

AGENDA
CITY OF TULSA BOARD OF ADJUSTMENT
Regularly Scheduled Meeting
Tulsa City Council Chambers
175 East 2nd Street, 2nd Level, One Technology Center Tuesday,
March 14, 2023, 1:00 P.M.

Meeting No. 1312

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 74103

1. Approval of **Minutes** of January 24, 2023 (Meeting No. 1309).
2. Approval of **Minutes** of February 14, 2023 (Meeting No. 1310).

UNFINISHED BUSINESS

3. 23435 - Josh Miller

ACTION REQUESTED:

Special Exception to permit a Day Care Use in the RS-3 District (Table 5.020, Table 5-2) Variance to reduce the 12,000 square-foot minimum lot size and 100-foot minimum lot width for Special Exception uses in the RS-2 District (Sec. 5.030-A, Table 5-3); Variance to reduce the 25-foot setback for non-residential Special Exception uses from R-zoned lots (Sec. 5.030-B, Table note [4])

Location: 2742 N. Boulder Ave. **(CD-1) WITHDRAWN BY APPLICANT**

NEW APPLICATIONS

4. 23504 - Bill Powers

ACTION REQUESTED:

Variance to reduce the required 20-foot rear setback and 5-foot side setback in the RS-3 District (Sec. 5.030-A, Table 5-3) **Location:** 219 E. 27th St. **(CD-4)**

5. 23506 - Nathalie Cornett

ACTION REQUESTED:

Variance to increase the allowed sign area of 48 square feet for a dynamic display sign in the Central Business District (CBD) (Section 60.080-E) **Location:** 301 N. Boston Ave **(CD-4)**

OTHER BUSINESS

NEW BUSINESS

BOARD MEMBER COMMENTS

ADJOURNMENT

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

CD = Council District

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



CITY OF
Tulsa

Board of Adjustment

Case Number: BOA-23504

Hearing Date: 03/14/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

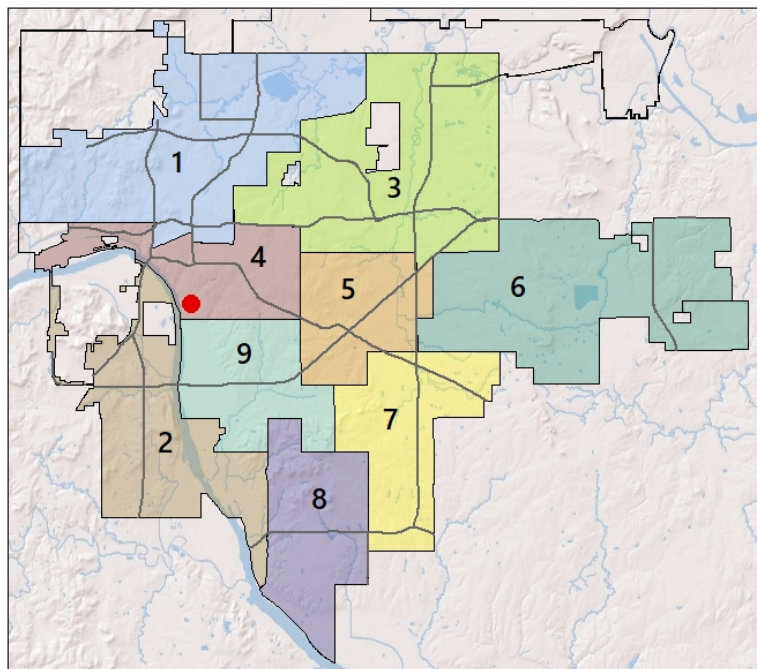
Owner and Applicant Information:

Applicant: Bill Powers

Property Owner: Michael R. & Quanah Scoggins

Action Requested: Variance to reduce the required 20-foot rear setback and 5-foot side setback in the RS-3 District (Sec. 5.030-A, Table 5-3)

Location Map:



Additional Information:

Present Use: Residential

Tract Size: 0.14 acres

Location: 219 E. 27 St. S.

Present Zoning: RS-3

BOARD OF ADJUSTMENT CASE REPORT

STR: 9213

Case Number: BOA-23504

CD: 4

HEARING DATE: 03/14/2023 1:00 PM

APPLICANT: Bill Powers

ACTION REQUESTED: Variance to reduce the required 20-foot rear setback and 5-foot side setback in the RS-3 District (Sec. 5.030-A, Table 5-3)

LOCATION: 219 E. 27 St. S.

ZONED: RS-3

PRESENT USE: Residential

TRACT SIZE: 6067.93 SQ FT

LEGAL DESCRIPTION: LT 15 BLK 14, SUNSET TERRACE CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

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.

STATEMENT OF HARDSHIP: Please see exhibit statement provided in packet.

STAFF ANALYSIS: The applicant is requesting a Variance to reduce the required 20-foot rear setback and 5-foot side setback in the RS-3 District (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

Facts staff finds favorable for variance request:

- Property is non-conforming both in lot size and lot width.

Facts Staff find unfavorable for the variance request:

- The proposed structure as designed would encroach into the rear setback and be two story in height with living quarters. Generally speaking, structures in the rear setback are limited to 1-story in height.

SAMPLE MOTION: Move to _____ (approve/deny) a Variance to reduce the required 20-foot rear setback and 5-foot side setback in the RS-3 District (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:

- 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

Board of Adjustment Case Number: BOA-23504 Date: Tuesday 03/14/2023 1:00 PM City Council Chambers, 2nd level, 175 East 2nd St. A person knowledgeable of the application and the property must attend the meeting to represent the application. Site Plans must be submitted at the time of application. (Other drawings, photographs or exhibits may be submitted at the hearing.) VARIANCES: The applicant must prove a hardship to the Board. The Board of Adjustment is allowed to approve variances only after determining that the following conditions exist. Please describe how your request satisfies each of these conditions at the hearing, (You may include a separate page)

1. That the physical surroundings, shape, or topographic 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:

The house was built before ZONING and the placement of the garage and home make it impossible to modernize without a variance.

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

The enforcement does not make a difference because the garage currently sits in the same spot as the proposed garage.

3. 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;

The statement is true to an extent, however, most properties in the Maple Ridge area are non conforming in one way or another.

4. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner; **The situation is how the home was originally built, nothing the current owner has done affects this garage situation.**

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

That is correct.

6. 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;

Correct, no impact to adjacent properties.


7. 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.

There is no impact to anyone outside of this residence and the added convenience of having a connected garage.

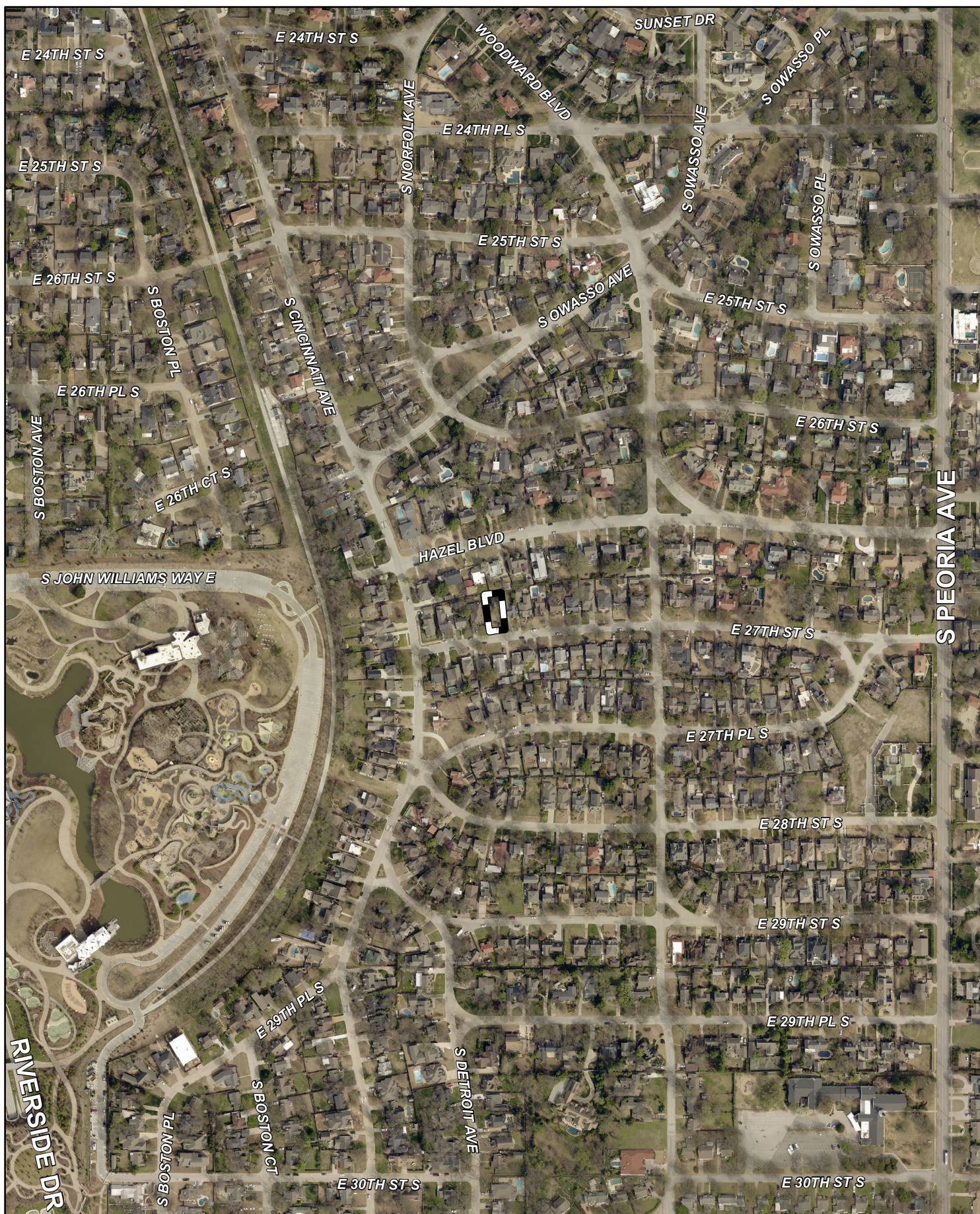
In granting a variance, the Board may make appropriate conditions or safeguards and may require a bond or other guarantee necessary to enforce compliance with the conditions. Please sign to

acknowledge that you understand the conditions that the Board must find to grant your request and that the information included in this application is truthful. Applicant

Signature: _____


 2.6.23

SPECIAL EXCEPTIONS: The Board of Adjustment is allowed to approve special exceptions only after determining that the following conditions exist. Please be ready to describe how your request satisfies each of these conditions at the hearing: 1. The special exception will be in harmony with the spirit and intent of the Zoning Code. 2. The special exception will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In granting any special exception, the Board may make appropriate conditions or safeguards, may limit the approval to a specified period of time and may require a bond or other guarantee necessary to enforce compliance with the conditions. If your application is approved, you WILL need additional permits. Contact the Permit Center at 918.596.9601 or Development Services Plans Review at 918.596.9456. CITY OF TULSA BOARD OF ADJUSTMENT 2 West Second Street, Suite 800, Tulsa, Oklahoma 741



Feet

0 200 400



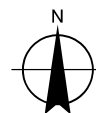
Subject
Tract

BOA-23504

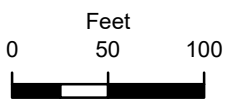
19-12 13

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

Aerial Photo Date: 2020/2021



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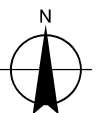
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Tract

BOA-23504

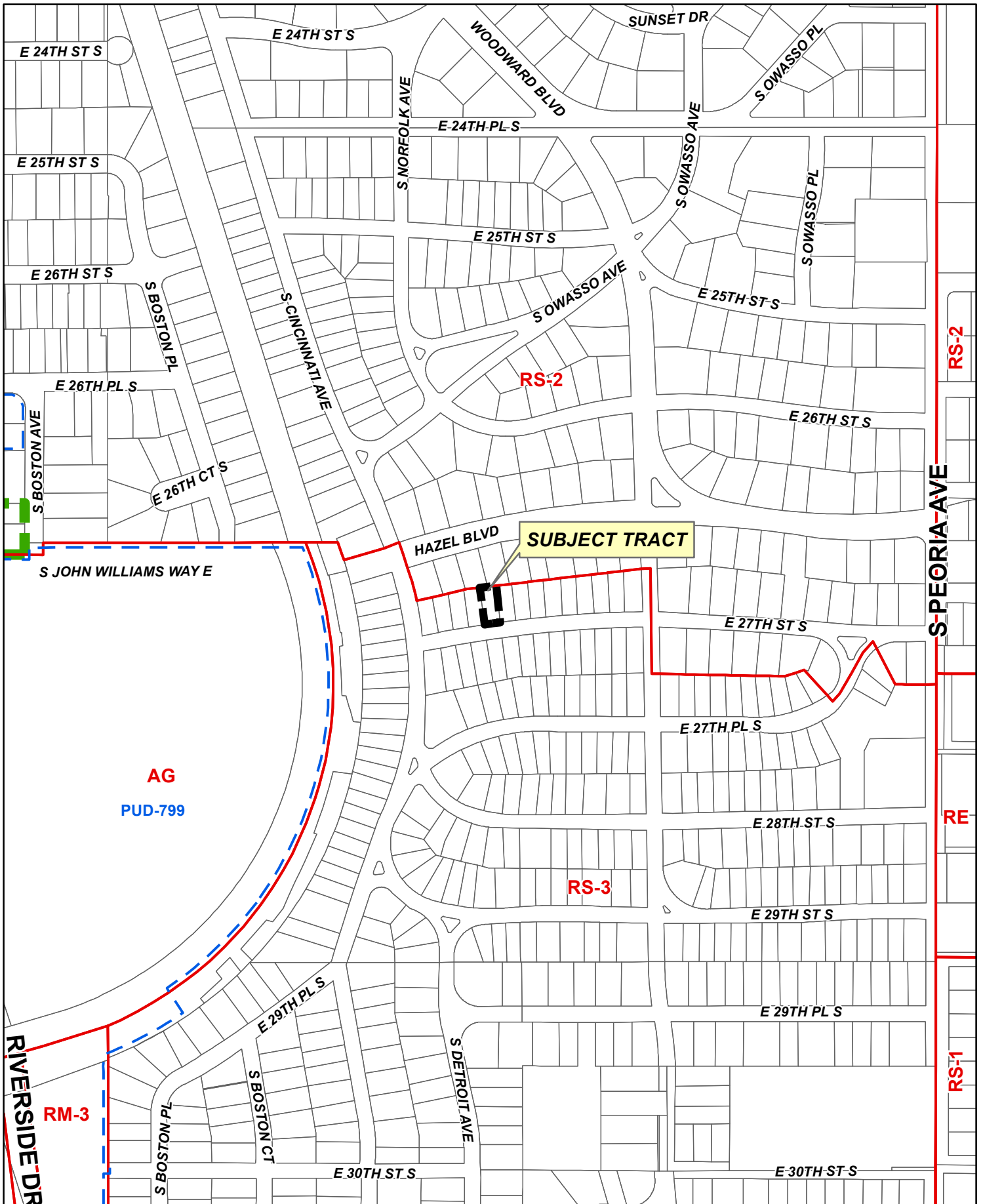
19-12 13

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

Aerial Photo Date: 2020/2021



4.8



BOA-23504

19-12 13

4.9



DEVELOPMENT SERVICES
175 E 2ND ST., STE 405
TULSA, OK 74103
918-596-9456

CITY OF TULSA

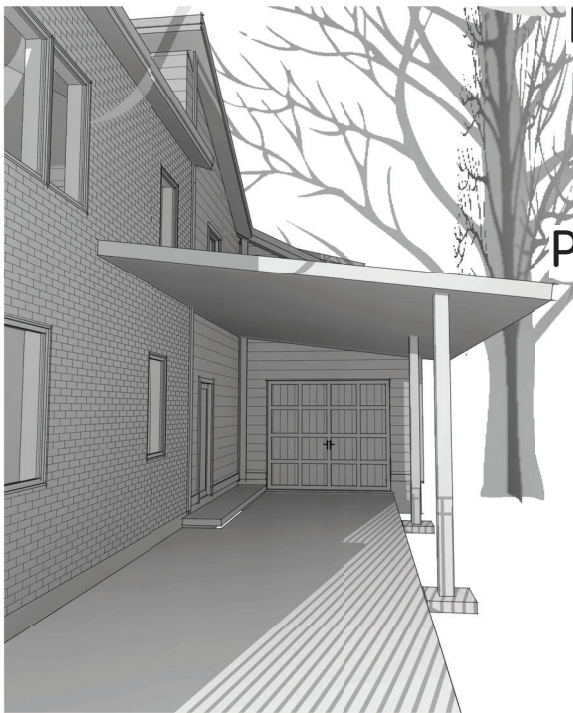
CORRECTIONS SUMMARY



Subject: Zoning Review
Page Label: G0.2 - Project Information + Plans
Status:
Author: DWhiteman
Date: 1/13/2023 4:33:14 PM
Color: ■

Section 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. A 5' side setback and 20' rear setback are required for this RS-3 zoned lot. Per Section 90.090-C, the eaves are allowed to project no more than 2' into the side setback - that is, they may not be located less than 3' from the property line. You are proposing less than a 20' rear setback for this addition. You are also proposing a side setback less than 5' and the eaves to project more than 2' into the side setback. Please revise the plans to comply with the required setbacks. An administrative adjustment could be requested from INCOG to reduce a side setback by 20% (1').



Residence Addition

Tulsa, OK

Project Information

Owners: the Scoggins Family

Location: 219 E 27th St., Tulsa, OK
Lot 15, Block 14, Sunset Terrace

Design by: Carl Gibson
cre8iveThings

Contracting by: Bill Powers
Powers Design + Build
918.645.6509

Drawing List	
Sheet #	Sheet Name
General	
GS1	Cover Sheet
GS2	Project Information + Plans
Structural	
SS1	Structural Foundation Layout
Architectural	
AS1	Floor Plans + Stair Detail
AS2	Exterior Elevations + Sections
Grand total: 6	



PROJECT DATA

PROJECT DESCRIPTION:
NEW CONSTRUCTION ADDITION TO EXISTING SINGLE-FAMILY
SINGLE STORY WOOD FRAME ON CRAWL SPACE

ZONING: RS-3
JURISDICTION: CITY OF TULSA
BUILDING USE: SINGLE-FAMILY RESIDENCE
DENSITY: HIGH DENSITY DISTRICT

SETBACKS:
FRONT: 25'
SIDE: 5'
REAR: 5'
MAX BUILDING HEIGHT: 32'
SITE SQUARE FOOTAGE: 8100 sq ft

CODE SUMMARY
INTERNATIONAL RESIDENTIAL CODE 2018

Abbreviations		
ADJ Adjustable	DO Door Opening	HDR Header
AF Above Floor Finish	DW Dishwasher	HR Hour
ARCH Architectural	DWR Drawer	INT Interior
BD Board	DWG Drawing	JT Joint
BLU Blocking	EA Each	LAM Laminated
BO Bottom Of	ELV Elevation	LAV Lavatory
BKS Bearing	EQ Equal	LIN Linen
CAB Cabinet	EOL Each Way	LVL Laminated Veneer Lumber
CANT Cantilever	EXT Exterior	MAX Maximum
CJ Ceiling Jist	FD Floor Drain	MC Medicine Cabinet
CMT Concrete Masonry	FF Fire Extinguisher	MCA Mechanical
CLO Ceiling	FIN Finish	MET Metal
CLO Closet	FL Floor	MFR Manufacturer
CONE Concrete	FD Face of	MIN Minimum
CONT Continuous	F5 Full Size	MISC Miscellaneous
COR Corner	FT Foot or Feet	MTD Mounted
CPT Carpet	FURN Furnish	MW Microwave
CTB Center	FZB Freezer	NIC Not in Contact
DB Double	GLS Gas	NTS Not To Scale
DET Detail	GLS Gas	OC Opposite Hand
DH Double Hung	GLV Galvanized	CHD Overhead Door
DIA Diameter	GPO Gypsum	OSB Oriented Strand Board
DIM Dimension	HB Hose Bib	PR Pole
DN Down	HC Handicap	

General Notes

- Written dimensions take precedence over scaled dimensions.
- On Floor Plans, dimensions are to face of frame, or face of masonry, u.n.o.
- On Foundation plans dimensions are to edge of foundation, u.n.o.
- On Interior Elevations, dimensions are to face of sheet rock, u.n.o.
- Larger scale drawings take precedence over smaller scaled drawings.
- change in floor materials occurs at centerline of stair land.
- All work performed shall be in accordance with all applicable codes, regulations, and ordinances having jurisdiction.
- Attic access shall not be less than 22" x 30". Attic stair shall have a 25'2" x 34" rough opening, and shall be located to provide 30" minimum clear head room above the access opening.
- Provide sound insulating batts around all bedrooms and mechanical equipment spaces.
- Any Mechanical, Electrical, or Plumbing shown on these plans are schematic only. Each sub-contractor is responsible to design and install their respective systems and equipment in conformance to local codes.
- Unless Otherwise Noted, doors shall be located if from an adjacent wall, or centered between two adjacent walls.
- Window sizes shown are nominal unit sizes, coordinate actual rough opening requirements with window manufacturer.
- Locate all plumbing and mechanical vent stacks toward the rear of the building when possible, and point to match roof color.
- Final selection for all finish materials to be made by the Builder/Owner.
- All bath and toilet area walls shall have water resistant gypsum board.
- Builder shall coordinate all closet drawing requirements with Owner.
- Handrails shall be mounted 32" - 34" above nosing of stairs. Guard rails shall be 42" high.

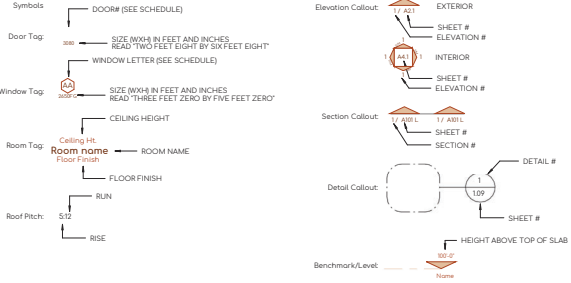
Disclaimer

The Builder is responsible for ensuring compliance with all local codes and ordinances. Before construction begins, the Builder should thoroughly review these plans and notify cre8iveThings, PLLC, immediately of any discrepancies or errors in the plans. The Builder acknowledges and understands the risks associated with adapting this home design to local construction site, such as climate, soil conditions, grade, seismic zone, etc. Therefore, the Builder should consult a local engineer prior to construction in order to establish adequate structural design and construction methods.

The Builder is also responsible for obtaining a local Authority's Seal if required to satisfy the local governing authority.

The Builder is responsible for MEP design. cre8iveThings shall not be held responsible for construction means or methods, construction costs, quality of materials, or workmanship. cre8iveThings shall not be held responsible for deviations from the plans. It is up to the Builder to notify cre8iveThings immediately of any discrepancies before continuing construction.

cre8iveThings, PLLC hereby grants permission to build only one structure from this set of plans. Any subsequent construction beyond the structure for which this plan was purchased is strictly prohibited. Do not use these plans for construction unless each sheet is labeled and issued "For Construction".



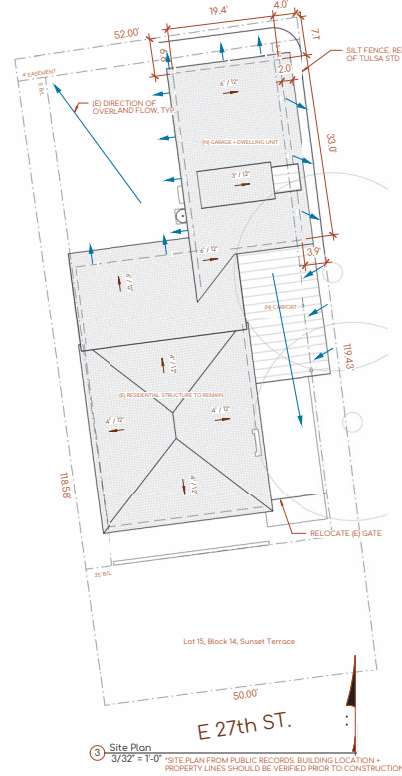
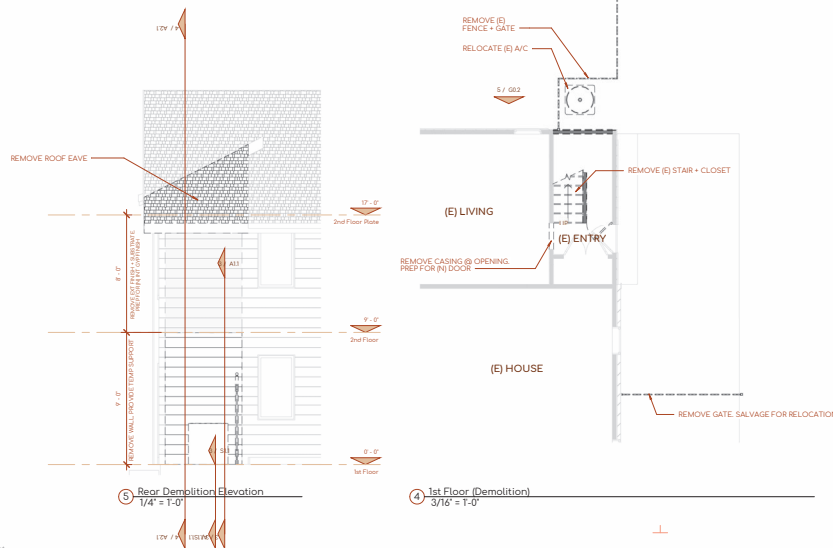
DATE: 1/2/2023
FOR PERMIT

Cover Sheet
c8T202222
Scoggins Addition
219 E 27th St.
Tulsa, OK

ISSUE:	REVISIONS:

DRAWN BY: lbgibson
SHEET NO: G01

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Area Schedule	
Name	Area
Conditioned	
(N) LIVING	399.08 SF
(N) STOR	181.92 SF
REMODELLED	79.72 SF
Unconditioned	
(N) GARAGE	189.15 SF
(N) CARPORT	394.13 SF
Grand total: 8	1838.00 SF



Project Information + Plans

PROJECT NO: c8T202222
PROJECT: Scoggins Addition
219 E 27th St.
Tulsa, OK

TITLE: ⑤
ISSUE: ⑤
REVISIONS:

DRAWN BY: tlgibson

SHEET NO: G0.2

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creativeThings@gmail.com
creativeThings.com

POWERS
DESIGN & BUILD
918.645.6507 • www.billpowers.org

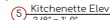
STATE OF OKLAHOMA
KARL J. GIBSON
1-19-2021
REGISTERED ARCHITECT

DATE: 1.12.2022
FOR PERMIT



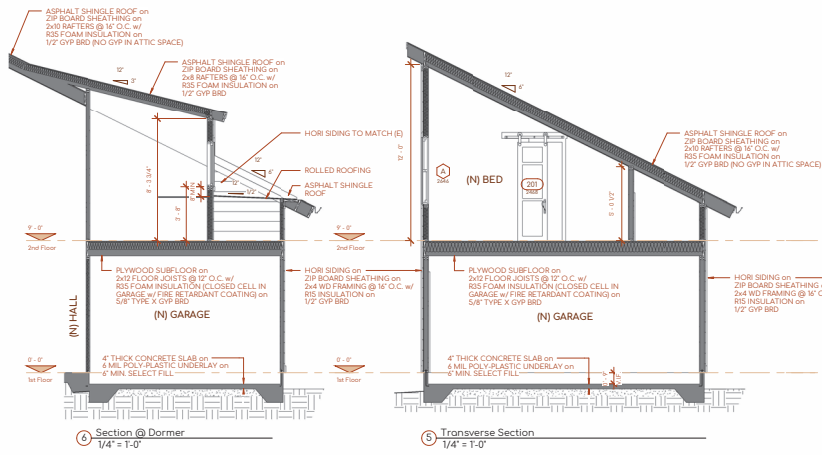
Notes

2. All Laundry Rooms to have their own separate 20 amp branch circuit.
3. All Bedroom branch circuits must be protected by an arc-fault circuit interrupter.
4. GFI protection required on all Kitchens, Bath and other wet areas.
5. Verify all outlet & switch locations in field with owner. All Lighting to be selected by owner.
6. Supplier/Contractor to verify all electrical components are supplied & installed per local code.

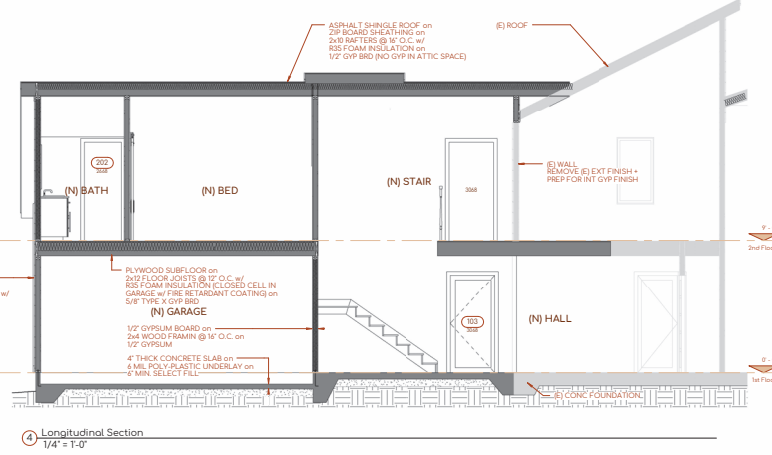


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4Grand total



Section 5: Transverse Section
1/4" = 1'-0"



FRAMING NOTES:

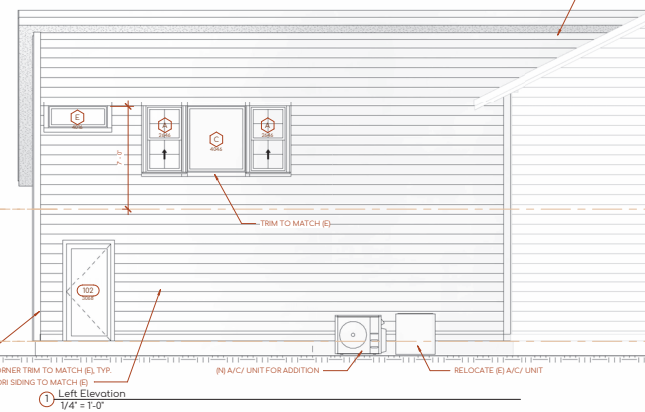
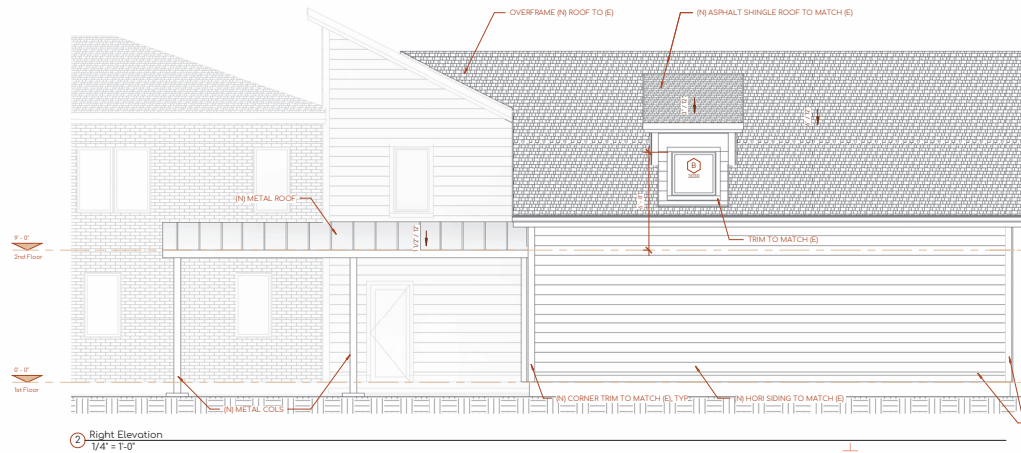
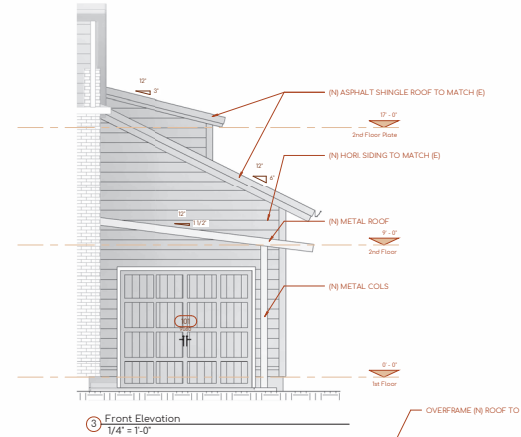
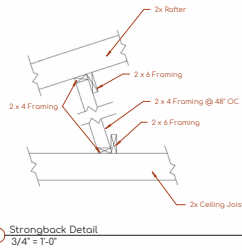
DOUBLE 2x12 WITH 1/2" PLYWOOD HEADERS AT ALL BEARING WALLS
DOUBLE 2x6 WITH 1/2" PLYWOOD HEADERS AT NON-BEARING WALLS SPANS GREATER THAN 3 FT.
DOUBLE 2x6 WITH 1/2" PLYWOOD HEADERS AT NON-BEARING WALLS SPANS LESS THAN 3 FT.
ALL FRAMING MEMBERS TO COMPLY WITH NATIONAL BUILDING CODE.
2x6 STRONGBACKS ON ALL JOIST/RAFTERS SPANS GREATER THAN 10 FT.

Maximum Ceiling Joist Spans: 20PSF LL/10PSF DL			
Joist Spacing (in)	Lumber	Design Span (Ft.-in)	Design Span (Ft.-in)
12	#2 Southern Pine	15'-4"	20'-1"
16	#2 Southern Pine	13'-4"	17'-5"
24	#2 Southern Pine	11'-0"	14'-2"

Reference: Architectural Standards for Residential Construction - Page 69
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Maximum Rafter Spans (With Ceiling) 30PSF LL/10PSF DL			
Joist Spacing (in)	Lumber	Design Span (Ft.-in)	Design Span (Ft.-in)
12	#2 Southern Pine	13'-4"	17'-3"
16	#2 Southern Pine	12'-3"	16'-2"
24	#2 Southern Pine	10'-2"	13'-2"

Reference: Architectural Standards for Residential Construction - Page 69
Copyright 2003



Exterior Elevations + Sections

PROJECT NO: c8T202222
PROJECT: Scoggins Addition
219 E 27th St.
Tulsa, OK

ISSUE:	REVISIONS:

DRAWN BY: lbg/bsm

SHEET NO: A2.1

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innovative design solutions
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creativeThings@gmail.com
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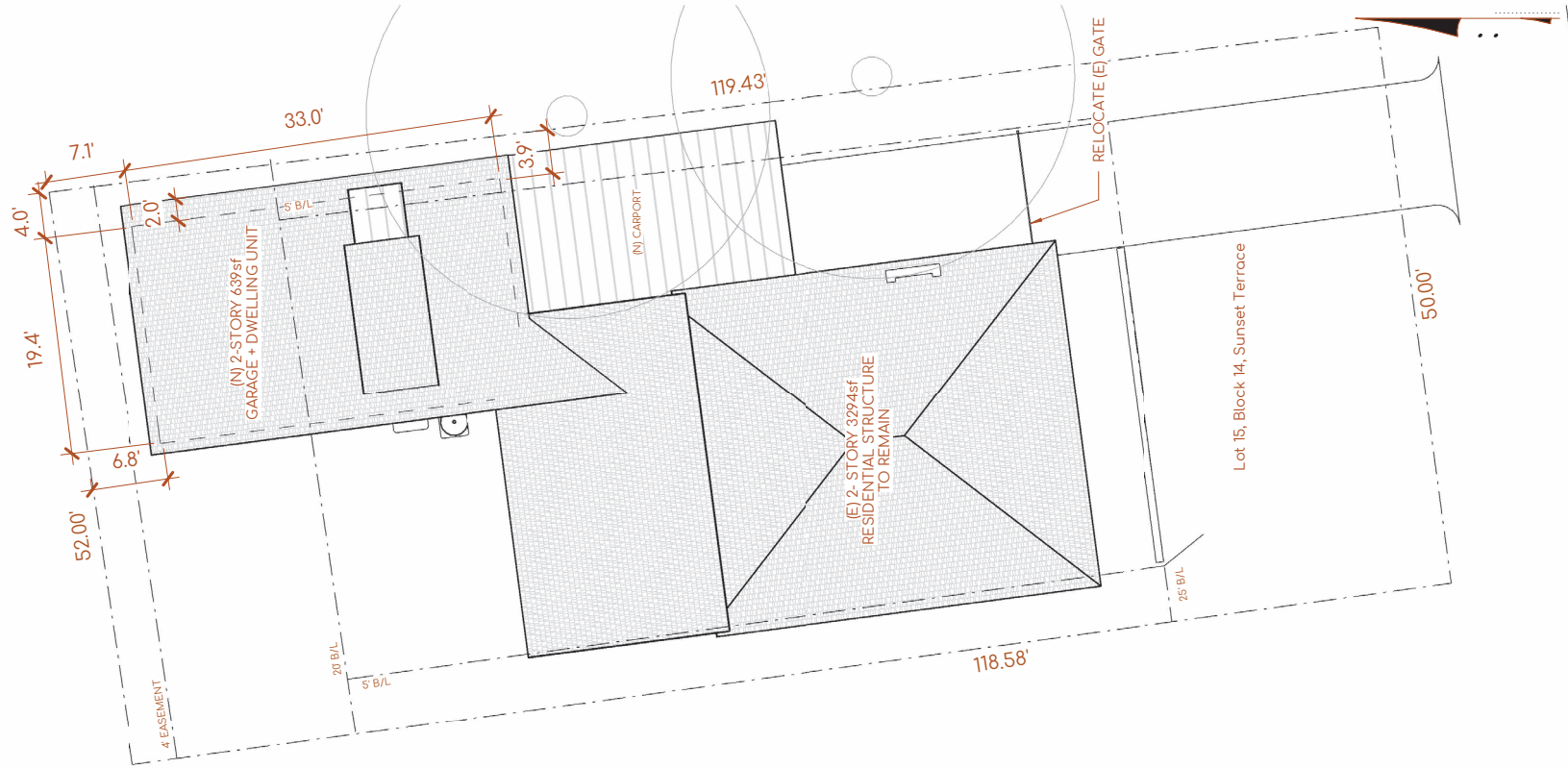
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DATE: 1.12.2023
FOR PERMIT



9344 s 67 e ove o tulso ok
404.313.2754 o cre8iveThings@gmail.com o cre8ivethings.com



E 27th ST.



CITY OF Tulsa

Board of Adjustment

Case Number: B0A-23506

Hearing Date: 03/14/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

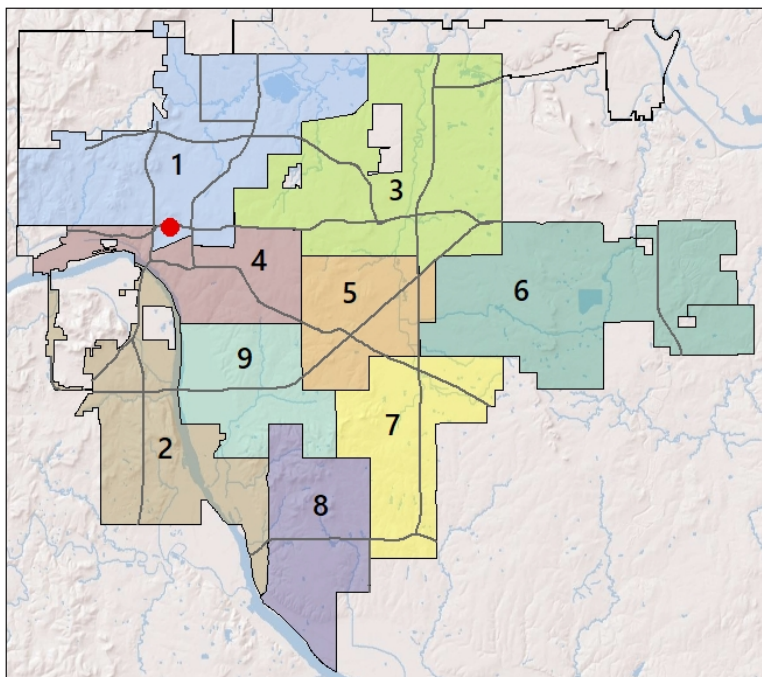
Owner and Applicant Information:

Applicant: Nathalie Cornett

Property Owner: Griffin Media Center

Action Requested: Variance to increase the allowed sign area of 48 square feet for a dynamic display sign in the Central Business District (CBD) (Section 60.080-E)

Location Map:



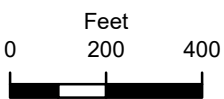
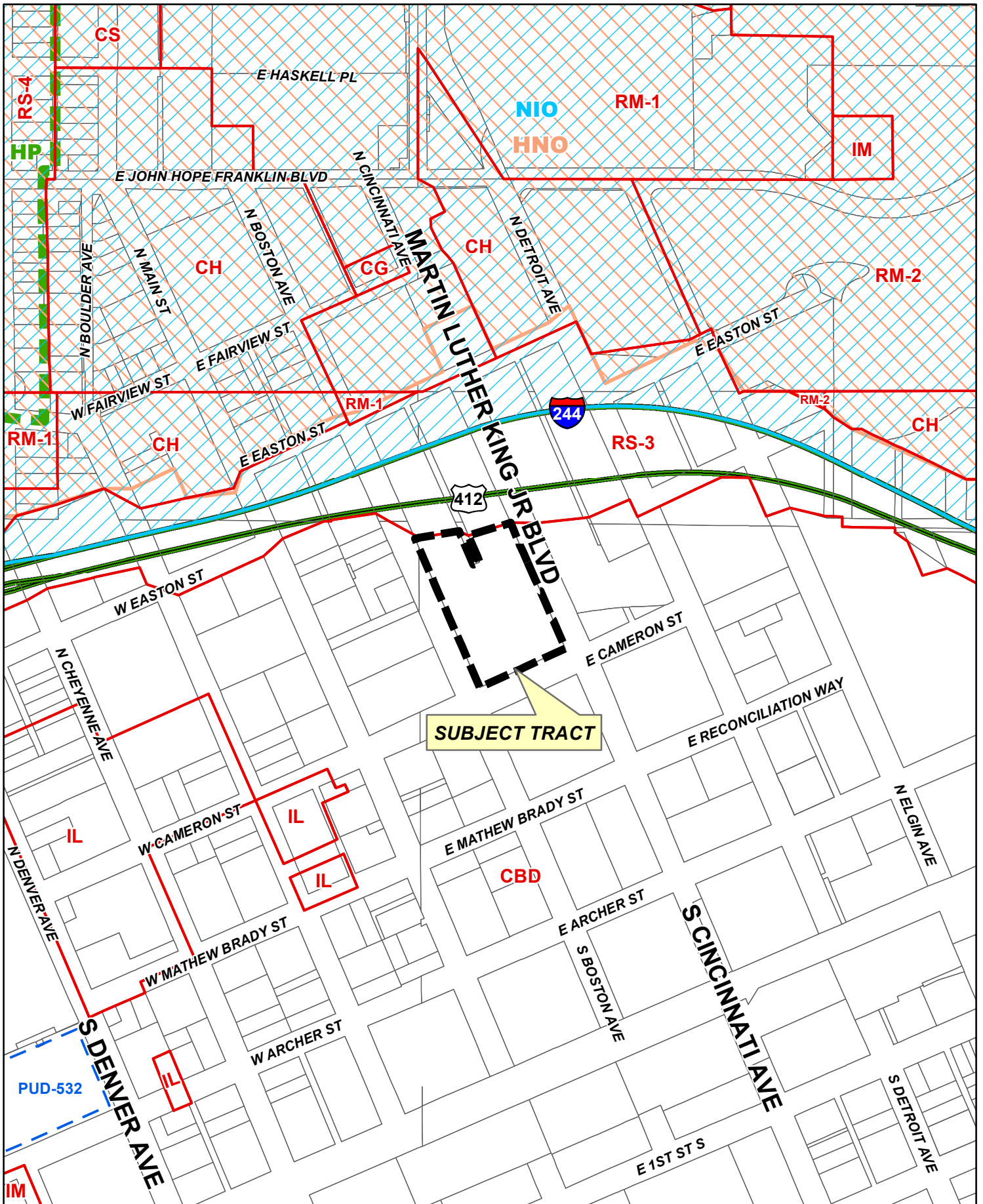
Additional Information:

Present Use: Commercial

Tract Size: 3.23 acres

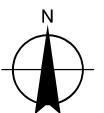
Location: 301 N. Boston Ave.

Present Zoning: CBD

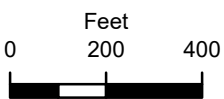


BOA-23506

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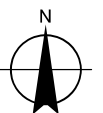
Subject
Tract

BOA-23506

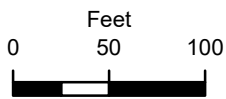
19-12 01

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

Aerial Photo Date: 2020/2021



5.3



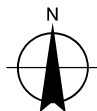
Subject
Tract

BOA-23506

19-12 01

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

Aerial Photo Date: 2020/2021



5.4

BOARD OF ADJUSTMENT CASE REPORT

STR: 9201

Case Number: BOA-23506

CD: 1

HEARING DATE: 03/14/2023 1:00 PM

APPLICANT: Nathalie Cornett

ACTION REQUESTED: Variance to increase the allowed sign area of 48 square feet for a dynamic display sign in the Central Business District (CBD) (Section 60.080-E)

LOCATION: 301 N. Boston Ave.

ZONED: CBD

PRESENT USE: Commercial

TRACT SIZE: 140864.9 SQ FT

LEGAL DESCRIPTION: A tract of land that is Lots One (1) thru Seven (7), inclusive, Block Twenty (20), together with the alleyway running Northerly and Southerly in said Block 20 and the South Half of Davenport Street adjacent to said Block 20 on the Northerly boundary thereof, and a part of Lot One (1), all of Lot Two (2), and a part of Lot Three (3), Block Six (6), together with the alleyway running Northerly and Southerly in said Block 6 lying South of the Southerly right of way line of Interstate 244 and the North Half of Davenport Street adjacent to said Block 6 on the Southerly boundary thereof, all in the Original Town, now City of Tulsa, Tulsa County, State of Oklahoma, according to the official plat thereof, said tract of land being described as follows:

Beginning at the Southwesterly corner of Block 20; thence North 24°24'24" West along the Westerly line of Block 20 for 300.00 feet to the Northwesterly corner of said Block 20; thence continuing North 24°24'24" West along a Northwesterly extension of said Block 20 for 60.00 feet to the Southwesterly corner of Lot 2, Block 6; thence continuing North 24°24'24" West along the Westerly lines of Lots 2 and 3, Block 6 for 152.90 feet to a point on the Southerly right of way line of Interstate 244; thence North 80°14'59" East along said Southerly right of way line for 310.09 feet to a point on the Easterly line of Lot 1, Block 6; thence South 24°24'24" East along said Easterly line for 74.50 feet to the Southeasterly corner of said Lot 1, Block 6; thence continuing South 24°24'24" East along a Southeasterly extension of said Block 6 for 60.00 feet to the Northeasterly corner of Block 20; thence continuing South 24°24'24" East along the Easterly line of said Block 20 for 300.00 feet to the Southeasterly corner of said Block 20; thence South 65°36'17" West along the Southerly line of said Block 20 for 300.00 feet to the point of beginning of said tract of land.

RELEVANT PREVIOUS ACTIONS: None.

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

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

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

STATEMENT OF HARDSHIP: Please see exhibit statement provided in packet.

STAFF ANALYSIS: The applicant is requesting Variance to increase the allowed sign area of 48 square feet for a dynamic display sign in the Central Business District (CBD) (Section 60.080-E):

60.080-E Dynamic Displays on On-premise Wall, Projecting and Freestanding Signs

A maximum of one of the on-premise wall signs, projecting signs or freestanding signs allowed on a lot in a mixed-use, commercial or industrial zoning district may include a dynamic display. The dynamic display may not exceed the maximum sign area allowed for the respective sign type or 48 square feet, whichever is less. The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall, projecting or freestanding sign, but rather is counted as part of the maximum area of the wall, projecting or freestanding sign. Only one, contiguous dynamic display is allowed on a wall, projecting or freestanding sign face. Off-premise outdoor advertising signs that incorporate a dynamic display are subject to the dynamic display regulations of [Section 60.100](#).

Facts staff finds favorable for variance request:

- None.

Facts Staff find unfavorable for the variance request:

- The applicant has not provided any evidence that the size of the building placement was not a self-imposed hardship from the property owner or that the condition is unique among properties located in the Central Business District, many of which occupy entire city blocks.
- The applicant is requesting to increase the permitted size for a dynamic display sign from 48 square feet to 175 square feet which is more than 3 times the allowed size. Dynamic display signs have unique regulations apart from other signs and the code sets a hard maximum of 48 square feet.

SAMPLE MOTION: Move to _____ (approve/deny) a Variance to increase the allowed sign area of 48 square feet for a dynamic display sign in the Central Business District (CBD) (Section 60.080-E)

- 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



Exhibit "A"

A tract of land that is Lots One (1) thru Seven (7), inclusive, Block Twenty (20), together with the alleyway running Northerly and Southerly in said Block 20 and the South Half of Davenport Street adjacent to said Block 20 on the Northerly boundary thereof, and a part of Lot One (1), all of Lot Two (2), and a part of Lot Three (3), Block Six (6), together with the alleyway running Northerly and Southerly in said Block 6 lying South of the Southerly right of way line of Interstate 244 and the North Half of Davenport Street adjacent to said Block 6 on the Southerly boundary thereof, all in the Original Town, now City of Tulsa, Tulsa County, State of Oklahoma, according to the official plat thereof, said tract of land being described as follows:

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Exhibit "B"

The Applicant requests a Variance of Section 60.080-E of the Tulsa Zoning Code (the "Code") to permit a dynamic display wall sign (the "Sign") with 175 square feet of display surface area in the CBD District on property located at 310 N. Boston Ave. (the "Property").

The Property is comprised of approximately 3.25 acres and is the location of the approximately 60,000 square foot Griffin Media building and Channel 6 News headquarters in Downtown Tulsa. To the south of the Property is the Guthrie Green, to the east is the Gypsy Coffee House, to the west is a surface parking lot, and to the north is the I-244 Expressway.

The Sign will be located on the south-facing wall of the building, which contains approximately 185 linear feet. The Code permits 3 square feet of wall signage per linear foot of the building wall to which a sign is attached. Accordingly, 555 square feet of wall signage is permitted by right on the subject building wall. However, the Code caps the permitted display surface area of dynamic displays to 48 square feet, ***regardless of the size of the building wall***. In this case, of the permitted 555 SF of wall sign area permitted by right, ***only 0.09%*** is permitted to include a dynamic display.

The Property comprises an entire city block in the Central Business District and the Sign will be the appropriate size and scale to the building wall on which it is located. Due to the size of the Property and the size of the building wall which is unique to the Property, the 48 square foot limitation results in unnecessary hardship to the Property owner.

Files

Signs

Supported: .pdf
File

CHANNEL 6 SIGN_v1.pdf

Version

1

Resubmit Instructions

Danny Whiteman:

Markups

Text

Added By

Page

60.080-E Dynamic Displays on On-premise Wall, Projecting and Freestanding Signs. A maximum of one of the on-premise wall signs, projecting signs or freestanding signs allowed on a lot in a mixed-use, commercial or industrial zoning district may include a dynamic display. The dynamic display may not exceed the maximum sign area allowed for the respective sign type or 48 square feet, whichever is less. The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall, projecting or freestanding sign, but rather is counted as part of the maximum area of the wall, projecting or freestanding sign. Only one, contiguous dynamic display is allowed on a wall, projecting or freestanding sign face. Off-premise outdoor advertising signs that incorporate a dynamic display are subject to the dynamic display regulations of Section 60.100. Review Comment: The maximum dynamic display sign area allowed in the CBD zoning district is 48 square feet. The proposed dynamic display sign area is 187 square feet. The sign area may be reduced to 48 square feet; otherwise, this sign application cannot be approved as applied for.
Danny Whiteman

1

Site Plan

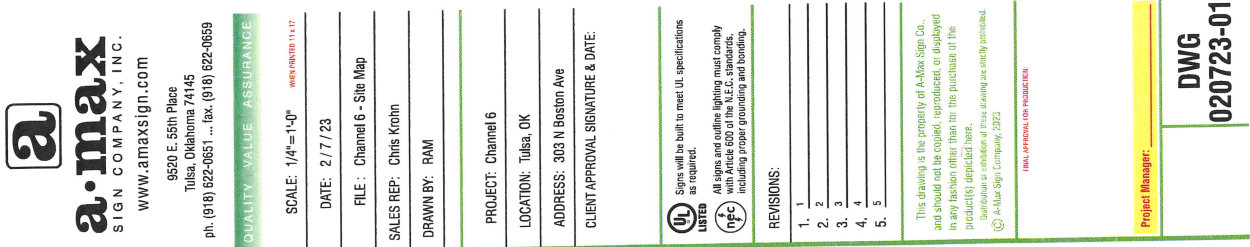
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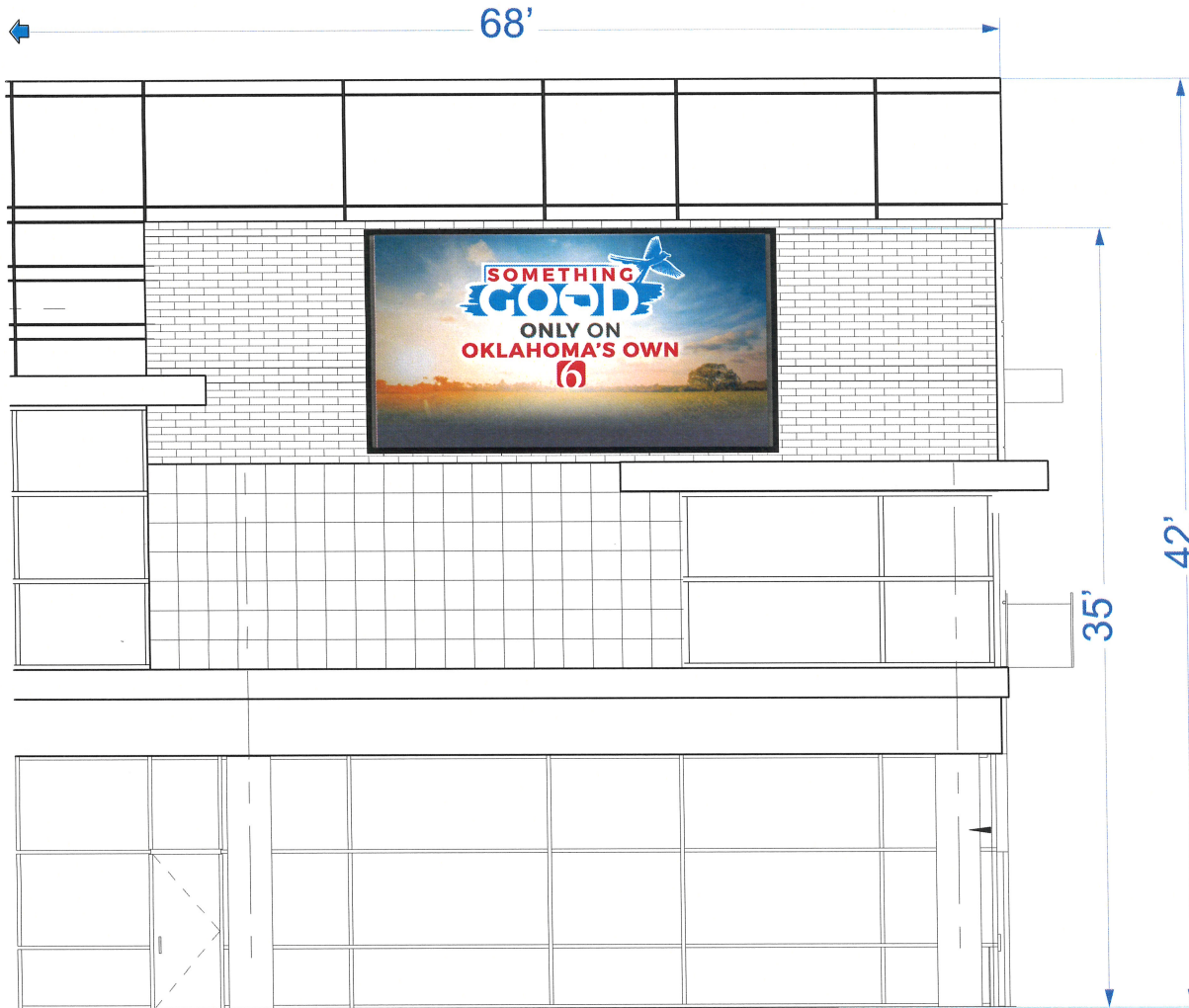
CHANNEL 6 SITE_v1.pdf

Version

1

SCALE: 1/32" = 1'0"





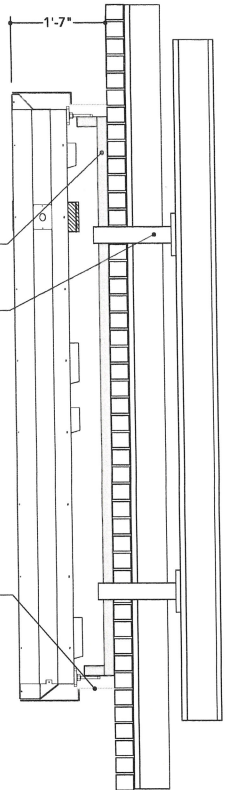
A | Elevation
scale: 3/16"=1'-0"

GP3-176x330-16-SF GalaxyPro® 16mm Outdoor LED Video Display GP3 Series; Includes Base
Spare Parts Kit Line Spacing: 16mm Ventilation: Rear
Matrix: 176 lines by 330 columns
Service Access: Front Only
LED Color: RGB- 144 Quadrillion Colors
Signal Connections: Quick Connects External to Display Display Configuration: SF - single one sided display Frames per Second: 30 Cabinet Design: Single Section per face
Dimming: Automatic, Scheduled, or Manual
Paint: Semi-Black Front and Sides
Readable Viewing Angle: 160 degrees horizontal x 90 degrees vertical
Active Area: 9' 7" H X 17' 11" W (Approx. Dimensions)
Optimal Viewing Angle: 140 degrees Horizontal x 70 degrees
Vertical Cabinet Dimensions: 10' 2" H X 18' 6" W X 0' 11" D (Approx. Dimensions)
Weight: Unpackaged 2080 lbs per display; Packaged 2230 lbs per display
Max Power: 9860 Max Watts/
Display Compliance Info: UL,cUL,UL-Energy Verified,FCC

2" steel angle frame, primed and painted, made to match up to display framing.
Mounts to wall and display mounts to frame.

Cabinet weighs approximately 2080 lbs. May require support steel to be attached to internal building steel and to protrude through wall and brick fascia. to be coordinated with building contractor and owner. Internal steel work by others

display is rear ventilation. This requires spacing of display off of wall. An external skin will be fabricated to hide connections and steelwork. Perforated aluminum used to allow airflow behind cabinet. Solid skin above broke reveal as shown



B | End View
scale: 1/2"=1'-0"