

BOA-23119

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BOARD OF ADJUSTMENT CASE REPORT

STR: 9212

Case Number: **BOA-23119**

CZM: 36

CD: 4

HEARING DATE: 05/25/2021 1:00 PM *(Continued from 05/11/2021)*

APPLICANT: CNF Signs

ACTION REQUESTED: Variance to allow a roof sign to be located on a building outside of the Downtown Entertainment District or the Route 66 Overlay (Section 60.020, 60.080-B.5)

LOCATION: 1401 S BOULDER AV W

ZONED: CH

PRESENT USE: Vacant

TRACT SIZE: 31049.7 SQ FT

LEGAL DESCRIPTION: LTS 15 THRU 17 & W8 VAC ALLEY ADJ ON E BLK 1, BAYNE ADDN

RELEVANT PREVIOUS ACTIONS:

Subject property: None.

Surrounding Properties:

BOA-20309; On 07.11.06 the Board **approved** a variance of the required setback for a sign in a CH district. Property located 1307 S. Boulder Ave. W.

BOA-19385; On 06.25.02 the **approved** a variance of the setback requirements for a monument sign. Property located NE/c of E. 15th St and S. Boulder Ave.

BOA-18499; On 06.25.02 the Board **approved** a variance of the setback requirement for a sign. Property located 1307 S. Boulder Ave.

BOA-18437; On 06.22.99 the Board **approved** a variance of the setback requirement for a sign.

BOA-13541; On 07.25.85 the Board **denied** a Special Exception to permit a Heliport in a CH district. Property located 1409 S. Main.

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

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

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

ANALYSIS OF SURROUNDING AREA: The subject tract is located at the SE/c of S. Boulder and W. 14th St.

STAFF COMMENTS: The applicant is requesting **Variance** to allow a roof sign to be located on a building outside of the Downtown Entertainment District or the Route 66 Overlay (Section 60.020, 60.080-B.5)

Section 60.020 Prohibited Signs and Sign Characteristics

The following signs and sign characteristics are prohibited except as otherwise expressly stated:

60.020-L Roof signs, except as expressly allowed by ~~§60.080-B.5~~:

Chapter 60 | Signs

Section 60.080 | Signs in Mixed-use, Commercial and Industrial Zoning Districts

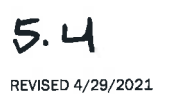
4. Off-Premise Outdoor Advertising Signs

Off-premise outdoor advertising signs are subject to the regulations of ~~§60.080-F~~. Where allowed, off-premise outdoor advertising signs are counted against a lot's allowed sign budget, pursuant to ~~§60.080-C~~.

5. Roof Signs

- a. Roof signs are prohibited in all mixed-use, commercial and industrial zoning districts, except that one roof sign is allowed per business address within the Downtown Entertainment District and the Route 66 Overlay, provided that:
 - (1) The sign does not include any dynamic display; and
 - (2) They do not extend more than 25 feet above the point where the sign is attached to the roof, measured in a vertical line from the horizontal plane of the lowest point where the sign is attached to the roof to the horizontal plane of the highest location on the sign's structure.

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



SAMPLE MOTION:

Move to _____ (approve/deny) a **Variance** to allow a roof sign to be located on a building outside of the Downtown Entertainment District or the Route 66 Overlay (Section 60.020, 60.080-B.5)

- 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

Jim Mautino represented Tower Heights Neighborhood Association. He expressed his support. He was opposed to chain link fences visible from Admiral. He suggested that it was not a good idea to construct a wood fence on the east side of the drainage ditch if there are existing screening fences on the residential property lines.

Teresa Buchert was recognized by the Chair. She stated that Mr. Mautino has a point about the fences and drainage ditch. It has been a continual problem because the ditch is not maintained. There are unwanted trees growing along the fence line.

Applicant's Rebuttal:

Mr. Mitchell stated they proposed building the fence on the east side so as not to disturb the residential fences and leave access to the drainage ditch. He was confident that his client would maintain the fence and area well. He suggested a compromise for the sidewalk requirement that they construct sidewalk along Admiral and around the corner on 109th to the first curb cut.

Board Action:

On **Motion** of **Stead**, the Board voted 5-0-0 (Dunham, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a Special Exception to permit Use Unit 15 (Other Trades and Services), Custom Canvas in a CS district (Section 701), subject to: the screening fence on the western boundary be that which is currently installed behind the residences, which are located to the west, and it would be the responsibility of the subject property owner to maintain the fencing; sidewalks to be installed along Admiral Place for the length of the property, turning the corner on the east to the first northernmost curb cut; no outside storage of raw materials or products; the six foot chain link fence to extend from the drainage ditch to the west to the shaded area for future expansion only and will not traverse the distance along Admiral Place, per plan except for the conditions regarding the fence, finding it 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, on the following described property:

LT 1 BLK 1, WAGON WHEEL TRADE CENTER, City of Tulsa, Tulsa County, State of Oklahoma

Case No. 20309

Action Requested:

Variance of the required 40 ft. setback of a sign from the centerline of an abutting street (Section 1221.C.5), located: 1307 South Boulder Avenue West.

Presentation:

Bob Dale, 9520 East 55th Place, with Amax Sign Company, represented New Dominion. They proposed to put in a monument sign, but found the buildings are built right up to the 40 ft. setback. The hardship would be to comply with the zoning code criteria.

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

On **Motion** of **Tidwell**, the Board voted 5-0-0 (Dunham, Stephens, Henke, Stead, Tidwell "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** a Variance of the required 40 ft. setback of a sign from the centerline of an abutting street (Section 1221.C.5), finding 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 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:

ALL LTS 7 THRU 12 LESS BEG NWC LT 12 TH S10 NE12.24 W7 POB & W8
VAC ALLEY ADJ ON E BLK 5, HORNER ADDN AMD, City of Tulsa, Tulsa
County, State of Oklahoma

Case No. 20293

Action Requested:

Reconsideration of a: Special Exception to permit a Bed and Breakfast (Use Unit 2) in an RS-3 district (Section 401); a Variance of the requirement that no required parking space may be accessed through another (Section 1301.F); and a Variance of the parking area dimensions for the width of a parking space from 8' 6" to 8' and for the width of a drive aisle from 24' to 13' (Section 1303.A), located: 1521 East 21st Street.

Presentation:

Steve Schuller represented the applicant, Mark Mobbs. He understood the Board was primarily concerned with the parking issues and egress. The parking configuration was changed to include a turn-around so they can drive forward out of the driveway. It has been tested and proven by the applicants. The City Zoning Plans Review has determined that all of the parking requirements have been met. He reminded the Board of the broad support of the neighborhood and City Councilor Maria Barnes (Exhibit G-1).

Case No. 19385

Action Requested:

Variance of setback from centerline of abutting streets to permit monument sign 35' from the centerlines of South Boulder Avenue and East 15th Street. SECTION 1221.C.6. USE UNIT 21. BUSINESS SIGNS AND OUTDOOR ADVERTISING, General Use Conditions for Business Signs – Use Unit 11, located NE/c of E. 15th St. & S. Boulder Ave.

Presentation:

John Moody, 1920 S. Utica, stated he represented UMB Financial, a banking concern based in Kansas City, that has a branch facility in Tulsa. It will be a full-service facility on Boulder. They would like the sign on the southwest corner of their lot. He stated that he has read the staff comments and understands there will be a removal contract required for the existing sign on South Boulder. A site plan and sign plan (Exhibits I-1 and 2) were submitted.

Interested Parties:

There were no interested parties who wished to speak.

Board Action:

On **MOTION** of **Dunham**, the Board voted 4-0-0 (White, Dunham, Turnbo, Perkins "aye"; no "nays"; no "abstentions"; Cooper "absent") to **APPROVE** a **Variance** of setback from centerline of abutting streets to permit monument sign 35' from the centerlines of South Boulder Avenue and East 15th Street, subject to a removal contract on the S. Boulder sign, finding it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or Comprehensive Plan, on the following described property:

Lots 12, 13, and 14, Block 1, Bayne Addition, City of Tulsa, Tulsa County, State of Oklahoma.

*****.

Case No. 19386

Action Requested:

Special Exception to allow a minor repair and rehab of manufactured homes as they are placed on lot for sale. SECTION 702. ACCESSORY USES PERMITTED IN COMMERCIAL DISTRICTS – Use Unit 17, located 11742 E. Admiral Pl.

Presentation:

Steve Taylor, 306 S. 116th E. Ave., stated the application is regarding his business, Home Outlet of Tulsa. He purchased the property about six months ago. He proposed to do any needed minor interior repairs. He submitted a petition of 71 signatures in support of the application (Exhibit E-1) from the neighboring residents. He let them know he was open to questions and discussion.

Case No. 18488 (continued)

Comments and Questions:

Mr. Beach informed the Board that he is in receipt of a letter from the applicant indicating that he would be out of town and requested a continuance. The request was timely and new notice has been sent out for October 12, 1999.

Board Action:

On MOTION of DUNHAM, the Board voted 5-0-0 (Cooper, Dunham, Perkins, Turnbo, White "aye"; no "nays", no "abstentions"; no "absent") to **CONTINUE** Case No. 18488 to the meeting of October 12, 1999.

Case No. 18499

Action Requested:

Variance of the required setback from 40' to 30' to allow a structure in the planned right-of-way. **SECTION 215. STRUCTURE SETBACK FROM ABUTTING STREETS** - Use Unit 11, located 1307 South Boulder Avenue.

Presentation:

The applicant, Richard Craig, submitted a site plan (Exhibit B-1) and mentioned that his client received a variance a few months ago for a setback of 32' for a small sign that identifies their building on 13th and Boulder. Mr. Craig stated that the sign has been installed at the 32' site and there is not enough visibility. His clients are asking to move the sign to a 30' setback for more visibility.

Comments and Questions:

Ms. Turnbo asked Mr. Craig if he would agree to a removal contract with the City and Mr. Craig agreed to that condition of approval.

Board Action:

On MOTION of DUNHAM, the Board voted 5-0-0 (Cooper, Dunham, Perkins, Turnbo, White "aye"; no "nays", no "abstentions"; no "absent") to **APPROVE Variance** of the required setback from 40' to 30' to allow a structure in the planned right-of-way, finding that the hardship meets the requirements of Section 1607.C. **SECTION 215. STRUCTURE SETBACK FROM ABUTTING STREETS** - Use Unit 11, subject to a removal contract, on the following described property:

Lots 7, 8, 9, 10, 11, and 12, less that part of Lot 12, beginning at the NW/c, thence S 10', thence NE 12.24', thence W 7' to the point of beginning, all in Block 5, Horner Addition Amended to the City of Tulsa, Tulsa County, State of Oklahoma.

Case No. 18436**Action Requested:**

Variance of maximum allowable floor area for a detached accessory building from 983 SF (40% of principle dwelling) to 1,364 SF. **SECTION 402.B.1.d. ACCESSORY USES IN RESIDENTIAL DISTRICTS, Accessory Use Conditions**, located 1940 West 82nd Street South.

Presentation:

The applicant, **Kimberley M. Hendrix**, 1940 West 82nd Street South, submitted a site plan (Exhibit E-1) and stated that they currently have an RV garage that has about 600 square feet. They would like to construct a three car garage as a hobby garage. The building is typical for the area. Their lot is over an acre in size and can adequately handle a detached building of this size.

Interested Parties:

None.

Comments and Questions:

Mr. Dunham asked the applicant if there would be any commercial activity taking place within the building? Ms. Hendrix replied no, they build street rods for fun, as a hobby.

Board Action:

On **MOTION** of **COOPER**, the Board voted 3-0-0 (Cooper, Dunham, Perkins, "aye"; no "nays", no "abstentions"; Turnbo, White "absent") to **APPROVE Variance** of maximum allowable floor area for a detached accessory building from 983 SF (40% of principle dwelling) to 1,364 SF. **SECTION 402.B.1.d. ACCESSORY USES IN RESIDENTIAL DISTRICTS, Accessory Use Conditions**, subject to there being no commercial activities on the property; finding the hardship to be the size of the lot; on the following described property:

W 165.23' of N 260.2' of Lot 13, Ross Homesite Subdivision, Tulsa County,
State of Oklahoma

Case No. 18437**Action Requested:**

Variance of the 40' setback requirement for a sign down to 32' to allow a structure in the planned right-of-way. **SECTION 215. STRUCTURE SETBACK FROM ABUTTING STREETS – Use Unit 11**, located 1307 South Boulder Avenue.

Presentation:

The applicant, **Richard H. Craig**, submitted a site plan (Exhibit F-1), a sign plan (Exhibit F-2) and stated that to place a small 2' x 5' sign on the property.

Comments and Questions:

Mr. Dunham asked the applicant if he had any problem with a removal contract and he replied that he did not.

Board Action:

On **MOTION** of **PERKINS**, the Board voted 3-0-0 (Cooper, Dunham, Perkins, "aye"; no "nays", no "abstentions"; Turnbo, White "absent") to **APPROVE Variance** of the 40' setback requirement for a sign down to 32' to allow a structure in the planned right-of-way. **SECTION 215. STRUCTURE SETBACK FROM ABUTTING STREETS – Use Unit 11**, subject to a removal contract; finding the hardship to be the 60' right-of-way; on the following described property:

Lots 7, 8, 9, 10, 11 and 12, less the part of Lot 12, beginning at the NW/c, thence S 10', thence NE 12.24', thence W 7' to the point of beginning, all in Block 5, Horner Addition Amended, to the City of Tulsa, Tulsa County, State of Oklahoma.

Case No. 18438

Action Requested:

Variance to allow gravel parking. **SECTION 1303.D. DESIGN STANDARDS FOR OFF-STREET PARKING AREAS – Use Unit 11**; a Variance to waive the landscape requirements. **SECTION 1002. LANDSCAPE REQUIREMENTS**; a Variance to waive the screening requirement from an R District to the north. **SECTION 1220.C. USE UNIT 20. COMMERCIAL RECREATION: INTENSIVE**; a Variance of the setback from the centerline of 95th E. Ave. from 50' to 0'. **SECTION 903. BULK AND AREA REQUIREMENTS IN THE INDUSTRIAL DISTRICTS**, located 9502 East Mohawk Boulevard.

Presentation:

The applicant, **George M. Brower**, 9502 East Mohawk Boulevard, submitted a site plan (Exhibit G-1) and stated that the purchase of this property was for the intent to operate a motorcross (Motorcycle) track. The Tulsa area currently does not have a motorcross racetrack. Mr. Brower mentioned to the Board that he is not sure if Tulsa can support a track like this and at this time would like to be allowed to put in gravel parking. If the track is not profitable for him, he will not have a lot of money tied up in paving. Mr. Brower submitted photos of the property (Exhibit G-2) showing all the existing trees and landscaping. It is their intent to keep all of the trees and keep the

CITY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 444
Thursday, July 25, 1985, 1:00 p.m.
City Commission Room, Plaza Level
Tulsa Civic Center

MEMBERS PRESENT	MEMBERS ABSENT	STAFF PRESENT	OTHERS PRESENT
Bradley Chappelle, Chairman Clugston White Wilson		Gardner Jones Moore	Jackere, Legal Department Hubbard, Protective Inspections Noe, Code Enforcement

The notice and agenda of said meeting were posted in the Office of the City Auditor on Tuesday, July 23, 1985, at 11:21 a.m., as well as in the Reception Area of the INCOG offices.

After declaring a quorum present, Chairman Chappelle called the meeting to order at 1:00 p.m.

MINUTES:

On MOTION of BRADLEY and SECOND by WHITE, the Board voted 4-0-1 (Bradley, Chappelle, Clugston, White, "aye"; no "nays"; Wilson, "abstaining"; none "absent") to APPROVE the Minutes for June 27 and July 11, 1985.

UNFINISHED BUSINESS

Case No. 13541

Action Requested:

Special Exception - Section 710 - Principal Uses Permitted in Commercial Districts - Use Unit 1202/11 - Request an exception to permit a heliport in a CH zoned district, located at 1409 South Main.

Presentation:

The applicant, Tulsa Security Patrol, was represented by Larry Gass, 1409 South Main, Tulsa, Oklahoma. Mr. Gass asked if any of the Board members have flown in a helicopter and Mr. Clugston and Ms. White informed that they had been up in a helicopter. Mr. Gass stated that he believes that there has been some conspiracy in this case and that he has not been supplied with records from the last hearing. At this point Mr. Chappelle asked Mr. Gass to present the new and different information that he informed the Board he could supply if granted a rehearing. Mr. Gass read a letter (Exhibit AA-1) from the FAA dated May 7, 1985 which stated that they had completed an air space utilization study on the subject heliport and did not object to its development. He informed that there is only one protestant out of the 33 surrounding property owners and that he protests every community issue. Mr. Gass pointed out that the

07.25.85:444(1)

Case No. 13541 (continued)

Vice-Mayor (Dianne Noe) stated that the heliport is located 102' from the protestant's home. He informed that the distance from the residence to the heliport is approximately 187'. Photographs of the heliport were submitted (Exhibit AA-2).

Comments and Questions:

Mr. Clugston asked Mr. Gass to clarify his use of the title, Vice-Mayor, and Mr. Gass informed that he considers Ms. Noe to be the Vice-Mayor.

Ms. Bradley noted that the FAA has no jurisdiction over the safety on the ground and the noise factor. Mr. Gass informed that the site has been inspected and approved by the Fire Marshall's office.

Mr. Jackere pointed out that the basis for the rehearing was the difference in the comments made to Mr. Gass and to Ms. Noe by Mr. Powers of the Tulsa Airport Authority. Mr. Gass stated that Mr. Powers informed Ms. Noe by a letter that the heliport would probably not be approved, although its operation had already been approved by the FAA.

Protestants:

Mr. Thomas Hopson, 1424 South Baltimore, Tulsa, Oklahoma, pointed out that the noise and odor of the helicpoter is very offensive. He stated that he spends a great deal of time in his back yard which extends out to the alley and is very close to the heliport. Mr. Hopson informed that there have been occasions when 2 helicopters have been on the roof at the same time. He noted that the engines and the sirens that are activated occasionally, disturb his rest and intrude upon the tranquility of his home.

Interested Parties:

Attorney Tony Miller represented the Airports Council and stated that the emphasis should be on the safety of the citizens. Mr. Miller informed that the city is protected by zoning and that the Board of Adjustment should review the character of the neighborhood and reject or accept proposals. Mr. Miller pointed out that the letter read by Mr. Gass from FAA, stated in the second paragraph that the determination is not to be construed as approval, but determines the safe and efficient utilization of the navigable air space.

James Kriss, Airport Engineer, 5627 South 84th Street, Tulsa, Oklahoma, stated that 500' is needed for departure and landing of a helicopter.

Mr. Clugston asked Mr. Kriss if there is 500' clearance for all of the heliports in the city, and if the main concern is safety.

Mr. Kriss stated that the main objection is safety on the ground and not the air space, but all heliports do not have 500' clearance.

Case No. 13541 (continued)

Ms. Noe informed that the concern of Code Enforcement is the noise and odor of the helicopter and the height of the building. She stated that the approval of the application could set a precedent for 1 story heliports.

Applicant's Rebuttal:

Mr. Gass stated that the subject heliport is safe, the air space is safe and the operation is safe. He informed that the heliport is utilized only 40 times each month. Mr. Gass stated that the heliport at Hillcrest Hospital is near ICU, therefore, could not generate an excessive amount of noise.

Additional Comments:

Mr. Clugston asked Mr. Gardner how long the subject property has been zoned CH. Mr. Gardner replied that the property has been CH since at least 1957 and maybe longer.

Board Action:

On MOTION of WILSON and SECOND by WHITE, the Board voted 4-1-0 (Bradley, Chappelle, White, Wilson, "aye"; Clugston, "nay"; no "abstentions"; none "absent") to DENY a Special Exception (Section 710 - Principal Uses Permitted in Commercial Districts - Use Unit 1202/11) to permit a heliport in a CH zoned district; finding that the granting of the special exception request violates the spirit and intent of the Code and the Comprehensive Plan; on the following described property:

Lot 7, Block 1, Bayne Addition, City of Tulsa, Tulsa County, Oklahoma.

Case No. 13580

Action Requested:

Variance - Section 930 - Bulk and Area Requirements in the Industrial Districts - Use Unit 1225 - Request a variance of the 50' setback from the centerline of Rockford to 30' to permit construction of a building in an IM zoned district, located on the SE/c of Rockford and 4th Place.

Presentation:

The applicant was not present.

Comments and Questions:

Mr. Jones stated that the case was originally heard on May 16, 1985 and was approved. At the time of application the wrong subdivision name was supplied; therefore, a new application was made and the addition changed to Midway Addition.

Board Action:

On MOTION of BRADLEY and SECOND by WILSON, the Board voted 4-0-1 (Bradley, Chappelle, White, Wilson, "aye"; no "nays"; Clugston, "abstaining"; none "absent") to APPROVE a Variance (Section 930 -

07.25.85:444(3)

BOA-23119

Hardship Letter

The building at 1401 S Boulder Ave., is seeking a variance to receive a roof sign. Due to the topographical location and the over towering height of surrounding buildings, the additional sign height offered by the roof sign is needed. This location serves as Oklahoma Title Partners regional headquarters, and visibility will aid to navigate visitors and our out of town employees to the location.

It is also the intention of Oklahoma Title Partners to have a sign that adds a retro, and artistic feature to the Tulsa skyline. Utilizing construction methods of other iconic signs in the Tulsa area (Mayo, Yokozuna, etc.,) we hope to create a signage feature in an area of town that lacks such visual impact.

We would also like to point out that, although the sign is mounted on the roof, it is not higher than the tallest part of the building.

Thank you,

Pete Webb

Claude Neon Federal Signs

Cell: 918-277-5719

Office: 918-587-7171

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

April 6, 2021

LOD Number: 1

Phone: (918)-587-7171

Teresa Bailey
1225 N. Lansing Ave.
Tulsa OK 74106

APPLICATION NO: **SIGN-085891-2021** (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)

Location: **1401 S. Boulder Ave.**

Description: **Roof 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 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-085891-2021

1401 S. Boulder Ave.

April 6, 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. Section 60.020 Prohibited Signs and Sign Characteristics

60.020-L Roof signs, except as expressly allowed by §60.080-B5.

Review Comments: Roof signs are prohibited in the City of Tulsa except in the Downtown Entertainment District and in the Route 66 Overlay. You may pursue a variance from the Board of Adjustment (BOA) to permit a roof sign at this location.

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.

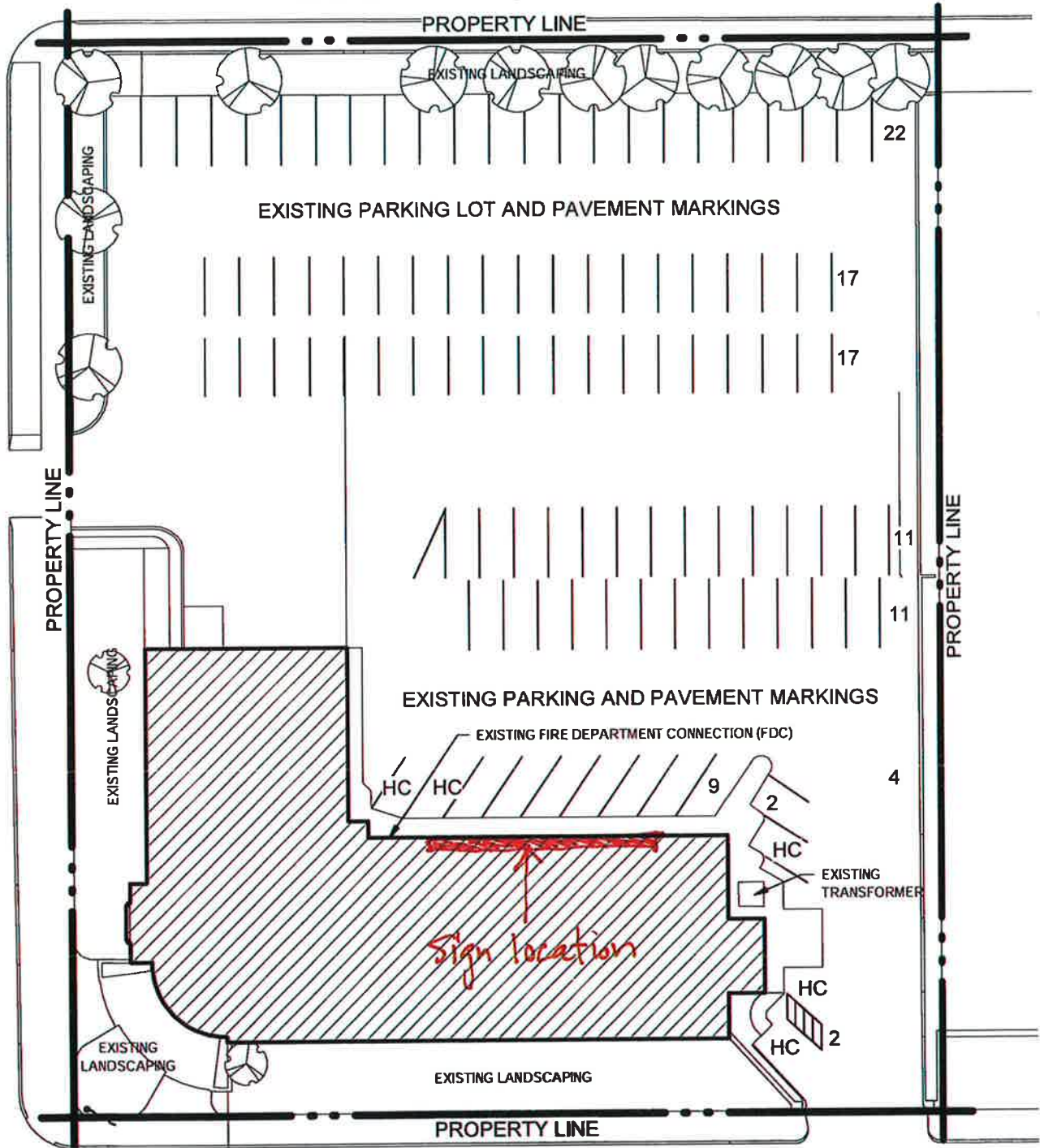
END – ZONING CLEARANCE AND SIGN CODE REVIEW

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.

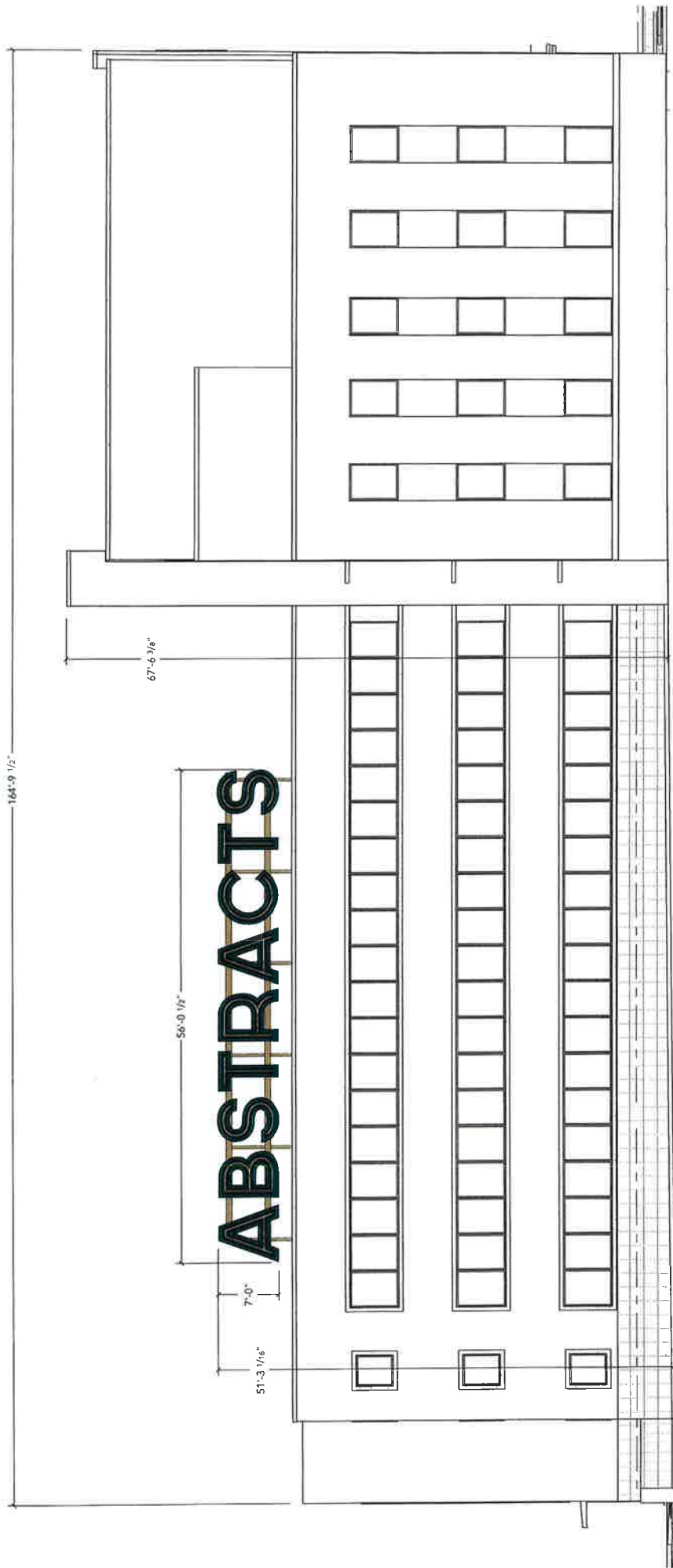
KEEP OUR OFFICE ADVISED OF ANY ACTION BY THE CITY OF TULSA BOARD OF ADJUSTMENT OR TULSA METROPOLITAN AREA PLANNING COMMISSION AFFECTING THE STATUS OF YOUR APPLICATION FOR A CITY OF TULSA SIGN PERMIT.

SOUTH MAIN STREET

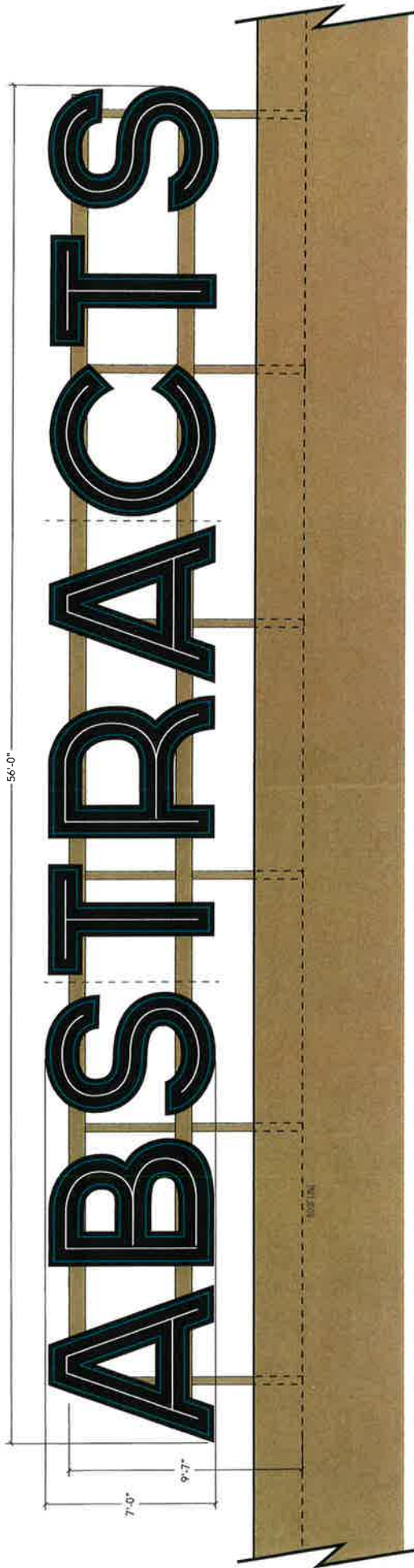
WEST 14TH STREET



SOUTH BOULDER AVENUE



A | EAST ELEVATION
SCALE: 3/32" = 1'-0"

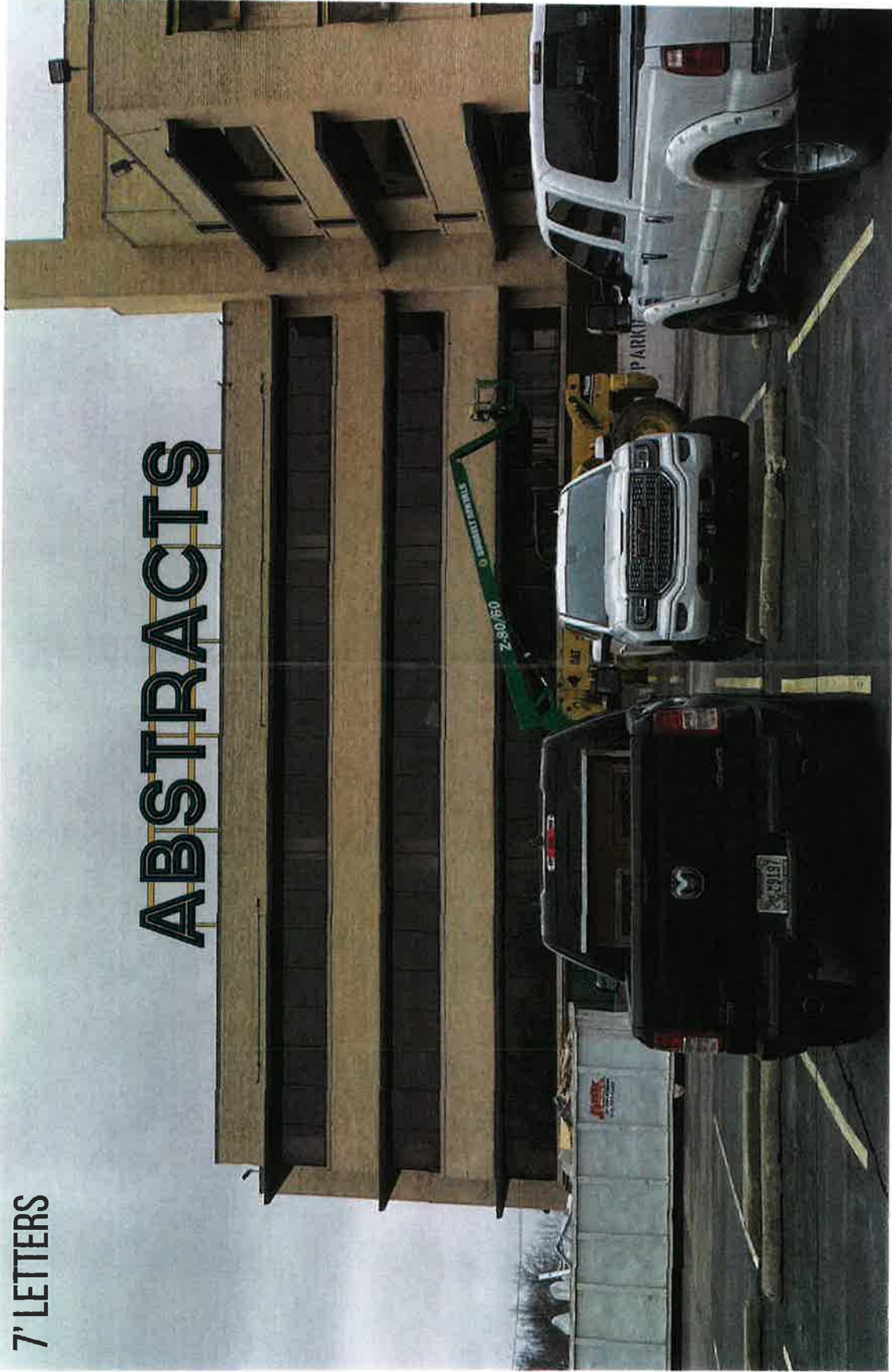


7" OPEN FACE CHANNEL LETTERS, ROUTED FROM .125 ALUMINUM WITH 3" DEEP RETURNS FROM .063 TRIPLE STROKE NEON IN BLUE AND WHITE. SIGN MOUNTED TO ROOF WITH STEEL VERTICAL SUPPORTS FROM 3" STEEL TUBING. 1/2" STEEL PLATES WITH MATCHING PLATES BELOW DECK SURFACE WILL BE REQUIRED FOR ATTACHMENT. ROOF MAY NEED TO BE RESEALED AROUND THESE STRUCTURES AFTER INSTALLATION (BY OTHERS). LETTERS ARE MOUNTED TO EXTRUDED ALUMINUM RACEWAYS THAT HOUSE WIRING AND TRANSFORMERS FOR THE NEON LIGHTING

ELEVATION
A SCALE 1/4" = 1'-0"

	<p>125 North Lamar Avenue Tulsa, Oklahoma 74106 Tel: 918.482.2776 Fax: 918.482.2776 www.tulsa.gov</p>	<p>APPROVED AS SHOWN <input type="checkbox"/> APPROVED AS NOTED <input type="checkbox"/></p> <p>DATE: 02/26/21</p>	<p>PROJECT/CLIENT NAME FIRST TITLE</p>	<p>LOCATION TULSA, OK</p>	<p>ACCOUNT EXEC PETE WEBB</p>	<p>DESIGNER JOE KESTERSON</p> <p>DATE OF ORIGINAL DWG FEB 26, 2021</p> <p>REVISION HISTORY 02/26/21 V.1.0</p> <p>SIGN TYPE DESCRIPTION CHANNEL LETTER ID SIGN</p>	<p>ST-1.0</p>
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7' LETTERS



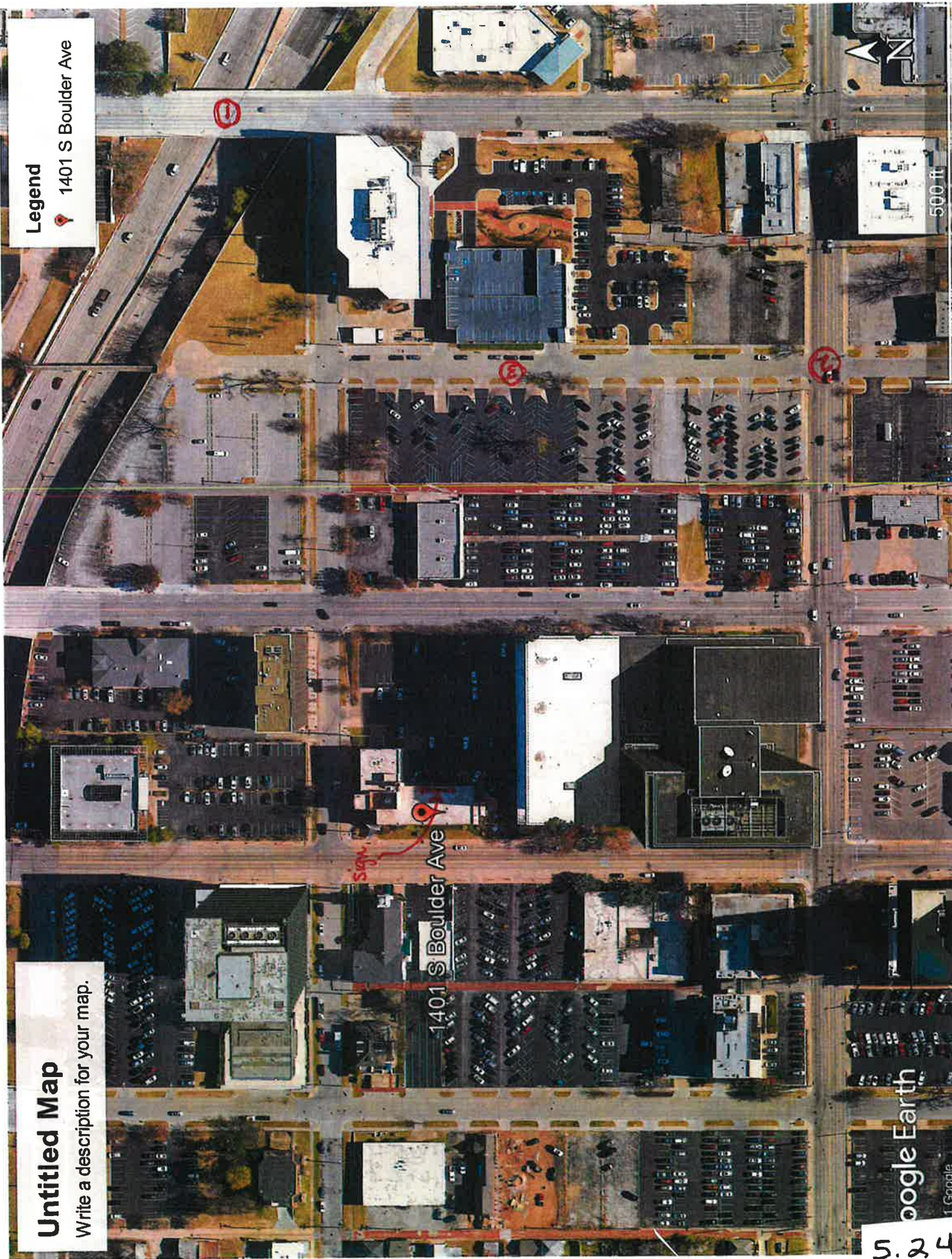
		<small>FOR REVIEW/REVISIONS ONLY DO NOT REMOVE OR DESTROY THIS INFORMATION IF YOU HAVE ANY COMMENTS, PLEASE CONTACT THE PROJECT MANAGER DATE: 02/26/2021 BY: [signature]</small>		<input checked="" type="checkbox"/> APPROVED AS SHOWN <input type="checkbox"/> APPROVED AS NOTED	PROJECT/CLIENT NAME FIRST TITLE	LOCATION TULSA, OK	ACCOUNT EXEC PETE WEBB	DESIGNER JOE KESTERSON	DATE OF ORIGINAL DUE FEB 26, 2021	REVISION HISTORY V 1.0	SIGNATURE/DISPOSITION CHANNEL LETTER ID SIGN	ST-11.2
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Untitled Map

Write a description for your map.

Legend

📍 1401 S Boulder Ave



Google Earth

1 Google

5.24

Untitled Map

Write a description for your map.

Legend

1401 S Boulder Ave

From Boston
over Hwy 75

①

Building



google Earth

© 2014 Google

6.91 ft



5.25

Untitled Map

Write a description for your map.

Legend

📍 1401 S Boulder Ave

② From 15th and Baltimore

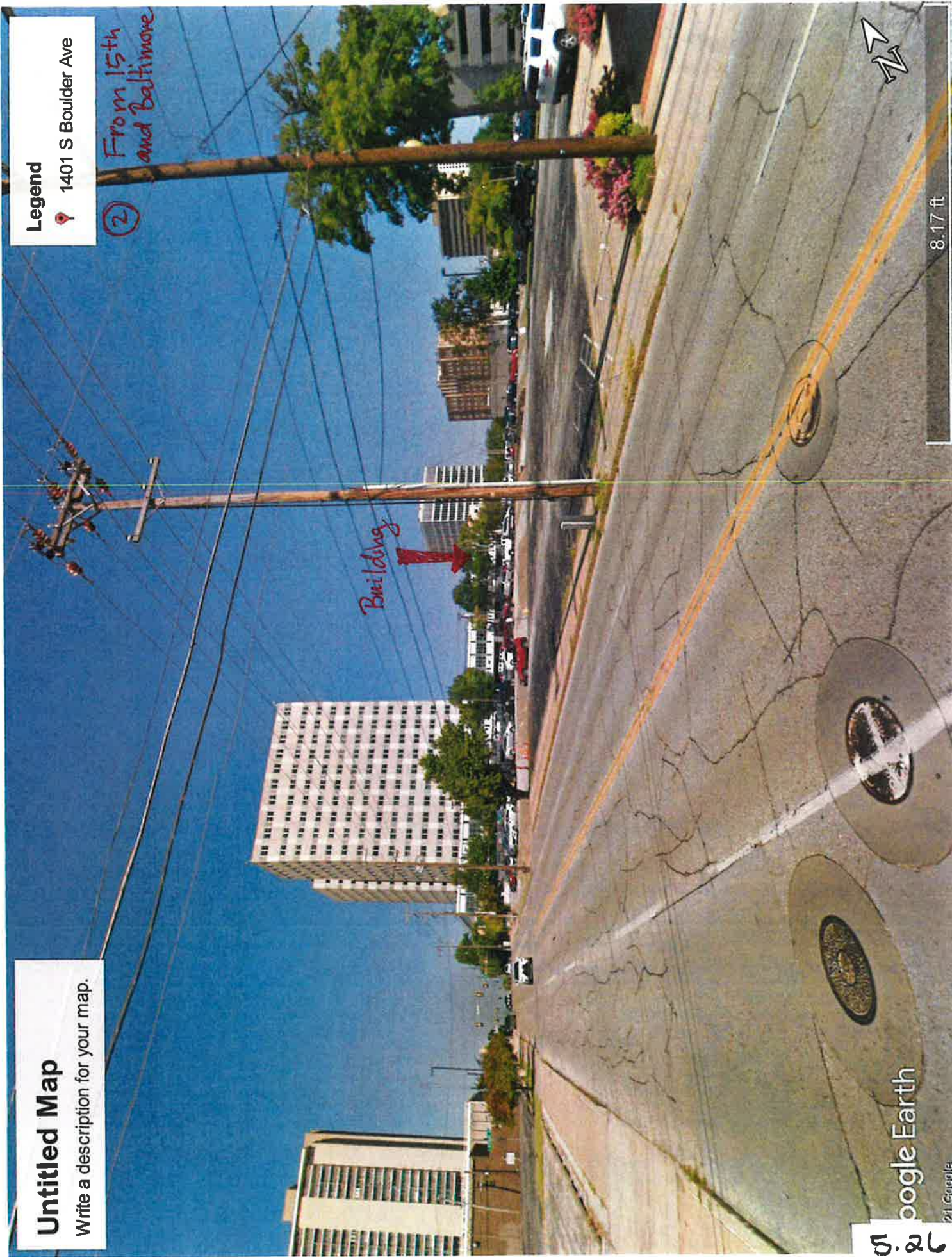
Building

Google Earth

21 Google

8.17 ft

5.26



Untitled Map

Write a description for your map.

Legend

📍 1401 S Boulder Ave

③ From Baltimore

Building



Google Earth

21 Google

7.60 ft



5.27

Untitled Map

Write a description for your map.

Legend

📍 1401 S Boulder Ave

sign location



1401 S Boulder Ave

Google Earth

5.28

300 ft





0 200 400
Feet



Subject
Tract

BOA-23119

19-12 12

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

Aerial Photo Date: February 2018



5.29



0 50 100
Feet



Subject
Tract

BOA-23119

19-12 12

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

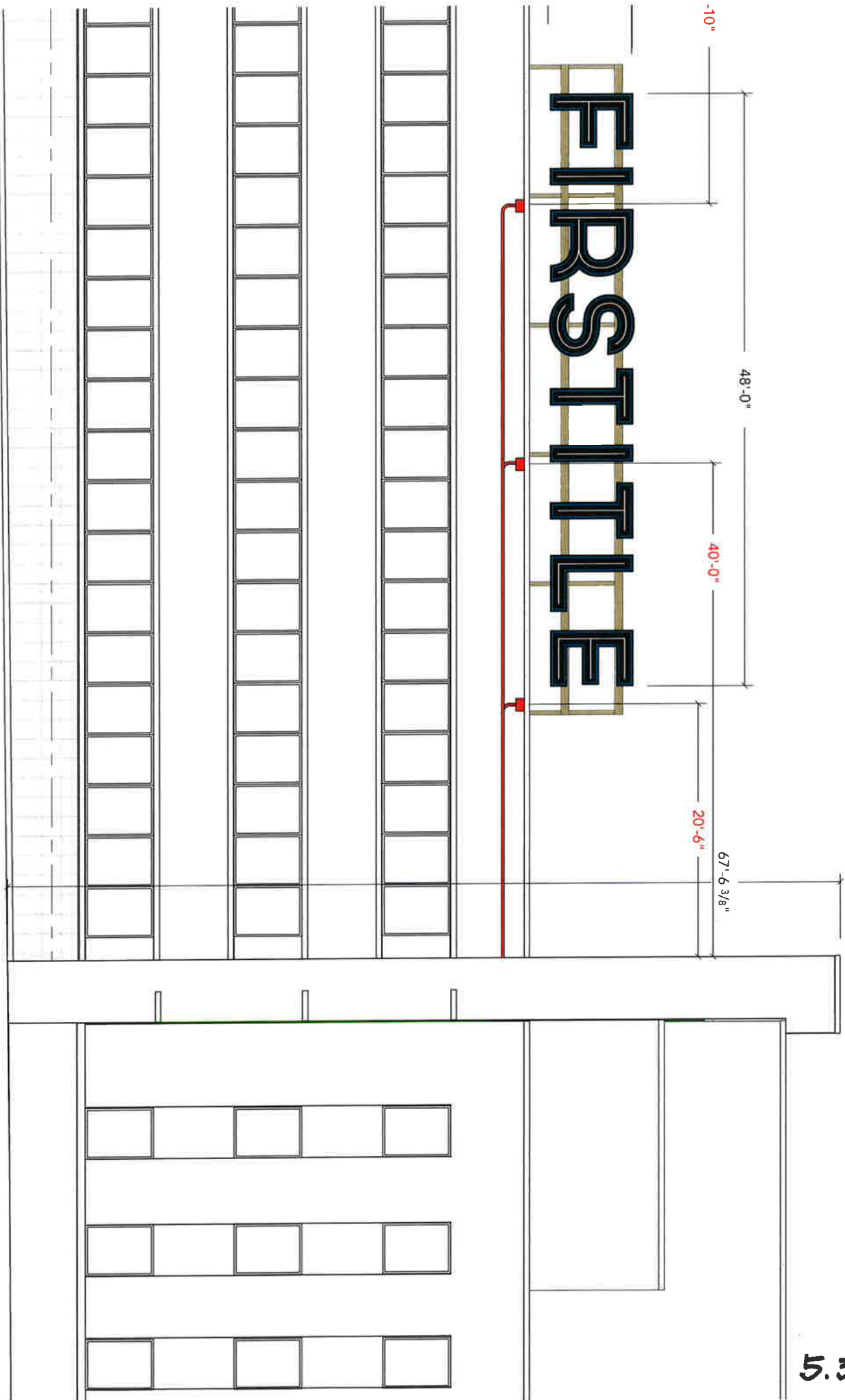
Aerial Photo Date: February 2018

5.30



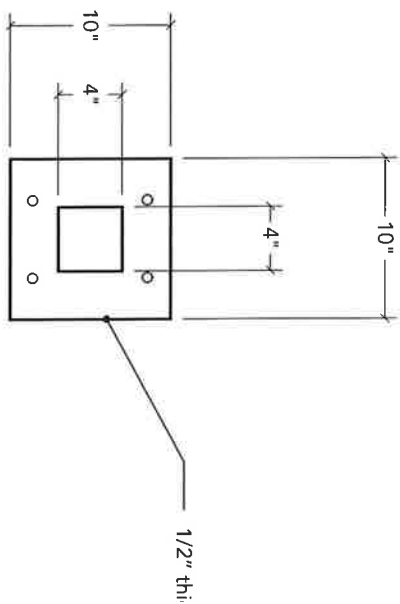
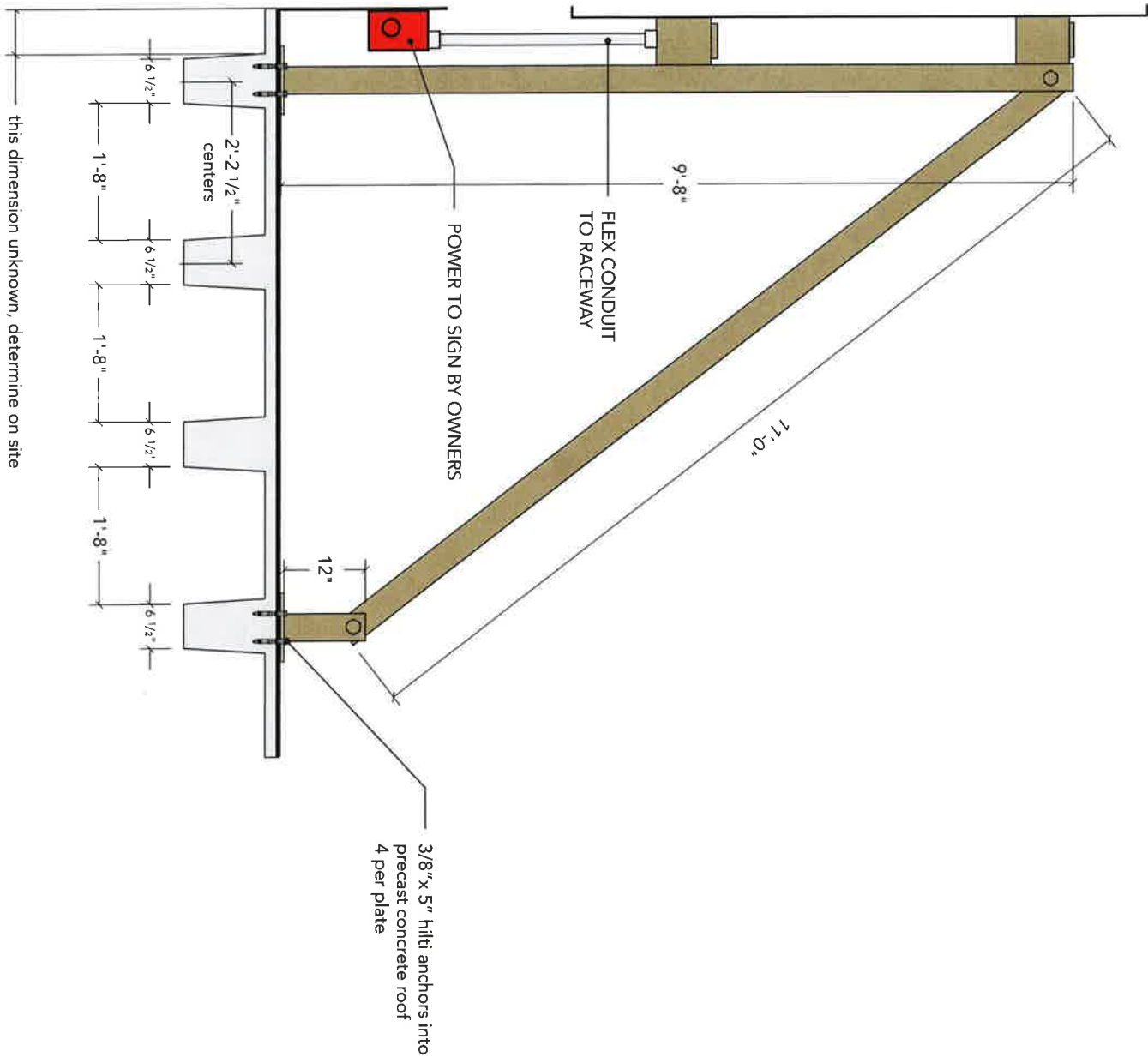
BOA-23119

5.31



BOA - 23119

5.32



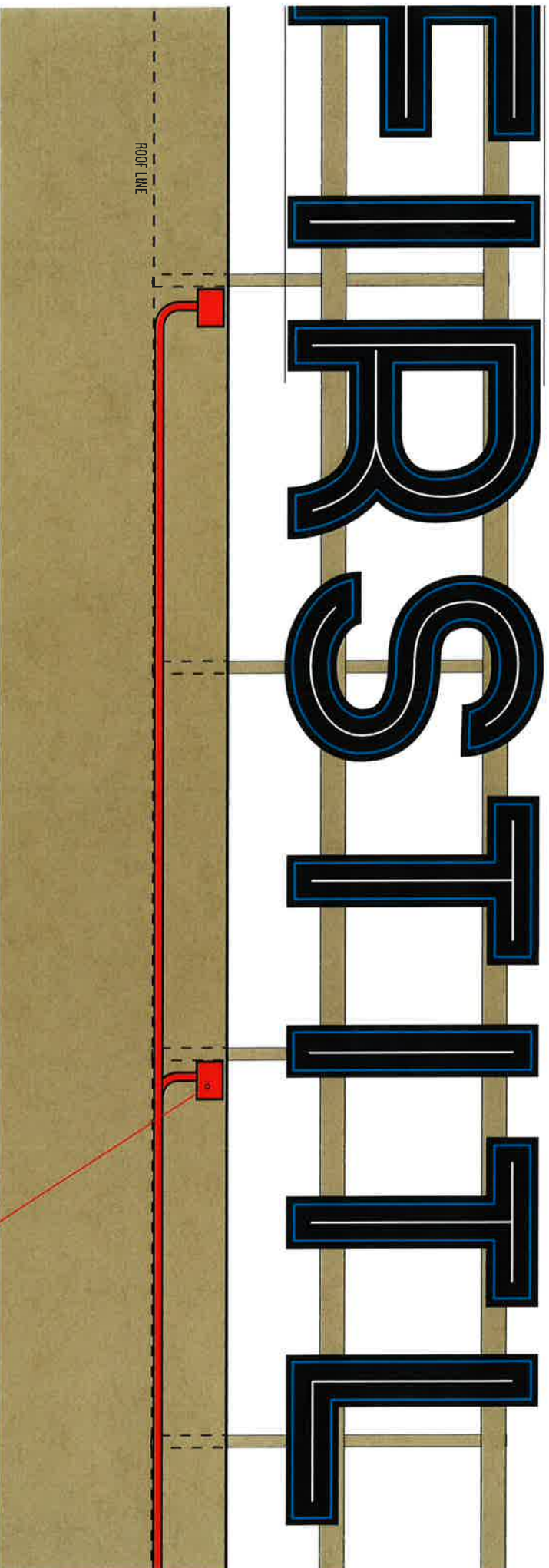
B | PLATE DETAIL
SCALE: 1"=1'-0"

BOA - 23119

5.33

52'-3"

48'-0"



7/ OPEN FACE CHANNEL LETTERS. ROUTED FROM .125 ALUMINUM WITH 3" DEEP RETURNS FROM .063. TRIPLE STROKE NEON IN BLUE AND WHITE. SIGN MOUNTED TO ROOF WITH STEEL VERTICAL SUPPORTS FROM 3" STEEL TUBING. 1/2" STEEL PLATES WITH MATCHING PLATES BELOW DECK SURFACE WILL BE REQUIRED FOR ATTACHMENT. ROOF MAY NEED TO BE RESEALED AROUND THESE STRUCTURES AFTER INSTALLATION (BY OTHERS). LETTERS ARE MOUNTED TO EXTRUDED ALUMINUM RACEWAYS THAT HOUSE WIRING AND TRANSFORMERS FOR THE NEON LIGHTING

Paint frame and raceways to match SW6107 Nomadic Desert

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