



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23576

Hearing Date: 09/26/2023 1:00 PM

Case Report Prepared by:

Austin Chapman

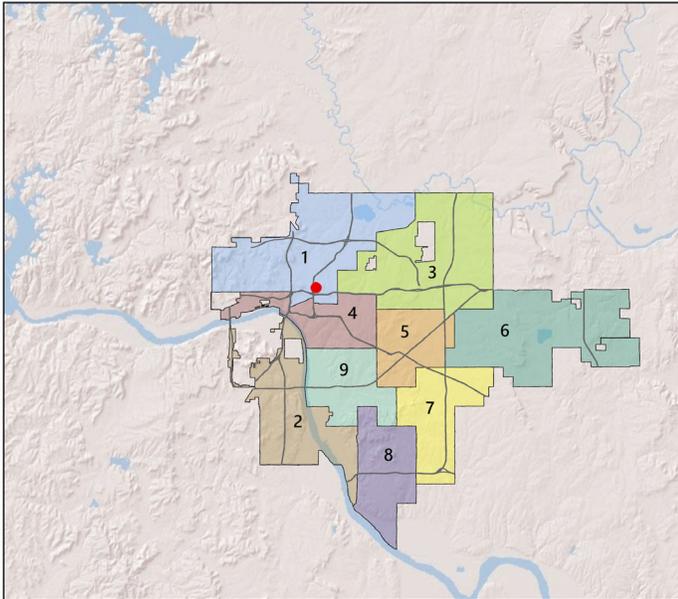
Owner and Applicant Information:

Applicant: Little Gurus Steam Academy

Property Owner: 1020 North Peoria LLC

Action Requested: Special Exception to permit a sign in the right-of-way or planned right-of-way (60.020-E)

Location Map:



Additional Information:

Present Use: Commercial

Tract Size: 0.16 acres

Location: 1020 N. Peoria Ave.

Present Zoning: CH



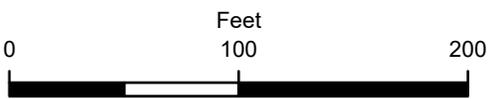
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N OWASSO AVE

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N PEORIA AVE

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BOA-23576

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

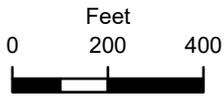
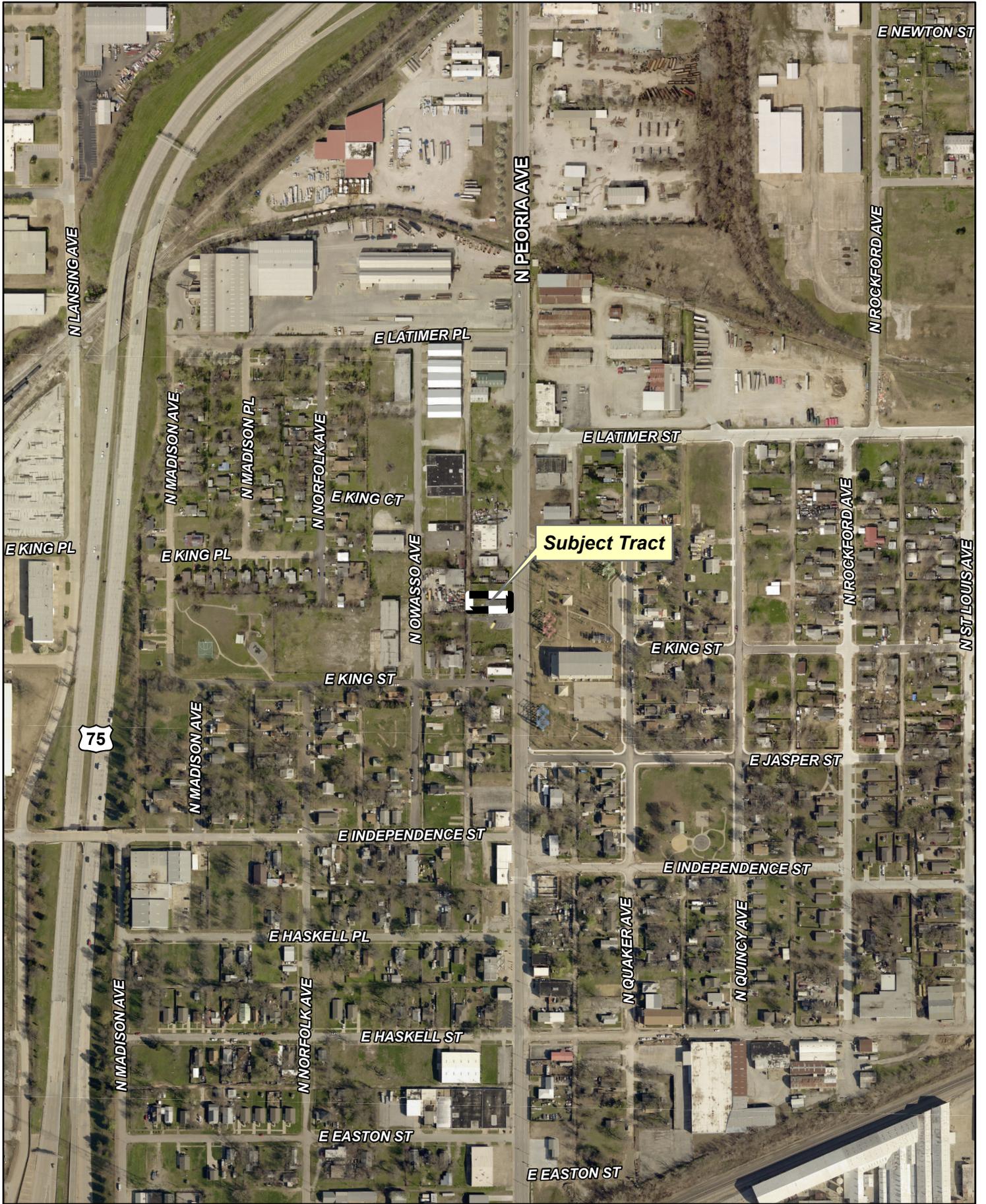
Subject Tract



Aerial Photo Date: 2021



11.2



 Subject Tract

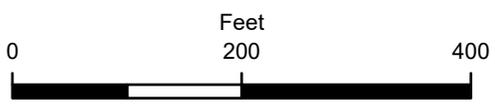
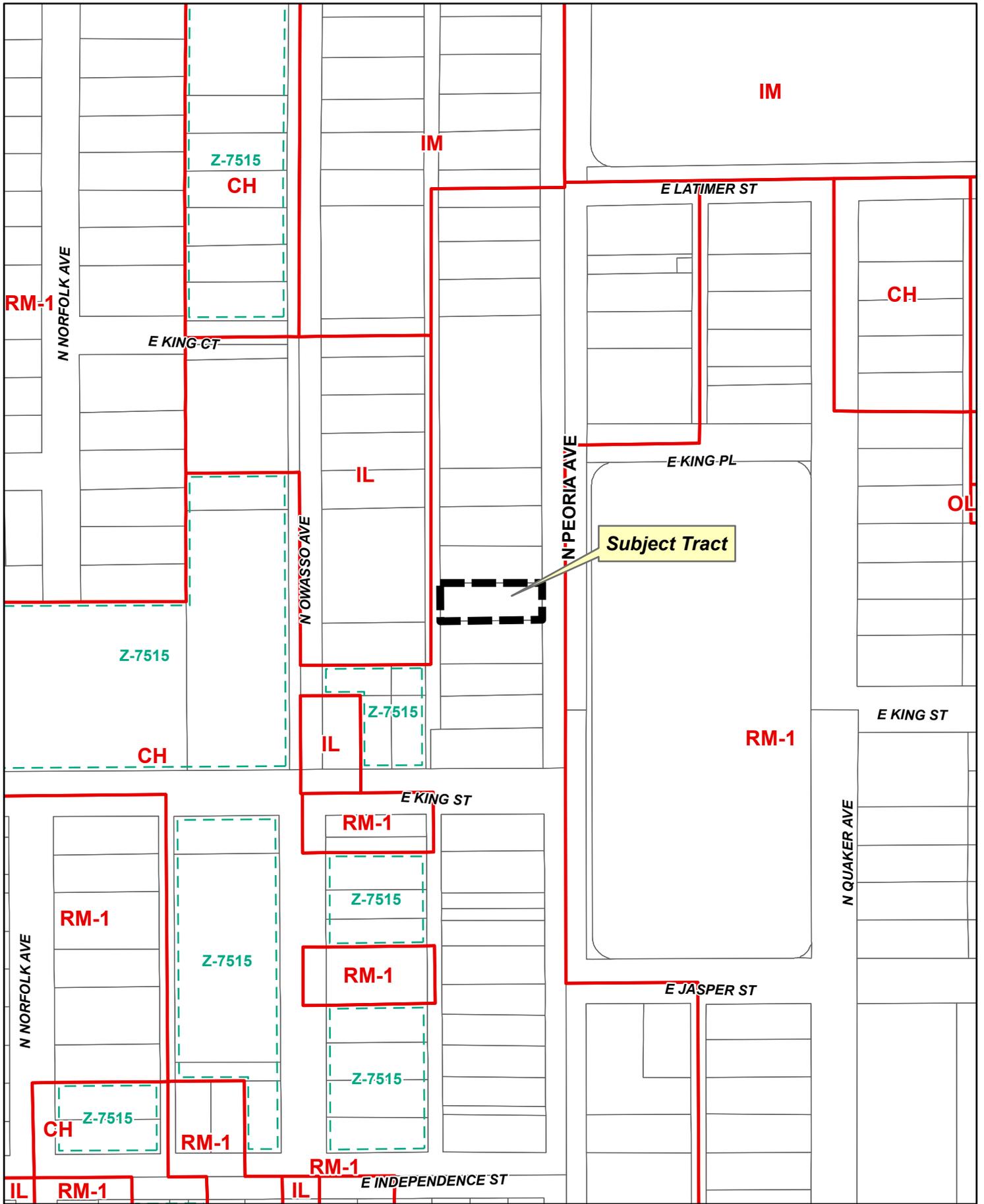
BOA-23576

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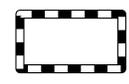
Aerial Photo Date: 2021



11.3

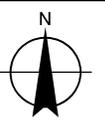


BOA-23576



Subject
Tract

11.4



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 158
CD: 1

Case Number: **BOA-23576**

HEARING DATE: 09/26/2023 1:00 PM

APPLICANT: Little Gurus Steam Academy

ACTION REQUESTED: Special Exception to permit a sign in the right-of-way or planned right-of-way (60.020-E)

LOCATION: 1020 N PEORIA AV E

ZONED: CH

PRESENT USE: Commercial

TRACT SIZE: 6751.83 SQ FT

LEGAL DESCRIPTION: LT 27, BULLETTE SECOND ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa Comprehensive Plan designate the Property as "Multiple Use":

Multiple Use areas are "Mostly Commercial or Retail Uses" which include restaurants, shops, services, and smaller format employment uses. This land use designation is most common in areas of the city from earlier development patterns, with Local Centers being more commonplace in newer parts of the city. For single properties that are commercial but surrounded by Neighborhood, Multiple Use is the preferred designation.

STAFF ANALYSIS: The applicant is requesting a Special Exception to permit a sign in the right-of-way or planned right-of-way (60.020-E)

60.020-E Signs located in or that project into the right-of-way or planned right-of-way of a public street, unless a special exception has been approved by the board of adjustment in accordance with the procedures of [Section 70.120](#) and a license has been granted by the city in the case of the right-of-way or a removal agreement has been entered into in the case of the planned right-of-way. (Title 11 § 1400 and following of the Tulsa Revised Ordinances grants a license for certain signs located in the "Central Business District" as therein defined).

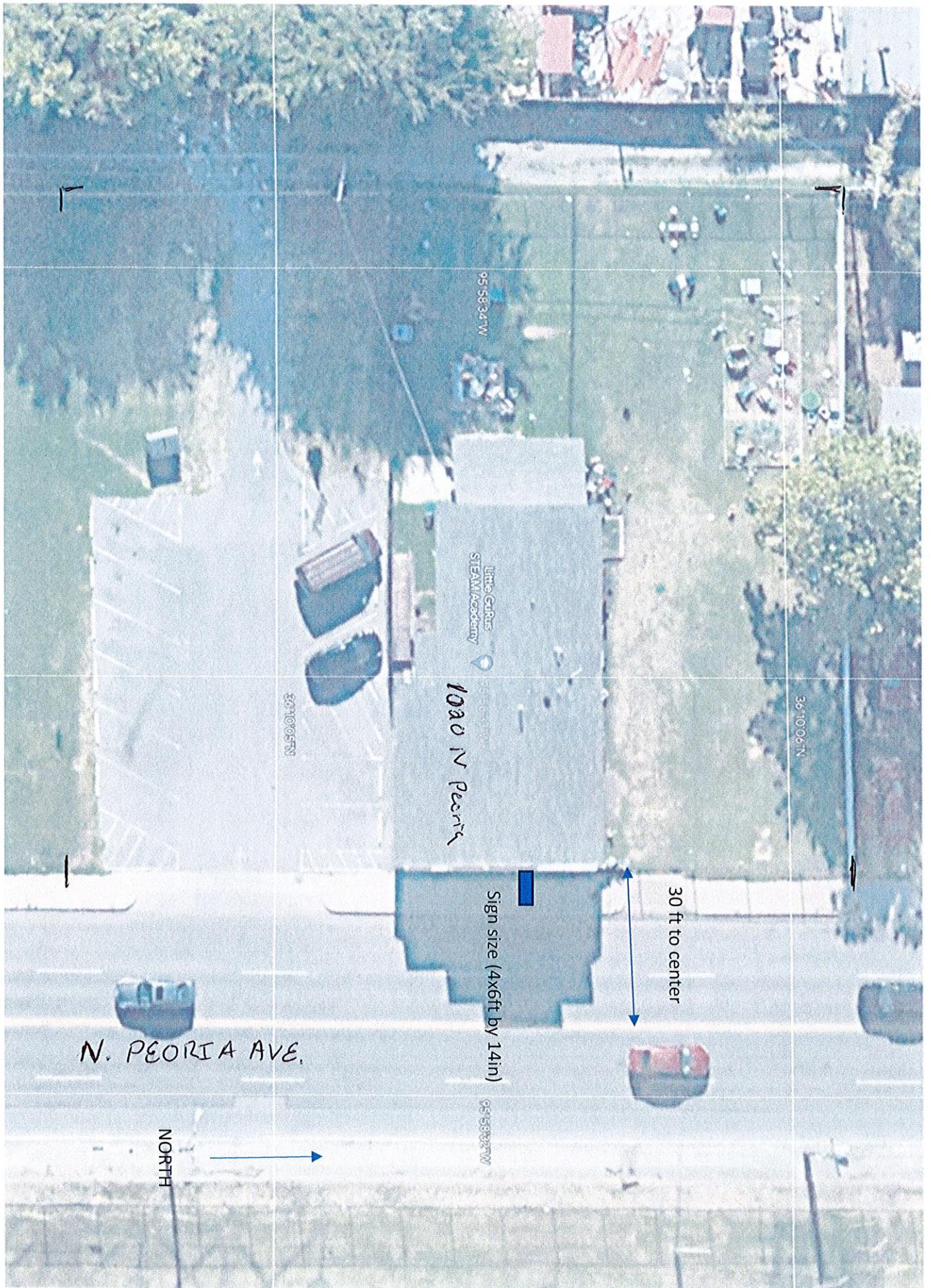
Applicant is seeking to allow a sign to project 6-feet from the current building over the sidewalk. The existing building is inside the planned right-of-way. North Peoria Ave. is designated an Urban Arterial which calls for 70-feet of right-of-way or 35-feet West from the center of N. Peoria Ave. Currently there is only 30-feet of right-of-way dedicated from the center of the street.

SAMPLE MOTION:

Move to _____ (approve/deny) a Special Exception to permit a sign in the right-of-way or planned right-of-way (60.020-E)

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

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





Subject Property