BOARD OF ADJUSTMENT  
CASE REPORT

STR: 9309  
CZM: 37  
CD: 4

HEARING DATE: 01/11/2022 1:00 PM

APPLICANT: Jessie Bucelluni

ACTION REQUESTED: Special Exception to permit a projecting sign to project into the right-of-way or planned right-of-way of S. Harvard Ave. (Sec. 60.020-E)

LOCATION: 1427 S HARVARD AV E  
ZONED: CH

PRESENT USE: Dry Cleaning Business  
TRACT SIZE: 13503.66 SQ FT

LEGAL DESCRIPTION: LOT-7-BLK-3; LOT-6-BLK-3, SUMMIT HGTS ADDN

RELevANT PREVIOUS ACTIONS: None.

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

Main Streets are Tulsa’s classic linear centers. They are comprised of residential, commercial, and entertainment uses along a transit-rich street usually two to four lanes wide and includes much lower intensity residential neighborhoods situated behind. Main Streets are pedestrian-oriented places with generous sidewalks, storefronts on the ground floor of buildings, and street trees and other amenities. Visitors from outside the surrounding neighborhoods can travel to Main Streets by bike, transit, or car. Parking is provided on street, small private off street lots, or in shared lots or structures.

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

ANALYSIS OF SURROUNDING AREA: The subject tract is located North of the NE/c of E. 15th St. and S. Harvard Ave. The existing building appears to be built at the lot line abutting South Harvard.

STAFF COMMENTS: The applicant is requesting a Special Exception to permit a projecting sign to project into the right-of-way or planned right-of-way of S. Harvard Ave. (Sec. 60.020-E)
Approval of this application will require a license and or removal agreement with the City of Tulsa which is currently in review with the City.

**SAMPLE MOTION:** Move to _________ (approve/deny) a Special Exception to permit a projecting sign to project into the right-of-way or planned right-of-way of S. Harvard Ave. (Sec. 60.020-E)

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

  ____________________________

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
Subject property
DeHoney's Dry Cleaning & Laundry
SINCE 1921

Exsiting Sign:
- 1/8" Aluminum Filler Painted Black
- 1 1/2" SQ. Aluminum Tubing Painted Red
- 0.090 Aluminum 8" Filler Painted Red
- 0.090 Aluminum 10" Filler Painted Black

New Blade Sign:
- 0.125 Routed Aluminum Painted Black Backed with 3/16" White Acrylic
- 0.125 Routed Aluminum Painted Beige to Match Sign Backed with 3/16" White Acrylic
- 0.125 Routed Aluminum Painted Black Backed with 3/16" White Acrylic

White LED Lighting:
- 1 1/2" SQ. Aluminum Tubing Painted Beige to Match Sign

Max Height
- 17ft

31ft from leading edge to center of Harvard
33ft from leading edge to corner of Harvard

1'-0" = 0.125"
3'-0" = 8"
33ft from leading edge to center of Harvard Ave.
## SIGN PLAN REVIEW

**November 12, 2021**

**LOD Number:** 1

**Claude Neon Sign Company**

1225 N. Lansing Avenue  
Tulsa OK 74106

**Phone:** (918) 587-7171

**APPLICATION NO:** SIGN-102701-2021 *(PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)*

**Location:** 1427 S. Harvard Ave.

**Description:** Projecting Sign

### INFORMATION ABOUT SUBMITTING REVISIONS

Our review has identified the following code omissions or deficiencies in the project application forms, drawings, and/or specifications. The documents shall be revised to comply with the referenced code sections.

**REVISIONS NEED TO INCLUDE THE FOLLOWING:**

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

Revisions shall be submitted directly to the City of Tulsa Permit Center located at 175 East 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](http://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)
Application No. SIGN-102701-2021

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.

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1. Section 60.020-E Prohibited Signs and Sign Characteristics

Signs located in or that project into the right-of-way or planned right-of-way of a public street, unless a special exception has been approved by the board of adjustment in accordance with the procedures of Section 70.120 and a license has been granted by the city in the case of the right-of-way or a removal agreement has been entered into in the case of the planned right-of-way. (Title 11 § 1400 and following of the Tulsa Revised Ordinances grants a license for certain signs located in the “Central Business District” as therein defined).

Review Comments: No distance from the leading edge of the projecting sign to the centerline of Harvard Ave. was included on the site plan. However, the proposed sign appears to project into the planned right of way (ROW) of Harvard Ave. The planned ROW width at this location is 100’, or 50’ from the centerline. This sign requires a City of Tulsa ROW removal agreement and a Special Exception from the COT Board of Adjustment (BOA). Revise the site plan to show the distance from the leading edge of the sign to the centerline of Harvard, and contact Lamar Banks @ 918-596-9593 for information on acquiring a ROW license and removal agreement and INCOG @ 918-584-7526 to apply for a special exception to permit a projecting sign to project into the planned ROW of S. Harvard Ave.

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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.