



CITY OF Tulsa

Board of Adjustment

Case Number: BOA-23587

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

Case Report Prepared by:

Dylan Siers

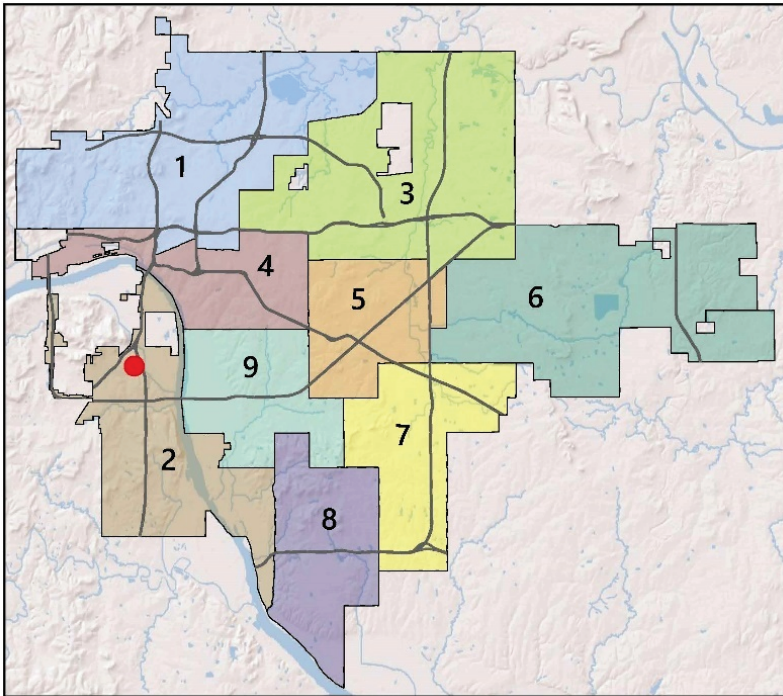
Owner and Applicant Information:

Applicant: Roy McManus

Property Owner: TRINITY BAPTIST CHURCH

Action Requested: Special Exception to permit a Dynamic Display sign in a residential district containing a church Use (Sec. 60.050-B.2.c) and to permit a dynamic display sign within 200-feet of residentially zoned Lots (Sec. 60.100-F);

Location Map:



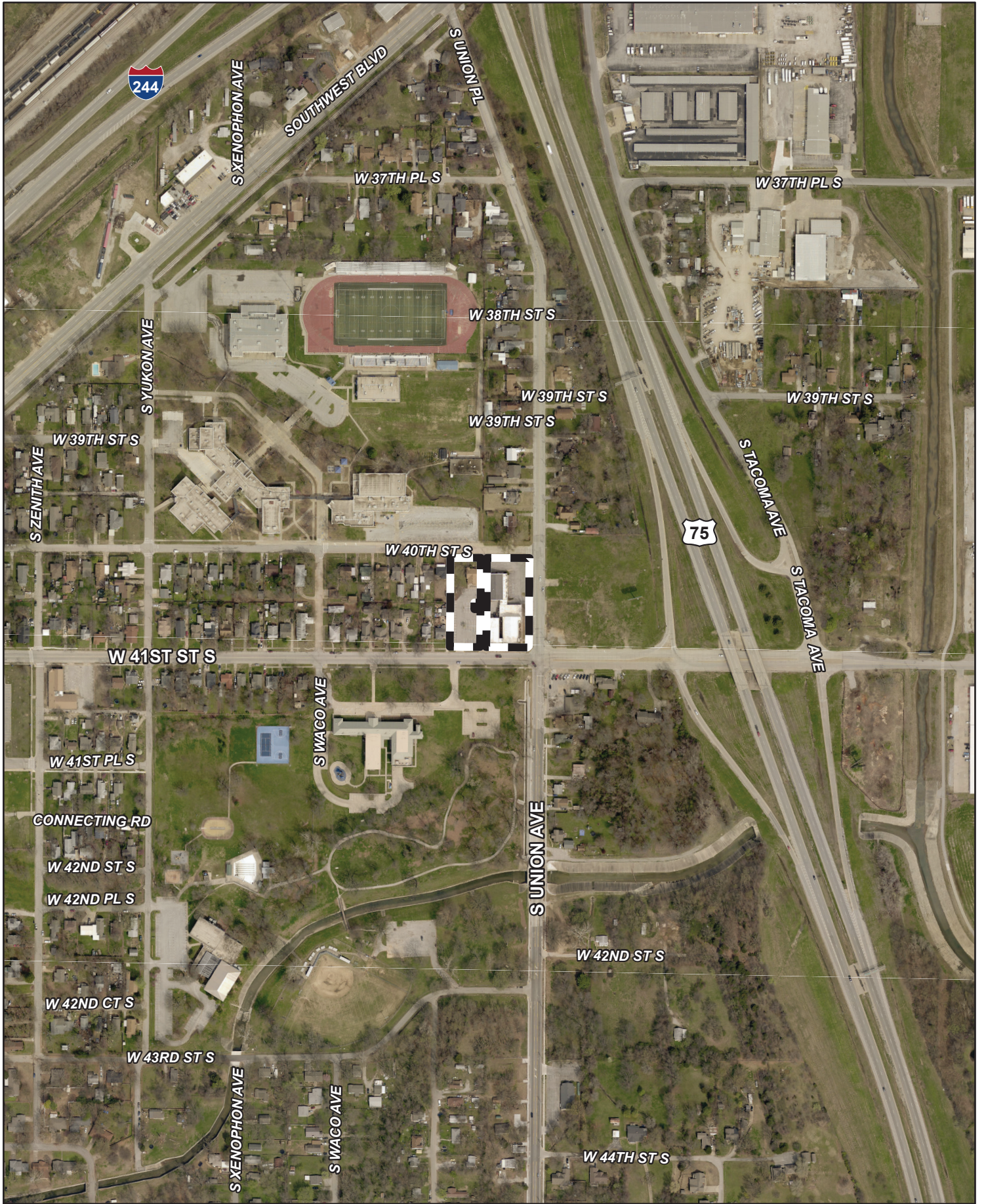
Additional Information:

Present Use: Church

Tract Size: 1.62 acres

Location: 1703 W. 41 St. S.

Present Zoning: RS-3




 Subject Tract

BOA-23587 Note: Graphic overlays may not precisely align with physical features on the ground.

0 300 600 1,200 Feet

Aerial Photo Date: 2021


7.2



W 40TH ST S

S UNION AVE

W 41ST ST S



Subject Tract

BOA-23587

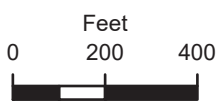
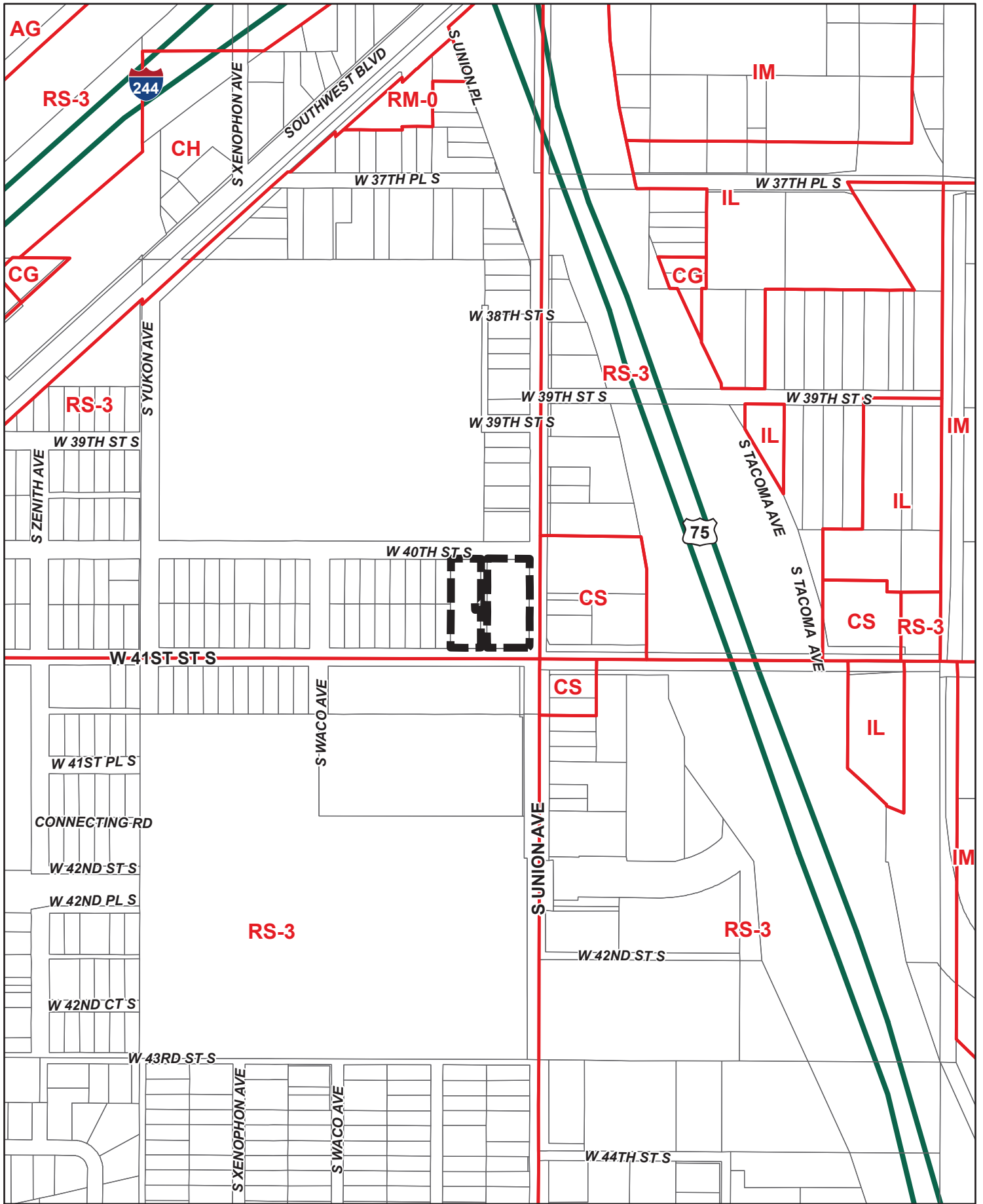
Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: 2021



0 40 80 Feet

7.3



BOA-23587



**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9222

Case Number: BOA-2358

CD: 2

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

APPLICANT: Roy McManus

ACTION REQUESTED: Special Exception to permit a Dynamic Display sign in a residential district containing a church Use (Sec. 60.050-B.2.c) and to permit a dynamic display sign within 200-feet of residentially zoned Lots (Sec. 60.100-F);

LOCATION: 1703 W. 41 St. S

ZONED: RS-3

PRESENT USE: Church

TRACT SIZE: 70400.31 SQ FT

LEGAL DESCRIPTION: LTS 1 THROUGH 8 & 25 - 26 LESS BEG NEC LT 26 TH W20 S20 E20 N20 POB BLK 6, CLINTON HOMESITES CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

RELEVANT PREVIOUS ACTIONS: None.

RELATIONSHIP TO THE COMPREHENSIVE PLAN: The Tulsa comprehensive plan identifies the subject property as a "Local Center".

Local Centers serve the daily needs of those in the surrounding neighborhoods. This designation implies that the center generally does not serve an area beyond the nearby neighborhoods. Typical uses include commercial or retail uses that serve the daily needs of nearby residents. In order to introduce a regional trip generator, the entire local center designation should be amended to be Regional Center with significant input from all affected properties and nearby neighborhoods.

STAFF ANALYSIS: Applicant is requesting Special Exception to permit a Dynamic Display sign in a residential district containing a church Use (Sec. 60.050-B.2.c) and to permit a dynamic display sign within 200-feet of residentially zoned Lots (Sec. 60.100-F);

A copy of section 60.050-B and Sec. 60.100 is included in your packet.

SAMPLE MOTION:

Special Exception:

Move to _____ (approve/deny) a Special Exception to permit a Dynamic Display sign in a residential district containing a church Use (Sec. 60.050-B.2.c) and 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.



Subject Property

7/5/23, 2:04 PM

4098 S Union Ave - Google Maps

Google Maps 4098 S Union Ave



Image capture: Aug 2022 © 2023 Google

<https://www.google.com/maps/@36.1045762,-96.0115916,3a,90y,269.32h,78.86t/data=!3m7!1e1!3m5!1s!3gTfmktWeHuLF5gu6R1Ng!2e0!6shttps:%2F%2Fstreetviewpixels-pa.googleapis.com%2Fv1%...> 1/1



Imagery ©2023 Maxar Technologies, Map data ©2023 20 ft

SIGN-154177-2023 (1703 W 41ST ST S Tulsa, OK 74107) Markup Summary #1

Sign Review (2)



Subject: Sign Review
Page Label: 2
Author: DWhiteman
Date: 7/20/2023 12:50:39 PM
Color:

Section 60.110-A, Administration. 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. Review Comments: Please revise the site plan to show the distance from the leading edge of the sign to centerline of Union Ave. The sign should be no closer than 35' to the center of the street to keep it out of the right of way. The sign should still be located at least 20' from the curb since it has a dynamic display.



Subject: Sign Review
Page Label: 2
Author: DWhiteman
Date: 7/20/2023 12:45:44 PM
Color: ■

Section 60.050-B.2, Signs in R and AG Zoning Districts - Nonresidential Uses.

The following regulations apply to all principal nonresidential uses in R districts and AG 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. Please apply to the Board of Adjustment for a special exception for a sign with a dynamic display to be located in an R district.

WSD Comment (1)



Subject: WSD Comment
Page Label: 1
Author: James Henley
Date: 7/17/2023 1:20:03 PM
Color: ■

Revise site plan to show measurements from the centerline of 41st and centerline of Union to the corresponding outside edge of the proposed sign. Minimum setback from both centerlines is 35ft.

