



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23580

Hearing Date: 10/24/2023 1:00 PM

Case Report Prepared by:

Sean Wallace

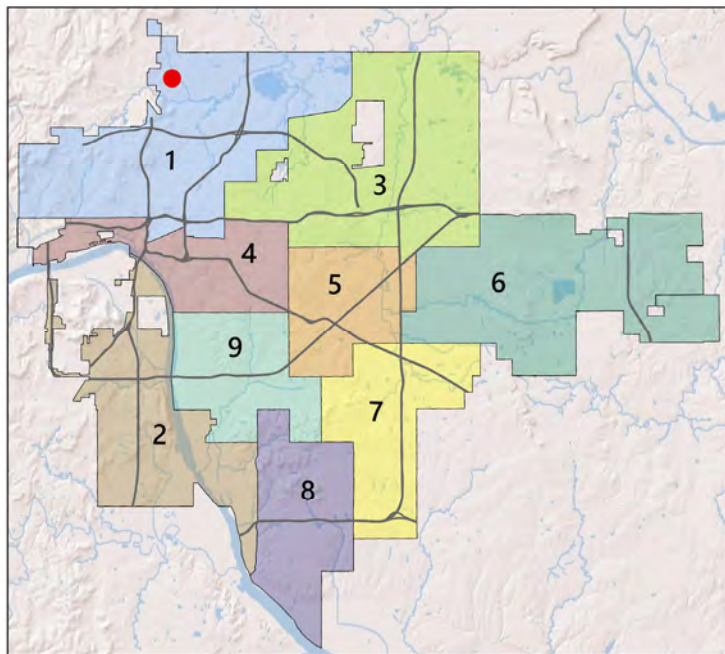
Owner and Applicant Information:

Applicant: Ryan Neurohr

Property Owner: Independent School District 1

Action Requested: Special Exception to permit a Dynamic Display sign in a Residential District containing a School Use (Sec. 60.050-B.2.c) Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

Location Map:



Additional Information:

Present Use: School

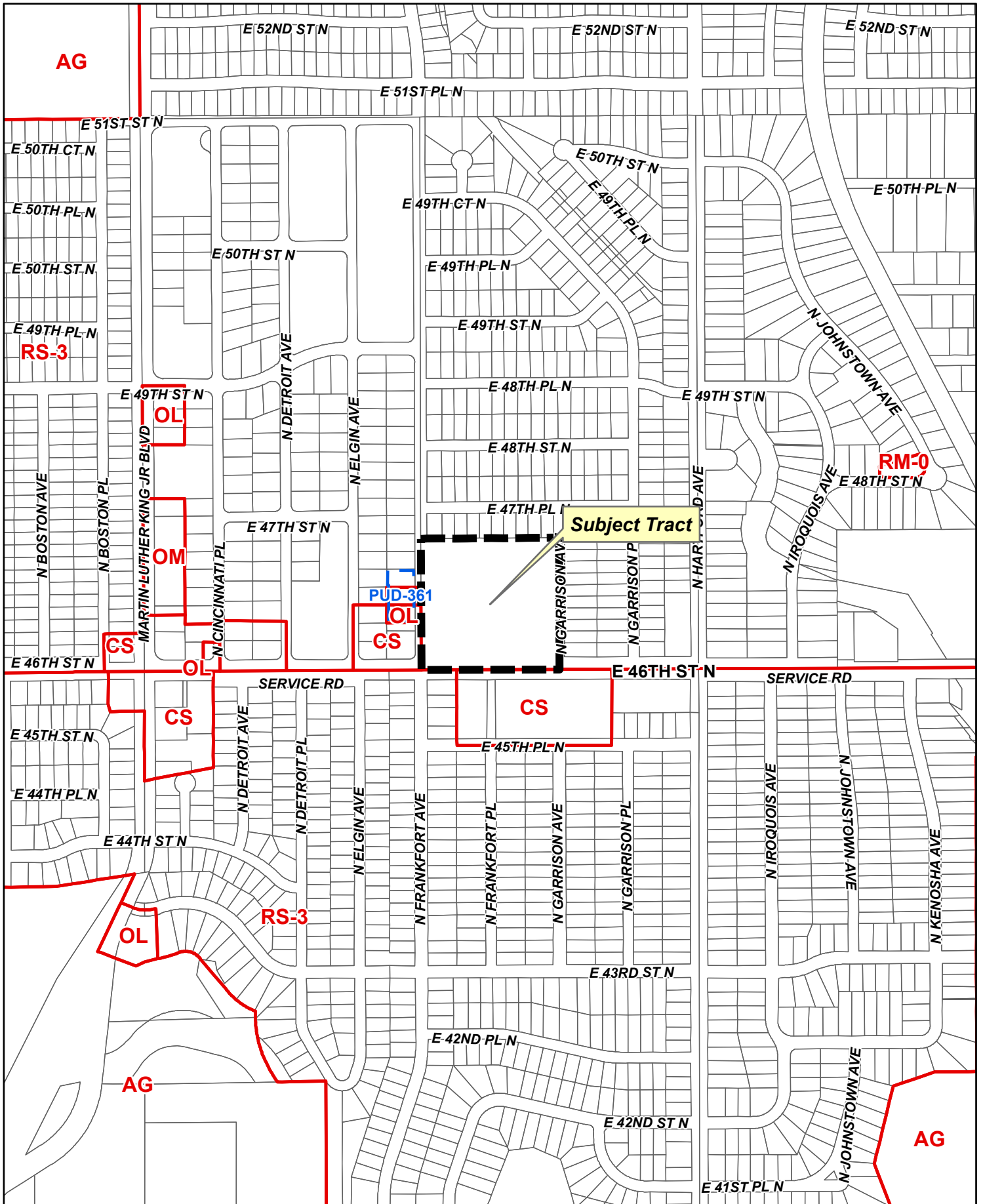
Tract Size: 10 acres

Location: 525 E. 46th St. N

Present Zoning: RS-3

Case History:

10/10/23: First appearance on agenda, Board continued item until the next hearing to correct a noticing issue.



AG

RS-3

OL

OM

CS

OL

CS

PUD-361

OL

CS

Subject Tract

CS

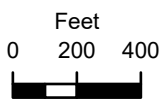
RM-0

OL

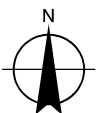
RS-3

AG

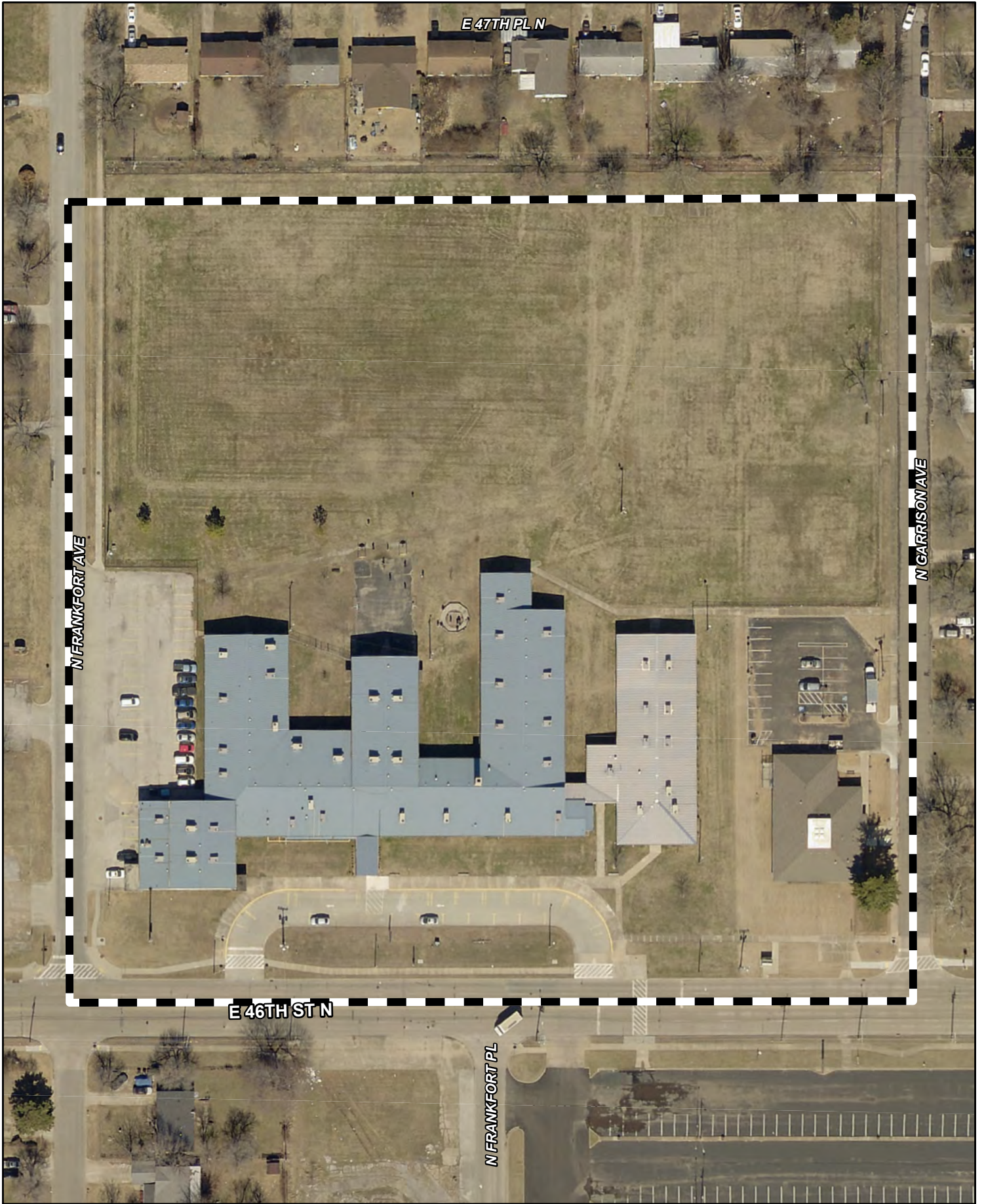
AG



BOA-23580



2.2



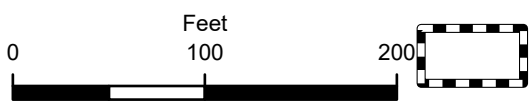
N FRANKFORT AVE

E 47TH PL N

N GARRISON AVE

E 46TH ST N

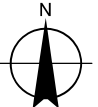
N FRANKFORT PL



Subject Tract **BOA-23580**

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

Aerial Photo Date: 2021



2.4

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 138

Case Number: BOA-23580

CD: 1

HEARING DATE: 10/24/2023 1:00 PM

APPLICANT: Ryan Neurohr

ACTION REQUESTED: Special Exception to permit a Dynamic Display sign in a Residential District containing a School Use (Sec. 60.050-B.2.c) Special Exception to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

LOCATION: 525 E. 46th St. N

ZONED: RS-3

PRESENT USE: School

TRACT SIZE: 435601.78 SQ FT

LEGAL DESCRIPTION: SW SE SW SEC 12 20 12, SUBURBAN ACRES THIRD ADDN, FAIRHILL 2ND ADDN CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS:

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

Neighborhoods are "Mostly Residential Uses" which includes detached, missing middle, and multi-dwelling unit housing types. Churches, schools, and other low-intensity uses that support residents' daily needs are often acceptable, particularly for properties abutting Multiple Use, Local Center, or Regional Center land use areas. Multi-dwelling unit housing that takes access off an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off a lower-order street separated from the arterial, then it would be considered Neighborhood.

STAFF ANALYSIS:

The applicant is requesting Special Exceptions to permit a Dynamic Display sign in a Residential District and within 200-feet of Residentially Zoned Lots.

Included in your packet are the standards for Sec. 60.050 and 60.100 for Dynamic Display signs.

SAMPLE MOTION:

Move to _____ (approve/deny) a **Special Exception** to to permit a Dynamic Display sign in an Residential District containing a School Use (Sec. 60.050-B.2.c) and a **Special Exception** to permit a dynamic display sign within 200-feet of Residentially Zoned Lots (Sec. 60.100-F)

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.

Wall Signs

Nonresidential uses in R, AG, and AG-R districts are allowed a maximum of one wall sign per public building entrance. No individual wall sign may exceed 32 square feet in area. In buildings with multiple public building entrances, the sign area of all wall signs may not exceed 32 square feet in the aggregate.

Freestanding Signs

Nonresidential uses in R, AG, and AG-R districts are allowed a maximum of one freestanding sign per street frontage. Allowed freestanding signs are subject to a maximum height limit of 20 feet and 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 square feet in area. The maximum sign area calculation must be based on the street frontage to which the sign is oriented.

Dynamic Displays

Dynamic displays are prohibited in R, AG, and AG-R districts except that on a lot occupied by an allowed public, civic or institutional use, the board of adjustment is authorized to approve a special exception for the allowed wall sign or the allowed freestanding sign to include a dynamic display.

- (1) The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage.
- (2) The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign.
- (3) Dynamic displays in R, AG, and AG-R districts may operate only between the hours of 7:00 a.m. and 9:00 p.m. unless otherwise expressly approved through the special exception process.
- (4) Dynamic displays are subject to the dynamic display regulations of [Section 60.100](#).

Section 60.060 Signs in Office Zoning Districts

60.060-A Applicability

The regulations of this section apply to signs in all office zoning districts. See also the general regulations of [Section 60.040](#).

60.060-B Signs Allowed

1. In addition to any sign exceptions allowed pursuant to [Section 60.030](#), and any development identification sign allowed pursuant to [§60.060-B2](#), lots in office zoning districts are allowed a maximum of one on-premise sign per street frontage. The allowed on-premise sign may be a wall sign, a projecting sign or a freestanding sign. Roof signs and off-premise outdoor advertising signs are prohibited in office districts.

2. Nonresidential development areas are subject to the sign regulations that apply to CS districts.

Section 60.100 **Dynamic Displays**

The supplemental regulations of this section apply to all signs with dynamic displays. Except as otherwise expressly stated, these regulations apply whether incorporated into off-premise outdoor advertising signs or on-premise signs that are allowed to include a dynamic display.

- 60.100-A** The images and messages displayed on a dynamic display must have a minimum dwell time of at least 8 seconds and may not contain any movement, animation, audio, video, pyrotechnics or other special effects.
- 60.100-B** The transition or change from one message to another must occur in one second or less and involve no animation or special effects.
- 60.100-C** The images and messages displayed must be complete in and of themselves within the required dwell time.
- 60.100-D** Dynamic displays may not be located within 50 feet of the driving surface of a signalized intersection, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the intersection.
- 60.100-E** Dynamic displays may not be located within or within 20 feet of the driving surface of a street, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the street curb or edge of the traveled roadway marked or understood as such.
- 60.100-F** Dynamic displays may not be located within 200 feet of any of the following: (1) an R or AG-R district (other than street, highway or freeway right-of-way); (2) a residential development area. This separation distance does not apply if the dynamic display is not visible from the referenced district, area or lot, and the requirements may be modified in R, AG, and AG-R districts if approved through the special exception process. Required separation distances must be measured horizontally in a straight line from the nearest point on a sign structure to the nearest point of an R or AG-R district or residential development area boundary.
- 60.100-G** Dynamic displays must be equipped with a default mechanism that freezes the display in one position or presents a static or blank display if a malfunction occurs.
- 60.100-H** Dynamic displays must be equipped with a light detector/photocell that automatically adjusts the display's brightness according to natural ambient light conditions.
- 60.100-I** The maximum brightness level of a dynamic display may not exceed 6,500 nits (candelas per square meter) during daylight hours or 500 nits between 30 minutes after sunset and 30 minutes before sunrise, as those times are determined by the National Weather Service (Actual Time). Brightness must be measured from the brightest element of the sign's face.
- 60.100-J** Any off-premise outdoor advertising sign that includes a dynamic display that was lawfully established before January 1, 2010, must be separated by a minimum distance of 1,200 feet from any other off-premise outdoor advertising sign that includes a dynamic display. This spacing limitation does not apply between signs

separated by a freeway. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground.

- 60.100-K** Except as provided in [60.100-J](#), any off-premise outdoor advertising sign that includes a dynamic display and that was approved by a permit issued on or after January 1, 2009, must be separated by a minimum distance of 1,200 feet from any other off-premise outdoor advertising sign that includes a dynamic display facing the same traveled way. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground.

Section 60.110 Administration

- 60.110-A** Any person proposing to erect any sign requiring a sign permit must submit a sign permit application to the development administrator. Applications for such permit must be accompanied by detailed plans, including scaled drawings of the proposed sign, a detailed site plan and other information deemed necessary by the development administrator to determine compliance with applicable regulations.
- 60.110-B** Sign permit fees must be paid prior to the issuance of a sign permit.
- 60.110-C** If the work associated with a sign permit has not been completed within 180 days of the date of the issuance of the permit, such permit will lapse and become null and void.

Section 60.120 Nonconforming Signs

See [Section 80.060](#).

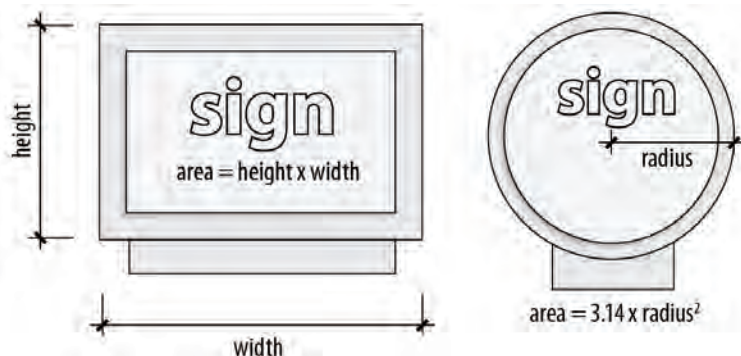
Section 60.130 Rules of Measurement

60.130-A Sign Area

1. Signs Enclosed in Frames or Cabinets

The area of a sign enclosed in a frame or cabinet is determined based on the outer dimensions of the frame or cabinet surrounding the sign face (see [Figure 60-2](#)).

Figure 60-2: Sign Area Measurement (Signs in Cabinets or Frames)



2. Channel (individual) Letter Signs

- a. The area of a sign comprised of individual letters or elements attached to a building wall is determined by calculating the area of the smallest

Files

Site Plan

Supported: .pdf

File



North Star Academy Overhead Site Plan with dimensions - 8-1-2023_v1.pdf

Version

1

Resubmit Instructions

Danny Whiteman:

Markups

Text

Added By

Page

Section 60.050-B.2.c Signs in R and AG Zoning Districts: Dynamic displays are prohibited in R districts and AG districts except that on a lot occupied by an allowed public, civic or institutional use, the board of adjustment is authorized to approve a special exception for the allowed wall sign or the allowed freestanding sign to include a dynamic display. (1) The allowed dynamic display component may not exceed 32 square feet in area, and no more than one (wall or freestanding) dynamic display is allowed per street frontage. (2) The sign area allowed for a dynamic display is not in addition to the maximum sign area allowed for a wall or freestanding sign, but rather is counted as part of the maximum area of a wall or freestanding sign. (3) Dynamic displays in R districts and in AG districts may operate only between the hours of 7:00 a.m. and 9:00 p.m. unless otherwise expressly approved through the special exception process. (4) Dynamic displays are subject to the dynamic display regulations of Section 60.100. Review comments: The proposed freestanding sign with a dynamic display is located in a RS-3 zoning district and requires a special exception from the BOA prior to issuance of a sign permit.

DWhiteman

1

Next

2 Reviews

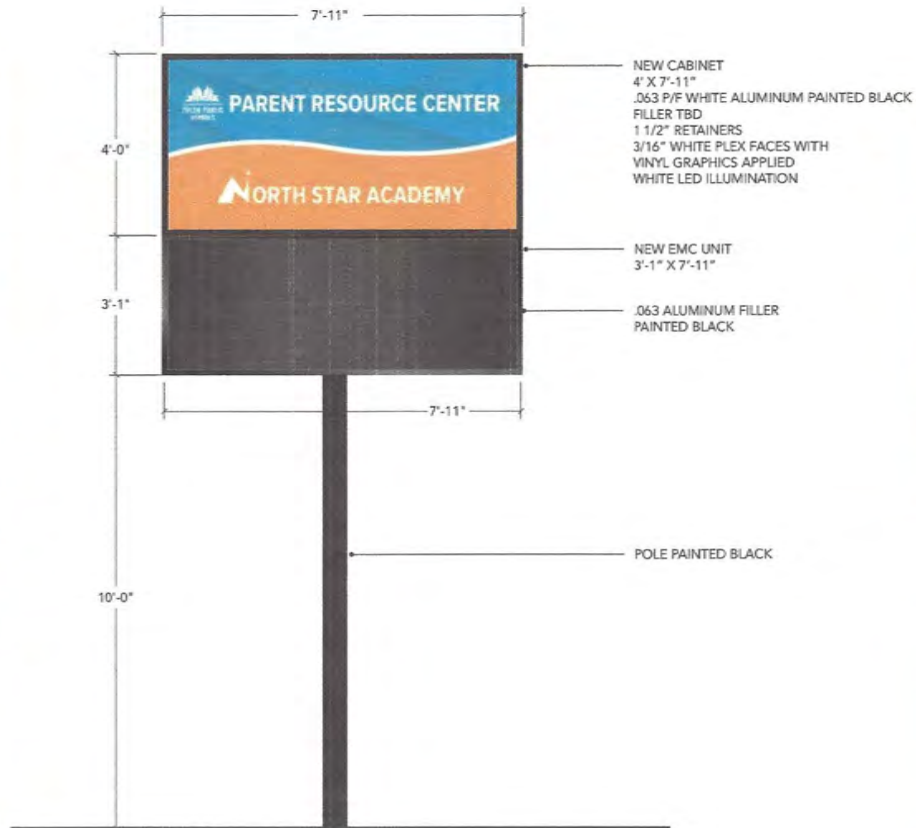
3 Resubmit



North Star Academy
525 E 46th Street North
Tulsa, Ok 74126



Existing Condition



A ELEVATION
SCALE: 3/16" = 1'-0"
D/F ILLUMINATED



Proposed

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APPROVED AS SHOWN APPROVED AS NOTED

X
CLIENT NAME _____
DATE _____

PROJECT/CLIENT NAME:
NORTH STAR ACADEMY

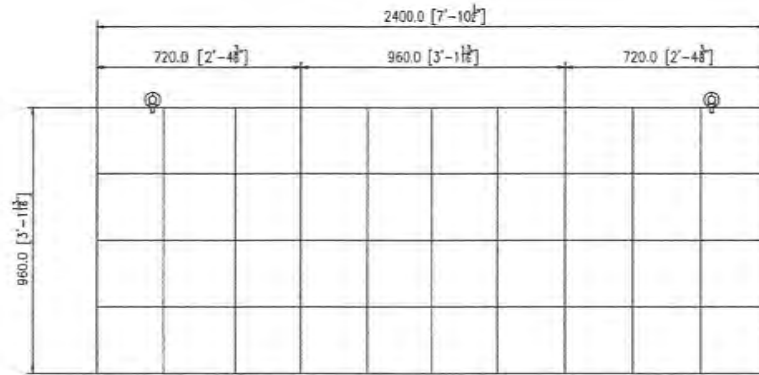
LOCATION:
525 E 46TH ST N
TULSA, OK 74126
ACCOUNT EXECUTIVE:
RYAN NEUROHR

DESIGNER:
BILL SAMPLE
DATE OF ORIGINAL DWG:
JULY 13, 2023

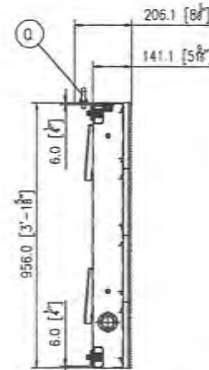
REVISION HISTORY:

SIGN TYPE/DESCRIPTION:
D/F ILLUMINATED

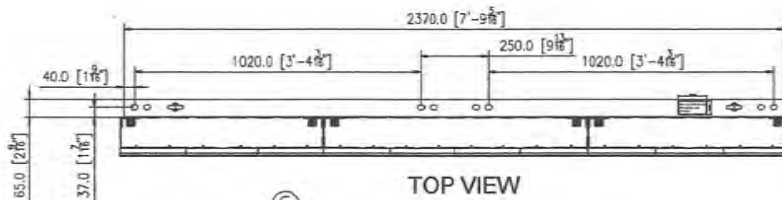
SHEET NAME:
ST-1.0



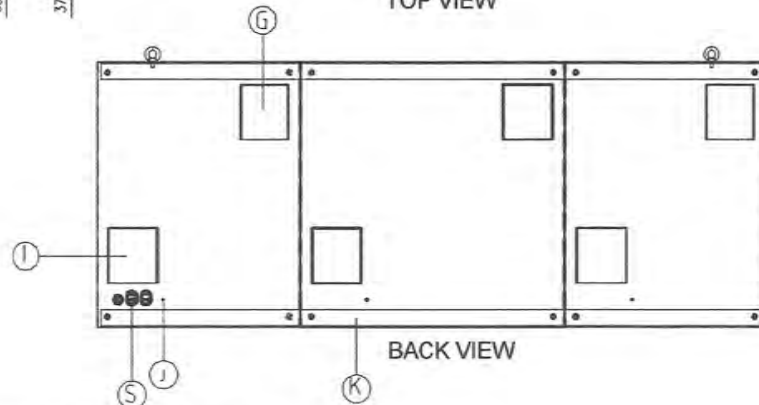
FRONT VIEW



SIDE VIEW



TOP VIEW



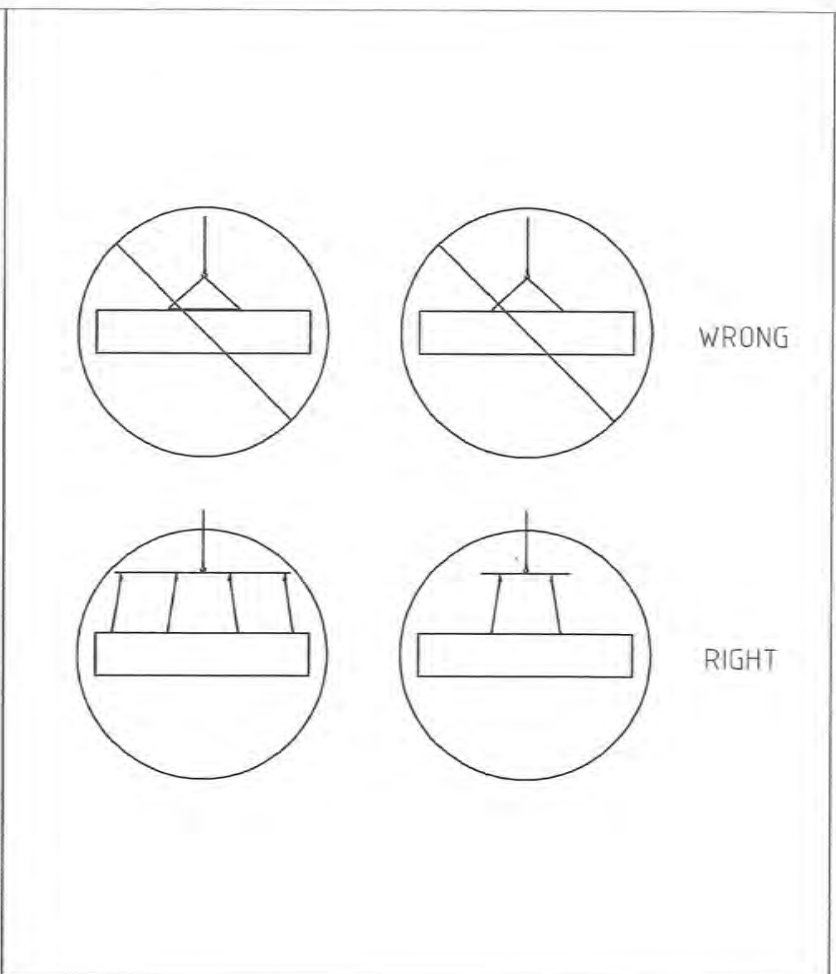
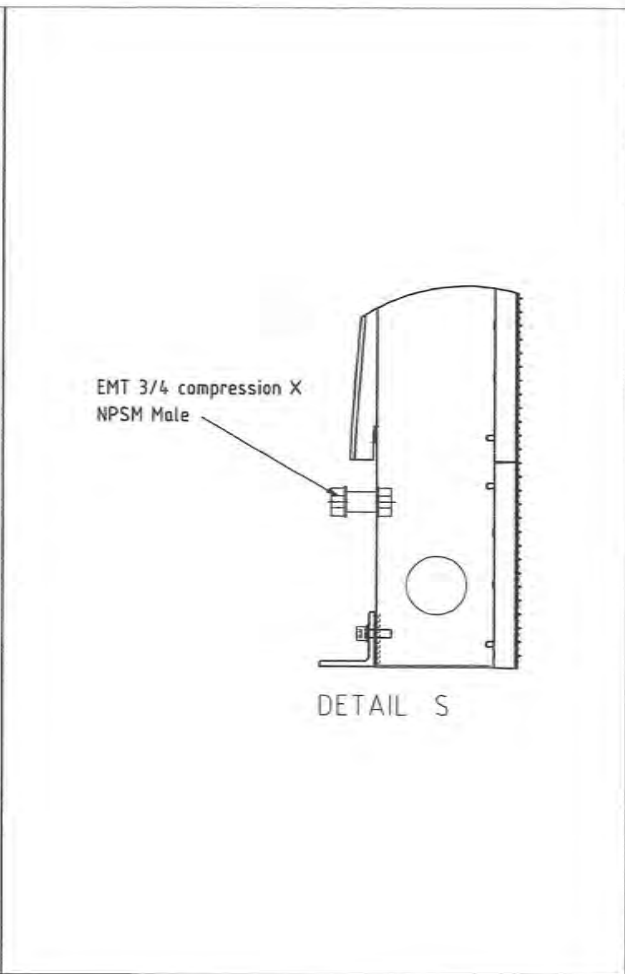
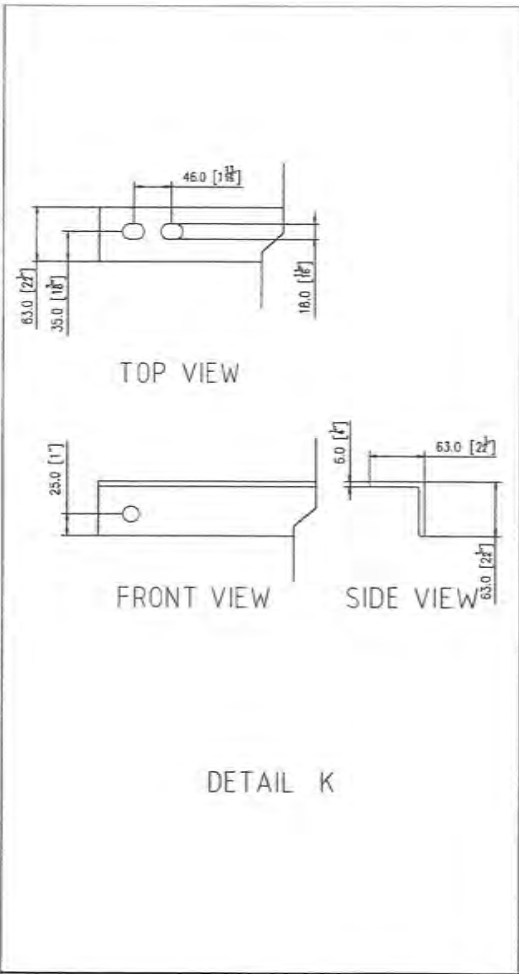
BACK VIEW

K	ANGLE IRON-SEE DETAIL K
Q	EYEBOLT-SEE DETAIL Q
S	STRAIGHT CONDUIT-SEE DETAIL S
J	GROUND LUG
I	VENTILATION INTAKE
G	VENTILATION EXHAUST

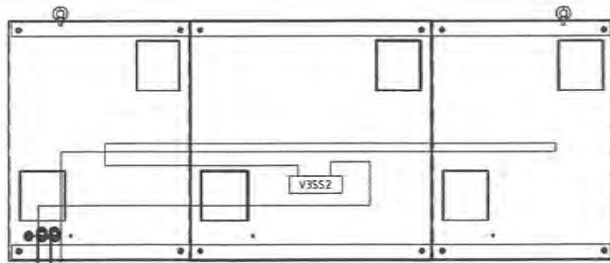
NOTES:
 MATERIAL: 5052
 FINISHING: MATT PLASTIC SPRAY, BLK
 SPECS: 60x150 1R1G1B
 PITCH: 16mm
 WEIGHT:294 lbs/FACE

Note:
 Positions and dimensions of the vents in this drawing are for reference only.
 For accurate drawing, please request production drawing from Optec.

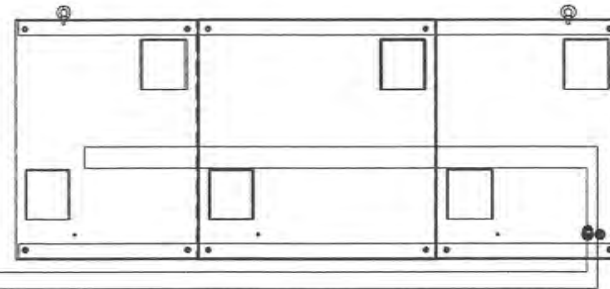
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DATE		UNITS		MM ENG/51
PAGE		REVISION		



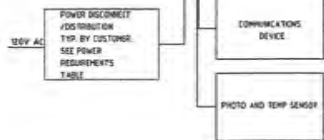
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DESIGNED BY		SCALE/SHEET SIZE		1:1
DRAWN BY		TOLERANCE		±1/4"
DATE		UNITS		MM (INCHES)
PAGE		REVISION		



PRIMARY BACK VIEW



SECONDARY BACK VIEW



Total Power Required: 1080 Watt/Face
 Avg. Operating Power: 360 Watt/Face

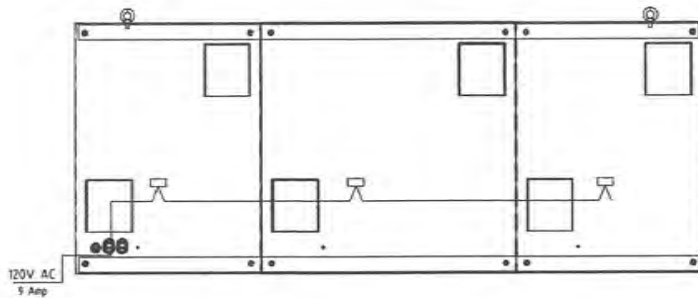
# of Circuits	Max Power Load Per Single Face			
	120 VOLT Each Circuit		240 VOLT Each Circuit	
	WATTS	AMPS	WATTS	AMPS
Primary	1	1080	9	
Secondary	1	1080	9	

Total number of circuits per face: 1
 INPUT VOLTAGE FOR DISPLAY MUST BE SPECIFIED AT TIME OF ORDER

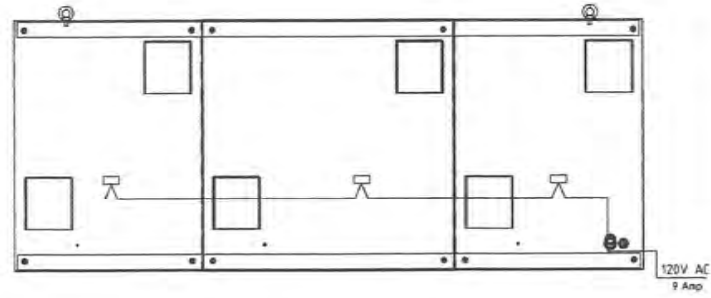
**Electrical must be installed in accordance with the requirements of National Electrical Codes or local codes.

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 COPYRIGHT OPTEC DISPLAYS, INC. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED.				
DISPLAY MODEL		2021-001191-001-000-000-000-000-00-02		
DRAWING NUMBER		2021-001191-001-000-000-000-00-02		
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DRAWN BY	TOLERANCE		±1/4"	
DATE	2021/05/12	UNITS	MM (INCHES)	
PAGE	REVISION			

AC wiring Diagram



PRIMARY BACK VIEW



SECONDARY BACK VIEW

Total Power Required: 1080 Watt/Face
Avg. Operating Power: 360 Watt/Face

# of Circuits	Max Power Load Per Single Face				
	120 VOLT Each Circuit		240 VOLT Each Circuit		
	WATTS	AMPS	WATTS	AMPS	
Primary	1	1080	9		
Secondary	1	1080	9		

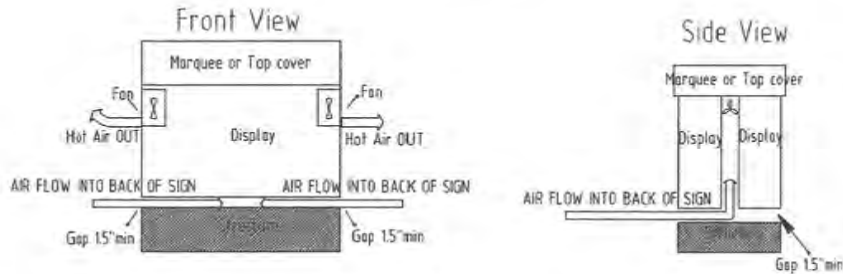
Total number of circuits per face 1
INPUT VOLTAGE FOR DISPLAY MUST BE SPECIFIED AT TIME OF ORDER

**Electrical must be installed in accordance with the requirements of National Electrical Codes or local codes.

REV.	DATE	DESCRIPTION	BY	APPR
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DRAWN BY	TOLERANCE		±1/4"	
DATE	2021/09/02	UNITS	MM BNCHS1	
PAGE		REVISION		

Air Ventilation Requirements (Force Air):
 FAN CFM = 3.19 x Total Watts/20

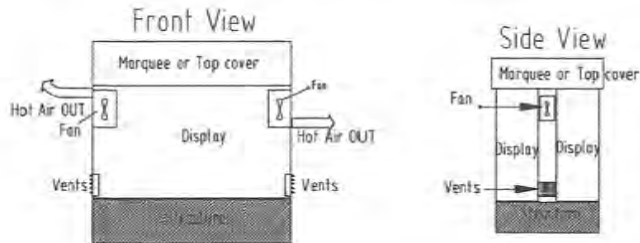
Forced Air Circulation



DO

- DO Provide Sufficient Vents to allow outside air into a skinned/closed structure
- DO Provide Fans if necessary to push Hot Air out of closed Structures
- DO Maintain minimum of 1.5 inch clearance at bottom of enclosed sign
- DO Maintain Temperature inside sign between -22 to +130 Degrees F
- DO Keep Temperatures below 110 Degrees F inside cabinet
- DO Provide Axial Air Fans if Air Flow Restricted inside Frame/Structure
- DO Provide Thermal Switches to turn on Fans at 90-105 degrees F

Forced Air Circulation



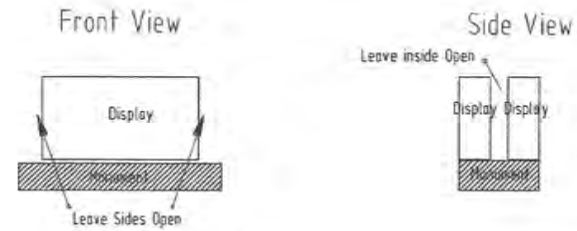
DON'T

- DON'T Block Cabinet Vents at back of Display
- DON'T Place cabinet against a wall without back side of cabinet open to outside air
- DON'T Allow Heat to Rise above 110 Degrees F inside cabinet
- DON'T Mount an ID Sign/Marquee Cover above or below the Optec LED Sign without 1.5" clearance needed for ventilation

NOTE: THE WARRANTY DOES NOT COVER DAMAGES CAUSED BY IMPROPER VENTILATION

AIR Ventilation Requirements (Natural Convection):

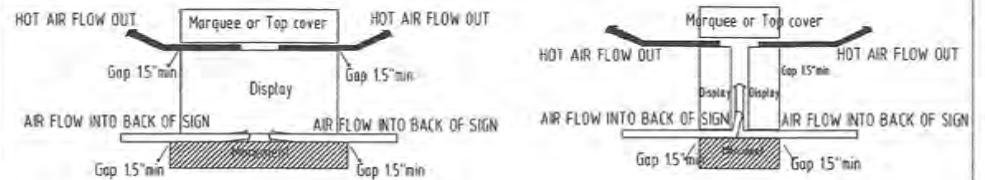
Natural Convection



DO

- DO Provide Outside Air TO Reach Cabinet Air input Vents
- DO Maintain Temperature inside sign -22 to +130 Degrees F
- DO Provide Sufficient Venting For Natural Convection if Skinned
- DO inspect Vents Periodically to Ensure they are Clear/Open
- DO Keep inside cabinet temperature below 110 degrees F
- DO Maintain clearance above and below cabinet a min of 1.5"

Natural Convection II



DON'T

- DON'T Block Cabinet Air Vents in back of Display
- DON'T Allow Temperature to Rise Above 110 degrees F

NOTE: THE WARRANTY DOES NOT COVER DAMAGES CAUSED BY IMPROPER VENTILATION

REV	DATE	DESCRIPTION	BY	APPR
		COPYRIGHT OPTEC DISPLAYS, INC. ALL RIGHTS RESERVED. UNAUTHORIZED REPRODUCTION AND DISTRIBUTION PROHIBITED		
DISPLAY MODEL				
DRAWING NUMBER		2021-00755-01-000-000-0100-00-0000-01-V2		
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DATE		UNITS		MM (INCHES)
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