

**SUBJECT TRACT**

RS-3

CO

PUD-159

PUD-159A

RM-1

S UNION AVE

AG

SUBJECT TRACT

CS

CS

PUD-648A

PUD-648

CO

75

S OLYMPIA AVE

PUD-648B

W 71st ST S

CS

CS

75

RS-3

AG

CO

PUD-159

Z-7008-SP-1

PUD-606

W 73 ST S

AG

CO

PUD-636



**BOA-23155**

8.1



**BOARD OF ADJUSTMENT  
CASE REPORT**

**STR:** 8202  
**CZM:** 51  
**CD:** 2

Case Number: **BOA-23155**

**HEARING DATE:** 07/13/2021 1:00 PM

**APPLICANT:** A-max Sign Company, Inc.

**ACTION REQUESTED:** Variance to allow more than 48 square feet of dynamic display area for sign in a CS zoning district (Section 60.080-E).

**LOCATION:** 1541 W 71 ST S

**ZONED:** CS

**PRESENT USE:** Church

**TRACT SIZE:** 626412.79 SQ FT

**LEGAL DESCRIPTION:** LOT 1 BLOCK 1, THE LIGHTHOUSE CHURCH

**RELEVANT PREVIOUS ACTIONS:** None.

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

**Town Centers** are medium-scale, one to five story mixed-use areas intended to serve a larger area of neighborhoods than Neighborhood Centers, with retail, dining, and services and employment. They can include apartments, condominiums, and townhouses with small lot single family homes at the edges. A Town Center also may contain offices that employ nearby residents. Town centers also serve as the main transit hub for surrounding neighborhoods and can include plazas and squares for markets and events. These are pedestrian-oriented centers designed so visitors can park once and walk to number of destinations.

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

**ANALYSIS OF SURROUNDING AREA:** The subject tract is located at the NE/c of w. 71<sup>st</sup> St and S. Union Avenue Immediately West of Highway 75.

**STAFF COMMENTS:** The applicant is requesting Variance to allow more than 48 square feet of dynamic display area for sign in a CS zoning district (Section 60.080-E).

8.2

## 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](#).

The applicant is seeking to have 69 square feet of dynamic display area.

**STATEMENT OF HARDSHIP:** The church sets back from the road and with the utilities that cross the front of the property, it requires it to be setback 130' from the centerline of the road which is twice the distance of regular sign setbacks. The additional size of the dynamic display is needed for visibility for their guests.

**SAMPLE MOTION:** Move to \_\_\_\_\_ (approve/deny) a **Variance** to allow more than 48 square feet of dynamic display area for sign in a CS zoning district (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***



***Facing East on 71<sup>st</sup>***



***Facing West on 71<sup>st</sup>***

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



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

## SIGN PLAN REVIEW

June 1, 2021

LOD Number: 1

Phone: 918-622-0651

Lori Worthington  
9520 E. 55<sup>th</sup> Pl.  
Tulsa, OK 74145

APPLICATION NO: **S-3008** (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)  
Location: **1541 W. 71<sup>st</sup> St.**  
Description: **Freestanding Sign**

### INFORMATION ABOUT SUBMITTING REVISIONS

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

#### REVISIONS NEED TO INCLUDE THE FOLLOWING:

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

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

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

### IMPORTANT INFORMATION

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

(Continued)

**REVIEW COMMENTS**

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

Application No. S-3008

1541 W. 71<sup>st</sup> St.

June 1, 2021

This letter of deficiencies covers Sign Plan Review items only.

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

**1. 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.

**Review Comments:** The proposed sign shows a dynamic display area of 69 square feet; the maximum allowed dynamic display area for this location is 48 square feet. Please revise the sign plan to show that the area of the dynamic display will not exceed 48 square feet; or you may seek a variance from the Board of Adjustment for the dynamic display area of a sign to exceed 48 square feet in a CS zoning district.

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

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

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

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





6.5' X 12' = 78 SQFT  
 5.75' X 12' = 69 SQFT  
 TOTAL = 147 SQFT

QUALITY | VALUE | ASSURANCE

SCALE: As Shown

DATE: 11-10-2020

FILE: Pylon

SALES REP: Chris Krohn

DRAWN BY: Jonathan Buck

PROJECT: Tulsa Lighthouse Church

LOCATION: Tulsa, OK

ADDRESS: 1541 W 71st St

CLIENT APPROVAL SIGNATURE & DATE:

**UL LISTED** Signs will be built to meet UL specifications as required.  
**IPC** All signs and outline lighting must comply with Article 600 of the N.E.C. standards, including proper grounding and bonding.

REVISIONS:

1.	1
2.	2
3.	3
4.	4
5.	5

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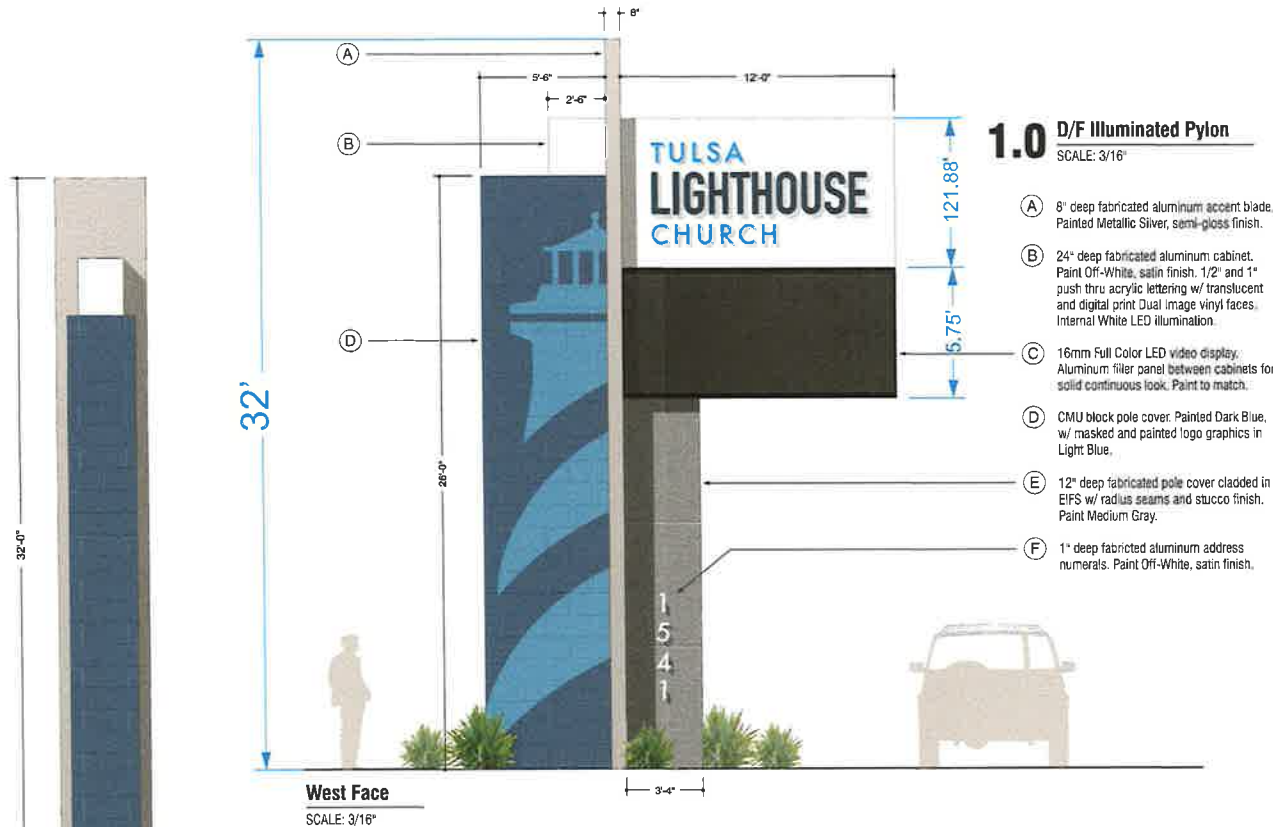
Project Manager:

SHEET NUMBER

1

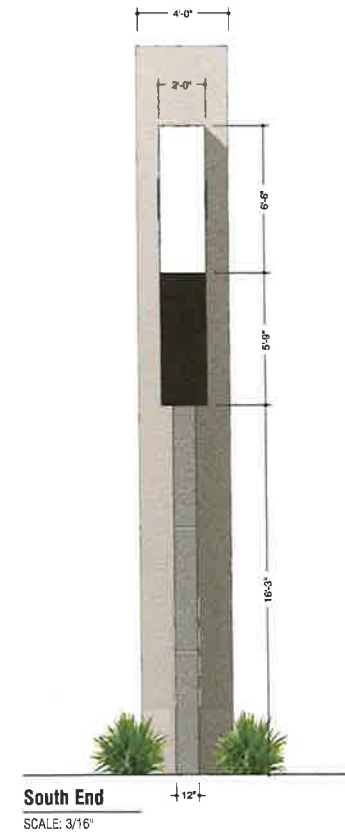
Page 1 of 2

**DWG**  
**111020-01**



**1.0 D/F Illuminated Pylon**  
 SCALE: 3/16"

- (A) 8" deep fabricated aluminum accent blade. Painted Metallic Silver, semi-gloss finish.
- (B) 24" deep fabricated aluminum cabinet. Paint Off-White, satin finish. 1/2" and 1" push thru acrylic lettering w/ translucent and digital print Dual Image vinyl faces. Internal White LED illumination.
- (C) 16mm Full Color LED video display. Aluminum filler panel between cabinets for solid continuous look. Paint to match.
- (D) CMU block pole cover. Painted Dark Blue, w/ masked and painted logo graphics in Light Blue.
- (E) 12" deep fabricated pole cover clad in EIFS w/ radius seams and stucco finish. Paint Medium Gray.
- (F) 1" deep fabricated aluminum address numerals. Paint Off-White, satin finish.



**North End**  
 SCALE: 3/16"

01.8



S UNION AVE

75

S OLYMPIA AVE

W 71st ST S

75

W 73 ST S



Subject Tract

**BOA-23155**

18-12 02

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

Aerial Photo Date: 2021

8.11



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