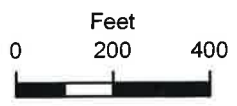


SUBJECT TRACT

BOA-23125

7.1



19-13 07



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9307

Case Number: **BOA-23125**

CZM: 37

CD: 4

HEARING DATE: 05/25/2021 1:00 PM

APPLICANT: Christian Ortiz

ACTION REQUESTED: Variance to allow projecting signs within 30-feet of other projecting signs (Sec. 60.040-B.2) Variance to increase the maximum number of projecting signs allowed in a CH District (Sec. 60.080-C.2.b)

LOCATION: 1406 and 1404 E. 11 St St

ZONED: CH

PRESENT USE: Commercial

TRACT SIZE: 7762.42 SQ FT

LEGAL DESCRIPTION: LTS 51 & 52 LESS N2 1/2 LT 52 BLK 2, ORCHARD ADDN

RELEVANT PREVIOUS ACTIONS:

Subject property:

BOA-21848: On 02.24.15 the Board approved a variance to reduce the parking requirement to 0 in the CH District.

Surrounding properties:

BOA-22761; On 10.22.19 the Board approved a variance to permit two freestanding signs in a CH District and to exceed the maximum permitted display area. Property located 1347 E. 11th St. (Buck Atoms).

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.

7.2

ANALYSIS OF SURROUNDING AREA: The subject tract is located at the SE/c of E. 11th Street and S. Quincy Ave.

STAFF COMMENTS: The applicant is requesting Variance to allow projecting signs within 30-feet of other projecting signs (Sec. 60.040-B.2) Variance to increase the maximum number of projecting signs allowed in a CH District (Sec. 60.080-C.2.b)

60.040-B Required Setbacks, Spacing and Separations

1. All parts of a sign must be set back at least 10 feet of a freeway planned right-of-way.
2. All on-premise projecting signs, roof signs and freestanding signs and all off-premise outdoor advertising signs must be separated from all other roof signs, projecting signs, freestanding signs and off-premise outdoor advertising signs by a **minimum distance of 30 feet**. Additional spacing requirements apply between off-premise outdoor advertising signs (See §60.080-F5).

60.080-C Sign Budget

1. Applicability

The sign budget provisions of this subsection govern the maximum aggregate number and combined area of all projecting, roof, freestanding and off-premise outdoor advertising signs allowed on a lot in mixed-use, commercial and industrial zoning districts, except as otherwise expressly stated.

2. Maximum Number

a. Lots with Frontage on Only Minor Streets

Lots with frontage on only minor streets are allowed a maximum of one freestanding or projecting sign per lot.

b. Lots with Frontage on Major Streets

The maximum aggregate number of projecting, freestanding and off-premise outdoor advertising signs allowed on lots with frontage on one or more major streets may not exceed the limits established in [Table 60-2](#).

Table 60-2: Maximum Aggregate Number of Signs

Zoning District	Maximum Aggregate Number of Signs Allowed
CG, CH, and CBD	1 per 100 feet of major street frontage or fraction thereof
CO, CS, MX and IL	1 per 150 feet of major street frontage or fraction thereof
IM and IH	1 per 200 feet of major street frontage or fraction thereof

STATEMENT OF HARDSHIP: Applicant to submit separate exhibit prior to meeting.

SAMPLE MOTION: Move to _____ (approve/deny) a **Variance** to allow projecting signs within 30-feet of other projecting signs (Sec. 60.040-B.2) **Variance** to increase the maximum number of projecting signs allowed in a CH District (Sec. 60.080-C.2.b)

- 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."*



Facing East on 11th Street



Subject property



Facing West on 11th Street

Mr. Henke stated that this will have a substantial impact on the neighbors to the south of the subject property. Mr. Henke asked Mr. Boyce what his hardship is for the Variance request. Mr. Boyce stated that there are two hardships. One is attempting to not move forward. Second, he was going to take the watershed to 111th Street and if he moves the house too far forward it will be in the low spot on the property.

Mr. Van De Wiele stated that he is having a hard time finding a reason to get so close to the property in the rear.

Mr. Henke concurred with Mr. Van De Wiele and a tree cannot be used as a hardship. The lot is a large lot and drainage is truly not an issue either.

Mr. Boyce stated the driveway coming into the property is within 10 to 15 feet because it is a real tight drive coming in, especially in the front. He assumed the neighbor's house front was facing the other way because of the way the streets are laid out. There is also an eight foot tall concrete wall that goes all the way around the subject property. Mr. Henke stated the wall is fine but when a structure goes above that is impacting the neighbor's to the south.

Comments and Questions:

None.

Board Action:

On **MOTION** of VAN DE WIELE, the Board voted 3-0-2 (Henke, Van De Wiele, White "aye"; no "nays"; Snyder, Tidwell "abstaining"; Snyder absent) to **DENY** the request for a **Variance** of the rear setback requirement in an AG District from 40 feet to 10 feet (Section 303, Table 3); for the following property:

**PRT NW NE BEG NWC NE TH S410 E240 N410 W240 POB SEC 34 18 13 2.26ACS,
CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA**

Mr. Tidwell and Ms. Snyder re-entered the meeting at 3:12 P.M.

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21848—Nick Denison

Action Requested:

Variance to reduce the parking requirement to 0 in an CH District (Section 1212.D & Section 1212a.D). **LOCATION:** 1402 East 11th Street, Suites 1402, 1406, 1408 and 1410 (CD 4)

Presentation:

Shelby Navarro, One Architecture, 1319 East 6th Street, Tulsa, OK; stated the subject building is located on 11th Street and has been in existence for quite some time. The building has served as a radiator shop, a bicycle shop, and three loan offices. This area

BOA-21848

FILE COPY

is an area in Tulsa that is starting to regenerate and starting to change. It is good to see these areas grow, especially on Route 66 which is under utilized in Tulsa. The owner of the building would like to meet some of the new demands and provide an opportunity for new businesses to move into the neighborhood. Mr. Navarro stated that he does not know who the future tenants are going to be. The building is built out as far as it can be so there is nowhere to go or do anything. Visitors from outside the area can travel the main streets by bicycle, transit or car, and parking is provided on street, small private off street lot or shared lots. Parking is a challenge and the Comprehensive Plan is addressing things like parking. Parking lots behind buildings may not be the solution but it is a solution, and there are better solutions coming in planning. He understands there are concerns about people parking on the street but the street has always been there and people have always parked on it. The structure is built property line to property line and the owner would like to develop it in the direction the neighborhood is going. The major goal is to increase economic activity in the area to benefit existing residents and businesses, or provide the stimulus to redevelop. If the Board approves this Variance it will provide the stimulus to redevelop the area and in keeping with that the neighborhood wants to be.

Interested Parties:

Louis Moffett, 1330 East 11th Street, Tulsa, OK; stated he owns a business at the provided address. The information he received says there is 21 existing parking spaces and he would like to know where they are located. Mr. Navarro stated there are no parking spaces on the site, but there were 21 parking spaces assumed to go with the building because of the businesses that were there. Mr. Moffett stated the building to the east was recently redeveloped and remodeled, and they had to purchase the property behind them to install a parking lot as required by the City. The building to the west of the subject property has parking for their customers. He has parking for his business. This applicant is asking to give 86 parking spaces that simply do not exist. He is trying to avoid being a traffic cop by towing people off his property.

Mr. Tidwell asked Mr. Moffett if he had a lot of customers that come into his business throughout the day. Mr. Moffett stated he is auto repair and does have quite a few customers.

Mr. Henke asked Mr. Moffett if he has people that park on his lot that are not his customers. Mr. Moffett answered affirmatively.

Ms. Miller stated that she did not know what use was in the building. She and Nikita discussed the parking situation and the desire of the applicant to have the flexibility over what the spaces will be in the building. That is why the parking request is to zero. Mr. Henke stated the request is to take the parking to zero for a CH zoned property to allow them the flexibility of future tenants.

Werner Lehnert, 1344 East 11th Street, Tulsa, OK; stated he has been on 11th Street for 10 years, and he has parking in the rear of his building. The parking is adequate for his employees and his customers. What is being proposed is for someone who wants

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to desert the parking, because where else is there going to be parking but in the neighborhood. He does not oppose new business in the area, but they need to provide for their own parking.

Joe Gierek, 1342 East 11th Street, Tulsa, OK; stated he is west of the subject property, and he does have a parking lot behind his building which is sufficient for clients and deliveries. When the building was a loan company it was a lower use place. He is in favor of having the property developed because it will improve the area. If this place were to have retail or something similar it could be useful, but if it were to be a restaurant it will require a lot of parking. All of the streets on the east and west side are filled with cars that are parked, and if this building that has no parking is allowed where are people going to park? Mr. Gierek presented photos that he took of the subject building to the Board and explained them as they were displayed on the overhead projector. There needs to be smart growth and development in the area.

Mr. Van De Wiele left the meeting at 3:42 P.M.

Blake Ewing, 175 East 2nd Street, Tulsa, OK; stated that there have been a lot of references to Cherry Street today, as the urban commercial districts have evolved in Brookside, Cherry Street, and 18th & Boston, a City that has primarily had a suburban minded approach to development and to parking over the last several decades has struggled to know what to do with urban revitalization thanks to the automobile. The kind of things that being seen today are big city problems, and it means the old buildings are coming to life again. It means that old neighborhoods that had boards where there use to be glass are lighting back up. Route 66, 11th Street, is probably the City's most pronounced opportunity for revitalization and for many is the front door to the City. It has been said plainly that this building has no use if there is not a parking variance granted, that it is just sitting there as a building. This is a building that is 90 years old with no associated parking connected to it, and that it would be recognized as an important piece of the 11th Street revitalization especially between Peoria and Utica area. These districts, as they evolve, become a place where you park once and walk shop to shop which entirely changes the dynamics of how people interact with the structures. It is different than in a suburban setting where a person drives from building to building. He has a 4,000 square foot restaurant that is ½ mile north of the subject property that has a zero parking variance, and he gets to decide, as the restaurant owner, whether he wants to offer that convenience to his guests. In the dense urban neighborhoods there becomes an evolved understanding of the sharing of the burden of where to park. The City also has a roll in that. As far as he understands it, in the Capital Funding package, 11th Street from Peoria to Utica is a slated reworking of the entire corridor. The plan starts this year, 2015, for a scheduled redo of that street and is to be completed in 2016. There are potential land reductions, sidewalk widening, and the changing from parallel parking spaces to angled parking similar to Cherry Street. Eleventh Street has a greater opportunity to expand the on-street parking to the public because it is basically being started from scratch and going the full length of 11th Street

BOA-21848

FILE COPY

from Peoria to Utica. That is the City saying they have a roll in this, they get to participate in the revitalization by helping solve the parking issue. There is also space by the Meadow Gold sign that is being turned into free public community parking, which is one block west of the subject property. The City is seeing that a vibrant commercial corridor actually has positive neighborhood impact, using Cherry Street as the example. If the applicant is approved for this Variance and commence with the revitalization of that structure they can provide the parking later as they acquire the space to meet the demands of the customers. If the Variance is denied it essentially creates a wonderful financial situation for the adjacent residential property owners who then get to name their price on their property. By granting this Variance the Board will allow this to happen in the right order.

Rebuttal:

Shelby Navarro came forward and stated that big city problems are good things to deal with. The neighborhoods are changing and growing. There is no parking on the site and there is no parking adjacent to the subject property. If the Variance is not approved the building cannot be used. There is not a restaurant slated to go into the building. There is not a bar slated to go into the building. There is nothing slated to go into the building currently, the owner just wants to provide the opportunity. A business person that needs parking will not lease a space in the building, and if parking does become a problem they will find a solution. There are ways to make this work and keep the neighborhood strong.

Comments and Questions:

None.

Board Action:

On **MOTION** of **SNYDER**, the Board voted 4-0-0 (Henke, Snyder, Tidwell, White "aye"; no "nays"; no "abstentions"; Van De Wiele absent) to **APPROVE** the request for a **Variance** to reduce the parking requirement to 0 in an CH District to permit a mixed use commercial (Section 1212.D & Section 1212a.D). The Board has found that this structure was built to the lot line and prior to the zoning code. 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:

LTS 51 & 52 LESS N2 1/2 LT 52 BLK 2, ORCHARD ADDN, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

BOA-22761

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Interested Parties:

Rhys Martin, 5006 East 38th Place, Tulsa, OK; stated he is the current Chair for the Tulsa Route 66 Commission and he is the President of the Oklahoma Route 66 Association, but he comes to the Board today as an individual not representing those associations. Route 66 is experiencing a remarkable revitalization throughout the country but especially here in Tulsa. One of the initiatives that the City is currently undergoing is the neon sign revitalization which is a program based on a grant. Although, Buck Adams has this amazing roadside attraction which is bringing a lot of attention a neon sign would add the element that would not only tie in her business to the rest of Route 66, but it would also give the business that aesthetic and the presence that other businesses enjoy along the route. Even though Buck had to be classified as a sign to be placed at the location, he has really become much more than that. He has become a symbol that is being recognized all around the country.

Peter Janzen, Encino Signs, 9810 East 58th Street, Tulsa, OK; stated the parking lot where Buck Adams is located is a tight parking, and he could not be safely located closer to the right-of-way in the street; he is hard to see on the initial drive-by. The people visiting Buck Adams are international and the people drive through to see Buck Adams, and that is Ms. Babcock's one shot at getting their business. Mr. Janzen is hopeful that a 20-foot tall sign which is much larger and higher than the canopy will get more visibility. A wall sign is an option on the canopy, but structurally he is uncertain about that because of the age of the structure, so for parking lot safety and visibility and for the Route 66 tourism is the hardship.

Comments and Questions:

Ms. Radney stated that she will be abstaining from the discussion on the basis of the fact that her former neighbor, friend, and repeat client Rhys Martin is here representing Route 66.

Mr. Bond stated Buck Adams is more than just single commercial sign. He thinks the hardship is the existing Buck statue is actually the sign.

Mr. Van De Wiele stated that the unique character of Route 66 gets him there for a hardship.

Board Action:

On **MOTION** of **BOND**, the Board voted 4-0-1 (Bond, Ross, Shelton, Van De Wiele "aye"; "nay"; Radney "abstaining"; none absent) to **APPROVE** the request for a **Variance** to permit two freestanding signs in a CH District to exceed the maximum permitted display area (Section 60.080-C), subject to conceptual plan on pages 5.7, 5.9 and 5.10 of the agenda packet. The Board has found the hardship to be the nature of the existing co-located sign as well as the guidance from the Route 66 Overlay, Section 20.070. 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

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- 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:

LT 7 LESS S2.5 THEREOF BLK 9, EAST LYNN ADDN, City of Tulsa, Tulsa County, State of Oklahoma

22762—A-Max Sign Company

Action Requested:

Variance to permit a 252 square foot freestanding ground sign to be installed on a property with no street frontage (Section 60.080-C). LOCATION: 801 North Mingo Road East (CD 3)

Presentation:

Brian Ward, 9520 East 55th Place, Tulsa, OK; stated the client purchased the subject property from the City of Tulsa in 1981. Prior to the City of Tulsa owning the property it was a mobile home park. It appears to not have any street frontage according to the site plan. The property is about 20 acres and it sits about 200 feet East of Mingo Road. There is an existing sign and it is approximately the same size as what is being proposed, and the new sign would be in the exact same spot and approximately the same size. The client wanted to get in on the Route 66 corridor grant but falls outside of that corridor. The sign will have visibility from Mingo, but it is not oriented toward Mingo. The sign will be lit and will have neon.

Mr. Van De Wiele asked Mr. Ward if Independence Street was a public street. Mr. Ward stated that he has not received a clear answer to that question. The map calls it out as Independence Street, but the owner has said he maintains that stub and has paved it. Mr. Chapman stated that the seminary owns the parcel and there may be an easement arrangement on that portion.

Action Requested:

Variance to permit two freestanding signs in a CH District to exceed the maximum permitted display area (Section 60.080-C). LOCATION: 1347 East 11th Street South (CD 4)

Presentation:

Mary Beth Babcock, 1347 East 11th Street, Tulsa, OK; stated she installed a 20-foot tall roadside attraction, Buck Adams, on Route 66 and Buck Adams had to be permitted as a sign. Because of Buck Adams she has to appear before the Board because she would like to have a neon sign in addition to the roadside attraction.

Mr. Bond asked Ms. Babcock if Buck Adams was a sign. Ms. Babcock stated she had to obtain a permit for Buck Adams and that was the only way she could get him was through a permit as a sign.

Mr. Van De Wiele asked Ms. Babcock if what she wants is what is seen on page 5.7 and the sign designated on 5.9 in the agenda packet. Ms. Babcock answered affirmatively.

Mr. Van De Wiele asked Ms. Babcock to state her hardship. Ms. Babcock stated her property is on Route 66 by the historical Meadow Gold neon sign. The State and City is embracing Route 66 and tourism, and today she had a group from HBO, Disney, NBC, Universal and Steven Spielberg visiting her location because Buck Adams is getting a lot of attention. She thinks that in two years people will see a change in the subject location. She has applied for a grant through Route 66 Commission for the sign, and that is pending on her approval for Buck Adams today. Ms. Babcock thinks this is a very unique situation.

Mr. Van De Wiele asked Ms. Babcock to explain to the Board what this is and who this is. Ms. Babcock stated that Buck Adams is a 20-foot tall sculpture. These are called muffler men and they were originally built in the 1960s for gas stations, tire shops, Phillips 66, Texaco, and there are now 250 of these statues all over the world. There are ten on Route 66, and the most popular one is named Gemini Giant in Wilmington, Illinois. These statues bring travelers from all over the world. There is a site called Roadside America, and it lists attractions. Buck Adams can be compared to the Blue Whale, the Golden Driller, the Totem Pole, Pops, that is what Buck is to Tulsa.

Mr. Van De Wiele asked Ms. Babcock if there was a tie to Tulsa, should he have heard about this? Ms. Babcock stated Buck Adams is completely made up from her imagination; his mission is to revitalize Route 66. Buck Adams is on the cover of the Tulsa Visitors Guide, on the cover of Oklahoma Today magazine, on the cover of Tulsa Voice.

BOA-22761

FILE COPY

Interested Parties:

Rhys Martin, 5006 East 38th Place, Tulsa, OK; stated he is the current Chair for the Tulsa Route 66 Commission and he is the President of the Oklahoma Route 66 Association, but he comes to the Board today as an individual not representing those associations. Route 66 is experiencing a remarkable revitalization throughout the country but especially here in Tulsa. One of the initiatives that the City is currently undergoing is the neon sign revitalization which is a program based on a grant. Although, Buck Adams has this amazing roadside attraction which is bringing a lot of attention a neon sign would add the element that would not only tie in her business to the rest of Route 66, but it would also give the business that aesthetic and the presence that other businesses enjoy along the route. Even though Buck had to be classified as a sign to be placed at the location, he has really become much more than that. He has become a symbol that is being recognized all around the country.

Peter Janzen, Encino Signs, 9810 East 58th Street, Tulsa, OK; stated the parking lot where Buck Adams is located is a tight parking, and he could not be safely located closer to the right-of-way in the street; he is hard to see on the initial drive-by. The people visiting Buck Adams are international and the people drive through to see Buck Adams, and that is Ms. Babcock's one shot at getting their business. Mr. Janzen is hopeful that a 20-foot tall sign which is much larger and higher than the canopy will get more visibility. A wall sign is an option on the canopy, but structurally he is uncertain about that because of the age of the structure, so for parking lot safety and visibility and for the Route 66 tourism is the hardship.

Comments and Questions:

Ms. Radney stated that she will be abstaining from the discussion on the basis of the fact that her former neighbor, friend, and repeat client Rhys Martin is here representing Route 66.

Mr. Bond stated Buck Adams is more than just single commercial sign. He thinks the hardship is the existing Buck statue is actually the sign.

Mr. Van De Wiele stated that the unique character of Route 66 gets him there for a hardship.

Board Action:

On **MOTION of BOND**, the Board voted 4-0-1 (Bond, Ross, Shelton, Van De Wiele "aye"; "nay"; Radney "abstaining"; none absent) to **APPROVE** the request for a **Variance** to permit two freestanding signs in a CH District to exceed the maximum permitted display area (Section 60.080-C), subject to conceptual plan on pages 5.7, 5.9 and 5.10 of the agenda packet. The Board has found the hardship to be the nature of the existing co-located sign as well as the guidance from the Route 66 Overlay, Section 20.070. 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

BOA - 22761

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:

LT 7 LESS S2.5 THEREOF BLK 9, EAST LYNN ADDN, City of Tulsa, Tulsa County, State of Oklahoma

22762—A-Max Sign Company

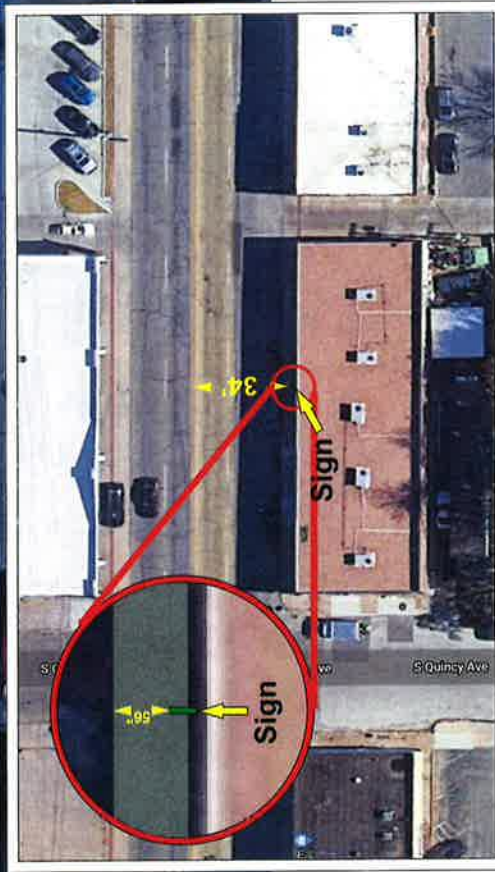
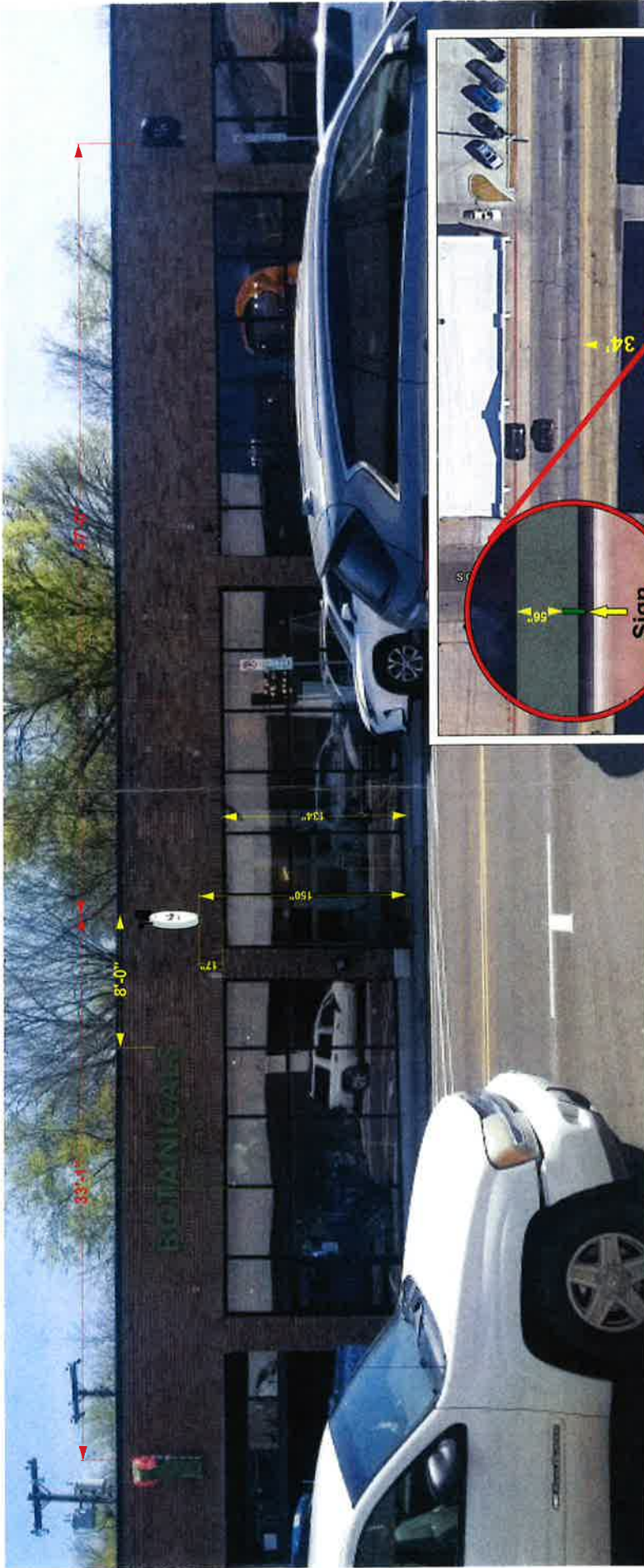
Action Requested:

Variance to permit a 252 square foot freestanding ground sign to be installed on a property with no street frontage (Section 60.080-C). LOCATION: 801 North Mingo Road East (CD 3)

Presentation:

Brian Ward, 9520 East 55th Place, Tulsa, OK; stated the client purchased the subject property from the City of Tulsa in 1981. Prior to the City of Tulsa owning the property it was a mobile home park. It appears to not have any street frontage according to the site plan. The property is about 20 acres and it sits about 200 feet East of Mingo Road. There is an existing sign and it is approximately the same size as what is being proposed, and the new sign would be in the exact same spot and approximately the same size. The client wanted to get in on the Route 66 corridor grant but falls outside of that corridor. The sign will have visibility from Mingo, but it is not oriented toward Mingo. The sign will be lit and will have neon.

Mr. Van De Wiele asked Mr. Ward if Independence Street was a public street. Mr. Ward stated that he has not received a clear answer to that question. The map calls it out as Independence Street, but the owner has said he maintains that stub and has paved it. Mr. Chapman stated that the seminary owns the parcel and there may be an easement arrangement on that portion.



TULSA, OK
 (918) 286 8535
 9910 E 58th St, Tulsa, OK 74146
 www.encinos3d.com

ENCINOS
 3D CUSTOM PRODUCTS, LLC

Customer: Mout & Amie
 City and State: Tulsa, OK
 Job Location: 1406 E 11th St
 Drawn By: Luis Fonseca
 Sold By: Christian Ortiz
 Drawing Number: MA040224-005
 Scale:

Approved By:
 Date Approved:

Elyon Signs · Casino Signs · Monument Signs · Neon Signs · Backlit Signs · Wall Signs · Channel Letters · Interior Signs · Way Finding Signs · Post & Panel · LED Display · Commercial & Architectural Signs

Please print only information necessary for accuracy. Help us improve our service. We reserve the right to change prices and specifications without notice. We are not responsible for any typographical or graphical errors that appear here and for the customer's responsibility.

7.16



White Neon



Green Neon



Vinyl

TULSA, OK
 (918) 286 8535
 9910 E 58th St, Tulsa, OK 74146
 www.encinos3d.com

ENCINOS
 3D CUSTOM PRODUCTS, LLC

Customer: **Mou & Amie**
 City and State: **Tulsa, Ok.**

Job Location: **1406 E 11th St**

Drawn By: **Luis Fcnseca**
 Sold By: **Christian Ortiz**

Drawing Number: **MA021221-001**
 Scale:

Approved By: _____
 Date Approved: _____

Product Signs - Cabinet Signs - Monument Signs - Neon Signs - Blade Signs - Wall Signs - Chained Letters - Indicator Signs - Way Finding Signs - Post & Panel - LED Display - Commercial & Institutional Signs

Please proof read all information carefully for accuracy before signing. Check internet, printers, spelling, punctuation as well as the general layout. Revisions requested after payment are not included in the original quoted price and will be charged accordingly. Any professional error or layout error not found now will be the customer's responsibility.

2.17



9830 E 58th St, Tulsa, OK 74126
 (918) 286-9535
 www.encinos3d.com



CUSTOMER:

Por Elle
CITY AND STATE:
 Tulsa

DRAWN BY:

Martha Hernandez

SOLD BY:

Christian Ortiz

DRAWING NUMBER:

PE020921-001

APPROVED BY:

DATE APPROVED:

Please proofread all information
 provided to us for your sign.
 Check names, numbers, spelling,
 punctuation as well as the general
 layout. Revisions requested after second
 proof are not included in the original
 quote and will be charged
 accordingly.
 Any typographical and/or layout errors
 not found now will be the customers
 responsibility.



- Pylon Signs
- Casino Signs
- Monument Signs
- Neon Signs
- Blade Signs
- Wall Signs
- Channel Letters
- Interior Signs
- Way finding Signs
- Post & Panel
- LED Display
- Commercial & Architectural Signs



THIS DESIGN IS SOLELY FOR REFERENCE ONLY, REMAINS PROPERTY OF ENCINOS 3D CUSTOM PRODUCTS LLC. UNTIL AGREEMENT HAS BEEN REACHED BETWEEN THE CLIENT AND ENCINOS 3D CUSTOM PRODUCTS LLC

7.18



CUSTOMER:
Por Ella
CITY AND STATE:
Tulsa
DRAWN BY:
Martha Hernandez
SOLD BY:
Christian Ortiz
DRAWING NUMBER:
PE020921-002
APPROVED BY:

DATE APPROVED:

Please proofread all information carefully for accuracy before signing. This drawing is for informational purposes only. All dimensions, punctuation as well as the general layout. Revisions requested after second proof are not included in the original quote price and will be charged accordingly. Any typographical and/or layout errors not found now will be the customer's responsibility.



Pylon Signs
Casino Signs
Monument Signs
Neon Signs
Blade Signs
Wall Signs
Channel Letters
Interior Signs
Way finding Signs
Post & Panel
LED Display
Commercial & Architectural Signs

Neon

Neon

Back lit





CUSTOMER:
Por Ella
CITY AND STATE:
Tulsa
DRAWN BY:
Martha Hernandez
SOLD BY:
Christian Ortiz
DRAWING NUMBER:
PE033121-003
APPROVED BY:

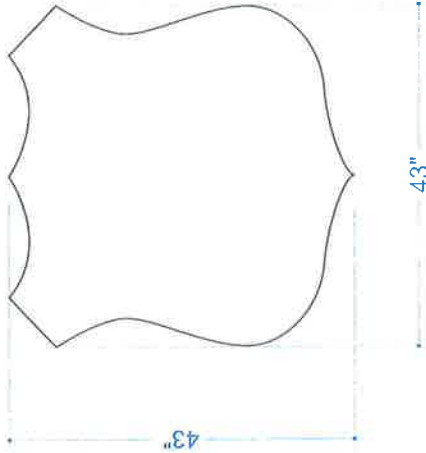
DATE APPROVED:

Please proofread all information
provided in order to avoid signing
errors. Check name, numbers, spelling,
punctuation as well as the general
layout. Revisions requested after second
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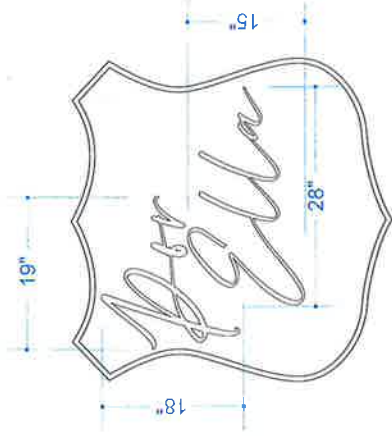
Pylon Signs
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Wall Signs
Channel Letters
Interior Signs
Way finding Signs
Post & Panel
LED Display
Commercial & Architectural Signs

Sign face calculation



Shape $3.5 \times 3.5 = 7.16$ Sq ft

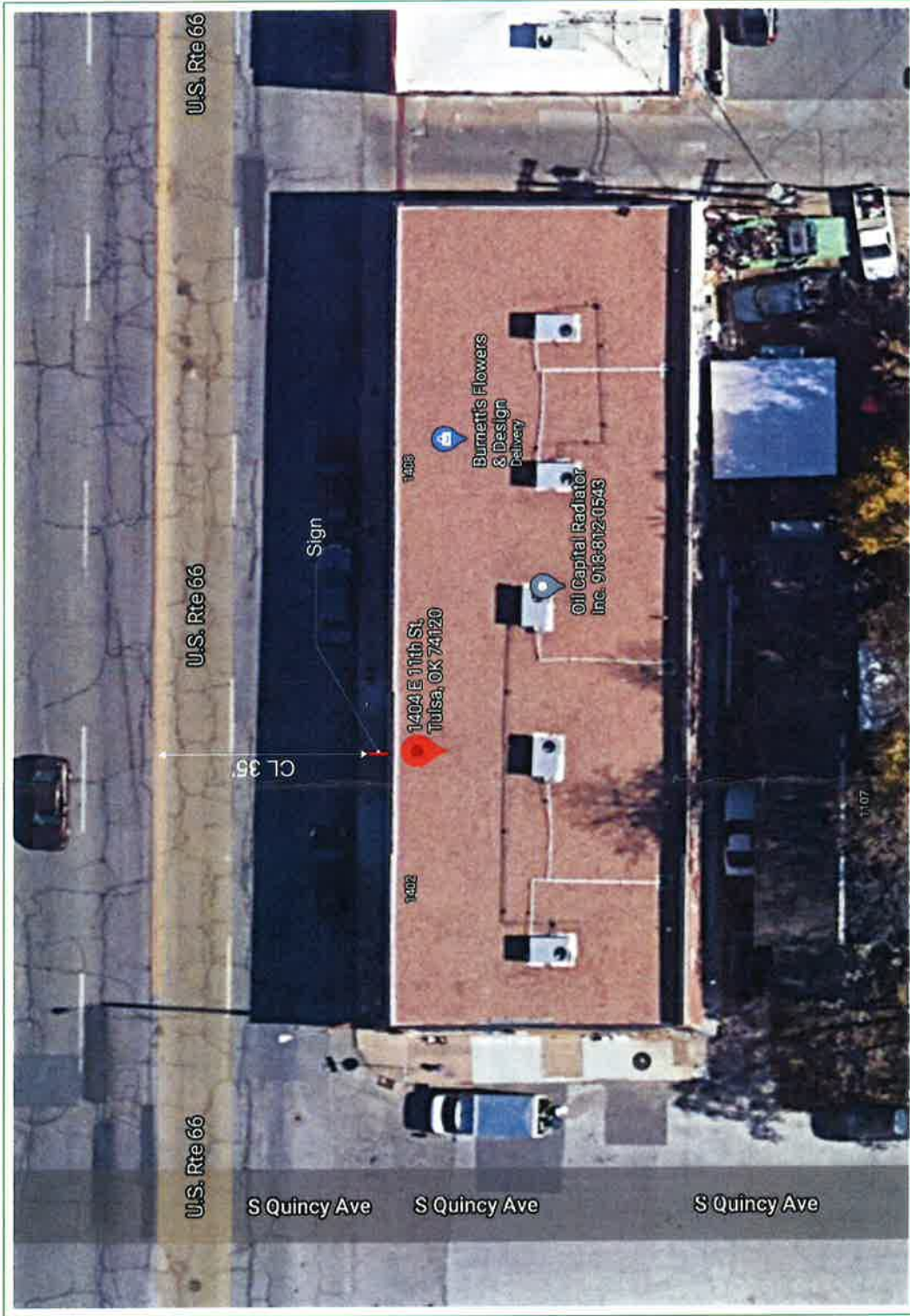
Neon Coverage



- Por $1.5 \times 1.58 = 2.37$
- Ella $2.3 \times 1.25 = 2.875$
- Shape Horizontal $5 \times .16 = .8$
- Shape Vertical $6.66 \times .16 = 1.06$

Total: 7.03 Sq ft

Sign map



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9810 E 58th St, Tulsa, OK 74146
 (918) 286-8535
www.encinos3d.com



CUSTOMER:

Por Ella

CITY AND STATE:

Tulsa

DRAWN BY:

Martha Hernandez

SOLD BY:

Christian Ortiz

DRAWING NUMBER:

PE033121-003

APPROVED BY:

DATE APPROVED:

Please proofread all information carefully for accuracy before signing. Check names, numbers, spelling, punctuation as well as the general layout. Revisions requested after second proof are not included in the original price and will be charged accordingly. Any typographical and or layout errors not found now will be the customers responsibility.



Pylon Signs

Casino Signs

Monument Signs

Neon Signs

Blade Signs

Wall Signs

Channel Letters

Interior Signs

Way finding Signs

Post & Panel

LED Display

Commercial & Architectural Signs

7.21

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 1, 2021

LOD Number: 1

Phone: 918-286-8535

Christian Ortiz
9810 E. 58th St.
Tulsa, OK 74146

APPLICATION NO: **SIGN-085756-2021** (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)
Location: 1406 E. 11th St.
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 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)

7.22

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-085756-2021

1406 E. 11th St.

April 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. 20.070-B.1.b Location

A projecting sign may project horizontally up to four feet into the public right-of-way, provided it is a minimum of 12 feet above the right-of-way at grade and does not interfere with utility poles, lines, and/or easements.

Review Comments:

The proposed projecting sign projects 1' into the planned right of way and appears to have less than a 12' clearance underneath the sign. Revise the plans to show that a minimum of 12' of clearance will be provided underneath this sign.

2. 20.070-B.1.d Location

Signs shall not project beyond a vertical plane that is 2 feet inside the curb line. (See Title 51, Section 3107).

Review Comments:

It is not clear whether or not the proposed projecting sign projects beyond this plane. Clarify on the plans that this sign will not project beyond a vertical plane 2 feet inside the curb line.

3. 60.040-B.2 Required Setbacks, Spacing and Separations

All on premise projecting signs, roof signs and freestanding signs and all off-premise outdoor advertising signs must be separated from all other roof signs, projecting signs, freestanding signs and off-premise outdoor advertising signs by a minimum distance of 30 feet. Additional spacing requirements apply between off-premise outdoor advertising signs (See §60.080-F5).

Review Comments:

No distance is shown between the existing projecting signs and the proposed projecting sign. Revise the sign plan to show these distances. Relocate the proposed sign if necessary to be a minimum of 30' away from all existing projecting signs, or you may seek a variance from the board of adjustment to have a projecting sign closer than 30' to another existing projecting sign.

4. 60.080-C.2.b Sign Budget Lots with Frontage on Major Streets

The maximum aggregate number of projecting, freestanding and off-premise outdoor advertising signs allowed on lots with frontage on one or more major streets may not exceed the limits established in Table 60-2.

Review Comments: There appears to be 135 feet of street frontage along E. 11th street for provided address. In a CH zoning district there can be one ground sign for every 100 linear feet of street frontage. There already appear to be two projecting signs on this lot. This is the maximum number of projecting or freestanding signs allowed on this lot. You may pursue a variance from the board of adjustment to exceed the number of projecting and freestanding signs allowed for a CH lot with 135 feet of street frontage by one sign.

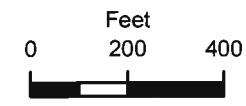
NOTE: Please direct all questions concerning variances, special exceptions, appeals of an administrative official, Planned Unit Developments (PUD), Corridor (CO) zoned districts, zoning changes, platting, lot splits, lot combinations, alternative compliance landscape plans and all questions regarding (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.



 Subject Tract

BOA-23125

19-13 07

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

Aerial Photo Date: February 2018

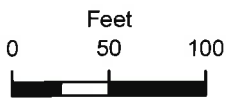


E 10 ST S

E 11th ST S

S QUINCY AVE

S ROCKFORD AVE



Subject Tract

BOA-23125

19-13 07

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

Aerial Photo Date: February 18, 2018



7.26