic displays;
- c. Inflatable signs; and
- d. Roof signs.

60.090-E MPD District

Except as otherwise expressly allowed as part of an approved MPD development plan:

- 1. Residential development areas are subject to the sign regulations that apply to R districts; and
- 2. Nonresidential development areas are subject to the sign regulations that apply to CS districts.

Section 60.100 Dynamic Displays

The supplemental regulations of this section apply to all signs with dynamic displays. Except as otherwise expressly stated, these regulations apply whether incorporated into off-premise outdoor advertising signs or on-premise signs that are allowed to include a dynamic display.

60.100-A The images and messages displayed on a dynamic display must have a minimum dwell time of at least 8 seconds and may not contain any movement, animation, audio, video, pyrotechnics or other special effects.

60.100-B The transition or change from one message to another must occur in one second or less and involve no animation or special effects.

60.100-C The images and messages displayed must be complete in and of themselves within the required dwell time.

60.100-D Dynamic displays may not be located within 50 feet of the driving surface of a signalized intersection, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the intersection.

60.100-E Dynamic displays may not be located within or within 20 feet of the driving surface of a street, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the street curb or edge of the traveled roadway marked or understood as such.

60.100-F Dynamic displays may not be located within 200 feet of any of the following: (1) an R or AG-R district (other than street, highway or freeway right-of-way); (2) a residential development area. This separation distance does not apply if the dynamic display is not visible from the referenced district, area or lot, and the requirements may be modified in R, AG, and AG-R districts if approved through the special exception process. Required separation distances must be measured horizontally in a straight line from the nearest point on a sign structure to the nearest point of an R or AG-R district or residential development area boundary.

60.100-G Dynamic displays must be equipped with a default mechanism that freezes the display in one position or presents a static or blank display if a malfunction occurs.

- 60.100-H** Dynamic displays must be equipped with a light detector/photocell that automatically adjusts the display's brightness according to natural ambient light conditions.
- 60.100-I** The maximum brightness level of a dynamic display may not exceed 6,500 nits (candelas per square meter) during daylight hours or 500 nits between 30 minutes after sunset and 30 minutes before sunrise, as those times are determined by the National Weather Service (Actual Time). Brightness must be measured from the brightest element of the sign's face.
- 60.100-J** Any outdoor advertising sign that includes a dynamic display that was lawfully established before January 1, 2010, must be separated by a minimum distance of 1,200 feet from any other outdoor advertising sign that includes a dynamic display. This spacing limitation does not apply between signs separated by a freeway. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground.
- 60.100-K** Except as provided in [§60.100-J](#), any outdoor advertising sign that includes a dynamic display and that was approved by a permit issued on or after January 1, 2009, must be separated by a minimum distance of 1,200 feet from any other outdoor advertising sign that includes a dynamic display facing the same traveled way. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground.

Section 60.110 Administration

- 60.110-A** Any person proposing to erect any sign requiring a sign permit must submit a sign permit application to the development administrator. Applications for such permit must be accompanied by detailed plans, including scaled drawings of the proposed sign, a detailed site plan and other information deemed necessary by the development administrator to determine compliance with applicable regulations.
- 60.110-B** Sign permit fees must be paid prior to the issuance of a sign permit.
- 60.110-C** If the work associated with a sign permit has not been completed within 180 days of the date of the issuance of the permit, such permit will lapse and become null and void.

Section 60.120 Nonconforming Signs

See [Section 80.060](#).

Section 60.130 Rules of Measurement

60.130-A Sign Area

1. Signs Enclosed in Frames or Cabinets

The area of a sign enclosed in a frame or cabinet is determined based on the outer dimensions of the frame or cabinet surrounding the sign face (see [Figure 60-2](#)).

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



DEVELOPMENT SERVICES

175 EAST 2nd STREET, SUITE 450
TULSA, OKLAHOMA 74103-3227

SIGN PLAN REVIEW

December 17, 2021

LOD Number: 1

Phone: 918-232-8024

Bonnie Moore
204 E. 5th Ave.
Owasso, OK 74055

APPLICATION NO: SIGN-105649-2021 (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)
Location: 6304 E. Admiral Blvd. N.
Description: Freestanding sign with dynamic display

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 2nd 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 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 OR AT INCOG OFFICES AT 2 WEST 2ND STREET, 8TH 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

Application No. SIGN-105649-2021

6304 E. Admiral Blvd. N.

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 Signs in R and AG Zoning Districts

60.050-B.2.b Freestanding Signs Nonresidential uses in R, AG, and AG-R districts are allowed a maximum of one freestanding sign per street frontage. Allowed freestanding signs are subject to a maximum height limit of 20 feet and 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 square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented.

Review comments: This school actually spans several lots. The specific lot the sign is on has a frontage of 216.9 feet. Therefore the maximum square footage of sign display allowed is 216.9×0.2 , or 43.38 square feet. The proposed sign has a display area of 55.43 square feet. You may reduce the total display area to 43.48 square feet, or you may seek a variance from the Board of Adjustment (BOA) to exceed the total display area allowed by 12.05 square feet.

2. Section 60.050 Signs in R and AG Zoning Districts

60.050-B.2.c Dynamic displays are prohibited in R districts and AG districts except that on a lot occupied by an allowed public, civic or institutional use, the board of adjustment is authorized to approve a special exception for the allowed wall sign or the allowed freestanding sign to include a dynamic display.

- (1) The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage.
- (2) The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign.
- (3) Dynamic displays in R districts and in AG districts may operate only between the hours of 7:00 a.m. and 9:00 p.m. unless otherwise expressly approved through the special exception process.
- (4) Dynamic displays are subject to the dynamic display regulations of Section 60.100.

Review comments: The proposed freestanding sign with a dynamic display is located in an RS-3 zoning district and requires a special exception from the BOA prior to issuance of a sign permit.

The sign review will resume once the required revised plans, removal agreement, and BOA approval paperwork is submitted.

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.

City of Tulsa Board of Adjustment
2 West 2nd Street, Suite 800
Tulsa, OK 74103

Thanks to Tulsa voters who approved funding for digital marquees in the 2021 bond package, Tulsa Public Schools will be submitting requests for approval for approximately 45 digital school marquees over the next year. The district is sensitive to neighborhood concerns and aware of city regulations. We intend to adhere to all elements of the Tulsa Zoning Code including those of Section 60.100 relating to dynamic displays.

Nearly all of the marquees will be replacing older, manually managed signs. Schools are truly excited about this opportunity to install dynamic digital signs for several reasons including:

Improved communication with families and neighbors:

- Messages can be easily displayed in multiple languages to match community needs
- Displays can be quickly changed to share emergency information when needed
- Sharing information about multiple and varied school activities helps spark and grow family and neighborhood interest and connections

Improved safety:

- The displays can be centrally managed via a cellular network to quickly share emergency notifications in multiple languages if needed. Messages can be controlled individually by school, by neighborhood or district wide.
- School staff will no longer need to climb on ladders in challenging weather to change out manual marquees.

Improved appearance and perception of our schools:

- New marquees will brighten and modernize the look and “curb appeal” of our schools and show the community that we are investing in our children, schools, and neighborhoods.

We know the importance of keeping families informed and we use multiple lines of communication to reach the families of our more than 33,000 students. We see the digital marquees as another valuable tool, especially for families who don’t have reliable access to internet and technology. The marquee project was one of the bond items that generated the most positive response from parents and school leaders during the 2021 bond election and we look forward to meeting with members of the Board of Adjustment to discuss this work and answer any questions. We appreciate your time and consideration.

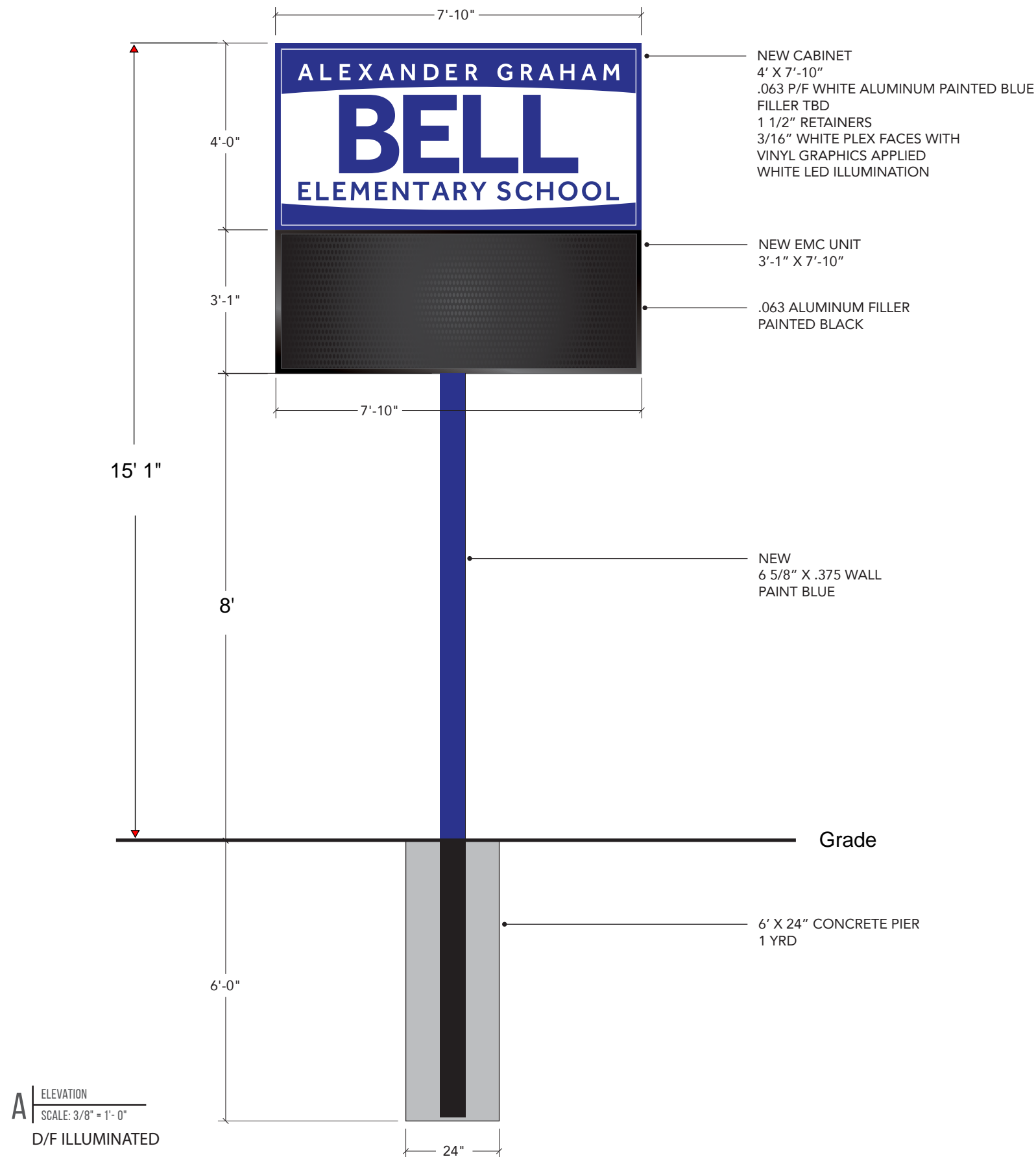
Sincerely,



Jorge Robles

Chief Finance and Information Officer

Tulsa Public Schools



THESE DRAWINGS ARE THE EXCLUSIVE PROPERTY OF IMAGE BUILDERS, AND ARE THE RESULT OF ORIGINAL WORK BY IT'S EMPLOYEES. THEY ARE SUBMITTED FOR THE SOLE PURPOSE OF YOUR CONSIDERATION OF WHETHER TO PURCHASE THESE PLANS, OR TO PURCHASE FROM IMAGE BUILDERS, SIGNAGE MANUFACTURED IN ACCORDANCE TO THESE PLANS. DISTRIBUTION OR EXHIBITION OF THESE PLANS TO OTHERS IS EXPRESSLY FORBIDDEN. © 2019 I.B.



IMAGE BUILDERS
image design • installation • maintenance • painting

☐ APPROVED AS SHOWN ☐ APPROVED AS NOTED
X
CLIENT NAME
DATE

PROJECT/CLIENT NAME:
BELL ELEMENTARY

LOCATION:
6304 E. ADMIRAL BLVD
TULSA, OK 74115
ACCOUNT EXECUTIVE:
RYAN NEUROHR

DESIGNER:
BILL SAMPLE
DATE OF ORIGINAL DWG:
OCT 18, 2021

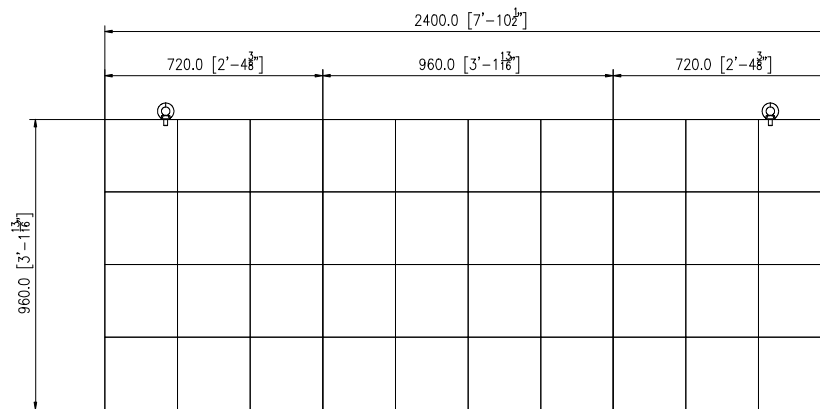
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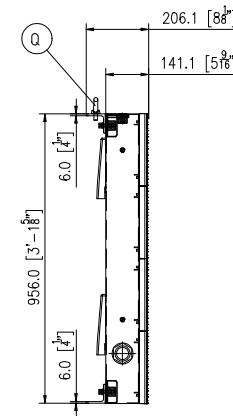
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SHEET NAME:
ST-1.0

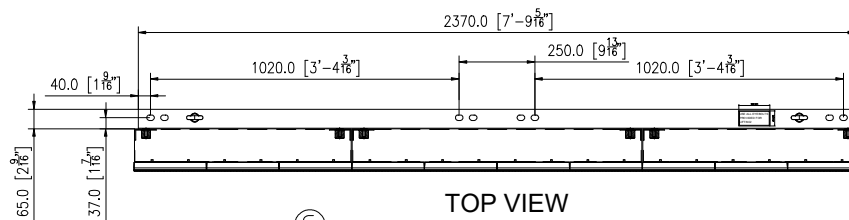




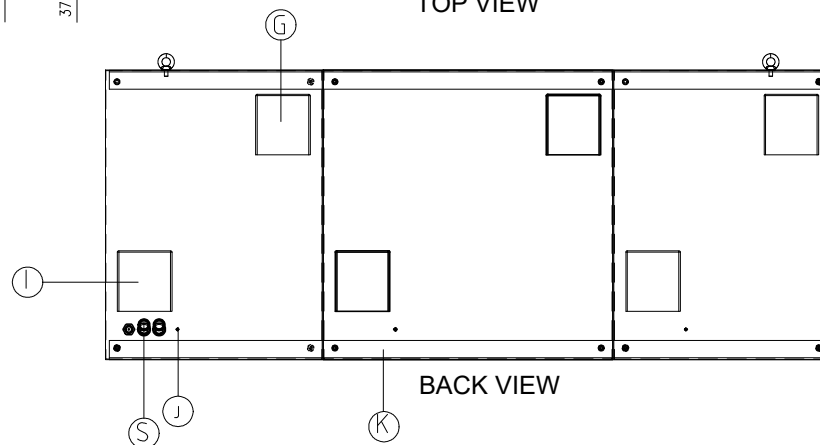
FRONT VIEW



SIDE VIEW



TOP VIEW




BACK VIEW

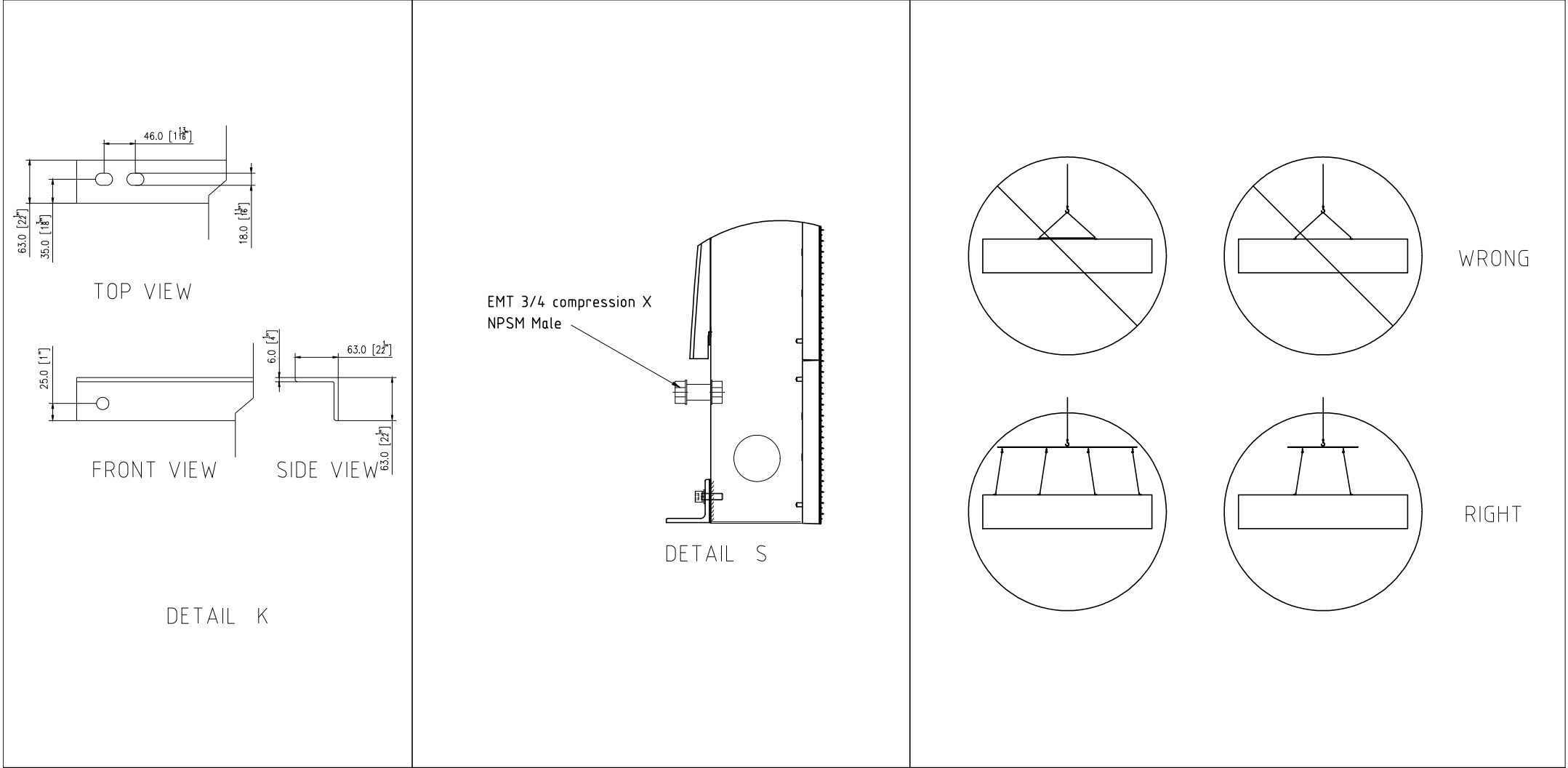
Note:
Positions and dimensions of the vents in this drawing are for reference only.
For accurate drawing, please request production drawing from Optec.


NOTES:

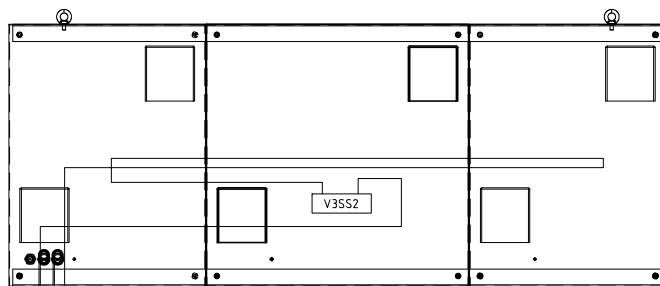
MATERIAL: 5052
FINISHING: MATT PLASTIC SPRAY, BLK
SPECS: 60x150 1R1G1B
PITCH: 16mm
WEIGHT:294 lbs/FACE

K	ANGLE IRON-SEE DETAIL K
Q	EYEBOLT-SEE DETAIL Q
S	STRAIGHT CONDUIT-SEE DETAIL S
J	GROUND LUG
I	VENTILATION INTAKE
G	VENTILATION EXHAUST

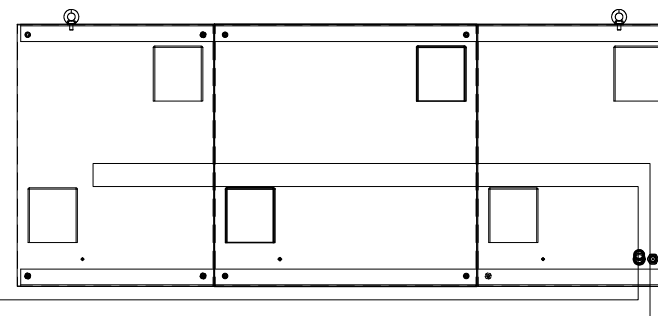
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DISPLAY MODEL				
DRAWING NUMBER		2021-000755-INF-MOD-16mm-1R1G1B-QR-60X150-DF-V2		
REFERENCE				
DESIGNED BY		SCALE/SHEET SIZE	1:1	
DRAWN BY		TOLERANCE	±1/4"	
DATE		UNITS	MM (INCHS)	
PAGE		REVISION		



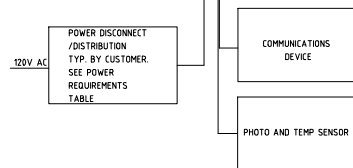
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		DRAWING NUMBER	2021-000755-INF-MOD-16mm-1R1G1B-QR-60X150-DF-V2	
		REFERENCE		
DESIGNED BY		SCALE/SHEET SIZE	1:1	
DRAWN BY		TOLERANCE	±1/4"	
DATE		UNITS	MM (INCHS)	
PAGE		REVISION		



PRIMARY BACK VIEW



SECONDARY BACK VIEW



Total Power Required: 1080 Watt/Face
Avg.Operating Power: 360 Watt/Face

Max.Power Load Per Single Face					
# of Circuits	120 VOLT Each Circuit		240 VOLT Each Circuit		
	WATTS	AMPS	WATTS	AMPS	
Primary	1	1080	9		
Secondary	1	1080	9		

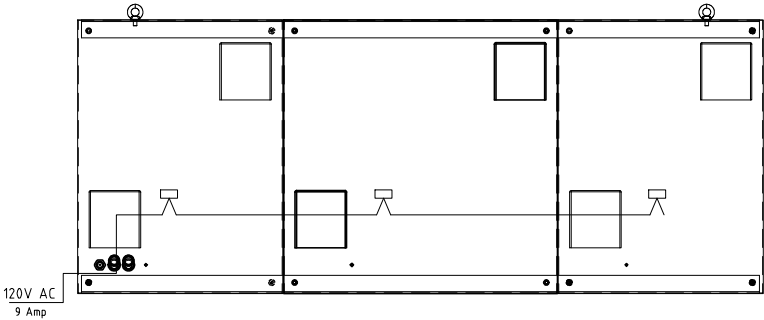
Total number of ciruits per face 1
INPUT VOLTAGE FOR DISPLAY MUST BE SPECIFIED AT TIME OF ORDER

**Electrical must be installed in accordance with the requirements of National Electrical Codes or local codes.

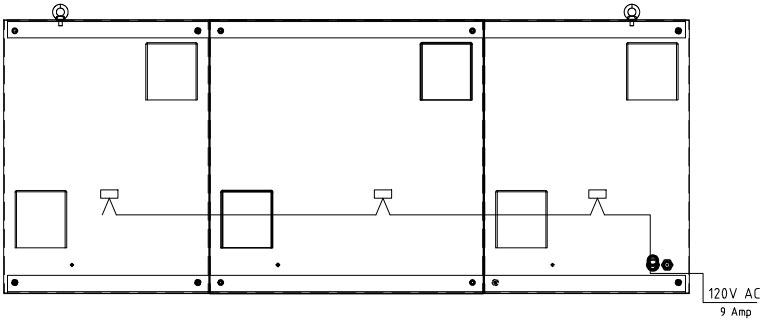
REV.	DATE	DESCRIPTION	BY	APPR

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DISPLAY MODEL				
DRAWING NUMBER		2021-000755-INF-MOD-16mm-1R1G1B-QR-60X150-DF-V2		
REFERENCE				
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DRAWN BY		TOLERANCE	±1/4"	
DATE	2021/09/02	UNITS	MM (INCHS)	
PAGE		REVISION		

AC wiring Diagram



PRIMARY BACK VIEW




SECONDARY BACK VIEW

Total Power Required: 1080 Watt/Face
Avg.Operating Power: 360 Watt/Face

Max.Power Load Per Single Face					
# of Circuits		120 VOLT Each Circuit		240 VOLT Each Circuit	
		WATTS	AMPS	WATTS	AMPS
Primary	1	1080	9		
Secondary	1	1080	9		

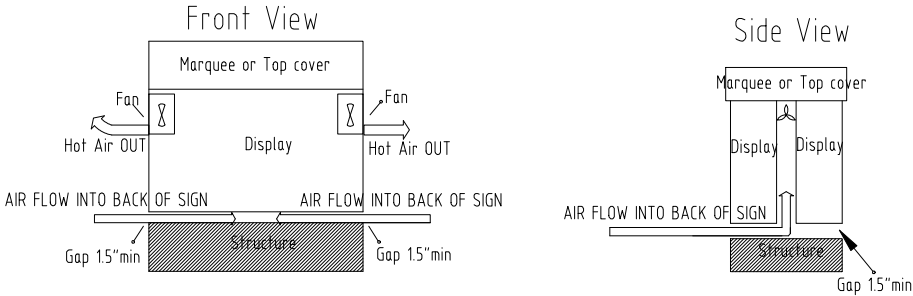
Total number of circits per face 1
INPUT VOLTAGE FOR DISPLAY MUST BE
SPECIFIED AT TIME OF ORDER

xxElectrical must be installed in accordance
with the requirements of National Electrical
Codes or local codes.

REV.	DATE	DESCRIPTION	BY	APPR
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DISPLAY MODEL				
DRAWING NUMBER		2021-000755-INF-MOD-16mm-1R1G1B-QR-60X150-DF-V2		
REFERENCE				
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DRAWN BY		TOLERANCE	±1/4"	
DATE		UNITS	MM (INCHS)	
PAGE		REVISION		

Air Ventilation Requirements(Force Air):
FAN CFM = 3.19 x Total Watts/20

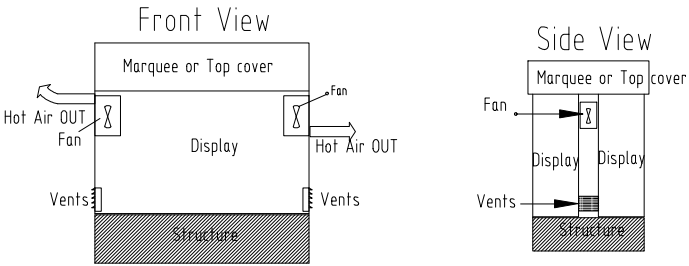
Forced Air Circulation



DO

- DO Provide Sufficient Vents to allow outside air into a skinned/closed structure
- DO Provide Fans if necessary to push Hot Air out of closed Structures
- DO Maintain minimum of 1.5 inch clearance at bottom of enclosed sign
- DO Maintain Temperature inside sign between -22to +130 Degrees F
- DO Keep Temperatures below 110 Degrees F inside cabinet
- DO Provide Axial Air Fans if Air Flow Restricted inside Frame/Structure
- DO Provide Thermal Switches to turn on Fans at 90-105 degrees F

Forced Air Circulation



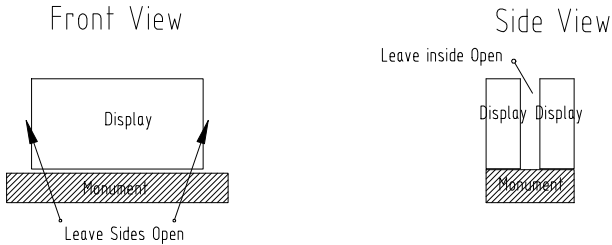
DON'T

- DON'T Block Cabinet Vents at back of Display
- DON'T Place cabinet against a wall without back side of cabinet open to outside air
- DON'T Allow Heat to Rise above 110 Degrees F inside cabinet
- DON'T Mount an ID Sign/Marquee Cover above or below the Optec LED Sign without 1.5" clearance needed for ventilation

NOTE: THE WARRANTY DOES NOT COVER DAMAGES CAUSED BY IMPROPER VENTILATION

AIR Ventilation Requirements(Natural Convection):

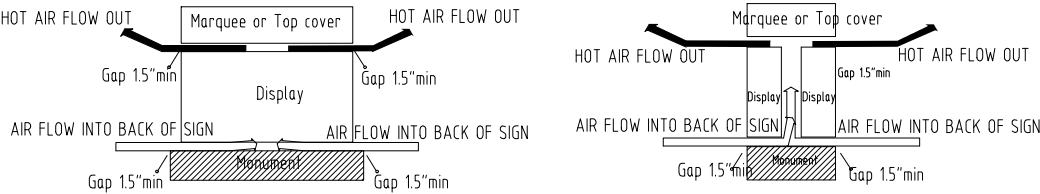
Natural Convection



DO

- DO Provide Outside Air TO Reach Cabinet Air input Vents
- DO Maintain Temperature inside sign -22 to +130 Degrees F
- DO Provide Sufficient Venting For Natural Convection if Skinned
- DO inspect Vents Periodically to Ensure they are Clear/Open
- DO Keep inside cabinet temperature below 110 degrees F
- DO Maintain clearance above and below cabinet a min of 1.5"


Natural Convection II

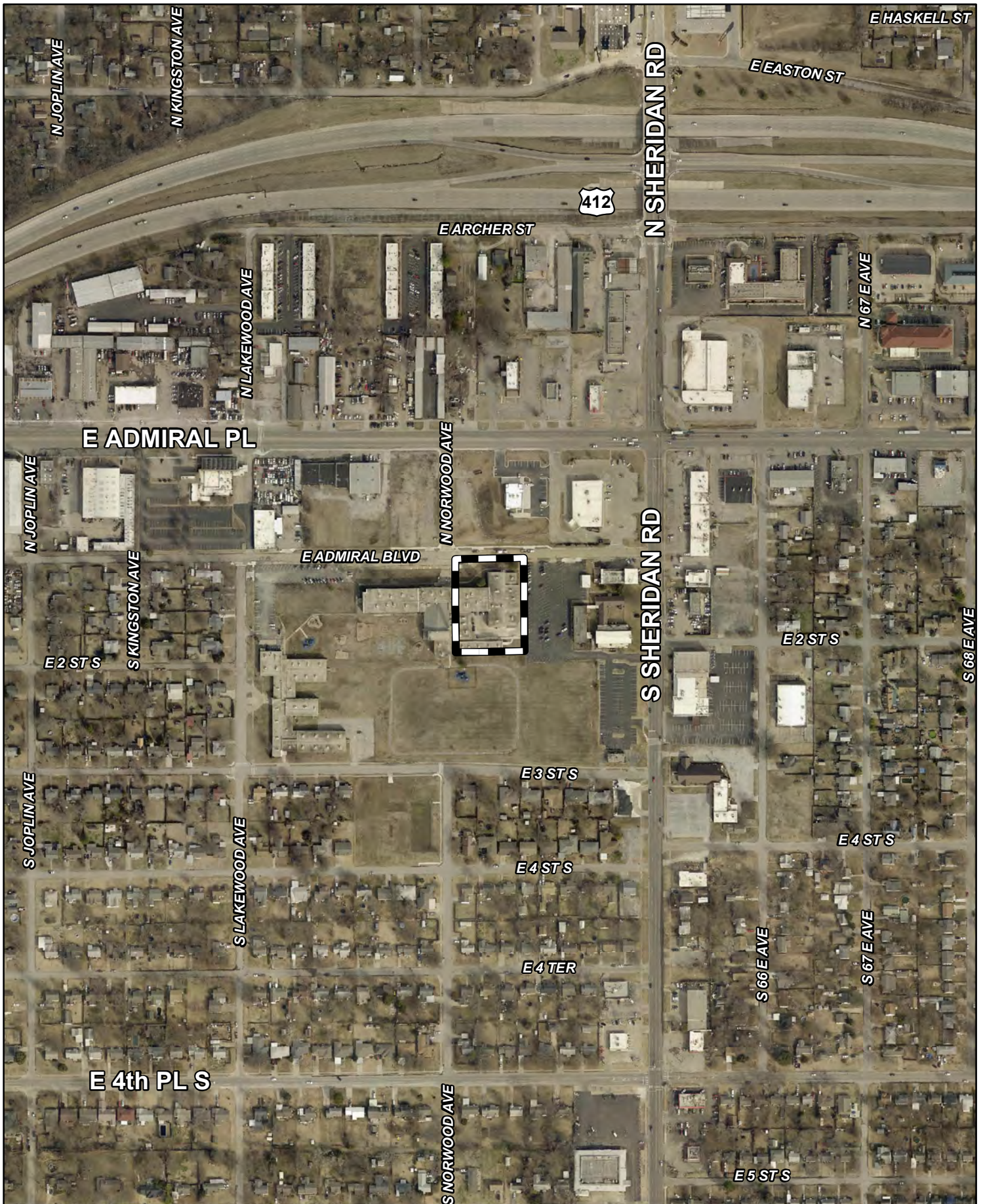


DON'T

- DON'T Block Cabinet Air Vents in back of Display
- DON'T Allow Temperature to Rise Above 110 degrees F

NOTE: THE WARRANTY DOES NOT COVER DAMAGES CAUSED BY IMPROPER VENTILATION

REV.	DATE	DESCRIPTION	BY	APPR
 COPYRIGHT OPTEC DISPLAYS, INC .ALL RIGHTS RESERVED.UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED				
DISPLAY MODEL		2021-000755-INF-MOD-16mm-19151B-OR-60X150-DF-V2		
DRAWING NUMBER		REFERENCE		
DESIGNED BY		SCALE/SHEET SIZE		1:1
DRAWN BY		TOLERANCE		±1/4"
DATE		UNITS		MM (INCHS)
PAGE		REVISION		



0 Feet 200 400



Subject
Tract

BOA-23266

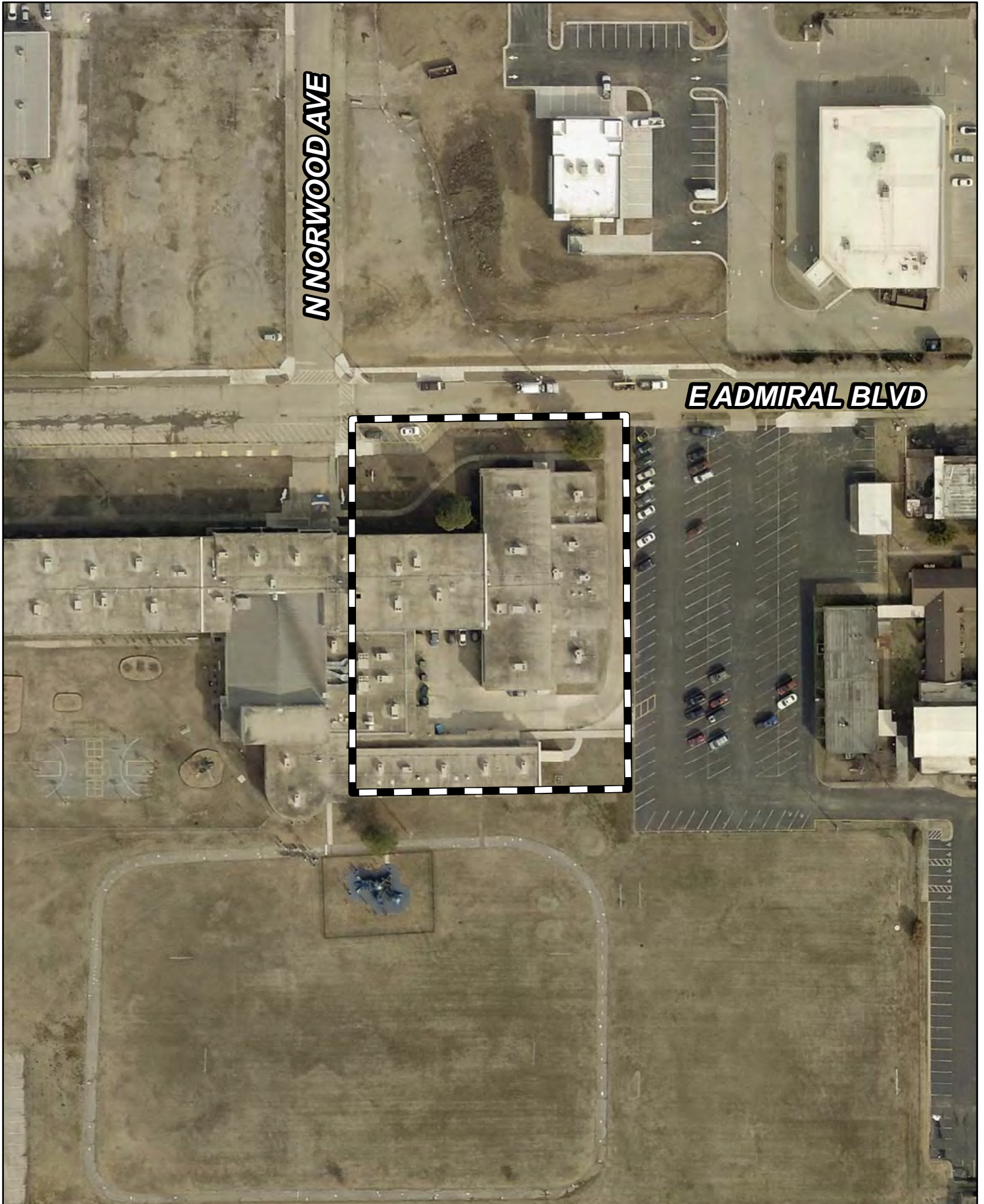
19-13 03

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

Aerial Photo Date: 2020/2021



13.20



N NORWOOD AVE

E ADMIRAL BLVD



0 50 100
Feet



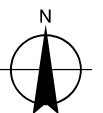
**Subject
Tract**

BOA-23266

19-13 03

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

Aerial Photo Date: 2020/2021



13.21