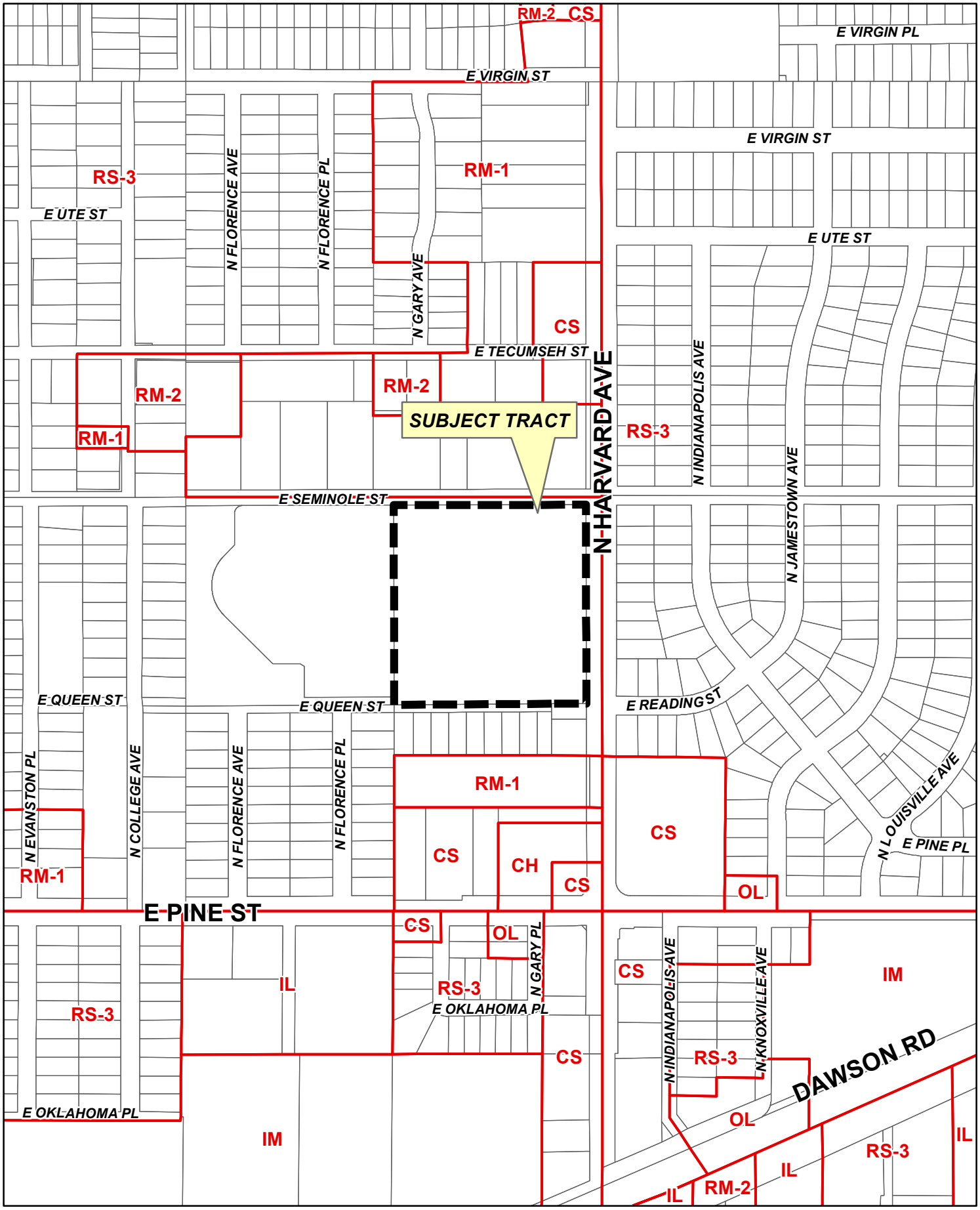


BOA-23279

20-13 29

BOARD OF ADJUSTMENT
CASE REPORT

STR: 0329 Case Number: **BOA-23279**
CZM: 29
CD: 3

HEARING DATE: 03/08/2022 1:00 PM

APPLICANT: Ryan Neurohr ,Image Builders

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

LOCATION: 1740 N HARVARD AV E. (Celia Clinton Elementary School) **ZONED:** RS-3

PRESENT USE: Celica Clinton Elementary School **TRACT SIZE:** 386091.29 SQ FT

LEGAL DESCRIPTION: NE SE SE LESS E50 & N25 THEREOF FOR RD SEC 29 20 13 8.89ACS,

RELEVANT PREVIOUS ACTIONS: None

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

An **Existing Neighborhood** is intended to preserve and enhance Tulsa's existing single-family neighborhoods. Development activities in these areas should be limited to the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects, as permitted through clear and objective setback, height, and other development standards of the zoning code.

The **Areas of Stability** include approximately 75% of the city's total parcels. Existing residential neighborhoods, where change is expected to be minimal, make up a large proportion of the Areas of Stability. The ideal for the Areas of Stability is to identify and maintain the valued character of an area while accommodating the rehabilitation, improvement or replacement of existing homes, and small-scale infill projects. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life. The concept of stability and growth is specifically designed to enhance the unique qualities of older neighborhoods that are looking for new ways to preserve their character and quality of life.

ANALYSIS OF SURROUNDING AREA: The subject tract is located on the Westside of North Harvard Avenue between E. Seminole and E. Queen Streets.

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

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

SAMPLE MOTION:

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

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

The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

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

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

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

Improved communication with families and neighbors:

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

Improved safety:

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

Improved appearance and perception of our schools:

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

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

Sincerely,

Jorge Robles

Chief Finance and Information Officer

Tulsa Public Schools

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

DEVELOPMENT SERVICES

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

SIGN PLAN REVIEW

January 26, 2022

LOD Number: 1

Phone: 918-232-8024

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

APPLICATION NO: **SIGN-108269-2022** (*PLEASE REFERENCE WHEN CONTACTING OUR OFFICE*)
Location: **1740 N. Harvard Ave.**
Description: **Freestanding sign with dynamic display**

INFORMATION ABOUT SUBMITTING REVISIONS

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

REVISIONS NEED TO INCLUDE THE FOLLOWING:

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

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

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

IMPORTANT INFORMATION

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

2. INFORMATION ABOUT ZONING CODE, THE INDIAN NATION COUNCIL OF GOVERNMENT (INCOG), BOARD OF ADJUSTMENT (BOA), AND THE TULSA METROPOLITAN AREA PLANNING COMMISSION (TMAPC) IS AVAILABLE ONLINE AT WWW.INCOG.ORG OR AT INCOG OFFICES AT 2 WEST 2ND STREET, 8TH FLOOR, TULSA, OK, 74103 OR TELEPHONE (918) 584-7526.

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

(Continued)

REVIEW COMMENTS

SECTIONS REFERENCED BELOW ARE FROM THE CITY OF TULSA ZONING CODE TITLE 42 AND CAN BE VIEWED AT WWW.INCOG.ORG

Application No. SIGN-108269-2022 1740 N. Harvard Ave.

This letter of deficiencies covers Sign Plan Review items only.

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

---

1. **Section 60.050 Signs in R and AG Zoning Districts**

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

(1) The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage.

(2) The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign.

(3) Dynamic displays in R districts and in AG districts may operate only between the hours of 7:00 a.m. and 9:00 p.m. unless otherwise expressly approved through the special exception process.

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

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

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

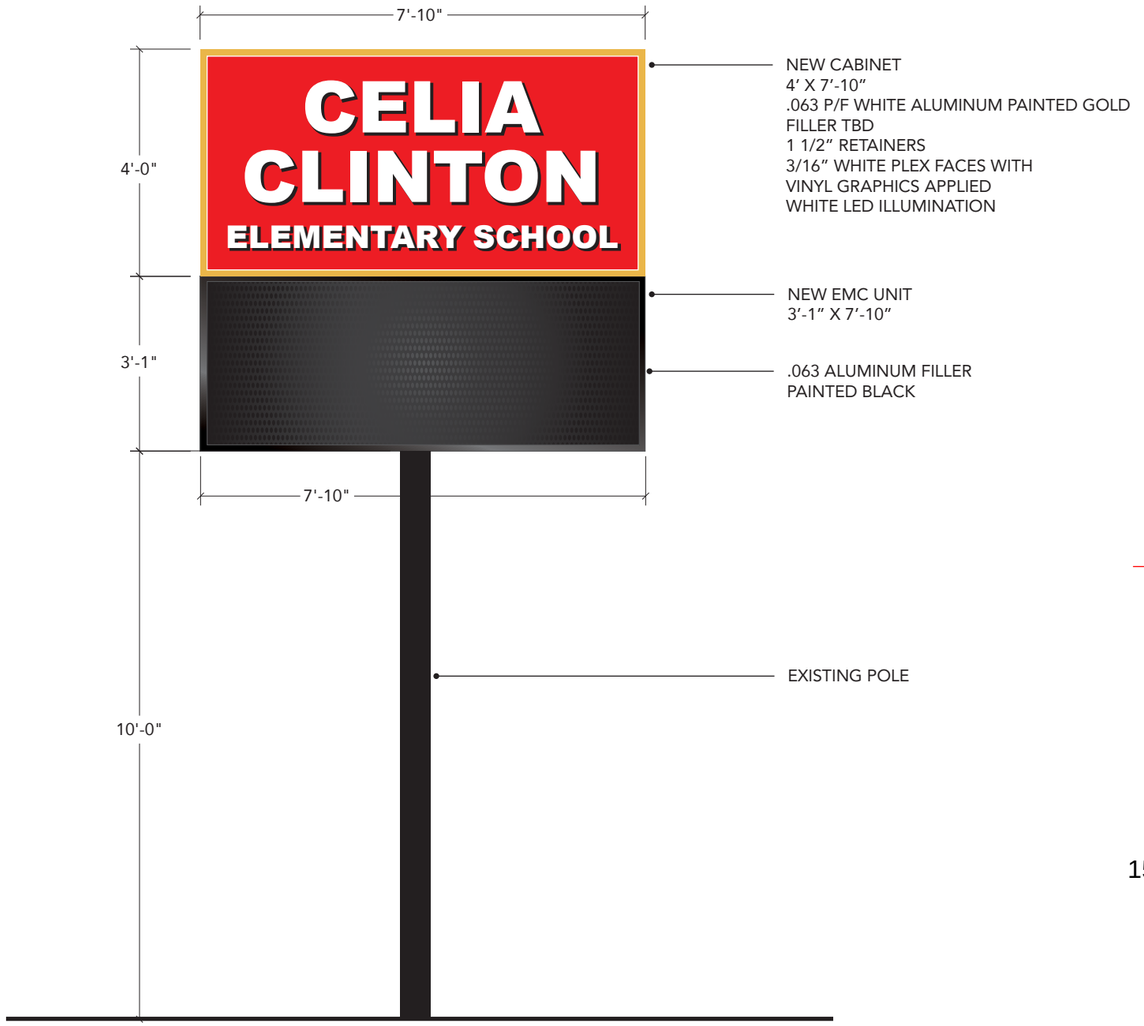
NOTE: Please direct all questions concerning variances, special exceptions, appeals of an administrative official, Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape plans and all questions regarding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

END – ZONING CLEARANCE AND SIGN CODE REVIEW

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.

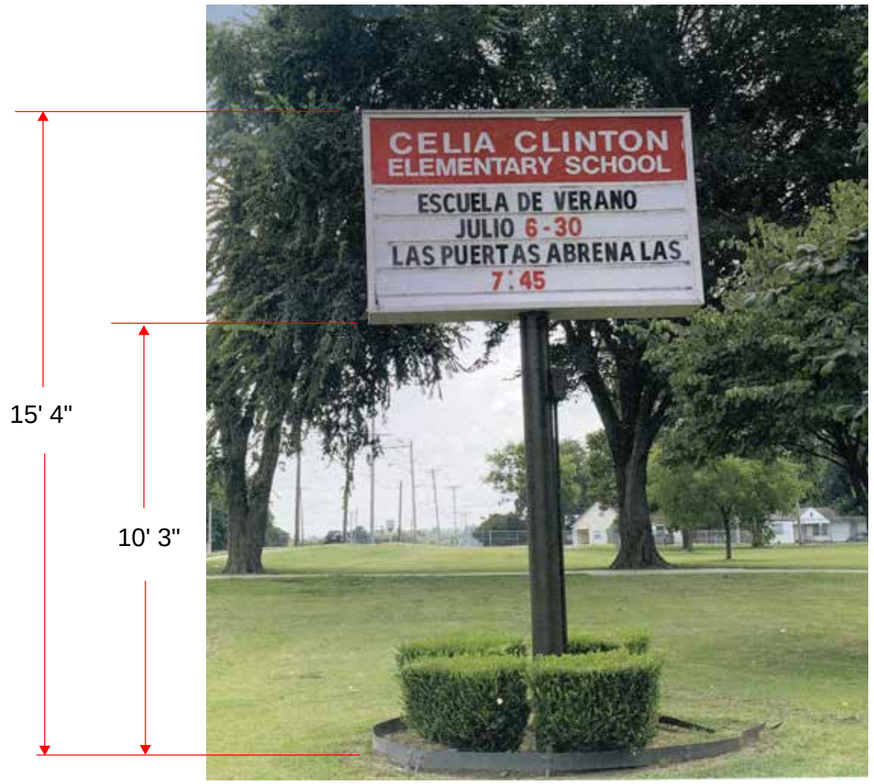
KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A CITY OF TULSA SIGN PERMIT.

E Seminole St
Existing Sign Location
1740 N Harvard Ave
Celia Clinton Elementary Schoo
44.08' set back
70.78' center st.
N Harvard Ave
593.56' front measure
Image Landsat / Copernicus
E Queen St



A ELEVATION
SCALE: 3/8" = 1'- 0"

D/F ILLUMINATED



EXISTING CONDITIONS

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

IMAGE BUILDERS
image design • installation • maintenance • painting

☐ APPROVED AS SHOWN ☐ APPROVED AS NOTED

X
CLIENT NAME

DATE

PROJECT/CLIENT NAME:
CELIA CLINTON ELEMENTARY

LOCATION:
1740 N. HARVARD AVE.
TULSA, OK 74115

ACCOUNT EXECUTIVE:
RYAN NEUROHR

DESIGNER:
BILL SAMPLE

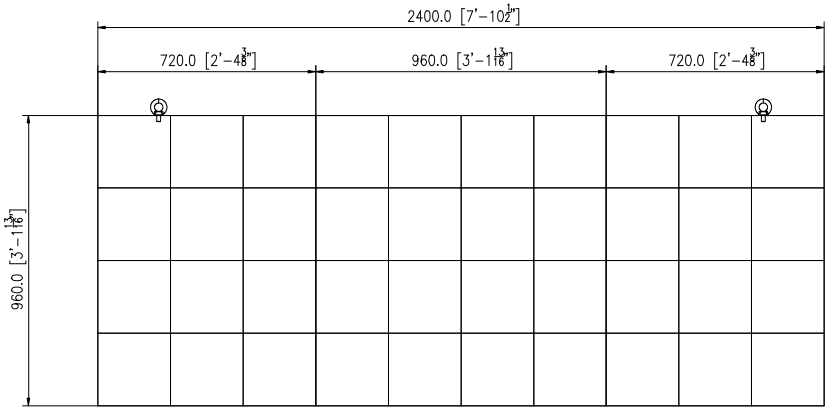
DATE OF ORIGINAL DWG:
DEC 15, 2021

REVISION HISTORY:

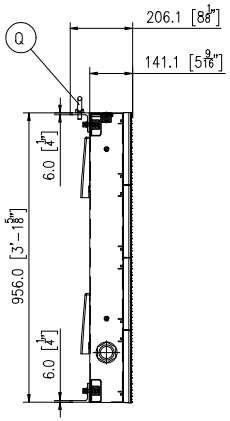
SIGN TYPE/DESCRIPTION:
D/F ILLUMINATED

9.8

SHEET NAME:
ST-1.0

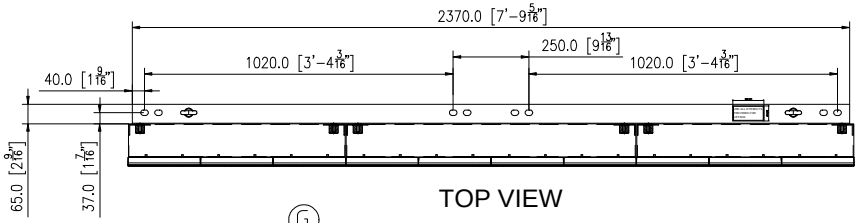


FRONT VIEW

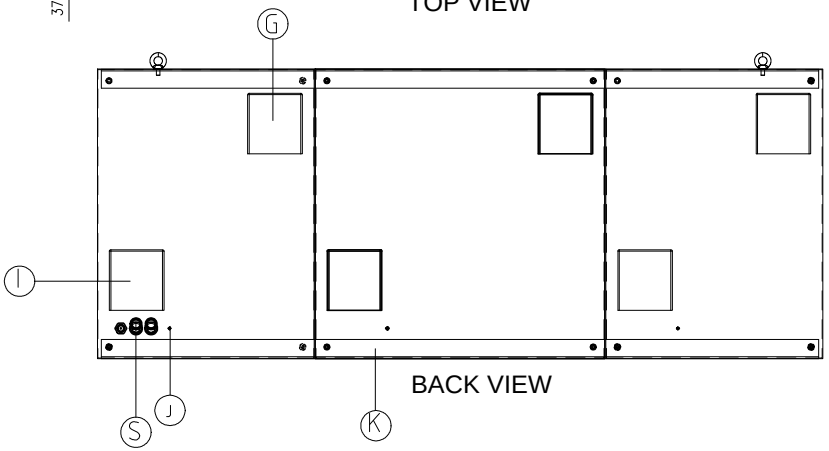


SIDE VIEW

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



TOP VIEW



BACK VIEW

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

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

REV.	DATE	DESCRIPTION	BY	APPR

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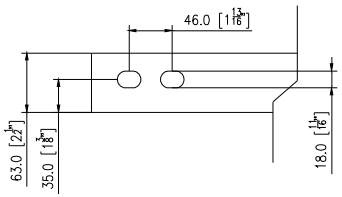
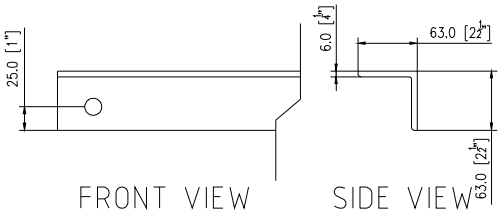
DISPLAY MODEL			
DRAWING NUMBER	2021-000755-INF-MOD-16mm-1R1G1B-QR-60X150-DF-V2		
REFERENCE			
DESIGNED BY		SCALE/SHEET SIZE	1:1
DRAWN BY		TOLERANCE	±1/4"
DATE	2021/09/02	UNITS	MM (INCHS)
PAGE		REVISION	

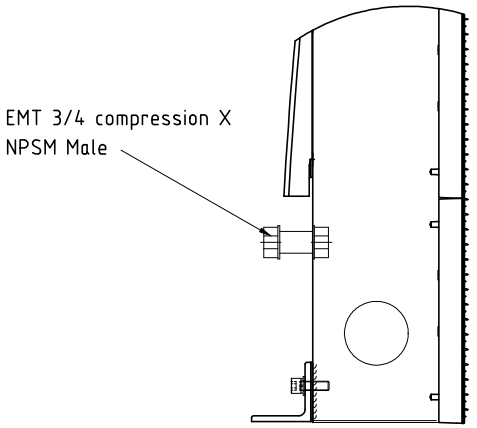


TOP VIEW

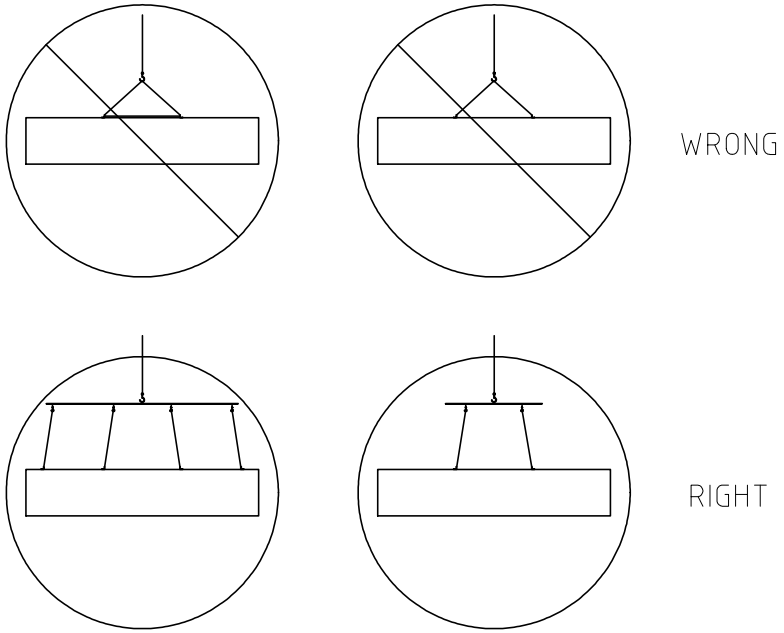


FRONT VIEW SIDE VIEW

DETAIL K



DETAIL S



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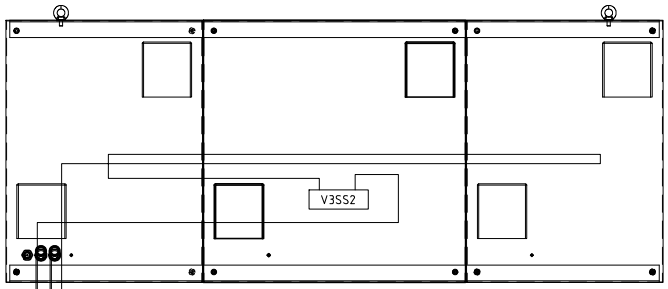
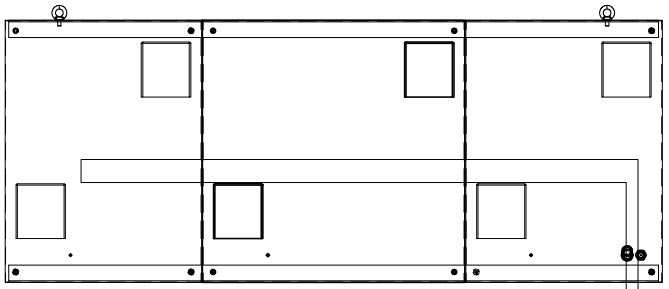
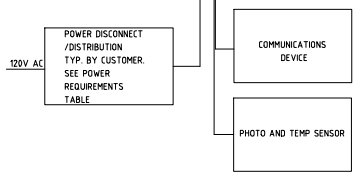
PAGE		REVISION	



PRIMARY BACK VIEW



SECONDARY BACK VIEW



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

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

Total number of circits per face___1___
INPUT VOLTAGE FOR DISPLAY MUST BE SPECIFIED AT TIME OF ORDER

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

REV.	DATE	DESCRIPTION	BY	APPR

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DRAWN BY		TOLERANCE	±1/4"
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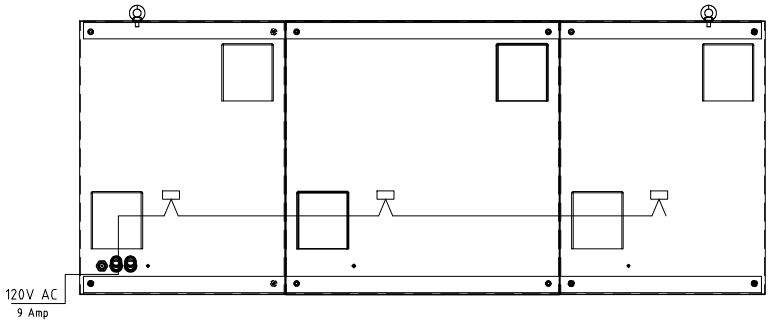
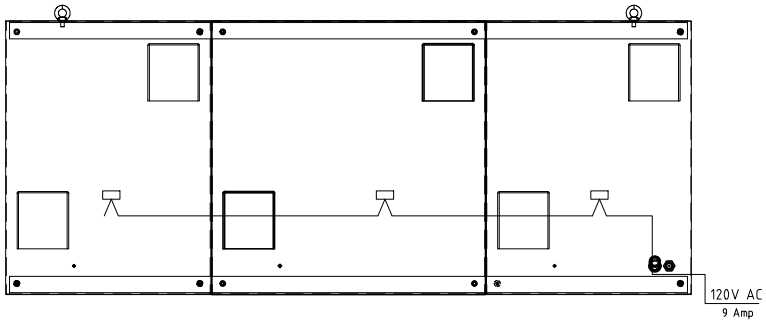
AC wiring Diagram



PRIMARY BACK VIEW



SECONDARY BACK VIEW

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Avg.Operating Power: 360 Watt/Face

	Max.Power Load Per Single Face				
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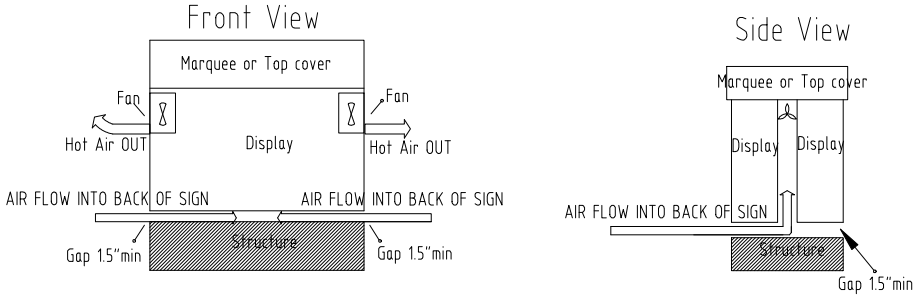
DATE	2021/09/02	UNITS	MM (INCHS)
PAGE		REVISION	

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

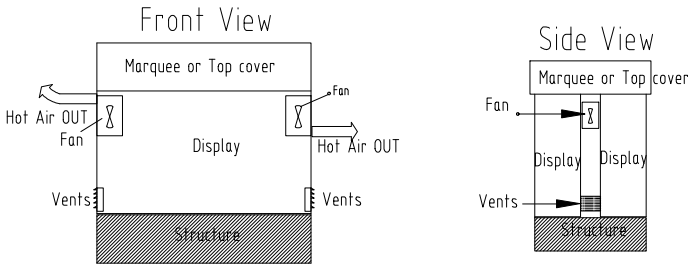
Forced Air Circulation



DO

DO Provide Sufficient Vents to allow outside air into a skinned/closed structure
DO Provide Fans if necessary to push Hot Air out of closed Structures
DO Maintain minimum of 1.5 inch clearance at bottom of enclosed sign
DO Maintain Temperature inside sign between _22to +130 Degrees F
DO Keep Temperatures below 110 Degrees F inside cabinet
DO Provide Axial Air Fans if Air Flow Restricted inside Frame/Structure
DO Provide Thermal Switches to tum on Fans at 90-105 degrees F

Forced Air Circulation



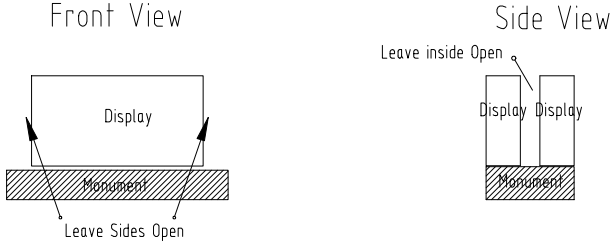
DON'T

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

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

AIR Ventilation Requirements(Natural Convection):

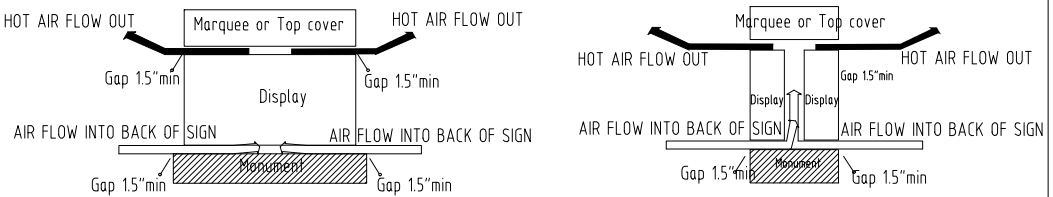
Natural Convection



DO

DO Provide Outside Air TO Reach Cabinet Air input Vents
DO Maintain Temperature inside sign _22 to +130 Degrees F
DO Provide Sufficient Venting For Natural Convection if Skinned
DO inspect Vents Periodically to Ensure they are Clear/Open
DO Keep inside cabinet temperature below 110 degrees F
DO Maintain clearance above and below cabinet a min of 1.5"

Natural Convection II



DON'T

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

NOTE: THE WARRANTY DOES NOT COVER DAMAGES CAUSED

BY IMPROPER VENTILATION

REV.	DATE	DESCRIPTION	BY	APPR

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REFERENCE			
DESIGNED BY		SCALE/SHEET SIZE	1:1
DRAWN BY		TOLERANCE	±1/4"
DATE	2021/09/02	UNITS	MM (INCHS)
PAGE		REVISION	

Feet
0 200 400

Subject Tract

BOA-23279

20-13 29

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

Aerial Photo Date: 2020/2021

N

Feet
0 50 100

Subject Tract

BOA-23279

20-13 29

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

Aerial Photo Date: 2020/2021

N