BOARD OF ADJUSTMENT
CASE REPORT

STR: 8317
CZM: 52
CD: 2

HEARING DATE: 04/13/2021 1:00 PM

APPLICANT: Pete Webb

ACTION REQUESTED: Variance to allow more than one sign per street frontage in an Office District (Sec. 60.060-B1); Variance to allow dynamic display signs in an Office District on a lot not occupied by a public, civic or institutional use, to allow more than one dynamic display per street frontage, to allow dynamic display signs to operate 24 hours and to exceed 32 square feet in display area (Sec. 60.060-E, 60.060-E1, 60.060-E3); Variance to allow the area of a wall sign to exceed the maximum allowable display area of 150 square feet in an Office District (Section 60.060-C)

LOCATION: 2408 E 81 ST

PRESENT USE: Hospital/Office Space

ZONED: OMH, OM

TRACT SIZE: 2031263.39 SQ FT

LEGAL DESCRIPTION: PRTLT1BEG939.90ENWCTHE558.08S30.29CRVRT171.12CRVLF128.44CRVLF31.77E50.01S254.3 3W41.82CRVLF33.26CRVLF704.16E656.38S598 .22W1701.03N64.5W58S64.5W779.12CRVRT.10 N602.32E546.16CRVLF704.16CRVLF33.26W41. 82N254.33E50.01CRVLF31.77CRVLF128.44CRV RT171.12N2, ORAL ROBERTS UNIVERSITY HGTS 2ND ADDN

RELEVANT PREVIOUS ACTIONS:

Subject Property:

BOA-22216; 05.10.11 the Board approved a variance for the Maximum display area and number for signs allowed on street frontage.

BOA 21433-A; on 07.24.12 the Board approved a variance of the requirement that a sign (previously approved BOA-21443) be lit by constant light in the OM, OMH district, variance to allow more than one sign in an OM, OMH district, variance to exceed total square feet of display surface area from 880 sf to 985 sf.

BOA-21433; on 06.26.12, the Board approved a variance to allow more than one sign in an OM district, a variance to exceed total square feet of display surface area from approximately 100 sf to approximately 880 sf., and a variance of maximum sign height in the OM district from 20 ft to 30 ft.

Surrounding Property:

BOA-21255; on 05.10.11, the Board approved a variance of the maximum display surface area for a sign in the OM district to 240 sf; a variance of the maximum permitted height for a sign in the OM district from 20 ft to 30 ft; and a variance of the requirement that illumination of a sign in the OM
district shall be by constant light to permit a digital changeable copy sign; all to permit a ground sign on East 81st Street. Located at the SW/c of E 81 St S and S Delaware Ave.

BOA-18570/18571; on 11.09.99, the Board approved a variance to permit two signs per street frontage in an OM district; located at 2440 E 81 St S and 8408 S Delaware Ave.

BOA-14499; on 07.11.87, the Board approved a variance of the permitted size for an identification sign in an OM zoned district, not to exceed a period of two years; located at the SE/c of E 81 ST S and S Lewis Ave.

**RELATIONSHIP TO THE COMPREHENSIVE PLAN:** The Tulsa Comprehensive Plan identifies the subject property as part of a “Regional Center” and an “Area of Growth”.

**Regional Centers** are mid-rise mixed-use areas for large-scale employment, retail, and civic or educational uses. These areas attract workers and visitors from around the region and are key transit hubs; station areas can include housing, retail, entertainment, and other amenities. Automobile parking is provided on-street and in shared lots. Most Regional Centers include a parking management district.

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 near the SE/c of E. 81st St. S. and S. Lewis Ave.

**STAFF COMMENTS:** The applicant is requesting **Variance** to allow more than one sign per street frontage in an Office District (Sec. 60.060-B1); **Variance** to allow dynamic display signs in an Office District on a lot not occupied by a public, civic or institutional use, to allow more than one dynamic display per street frontage, to allow dynamic display signs to operate 24 hours and to exceed 32 square feet in display area (Sec. 60.060-E, 60.060-E1, 60.060-E3); **Variance** to allow the area of a wall sign to exceed the maximum allowable display area of 150 square feet in an Office District (Section 60.060-C)

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.
60.060-E Dynamic Displays

Dynamic displays are prohibited in O districts except that on a lot occupied by an allowed public, civic or institutional use, either the allowed wall sign or the allowed freestanding sign may 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 O districts may operate only between the hours of 7:00 a.m. and 9:00 p.m.

4. Dynamic displays are subject to the dynamic display regulations of Section 60.100.

60.060-C Maximum Area

Signs allowed in the OH district may not exceed 48 square feet in area or 0.50 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may a sign in an OH district exceed 225 square feet in area. Signs allowed in all other O districts may not exceed 32 square feet in area or 0.30 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.

The applicant stated that the proposed signs will be directional and way finding in nature and not advertising signs. The applicant has failed to indicate in his statement of hardship the need for dynamic display signage. The Board should the ask the applicant to expand their hardship to explain why their proposed directional/wayfinding signs needs to be dynamic display.

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

**SAMPLE MOTION:**

Move to _______ (approve/deny) a **Variance** to allow more than one sign per street frontage in an Office District (Sec. 60.060-B1); **Variance** to allow dynamic display signs in an Office District on a lot not occupied by a public, civic or institutional use, to allow more than one dynamic display per street frontage, to allow dynamic display signs to operate 24 hours and to exceed 32 square feet in display area (Sec. 60.060-E, 60.060-E1, 60.060-E3); **Variance** to allow the area of a wall sign to exceed the maximum allowable display area of 150 square feet in an Office District (Section 60.060-C)

- 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
perimeter for a carport (Section 90.090-C). **LOCATION:** 536 South Zurich Avenue East (CD 5)

**Presentation:**
Paul Christian, 1873 East 46th Street North, Tulsa, OK; stated the carport will be attached to the existing garage and it will be open on all sides.

**Interested Parties:**
There were no interested parties present.

**Comments and Questions:**
None.

**Board Action:**
On MOTION of BOND, the Board voted 3-0-0 (Back, Bond, Van De Wiele, White "aye"; no "nays"; no "abstentions"; Flanagan absent) to APPROVE the request for a Special Exception to permit a 720 square foot carport in the required street yard with a modification to increase the permitted height from 8 feet to 9 feet at the perimeter for a carport (Section 90.090-C), per the conceptual plans 3.8, 3.9, 3.10 and 3.11 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:

LOT 1 BLK 22, WHITE CITY ADDN, City of Tulsa, Tulsa County, State of Oklahoma

**22216—Eller & Detrich – Andrew Shank**

**Action Requested:**
Variance to allow 2 signs on the South Lewis Avenue frontage and to increase the allowable display surface area for signs from 150 square feet to 253.86 square feet along the South Lewis Avenue frontage; Variance to allow 2 signs on the East 81 Street South frontage and to increase the allowable display surface area for signs from 150 square feet to 606.86 square feet along the East 81 Street South frontage (Section 60.060-B&C). **LOCATION:** 2408 East 81st Street South (CD 2)

Mr. Bond recused and left the room at 1:18 P.M.

**Presentation:**
Andrew Shank, Eller & Detrich, 2727 East 21st Street, Tulsa, OK; stated he represents Oklahoma Surgical Hospital. The request is for two logo signs over 300 feet in the air on the west tower, and a 453 square foot sign on the north face of fourth floor west tower. The Board previously approved for Oklahoma Surgical Hospital's activities on the out parcel. The request is to place the signs on the southern portion of the diagram
as shown on the overhead projector. The two logos that are approximately 154 square feet will be at the top of the west tower.

Mr. Van De Wiele asked Mr. Shank if he was referring to the circular logo. Mr. Shank answered affirmatively.

Mr. Shank stated the hardship remains the same in this case as it was in the first two cases the Board addressed. There is a tremendously sized tract of land, and it is set back over 800 feet from 81st and Lewis.

Interested Parties:  
There were no interested parties present.

Comments and Questions:  
None.

Board Action:  
On MOTION of BACK, the Board voted 3-0-1 (Back, Van De Wiele, White “aye”; no “nays”; Bond “abstains”; Flanagan absent) to APPROVE the request for a Variance to allow 2 signs on the South Lewis Avenue frontage and to increase the allowable display surface area for signs from 150 square feet to 253.86 square feet along the South Lewis Avenue frontage; Variance to allow 2 signs on the East 81 Street South frontage and to increase the allowable display surface area for signs from 150 square feet to 606.86 square feet along the East 81 Street South frontage (Section 60.060-B & C), per the conceptual plans 4.19, 4.20, 4.21 and 4.22 of the agenda packet. Finding the hardship to be the volume of square footage of the towers exceeding two million square feet and the setback of the towers from the arterial street, coupled with the sheer size of the towers both in square footage and height, the Board believes it is an unnecessary hardship to the owner that the strict letter of the sign regulations be carried out. 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:

Part of Lot One (1), Block One (1), ORAL ROBERTS UNIVERSITY HEIGHTS 2ND ADDITION, an addition to the City of Tulsa, Tulsa County, Oklahoma, more particularly described as follows, to-wit: Starting at the Northwest corner of said Lot 1, thence S 89°48'06" E along the Northerly line of Lot 1 for 939.90 feet to the Point of Beginning; thence continuing S 89°48'06" E along said Northerly line for 558.08 feet; thence S 00°11'54" W for 30.29 feet to a point of curve; thence Southerly and Southwesterly along a curve to the right with a central angle of 45°00'00" and a radius of 217.87 feet for 171.12 feet to a point of reverse curve; thence Southwesterly along a curve to the left with a central angle of 38°21'41" and a radius of 191.83 feet for 128.44 feet to a point of compound curve; thence Southwesterly, Southerly and Easterly along a curve to the left with a central angle of 96°38'19" and a radius of 18.83 feet for 31.77 feet to a point of tangency; thence S 89°48'06" E along said tangency for 50.01 feet; thence S 00°11'54" W for 254.33 feet; thence N 89°48'06" W for 41.82 feet to a point of curve; thence Westerly, Southerly and Southwesterly along a curve to the left with a central angle of 101°10'31" and a radius of 18.83 feet for 33.26 feet to a point of compound curve; thence Southwesterly and Easterly along a curve to the left, with a central angle of 78°49'29" and a radius of 511.83 feet for 704.16 feet to a point of tangency; thence S 89°48'06" E along said tangency for 656.38 feet to a point on the Easterly line of said Lot 1, said point being 1008.29 feet Southerly of the Northeast corner thereof; thence S 00°24'38" W along said Easterly line for 598.22 feet; thence N 89°53'47" W along an extension of and along the Northerly line of Lot 1 in Block 1 of UNIVERSITY VILLAGE, an addition to the City of Tulsa, Tulsa County, Oklahoma, for 2538.15 feet to the Northwest corner of said Lot 1 of UNIVERSITY VILLAGE; thence N 00°01'32" W for 0.00 feet to a point of curve; thence Northerly along the Westerly line of Lot 1 of ORAL ROBERTS UNIVERSITY HEIGHTS 2ND ADDITION on a curve to the right with a central angle of 00°00'58" and a radius of 350.00 feet for 0.10 feet to a point of tangency; thence N 00°00'34" W along the Westerly line of said Lot 1 on said tangency for 602.32 feet; thence S 89°48'06" E for 546.16 feet to a point of curve; thence Easterly and Northeasternly along a curve to the left with a central angle of 78°49'29" and a radius of 511.83 feet for 704.16 feet to a point of compound curve; thence Northeasternly, Northerly, and Westerly along a curve to the left with a central angle of 101°10'31" and a radius of 18.83 feet; for 33.26 feet to a point of tangency; thence N 89°48'06" W along said tangency for 41.82 feet; thence N 00°11'54" E for 254.33 feet; thence S 89°48'06" E for 50.01 feet to a point of curve; thence Easterly, Northerly, and Northwesterly along a curve to the left with a central angle of 96°38'19" and a radius of 18.83 feet for 31.77 feet to a point of compound curve; thence Northwesterly along a curve to the left with a central angle of 38°21'41" and a radius of 191.83 feet for 128.44 feet to a point of reverse curve; thence Northwesterly and Northerly along a curve to the right with a central angle of 45°00'00" and a radius of 217.87 feet for 171.12 feet to a point of tangency; thence
N 00°11’54” E along said tangency for 21.30 feet to a point of curve; thence Northerly and Northwesterly along a curve to the left with a central angle of 22°01’21” and a radius of 24.00 feet for 9.22 feet to the Point of Beginning, City of Tulsa, Tulsa County, State of Oklahoma

Mr. Bond re-entered the meeting at 1:23 P.M.

22217—Kevin Braughton

Action Requested:
Variance of the required Build-to Zone (BTZ) to permit a building setback of 91 feet; Variance of the minimum parking area street setback from 30 feet to 23 feet to permit an AT&T retail store in the CS/RDO-3 District (Section 20.050-C)

LOCATION: North of the NE/Cnr of Riverside Parkway and South Delaware Avenue East (CD 2)

Presentation:
Mike Mellinger, 3000 Alta Mesa Boulevard, Fort Worth, TX; stated when he purchased the property it was before the overlay zone was initiated. He met with the City last year but unfortunately had some delays pending the approvals with AT&T. During the meeting with City he was told that if he didn’t get the plans in by a certain date the case would need to come before the Board. The building cannot be placed where the Code requires it to be because there is an easement benefiting the two property owners on either side of the subject property. The building is placed close to where the easement area allows. His company tries not to have a situation where parking is incurred on anyone else’s property, but he owns and operates the store in the rear of the mall and he is moving out to the street primarily for better public viewing.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.

Board Action:
On MOTION of BACK, the Board voted 4-0-0 (Back, Bond, Van De Wiele, White “aye”; no “nays”; no “abstentions”; Flanagan absent) to APPROVE the request for a Variance of the required Build-to Zone (BTZ) to permit a building setback of 91 feet; Variance of the minimum parking area street setback from 30 feet to 23 feet to permit a commercial structure in the CS/RDO-3 District (Section 20.050-C), per conceptual plans 5.11 and 5.12 of the agenda packet. Finding the hardship to be the size, the shape and the site is a remainder parcel from a previously developed site with existing concrete drives and shared access easements making it difficult to develop with the current RDO overlay.
UNFINISHED BUSINESS

21255—A-MAX Sign Company

Action Requested:
Variance of the maximum display surface area for a sign in the OM district (Section 602.B.4.c) to 240 sq. ft.; a Variance of the maximum permitted height for a sign in the OM district (Section 602.B.4.e) from 20 ft. to 30 ft.; and a Variance of the requirement that illumination of a sign in the OM district shall be by constant light to permit a digital changeable copy sign (Section 602.B.4.f); all to permit a ground sign on East 81st Street. Location: 2702 East 81st Street

Presentation:
Brian Ward, 9520 East 55th Place, Tulsa, OK; stated there is a new sign proposed for Victory Bible Institute, the 24/7 Ministries, and the 3-D College. He informed the Board that a couple of years ago Victory Bible Institute was consumed by the Department of Transportation for the highway widening project at 51st and Peoria Avenue, and Victory moved to the 81st and Delaware location. At that point they knew they needed to do something about their signage because the existing signage was inadequate for all their needs. The square footage of the proposed sign has been kept to a minimum with a color message unit added to advertise the many functions within their building. The ORU Mabee Center is to the north and the City Plex Towers are to the south and with the surrounding land and buildings, a 30-foot tall sign will not appear that tall.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.

Board Action:
On MOTION of VAN DE WIELE, the Board voted 3-0-0 (Henke, Van De Wiele, White "aye"; no "nays"; no "abstentions") to APPROVE the Variance of the maximum display surface area for a sign in the OM district (Section 602.B.4.c) to 240 sq. ft.; a Variance of the maximum permitted height for a sign in the OM district (Section 602.B.4.e) from 20 ft. to 30 ft.; and a Variance of the requirement that illumination of a sign in the OM district shall be by constant light to permit a digital changeable copy sign (Section 602.B.4.f); all to permit a ground sign on East 81st Street. This will be subject to the conceptual plan submitted today showing the dimensions of the sign, as well as the location of the sign and as shown on page 4.6 which is substantially the same place where the current sign is presently located, finding that the topography of this lot and the development in and around this lot will present a hardship such that, by reason of
extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variances to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

LT 1, BLK 1, ORAL ROBERTS UNIVERSITY HGTS 2ND ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

**********
NEW APPLICATIONS
**********

Case No. 20300-A—Lonnie Basse

Action Requested:
Modification of a condition of a previous approval to eliminate or extend the time limitation of five years related to a special exception permitting seasonal outdoor retail sales and open air activities on the CS zoned property. Location: NE/c of East 81st Street and South Mingo Road

Presentation:
Lonnie Basse, 4732 South Columbia Place, Tulsa, OK; stated he is requesting the Board to consider an elimination or extension of the time limitation previously permitted on the subject property. He advised that the corn maze venture has been discontinued to the north due to the inability to cultivate the crop.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.

Board Action:
On MOTION of WHITE, the Board voted 3-0-0 (Henke, Van De Wiele, White "aye"; no "nays"; no "abstentions") to APPROVE the Modification of a condition of a previous approval to eliminate the time limitation of five years related to a special exception permitting seasonal outdoor retail sales and open air activities on the CS zoned property. This will be subject to all other previous conditions that were established on the original application; for the following property:
height from 14 feet to 24 feet to better match historical style of the home. Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

LT 12 BLK 23, SUNSET TERRACE, TRAVIS PARK ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

21443-A—Andrew Shank

Action Requested:
Variance of the requirement that a sign (previously approved BOA-21443) be lit by constant light in the OM, OMH district (Section 602.B.4.f); Variance to allow more than one sign in an OM, OMH district (Section 602.B.4.b); Variance to exceed total square feet of display surface area from 880 square feet to 985 square feet (Section 602.B.4.c). **LOCATION:** 2440 East 81st Street, 8101 South Lewis Avenue, 8100 South Lewis Avenue (CD 2)

Presentation:
Andrew Shank, 2727 East 21st Street, Suite 200, Tulsa, OK; stated this case was before the Board recently. The developers are preparing for a grand opening and during that process they were in a rush to get everything filed and missed a wall sign on the north side and the digital element in the approved ground sign. The hardship is the unique shape of the lot and the depth of the lot. If the variances are approved it will allow the clinic to advertise their message to the public and utilize the visual technology of today in an office district.

Mr. White asked Mr. Shank if these were the same signs as were previously approved. Mr. Andrew agreed that they were but the developers want to make the display surface digital, which is roughly 30% of the previously approved square footage. The additional 105 square feet is for a wall sign on the north face. Originally the ground sign was conceptually approved to be located 70'-0" from the centerline of East 81st Street. Since that time the developer would like to locate the ground sign farther back from 81st Street.

Interested Parties:
There were no interested parties present.

Comments and Questions:
None.
Board Action:
On MOTION of WHITE, the Board voted 3-0-0 (Henke, Tidwell, White "aye"; no "nays"; no "abstentions"; Stead, Van De Wiele absent) to APPROVE the request for a Variance of the requirement that a sign (previously approved BOA-21443) be lit by constant light in the OM, OMH district (Section 602.B.4.f); Variance to allow more than one sign in an OM, OMH district (Section 602.B.4.b); Variance to exceed total square feet of display surface area from 880 square feet to 985 square feet (Section 602.B.4.c). This is in all in regard to the sign that is in previous case BOA-21443, that is shown at the north side of the property; it will be the same sign except it will be located no closer than 70'-0" from the centerline of East 81st Street. Finding the hardship to be the unusual size and odd shape of the lot itself, and the fact that the other signs on the property are almost hidden from view of the general public. Finding by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variances to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

PRT LT 1 BEG NWC TH S1008.29 E546.16 TH ON CRV LF 704.16 TH ON CRV LF 33.26 W41.82 N254.33 E50.01 TH ON CRV LF 31.77 TH ON CRV LF 128.44 TH ON CRV RT 171.12 N21.30 TH ON CRV LF 9.22 W939.9 POB LESS BEG NWC LT 1 TH E431.84 S1008.79 W431.84 N1008.65 POB BL, PRT LT 1 BEG NWC TH E431.84 S1008.79 W431.84 N1008.65 POB BLK 1, PRTLT1BEG939.90ENWCTHE558.08S30.29CRVRT 171.12CRVLF128.44CRVLF31.77E50.01S254.3 3W41.82CRVLF33.26CRVLF704.16E656.38S598 .22W1701.03N64.5W58S64.5W779.12CRVRT.10 N602.32E546.16CRVLF704.16CRVLF33.26W41. 82N254.33E50.01CRVLF31.77CRVLF128.44CRV RT171.12N21.30, ORAL ROBERTS UNIVERSITY HGTS 2ND ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

07/24/2012-1075 (22)
involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

LTS 9 THRU 12 LESS E10 THEREOF FOR ST BLK 1, FLORENCE PARK ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

21443—Andrew Shank

Action Requested:
Variance to allow more than one sign in an OM district (Section 602.B.4.b); Variance to exceed total square feet of display surface area from approximately 100 square feet to 880 square feet (Section 602.B.4.c); Variance of maximum sign height in the OM district from 20 feet to 30 feet (Section 602.B.4.e). LOCATION: 2440 East 81st Street, 8101 South Lewis Avenue, 8100 South Lewis Avenue (CD 2)

Mr. Tidwell left the meeting at 2:59 p.m.

Presentation:
Andrew Shank, 2727 East 21st Street, Suite #200, Tulsa, OK; Mr. Shank requested the Board refer to page 11.11 in their agenda packet. The drawing ST4 is the north face of the building, and this is the drawing that staff appropriately raised an issue with because there was a smaller sign called out on it. This Oklahoma surgical hospital did not have the square footage spelled out. The smaller portion will be removed and the language, “Oklahoma Surgical Hospital”, is about 206 square feet. The relief requested does not need to change. The drawing ST2 is the west elevation and it is essentially three signs. This totals 417 square feet, conservatively, and will display “The Premier Family Center”.

Mr. Tidwell re-entered the meeting at 3:02 p.m.

Mr. Shank continued to say, as more doctors are brought into the center their names will be added to the display. The drawing ST1.0 is the northeast elevation displayed on page 11.11, which shows 65 square foot display surface area. These drawings bring clarity to the wall signs. The 30 foot ground sign in the front of the building is 192
square feet. In the aggregate, that totals 880 square feet so the relief does not need to change. Mr. Shank just wanted to clarify that the north face sign will be changed.

Ms. Stead asked Mr. Shank to verify that there was one entrance sign, six wall signs, and one directional sign that are all non-digital. Mr. Shank answered affirmatively.

**Interested Parties:**
There were no interested parties present.

**Comments and Questions:**
None.

**Board Action:**
On MOTION of STEAD, the Board voted 5-0-0 (Henke, Stead, Tidwell, Van De Wiele, White "aye"; no "nays"; no "abstentions"; none absent) to APPROVE the request for a Variance to allow more than one sign in an OM district (Section 602.B.4.b); Variance to exceed total square feet of display surface area from approximately 100 square feet to 880 square feet (Section 602.B.4.c); Variance of maximum sign height in the OM district from 20 feet to 30 feet (Section 602.B.4.e). This large medical facility having many facets needs directional and other signage. The Board approves one entrance sign, six wall signs, and one directional sign totaling 880 square feet. All signs are to be non-digital, but will be lighted according to code. The conceptual placement of these signs is shown on page 11.11. These signs may improve visibility for the medical facility that has poor accessibility and identification from the nearby East 81st Street. In granting these variances the Board has found by reason of extraordinary or exceptional conditions or circumstances, which are peculiar to the land, structure or building involved, the literal enforcement of the terms of the Code would result in unnecessary hardship; that such extraordinary or exceptional conditions or circumstances do not apply generally to other property in the same use district; and that the variances to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan; for the following property:

PRT LT 1 BEG NWC TH S1008.29 E546.16 TH ON CRV LF 704.16 TH ON CRV LF 33.26 W41.82 N254.33 E50.01 TH ON CRV LF 31.77 TH ON CRV LF 128.44 TH ON CRV RT 171.12 N21.30 TH ON CRV LF 9.22 W939.9 POB LESS BEG NWC LT 1 TH E431.84 S1008.79 W431.84 N1008.65 POB BL, PRT LT 1 BEG NWC TH E431.84 S1008.79W431.84N1008.65POB,BLK1,PRTLTL1BEG939.90ENWCCTHE55.80S30.29C RVRT171.12CRVLF128.44CRVLF31.77E50.01S254.33W41.82CRVLF33.26CRVLF70 4.16E656.38S598.22W1701.03N64.5W58S64.5W779.12CRVRT.10N602.32E546.16C RVLF704.16CRVLF33.26W41.82N254.33E50.01CRVLF31.77CRVLF128.44CRVRT17 1.12N21.30, ORAL ROBERTS UNIVERSITY HGTS 2ND ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

**..........**
Board Action:
On MOTION of TURNBO, the Board voted 5-0-0 (Dunham, Cooper, Perkins, Turnbo, White "aye"; no "nays", no "abstentions"; none "absent") to CONTINUE Case No. 18568 to November 23, 1999 at 1:00 p.m. in order to allow the applicant to meet with the interested parties.

Case No. 18570 and 18571

Action Requested:
Case No. 18570: Variance to permit two signs per street frontage in OM zoning. SECTION 602.B.4.b. ACCESSORY USES PERMITTED IN OFFICE DISTRICTS, Accessory Use Conditions, and Case No. 18571: a Variance to permit two signs per street frontage. SECTION 602.B.4.b. ACCESSORY USES PERMITTED IN OFFICE DISTRICTS, Accessory Use Conditions, located 2440 East 81st Street and 8408 South Delaware.

Presentation:
Kevin Hutchison, 6550 East Independence, Tulsa, Oklahoma, submitted photographs (Exhibit T-2) a site plan (Exhibit T-1 & U-1) and stated that the two variance requests are both the same and owned by a common owner. He indicated that the building on 81st Street is zoned OM and the Delaware location is zoned RM. Both properties have the same requirements regarding square footage of signs allowed per lineal foot of street frontage and the number of signs allowed.

Mr. Hutchison stated that the reason for the variance is because there are already existing signs consuming the allotted number, but there is allowable square footage available. He indicated that it is difficult to distinguish the subject business from the other businesses in City Plex Towers and Oral Roberts University. The proposed signage, combined with the existing signs, does not exceed the allowable square footage for each frontage allowed under the Code.

Mr. Hutchison indicated that the proposed sign on the 81st Street building faces the University and cannot be viewed from any residential areas and the proposed sign on Delaware can be viewed from a residential area; however, the homes are behind a concrete wall and a row of mature hardwoods. Mr. Hutchison concluded that the building sets below the grade of Delaware and the view is further obstructed by a PSO electrical substation.

There were no interested parties wishing to speak.
Board Action:
On MOTION of DUNHAM, the Board voted 5-0-0 (Dunham, Cooper, Perkins, Turnbo, White "aye"; no "nays", no "abstentions"; none "absent") to APPROVE Case No. 18570: a variance to permit two signs per street frontage in OM zoning. SECTION 602.B.4.b. ACCESSORY USES PERMITTED IN OFFICE DISTRICTS, Accessory Use Conditions, and Case No. 18571: a Variance to permit two signs per street frontage. SECTION 602.B.4.b. ACCESSORY USES PERMITTED IN OFFICE DISTRICTS, Accessory Use Conditions, per plan submitted, finding that the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan on the following described property:

**Case No. 18570:** Part of Lot 1, Beg. at the NW/c thence S 1008.29' E 546.16' thence on curve to the left 704.16' thence on curve to the left 33.26' W 41.82' N 254.33' E 50.01' thence on curve to the left 31.77' thence on curve to the left 128.44' thence on curve to the right 171.12' N 21.30' thence on curve to the left 9.22' W 939.9' to the POB less beg. at the NW/c Lot 1 thence E 431.84' S 1008.79' W 431.84' N 1008.65' to POB, Block 1, City of Tulsa, Tulsa County, State of Oklahoma, and being located in an OM zoned district.

**Case No. 18571:** Part of Lot 1 Beg. 663' W & 986.05' N of the SE/c thence E 320' S 500' W 320' N 500' to the POB, Block 1, Oral Roberts University Heights 2nd Addition, City of Tulsa, Tulsa County, State of Oklahoma, and being located in an RM-1 zoned district.

* * * * * * * * *

There being no further business, the Chairman declared the meeting adjourned at 3:48 p.m.

Date approved: 11/1/2000

Chairman
Case No. 14498 (continued)

Mr. Jones informed that the tract in question is located in a watershed development area and the applicant will be required to obtain a Watershed Development Permit before starting construction. A copy of the Stormwater Case Review (Exhibit X-1) was submitted.

**Board Action:**

On MOTION of QUARLES the Board voted 4-0-0 (Bradley, Quarles, Smith, White, "aye"; no "nays"; no "abstentions"; Chappelle, "absent") to APPROVE a Variance (Section 240.2(e) - Permitted Yard Obstructions - Use Unit 1206) of the permitted size of an accessory building from 750 sq. ft. to 840 sq. ft.; subject to Stormwater Management approval; finding that the new garage will replace the portable building; and finding that the granting of the variance request will not cause substantial detriment to the neighborhood and will be in harmony with the spirit and intent of the Code and the Comprehensive Plan; on the following described property:

Lot 17, Block 4, Harvard Hills Addition, City of Tulsa, Tulsa County, Oklahoma.

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**Case No. 14499**

**Action Requested:**

Variance - Section 620.2(d) - Accessory Use conditions - Use Unit 1221 - Request a variance of the permitted size of signs to allow for directional/identification signs, located SE/c 81st Street and Lewis Avenue.

**Presentation:**

The applicant, Charles Norman, 909 Kennedy Building, Tulsa, Oklahoma, stated that he is representing Oral Roberts University and submitted a temporary sign plan (Exhibit H-1), a permanent sign plan (Exhibit H-2) and photographs (Exhibit H-3). He stated that the purpose of this application is to locate a new identification sign and message sign at the southeast corner of 81st Street and Lewis Avenue. Mr. Norman informed that the sign is for the Healing Outreach Center which is located approximately 600' east of the intersection. He noted that Phase I of the project has been completed and 24 acres has been set aside for the project, with 800' of frontage on 81st Street and 1000' of frontage on Lewis Avenue. He pointed out that the project is permitted to have two signs, 150 sq. ft. each, for the project. Mr. Norman asked permission of the Board to locate a 10' by 20' temporary sign at the intersection, which would remain in place until completion of Phase II. He stated that the temporary sign will be at this location for approximately two years and will be constructed of quality material. Mr. Norman asked permission to replace the temporary sign with a permanent one at the end of the construction period. He informed that the permanent sign will be 30' by 30 1/2', with a display message across the top, a logo disk along the side identifying the
ministry and a lighted vestige board (3 1/2' by 26') which will have the capability of message changes from a computer generated location in the Healing Outreach Center. Mr. Norman stated that the City of Faith Hospital is in the background view and the nearby Mabee Center sign is 48' in height. He pointed out that the display surface area of the sign is 290 sq. ft., or if the columns that support the sign are added, that figure changes to 520 sq. ft. Mr. Norman asked the Board to find that the structural supports are not arranged to become a part of the attention attracting aspects of the sign. He pointed out that the supports will be constructed of marble which will be the same as the marble on the Healing Outreach Center. He explained that a hardship is demonstrated by the unusual size of the tract, the large buildings in the background, and the fact that the signs would be permitted by right if in the CS Zone across the street.

Comments and Questions:
Ken Bode, Assistant Sign Inspector, informed that the height limitation on the temporary sign is 15' and the limit for the permanent sign is 20'.

There was discussion as to whether or not the application was properly advertised since the size of the sign was mentioned, but not the height.

After discussion, it was concluded by the Board that the size of the sign would include the height.

Board Action:

On MOTION of SMITH the Board voted 4-0-0 (Bradley, Quarles, Smith, White, "aye"; no "nays"; no "abstentions"; Chappelle, "abstent") to APPROVE a Variance (Section 620.2(d) - Accessory Use conditions - Use Unit 1221) of the permitted size of signs to allow for directional/identification signs; per plot plans submitted; subject to the temporary sign being located on the property for a period of 2 years only; finding a hardship demonstrated by the large size of the tract and mixed zoning classifications in the area; on the following described property:

A tract of land, containing 23.9781 acres, that is part of Block 1, of Oral Roberts University Heights 2nd Addition, a subdivision in the City of Tulsa, Tulsa County, Oklahoma, said tract of land being more particularly described as follows, to-wit: Beginning at a point, said point being the NW/c of Block 1 of Oral Roberts University Heights 2nd Addition; thence S 89°48'06" E along the northerly line of Oral Roberts University Heights 2nd Addition for 969.82'; thence S 0°11'54" W for 30.29' to a point of curve; thence southerly and southeasterly along a curve to the left with a central angle of 45°00'00" and a radius of 189.71' for 148.99' to a
To whom it may concern,

The primary purpose of the digital signage and the other signage is way-finding for patients of both Advanced Orthopedics and Oklahoma Surgical Hospital.

The objective of the signage is to attract the patients to the parking garage where they have protected access to the facility.

These are not advertising signs, rather they are directional/wayfinding.

Due to hundreds of daily new patient visitors and so many of those visitors hitting the property for the first time, additional signage is critical to help them locate the correct building entrances and associated parking.

Patients begin arriving at the hospital for appointments as early as 5:00 a.m. Since patients begin arriving so early in the morning, it would be very helpful to have the hour restrictions waived.

The digital signs do not directly face any residential facilities. As well, these signs are substantially smaller than the existing Mabee Center digital sign.

Although the property is zoned Office, the largest tenant contingent is medical. AOK and OSH together comprise almost 350,000 square feet.

Forty-two percent of the space under at CityPlex is medical space.

Thank you,
Pete Webb
Claude Neon Federal Signs
Cell: 918-277-5719
Office: 918-587-7171
SIGN PLAN REVIEW
February 4, 2021
Phone: (918)-587-7171

Teresa Bailey
1225 N. Lansing Ave.
Tulsa OK 74106

APPLICATION NO: SIGN-077130-2020 (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)
Location: 2408 E. 81st St.
Description: Wall sign, west elevation

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 $55 RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

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

IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.

2. INFORMATION ABOUT ZONING CODE, THE INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND THE TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT WWW.INCOG.ORG 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-077130-2020 2408 E. 81st St. February 4, 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 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.

Review comments: The proposed sign on the lot exceeds the maximum number of on-premise signs per street frontage allowed in an Office zoning district. Lots in an Office district are only allowed one sign per street frontage. You may pursue a variance from the Board of Adjustment (BOA) to permit more than one sign in an Office district to be oriented toward the Lewis Avenue frontage. See information below regarding variances.

2. 60.060-C Maximum Area

Signs allowed in the OH district may not exceed 48 square feet in area or 0.50 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may a sign in an OH district exceed 225 square feet in area. Signs allowed in all other O districts may not exceed 32 square feet in area or 0.30 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: The proposed wall sign on the west elevation has an area of 160 square feet, which exceeds the maximum allowable area of 150 square feet in an OMH district. You may reduce the display area of the proposed sign to be 150 square feet or less, or you may pursue a variance from the BOA to permit a wall sign to exceed the allowed sign area of 150 square feet.

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.
SIGN PLAN REVIEW

February 4, 2021

Phone: (918)-587-7171

Teresa Bailey
1225 N. Lansing Ave.
Tulsa OK 74106

APPLICATION NO: SIGN-078541-2020 (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)

Location: 2408 E. 81st St.
Description: Wall sign, north elevation

INFORMATION ABOUT SUBMITTING REVISIONS

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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 $55 RESUBMITTAL FEE. DO NOT SUBMIT REVISIONS TO THE PLANS EXAMINERS.

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

IMPORTANT INFORMATION

1. SUBMIT TWO (2) SETS OF REVISED OR ADDITIONAL PLANS. REVISIONS SHALL BE IDENTIFIED WITH CLOUDS AND REVISION MARKS.

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3. PRESENT THIS LETTER TO INCOG WHEN APPLYING FOR BOARD OF ADJUSTMENT OR PLANNING COMMISSION ACTION.

(Continued)
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.

Review comments:
The proposed sign on the lot exceeds the maximum number of on-premise signs per street frontage allowed in an Office zoning district. Lots in an Office district are only allowed one sign per street frontage. You may pursue a variance from the Board of Adjustment (BOA) to permit more than one sign in an Office district to be oriented toward the E. 81st St. frontage. See information below regarding variances.

60.060-E Dynamic Displays
Dynamic displays are prohibited in O districts except that on a lot occupied by an allowed public, civic or institutional use, either the allowed wall sign or the allowed freestanding sign may 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 O districts may operate only between the hours of 7:00 a.m. and 9:00 p.m.
4. Dynamic displays are subject to the dynamic display regulations of Section 60.100.

Review Comments: Dynamic displays are prohibited for this use in an O district. In addition, the proposed 72 square foot dynamic display area exceeds the permitted 32 square foot display area. Furthermore, there are two proposed dynamic display signs for the north elevation, which exceeds the maximum of one dynamic display sign allowed per street frontage. You may revise the sign plans to comply with this code section, or you may pursue a variance from the BOA to permit a dynamic display sign in an O district for this use, to permit the dynamic display area to exceed the permitted 32 square feet, and to have more than one dynamic display sign per street frontage in an O 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

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

SIGN PLAN REVIEW  
February 17, 2021  

Phone: (918)-587-7171

Teresa Bailey  
1225 N. Lansing Ave.  
Tulsa OK 74106

APPLICATION NO: SIGN-082287-2020 (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)  
Location: 2408 E. 81st St.  
Description: Wall sign, north elevation, east sign

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

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**IMPORTANT INFORMATION**

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(continued)
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.

Review comments:
The proposed sign on the lot exceeds the maximum number of on-premise signs per street frontage allowed in an Office zoning district. Lots in an Office district are only allowed one sign per street frontage. You may pursue a variance from the Board of Adjustment (BOA) to permit more than one sign in an Office district to be oriented toward the E. 81st St. frontage. See information below regarding variances.

60.060-E Dynamic Displays

Dynamic displays are prohibited in O districts except that on a lot occupied by an allowed public, civic or institutional use, either the allowed wall sign or the allowed freestanding sign may 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 O districts may operate only between the hours of 7:00 a.m. and 9:00 p.m.

4. Dynamic displays are subject to the dynamic display regulations of Section 60.100.

Review Comments: Dynamic displays are prohibited for this use in an O district. In addition, the proposed 72 square foot dynamic display area exceeds the permitted 32 square foot display area. Furthermore, there are two proposed dynamic display signs for the north elevation, which exceeds the maximum of one dynamic display sign allowed per street frontage. You may revise the sign plans to comply with this code section, or you may pursue a variance from the BOA to permit a dynamic display sign in an O district for this use, to permit the dynamic display area to exceed the permitted 32 square feet, and to have more than one dynamic display sign per street frontage in an O 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 584-7528. 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**

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