

BOA-23129

9.1

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9333

Case Number: **BOA-23129**

CZM: 47

CD: 9

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

APPLICANT: Daniel Prather

ACTION REQUESTED: Variance to allow a sign in a Residential Zoning district that is not a neighborhood or subdivision identification sign to permit a historical marker (Sec. 60.050-B.1.b)

LOCATION: 4370 E 60 PL S

ZONED: RS-3

PRESENT USE: Residential

TRACT SIZE: 17480.7 SQ FT

LEGAL DESCRIPTION: LT 21 BLK 20, HOLLIDAY HILLS ADDN

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan identifies the subject property as part of an "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 at along South Urbana between E. 60th Pl. S. and E. 61st St. S.

STAFF COMMENTS: The applicant is requesting Variance to allow a sign in a Residential Zoning district that is not a neighborhood or subdivision identification sign to permit a historical marker (Sec. 60.050-B.1.b)

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1. Apartment/Condo Buildings and Neighborhood and Subdivision
Identification Signs

- a. Lots occupied by one or more apartment/condo buildings are allowed a maximum of one freestanding sign per street frontage and a maximum of one wall sign per building wall. Wall signs may not exceed 32 square feet in area.
- b. Residential neighborhoods and residential subdivisions, including manufactured housing parks, are allowed a single freestanding sign at each street entrance to the neighborhood or subdivision.
- c. The freestanding signs allowed by this section may not exceed 32 square feet in area or 0.20 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may the sign exceed 150

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Chapter 60 | Signs
Section 60.060 | Signs in Office Zoning Districts

square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented. Maximum height may not exceed 20 feet.

STATEMENT OF HARDSHIP: For his eagle Scout project my son would like to add a historical marker/sign due to Urbana having formerly been an airport runway. Since this is a residential neighborhood, we are respectfully asking for a variance to allow this to happen.

SAMPLE MOTION: Move to _____ (approve/deny) a **Variance** to allow a sign in a Residential Zoning district that is not a neighborhood or subdivision identification sign to permit a historical marker (Sec. 60.050-B.1.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;

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- 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 from subject property



Facing South from Subject property



Facing North on Urbana



Subject property

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 22, 2021

LOD Number: 1

Phone: 918-230-5027

Daniel Prather
1108 E. 21st St.
Tulsa, OK 74114

APPLICATION NO: **SIGN-088416-2021** (PLEASE REFERENCE WHEN CONTACTING OUR OFFICE)
Location: 4370 E. 60th Pl.
Description: Freestanding sign

INFORMATION ABOUT SUBMITTING REVISIONS

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

REVISIONS NEED TO INCLUDE THE FOLLOWING:

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

REVISIONS SHALL BE SUBMITTED DIRECTLY TO THE CITY OF TULSA PERMIT CENTER LOCATED AT 175 EAST 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)

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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-088416-2021

4370 E. 60th Pl.

April 22, 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 60.050-B.1.b Apartment/Condo Buildings and Neighborhood and Subdivision Identification Signs. Residential neighborhoods and residential subdivisions, including manufactured housing parks, are allowed a single freestanding sign at each street entrance to the neighborhood or subdivision.

Review comments:

The proposed sign location is a residential use in a residential zoning district (RS-3). Residential uses in residential zoning districts are only allowed freestanding signs as neighborhood identification signs at each street entrance to the neighborhood or subdivision. You may pursue a variance from the board of adjustment to install a sign in a residential zoning district that is not a neighborhood or subdivision 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.



Distance ?

34.5 ft

9.9

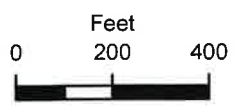
The historical marker will be mounted on a 7' free-standing post and has a 24" x 36" Georgia pattern cast aluminum marker. The style is similar to the one shown in the other attached photo that was used for the Western Cattle Trail. It is to be manufactured by Sewah Studios out of Marietta OH, whom the Oklahoma Historical Society has worked with in the recent past. It will be located in the side yard of 4370 E. 60th Place in Tulsa and will be approximately 33 feet West to East from the center of Urbana and 189 feet North to South from 61st. There is a "no parking" sign in close proximity for a point of reference and it would sit between an air conditioning unit and Urbana. The lot itself is 264 feet North to South by 96 feet East to West. 36°04'33"N 95°55'30"W · 730 ft is location and below is the language to be used with the Seal of Oklahoma.



Tulsa Commercial Airport

This street was the original runway for the Tulsa Commercial Airport (subsequently named Cherokee Airpark). During the 1930's aviation in Tulsa included multiple airfields which were converted to residential neighborhoods as Tulsa grew. Tulsa Commercial Airport operated until the mid-1950's. The road you are viewing was the main runway, and a second runway extended northwest from this location.

Barrett R. Prather
Troop 153
Eagle Project 2021



 Subject Tract

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19-13 33

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

Aerial Photo Date: February 2018

9.11





E 60 ST S

SURBANA AVE

E 60 PLS

S AMERICAN PLAZA ST

E 61st ST S



Subject Tract

BOA-23129

19-13 33

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

Aerial Photo Date: February 2018

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