



CITY OF
Tulsa
Board of Adjustment

Case Number: B0A-23506

Hearing Date: 03/28/2023 (Item continued to from 03/14/2023)

Case Report Prepared by:

Austin Chapman

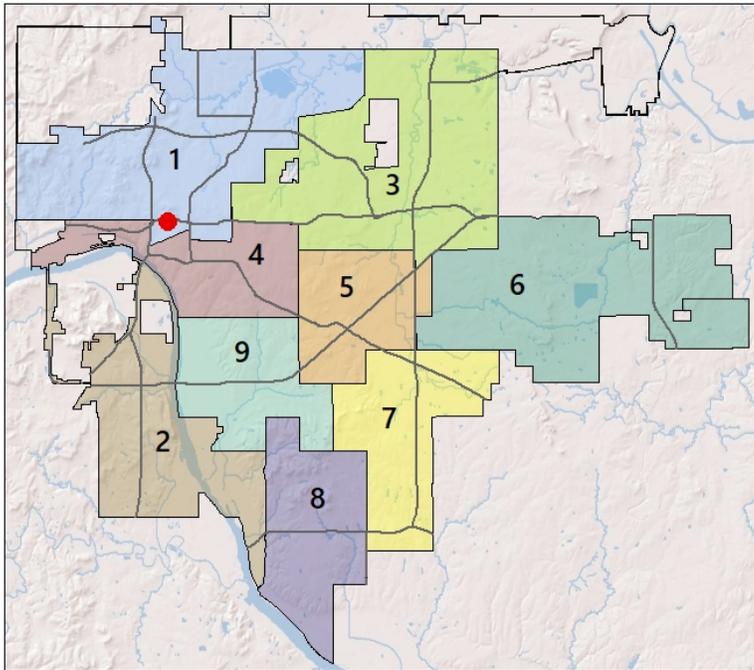
Owner and Applicant Information:

Applicant: Nathalie Cornett

Property Owner: Griffin Media Center

Action Requested: Variance to increase the allowed sign area of 48 square feet for a dynamic display sign in the Central Business District (CBD) (Section 60.080-E)

Location Map:



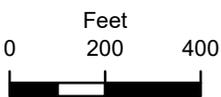
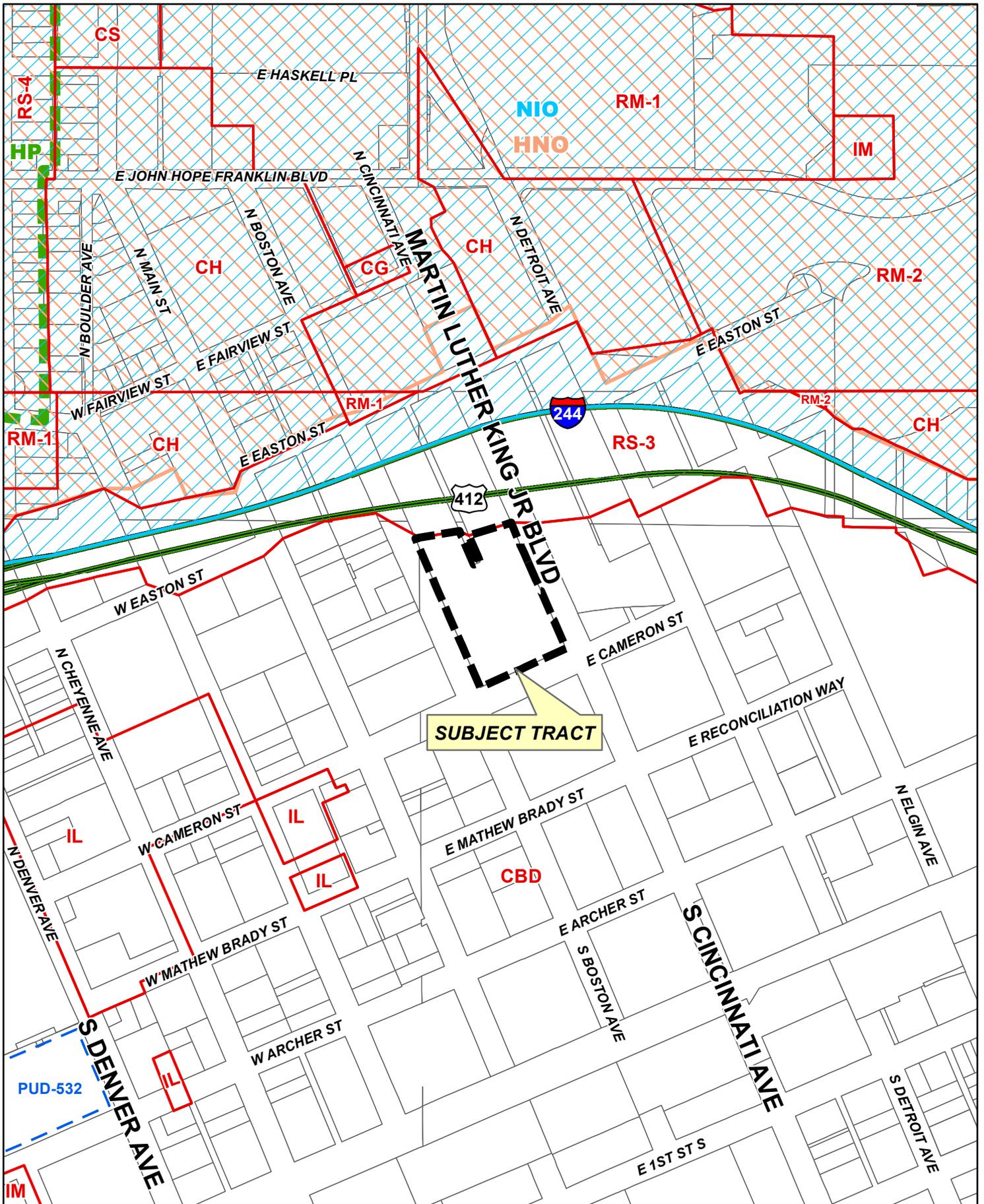
Additional Information:

Present Use: Commercial

Tract Size: 3.23 acres

Location: 301 N. Boston Ave.

Present Zoning: CBD

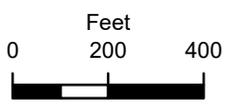
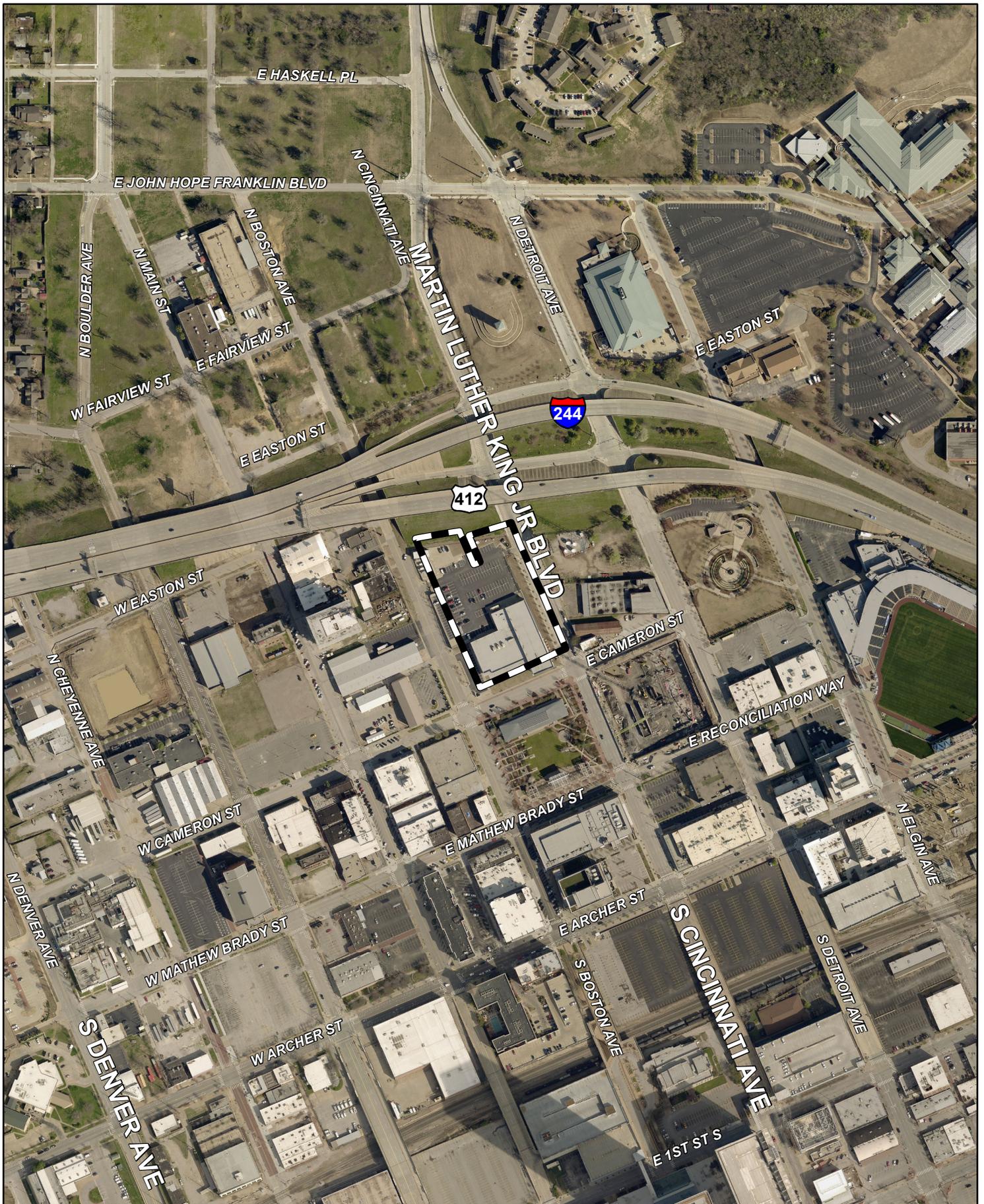


BOA-23506

19-12 01



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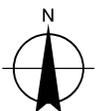
Subject Tract

BOA-23506

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

Aerial Photo Date: 2020/2021

19-12 01



2.3

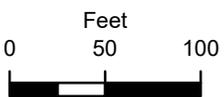


412

N BOSTON AVE

MARTIN LUTHER KING JR BLVD

E CAMERON ST



Subject Tract

BOA-23506

19-12 01

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

Aerial Photo Date: 2020/2021



2.4

BOARD OF ADJUSTMENT CASE REPORT

STR: 9201

Case Number: BOA-23506

CD: 1

HEARING DATE: 03/28/2023

APPLICANT: Nathalie Cornett

ACTION REQUESTED: Variance to increase the allowed sign area of 48 square feet for a dynamic display sign in the Central Business District (CBD) (Section 60.080-E)

LOCATION: 301 N. Boston Ave.

ZONED: CBD

PRESENT USE: Commercial

TRACT SIZE: 140864.9 SQ FT

LEGAL DESCRIPTION: A tract of land that is Lots One (1) thru Seven (7), inclusive, Block Twenty (20), together with the alleyway running Northerly and Southerly in said Block 20 and the South Half of Davenport Street adjacent to said Block 20 on the Northerly boundary thereof, and a part of Lot One (1), all of Lot Two (2), and a part of Lot Three (3), Block Six (6), together with the alleyway running Northerly and Southerly in said Block 6 lying South of the Southerly right of way line of Interstate 244 and the North Half of Davenport Street adjacent to said Block 6 on the Southerly boundary thereof, all in the Original Town, now City of Tulsa, Tulsa County, State of Oklahoma, according to the official plat thereof, said tract of land being described as follows:

Beginning at the Southwesterly corner of Block 20; thence North 24°24'24" West along the Westerly line of Block 20 for 300.00 feet to the Northwesterly corner of said Block 20; thence continuing North 24°24'24" West along a Northwesterly extension of said Block 20 for 60.00 feet to the Southwesterly corner of Lot 2, Block 6; thence continuing North 24°24'24" West along the Westerly lines of Lots 2 and 3, Block 6 for 152.90 feet to a point on the Southerly right of way line of Interstate 244; thence North 80°14'59" East along said Southerly right of way line for 310.09 feet to a point on the Easterly line of Lot 1, Block 6; thence South 24°24'24" East along said Easterly line for 74.50 feet to the Southeasterly corner of said Lot 1, Block 6; thence continuing South 24°24'24" East along a Southeasterly extension of said Block 6 for 60.00 feet to the Northeasterly corner of Block 20; thence continuing South 24°24'24" East along the Easterly line of said Block 20 for 300.00 feet to the Southeasterly corner of said Block 20; thence South 65°36'17" West along the Southerly line of said Block 20 for 300.00 feet to the point of beginning of said tract of land.

RELEVANT PREVIOUS ACTIONS:

The following case information was requested by the Board regarding sign cases approved at 200 S. Denver (BOK Center):

BOA-22892; On 07.14.2020 the Board approved a variance to permit additional dynamic display signage on a single lot (Sec. 60.080-E).

BOA-22449; On 06.12.18 the Board approved variances to permit additional dynamic display signs on a single lot and to increase the allowed display area (Sec. 60.080-E).

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.

STATEMENT OF HARDSHIP: Please see exhibit statement provided in packet.

STAFF ANALYSIS: The applicant is requesting Variance to increase the allowed sign area of 48 square feet for a dynamic display sign in the Central Business District (CBD) (Section 60.080-E):

60.080-E Dynamic Displays on On-premise Wall, Projecting and Freestanding Signs

A maximum of one of the on-premise wall signs, projecting signs or freestanding signs allowed on a lot in a mixed-use, commercial or industrial zoning district may include a dynamic display. **The dynamic display may not exceed the maximum sign area allowed for the respective sign type or 48 square feet, whichever is less.** The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall, projecting or freestanding sign, but rather is counted as part of the maximum area of the wall, projecting or freestanding sign. Only one, contiguous dynamic display is allowed on a wall, projecting or freestanding sign face. Off-premise outdoor advertising signs that incorporate a dynamic display are subject to the dynamic display regulations of [Section 60.100](#).

Facts staff finds favorable for variance request:

- None.

Facts Staff find unfavorable for the variance request:

- The applicant has not provided any evidence that the size of the building placement was not a self-imposed hardship from the property owner or that the condition is unique among properties located in the Central Business District, many of which occupy entire city blocks.
- The applicant is requesting to increase the permitted size for a dynamic display sign from 48 square feet to 175 square feet which is more than 3 times the allowed size. Dynamic display signs have unique regulations apart from other signs and the code sets a hard maximum of 48 square feet.

SAMPLE MOTION: Move to _____ (approve/deny) a Variance to increase the allowed sign area of 48 square feet for a dynamic display sign in the Central Business District (CBD) (Section 60.080-E)

- 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



Immediately South of Subject property from Cameron St.

THE MOTION FAILED

On **MOTION** of **RADNEY**, the Board voted 2-2-0 (Radney, Shelton, "aye"; Ross, Van De Wiele "nays"; no "abstentions"; Bond absent) to **APPROVE** the request for a Special Exception to allow a manufactured housing unit in an RS-3 District (Section 5.020, Table 5-2); Special Exception to extend the time limit permanently (Section 40.210), subject to conceptual plans 1.11, 1.12, 1.13, 1.14, 1.15, 1.16 and 1.17 of the agenda packet and the drawings presented at today's meeting. The approval is subject to the property having a concrete sidewalk to allow easy passage from the front of the house, and there is to be a standard concrete driveway. The approval will have a five-year time limit, July 2025. The Board finds that the requested Special Exception will be in harmony with the spirit and intent of the Code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare; for the following property:

S 1/2 LT 4 BLK 30, RED FORK, City of Tulsa, Tulsa County, State of Oklahoma

THE MOTION FAILED

22892—Dale Bennett

FILE COPY

Action Requested:

Variance to permit additional dynamic display signage on a single lot (Section 60.080-E). **LOCATION:** 200 South Denver Avenue West **(CD 4)**

Presentation:

Dale Bennett, Claude Neon Federal Signs, 1225 North Lansing, Tulsa, OK; stated this request is for an electronic message board to be erected on the northeast corner of the BOK building. Due to the architecture of the building the entryway does not directly face Denver and the message board would direct pedestrian traffic to the second-floor lounges and the private areas.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **ROSS**, the Board voted 4-0-0 (Radney, Ross, Shelton, Van De Wiele "aye"; no "nays"; no "abstentions"; Bond absent) to **APPROVE** the request for a Variance to permit additional dynamic display signage on a single lot (Section 60.080-

07/14/2020-1254 (7)

BoA - 22892

FILE COPY

E), subject to conceptual plans 2.13, 2.14 and 2.15 of the agenda packet. The Board has found the hardship to be the size of the building and the volume of pedestrian traffic. 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; for the following property:

**LT 1 BLK 1, TULSA REGIONAL CONVENTION AND EVENTS CENTER RESUB PRT
OT TULSA, City of Tulsa, Tulsa County, State of Oklahoma**

22895 – Israel Sanchez

Action Requested:

Variance to reduce the required 25-foot setback in an RM-1 District (Section 5.030, Table 5-3). **LOCATION:** 119 North Wheeling Avenue East (CD 3)

Presentation:

Israel Sanchez, 119 North Wheeling, Tulsa, OK; stated he started building a deck and the City came in and stopped the construction.

Mr. Van De Wiele asked Mr. Sanchez how far past the building line the deck will be. Mr. Sanchez stated he did not understand the question.

Mr. Van De Wiele asked Mr. Chapman if he knew how far past the building line the porch would be. Mr. Chapman stated that it is a 25-foot requirement and the applicant is reducing that to 9 feet. Mr. Chapman stated that he does not think that any of the houses in the neighborhood are conforming to the 25 feet.

Comments and Questions:

None.

Board Action:

On **MOTION** of **FLANAGAN**, the Board voted 4-0-0 (Back, Flanagan, Van De Wiele, White "aye"; no "nays"; no "abstentions"; Bond absent) to **APPROVE** the request for a Variance to permit the separation of two projecting signs to be less than 30 feet (Section 60.040-B); Variance to permit four projecting signs to be installed along South Boulder Avenue with frontage of 183 feet (Section 60.080-C); Variance to permit a dynamic display within 20 feet of the driving edge of the road on South Boulder Avenue (Section 60.100-E), subject to conceptual plans 10.11, 10.12, 10.13, 10.14 and 10.15 in the agenda packet. The Board has found the hardship to be the space between the building and the street is not sufficient, and the sign is for informational purposes to the public. 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; for the following property:

LTS 1 & 2 & N50 LT 3 LTS 7 & 8 & N50 LT 6 ALL IN BLK 135 & N200 VACATED ALLEY IN BLK 135, TULSA-ORIGINAL TOWN, City of Tulsa, Tulsa County, State of Oklahoma

22256—A-Max Sign Company – Lori Worthington

FILE COPY

Action Requested:

Variance to permit two dynamic display signs on the lot (Section 60.080-E);
Variance to permit a dynamic display sign within 20 feet of the driving surface of

06/13/2017-1185 (18)

2.5
2.11

BOA-22256

FILE COPY

South Cheyenne Avenue (Section 60.100-E). LOCATION: 100 West 1st Street South (CD 4)

Presentation:

Brian Ward, A-Max Sign Company, 9520 East 55th Place, Tulsa, OK; stated at the subject location the Board previously approved an identical sign on the First Street side. The sign that is being discussed now is the second sign on the lot. The one approved previously is located on First Street and this single sided sign is facing west on Cheyenne Avenue.

Ms. Back asked Mr. Ward why a dynamic display is needed for parking. Mr. Ward stated the display will advertise the parking when there are major events downtown, but he does not know what is planned to be run on the dynamic display.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **BACK**, the Board voted 4-0-0 (Back, Flanagan, Van De Wiele, White "aye"; no "nays"; no "abstentions"; Bond absent) to **APPROVE** the request for a **Variance** to permit two dynamic display signs on the lot (Section 60.080-E); **Variance** to permit a dynamic display sign within 20 feet of the driving surface of South Cheyenne Avenue (Section 60.100-E), subject to conceptual plans 11.10 and 11.11 in the agenda packet. The Board has found the hardship to be that the building is built all the way to the property line. 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

06/13/2017-1185 (19)

2.6

2.12

FILE COPY

BOA-22256

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:

PRT LTS 1 THRU 8 & VAC ALLEY ADJ THERETO BLK 91 BEG NWC BLK 91 TH NE242 SE230 NE58 SE70 SW300 NW300 POB, TULSA-ORIGINAL TOWN, City of Tulsa, Tulsa County, State of Oklahoma

Ms. Miller left the meeting at 2:50 P.M.

22257—A-Max Sign Company – Lori Worthington

Action Requested:

Variance from the requirement that no more than one dynamic display be permitted on a single CBD zoned lot (Section 60.080-E); **Variance** to increase the allowed display surface area of a dynamic display sign to 49 square feet (Section 60.080-E); **Variance** to permit a dynamic display within 20 feet of the driving surface of Main Street (Section 60.100-E). **LOCATION:** 11 East 1st Street South (CD 4)

Ms. Miller re-entered the meeting at 2:52 P.M.

Presentation:

Brian Ward, A-Max Sign Company, 9520 East 55th Place, Tulsa, OK; stated this request is the same as the previous request, two dynamic displays on a lot. The permit for dynamic display on the building on the east elevation on the south end of the building has been applied for and granted. This sign request is for an additional one square foot on the sign because this is the biggest sign of all the Park Tulsa signs because of visibility issues.

Mr. Van De Wiele asked Mr. Ward how tall in the air is the sign located. Mr. Ward stated that it is approximately 40 feet in the air.

Interested Parties:

There were no interested parties present.

Comments and Questions:

None.

Board Action:

On **MOTION** of **FLANAGAN**, the Board voted 4-0-0 (Back, Flanagan, Van De Wiele, White "aye"; no "nays"; no "abstentions"; Bond absent) to **APPROVE** the request for a

06/13/2017-1185 (20)

2.7
2.13

Exhibit "A"

A tract of land that is Lots One (1) thru Seven (7), inclusive, Block Twenty (20), together with the alleyway running Northerly and Southerly in said Block 20 and the South Half of Davenport Street adjacent to said Block 20 on the Northerly boundary thereof, and a part of Lot One (1), all of Lot Two (2), and a part of Lot Three (3), Block Six (6), together with the alleyway running Northerly and Southerly in said Block 6 lying South of the Southerly right of way line of Interstate 244 and the North Half of Davenport Street adjacent to said Block 6 on the Southerly boundary thereof, all in the Original Town, now City of Tulsa, Tulsa County, State of Oklahoma, according to the official plat thereof, said tract of land being described as follows:

Beginning at the Southwesterly corner of Block 20; thence North $24^{\circ}24'24''$ West along the Westerly line of Block 20 for 300.00 feet to the Northwesterly corner of said Block 20; thence continuing North $24^{\circ}24'24''$ West along a Northwesterly extension of said Block 20 for 60.00 feet to the Southwesterly corner of Lot 2, Block 6; thence continuing North $24^{\circ}24'24''$ West along the Westerly lines of Lots 2 and 3, Block 6 for 152.90 feet to a point on the Southerly right of way line of Interstate 244; thence North $80^{\circ}14'59''$ East along said Southerly right of way line for 310.09 feet to a point on the Easterly line of Lot 1, Block 6; thence South $24^{\circ}24'24''$ East along said Easterly line for 74.50 feet to the Southeasterly corner of said Lot 1, Block 6; thence continuing South $24^{\circ}24'24''$ East along a Southeasterly extension of said Block 6 for 60.00 feet to the Northeasterly corner of Block 20; thence continuing South $24^{\circ}24'24''$ East along the Easterly line of said Block 20 for 300.00 feet to the Southeasterly corner of said Block 20; thence South $65^{\circ}36'17''$ West along the Southerly line of said Block 20 for 300.00 feet to the point of beginning of said tract of land.

Exhibit "B"

The Applicant requests a Variance of Section 60.080-E of the Tulsa Zoning Code (the "Code") to permit a dynamic display wall sign (the "Sign") with 175 square feet of display surface area in the CBD District on property located at 310 N. Boston Ave. (the "Property").

The Property is comprised of approximately 3.25 acres and is the location of the approximately 60,000 square foot Griffin Media building and Channel 6 News headquarters in Downtown Tulsa. To the south of the Property is the Guthrie Green, to the east is the Gypsy Coffee House, to the west is a surface parking lot, and to the north is the I-244 Expressway.

The Sign will be located on the south-facing wall of the building, which contains approximately 185 linear feet. The Code permits 3 square feet of wall signage per linear foot of the building wall to which a sign is attached. Accordingly, 555 square feet of wall signage is permitted by right on the subject building wall. However, the Code caps the permitted display surface area of dynamic displays to 48 square feet, *regardless of the size of the building wall*. In this case, of the permitted 555 SF of wall sign area permitted by right, *only 0.09%* is permitted to include a dynamic display.

The Property comprises an entire city block in the Central Business District and the Sign will be the appropriate size and scale to the building wall on which it is located. Due to the size of the Property and the size of the building wall which is unique to the Property, the 48 square foot limitation results in unnecessary hardship to the Property owner.

Files

Signs

Supported: .pdf
File

CHANNEL 6 SIGN_v1.pdf

Version

1

Resubmit Instructions

Danny Whiteman:

Markups

Text

Added By

Page

60.080-E Dynamic Displays on On-premise Wall, Projecting and Freestanding Signs. A maximum of one of the on-premise wall signs, projecting signs or freestanding signs allowed on a lot in a mixed-use, commercial or industrial zoning district may include a dynamic display. The dynamic display may not exceed the maximum sign area allowed for the respective sign type or 48 square feet, whichever is less. The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall, projecting or freestanding sign, but rather is counted as part of the maximum area of the wall, projecting or freestanding sign. Only one, contiguous dynamic display is allowed on a wall, projecting or freestanding sign face. Off-premise outdoor advertising signs that incorporate a dynamic display are subject to the dynamic display regulations of Section 60.100. Review Comment: The maximum dynamic display sign area allowed in the CBD zoning district is 48 square feet. The proposed dynamic display sign area is 187 square feet. The sign area may be reduced to 48 square feet; otherwise, this sign application cannot be approved as applied for.
Danny Whiteman

1

Site Plan

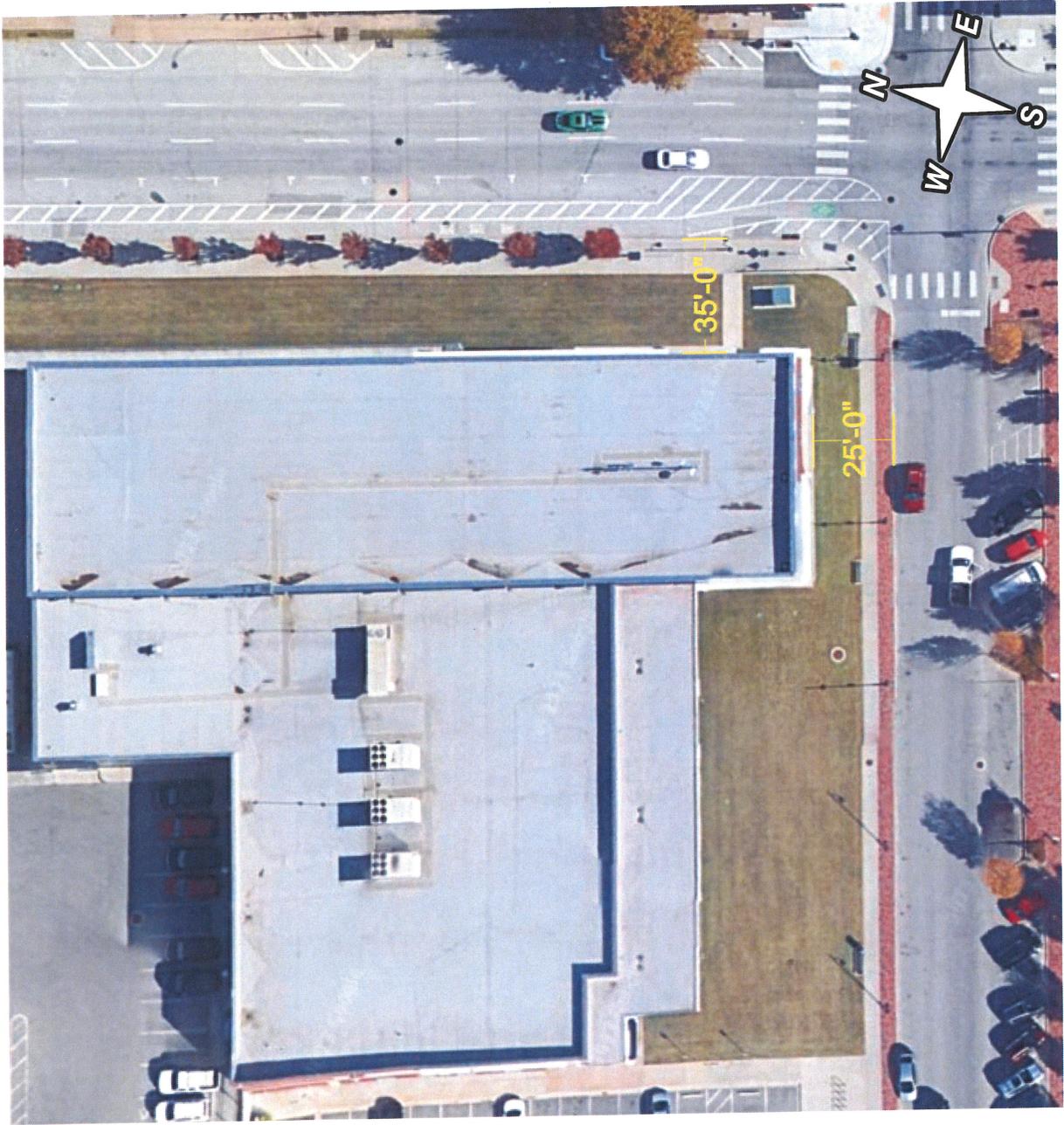
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CHANNEL 6 SITE_v1.pdf

Version

1

SITE PLAN
SCALE: 1/32" = 1'0"



a.max
SIGN COMPANY, INC.
www.amaxsign.com

9520 E. 55th Place
Tulsa, Oklahoma 74145
ph. (918) 622-0651 ... fax. (918) 622-0659

QUALITY VALUE ASSURANCE

SCALE: 1/4" = 1'-0" REVISED TO 11.17
DATE: 2/7/23
FILE: Channel 6 - Site Map
SALES REP: Chris Krohn
DRAWN BY: RAM
PROJECT: Channel 6
LOCATION: Tulsa, OK
ADDRESS: 303 N Boston Ave
CLIENT APPROVAL SIGNATURE & DATE:

UL LISTED
Signs will be built to meet UL specifications as required.
IFC
All signs and outline lighting must comply with Article 600 of the N.E.C. standards, including proper grounding and bonding.

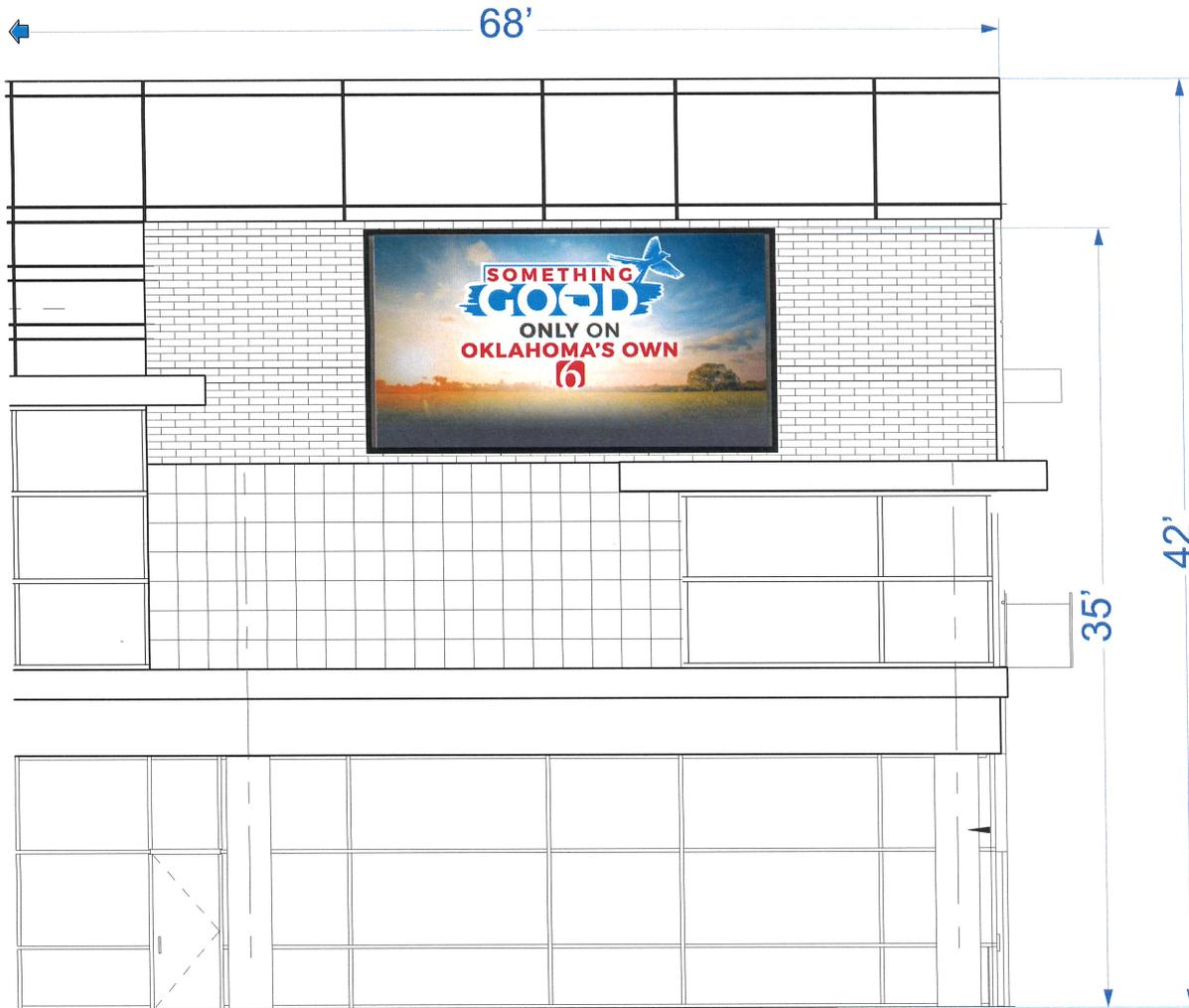
REVISIONS:

1.	
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This drawing is the property of A-Max Sign Co., and should not be copied, reproduced, or displayed in any fashion other than for the purchase of the product(s) specified here.
Disclaimer: A-Max Sign Co. does not warrant the accuracy or consistency of these drawings as they are solely provided by A-Max Sign Company, 2023

100% ORIGINAL USE PROHIBITED

Project Manager: _____
DWG
020723-01



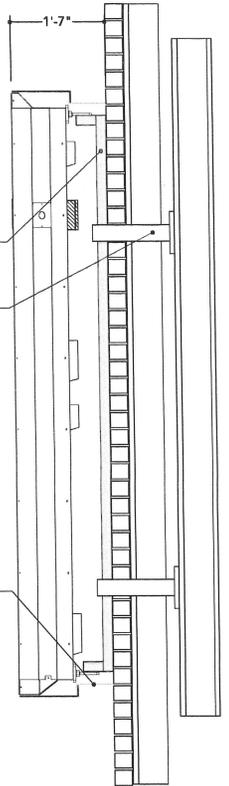
A | Elevation
scale: 3/16"=1'-0"

GP3-176x330-16-SF GalaxyPro® 16mm Outdoor LED Video Display GP3 Series; Includes Base
 Spare Parts Kit Line Spacing: 16mm Ventilation: Rear
 Matrix: 176 lines by 330 columns
 Service Access: Front Only
 LED Color: RGB- 144 Quadrillion Colors
 Signal Connections: Quick Connects External to Display Display Configuration: SF - single one sided display Frames per Second: 30 Cabinet Design: Single Section per face
 Dimming: Automatic, Scheduled, or Manual
 Paint: Semi-Black Front and Sides
 Readable Viewing Angle: 160 degrees horizontal x 90 degrees vertical
 Active Area: 9' 7" H X 17' 11" W (Approx. Dimensions)
 Optimal Viewing Angle: 140 degrees Horizontal x 70 degrees
 Vertical Cabinet Dimensions: 10' 2" H X 18' 6" W X 0' 11" D (Approx. Dimensions)
 Weight: Unpackaged 2080 lbs per display; Packaged 2230 lbs per display
 Max Power: 9860 Max Watts/
 Display Compliance Info: UL, cUL, UL-Energy Verified, FCC

2" steel angle frame, primed and painted, made to match up to display framing.
 Mounts to wall and display mounts to frame.

Cabinet weighs approximately 2080 lbs. May require support steel to be attached to internal building steel and to protrude through wall and brick fascia, to be coordinated with building contractor and owner. Internal steel work by others

display is rear ventilation. This requires spacing of display off of wall. An external skin will be fabricated to hide connections and steelwork. Perforated aluminum used to allow airflow behind cabinet. Solid skin above broke reveal as shown



B | End View
scale: 1/2"=1'-0"



BOA-23506
South building façade of
Subject Property
2.19



BOA-23506
Facing easterly from N. Boston
Ave. down S. Cameron St.
2.20



BOA-23506
Facing westerly from M.L.K. Jr.
Blvd. down E. Cameron St.
2.21



BOA-23506
Facing southerly across Cameron St.
from Subject Property

2.22



BOA-23506
M.L.K. Jr. Blvd.
Facing northerly

2.23



BOA-23506
South and east building façades of
Subject Property
2.24



BOA-23506
South elevation with proposed
wall sign
2.25



TULSA CITY BOARD OF ADJUSTMENT
CASE NO. 23506
OFFICIAL RECORD EXHIBIT
ENTERED IN THE 3/14/23
MINUTES OF THE TULSA CITY BOARD
OF ADJUSTMENT