



# CITY OF Tulsa

## Board of Adjustment

**Case Number:** BOA-23597

**Hearing Date:** 11/14/2023 1:00 PM

**Case Report Prepared by:**

Dylan Siers

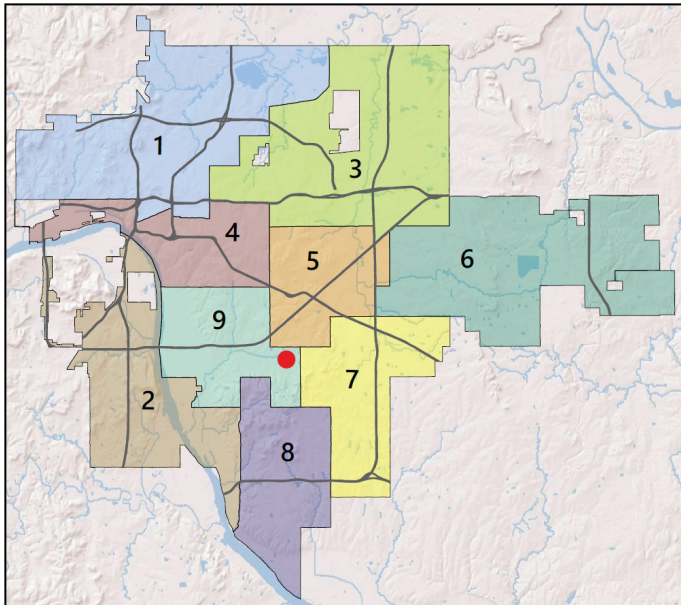
**Owner and Applicant Information:**

**Applicant:** Steven Ryan

**Property Owner:** Independent School District NO 1

**Action Requested:** Variance to increase the permitted sign area of 32 square feet for a wall sign in the residential district (Sec. 60.050-B.2)

**Location Map:**



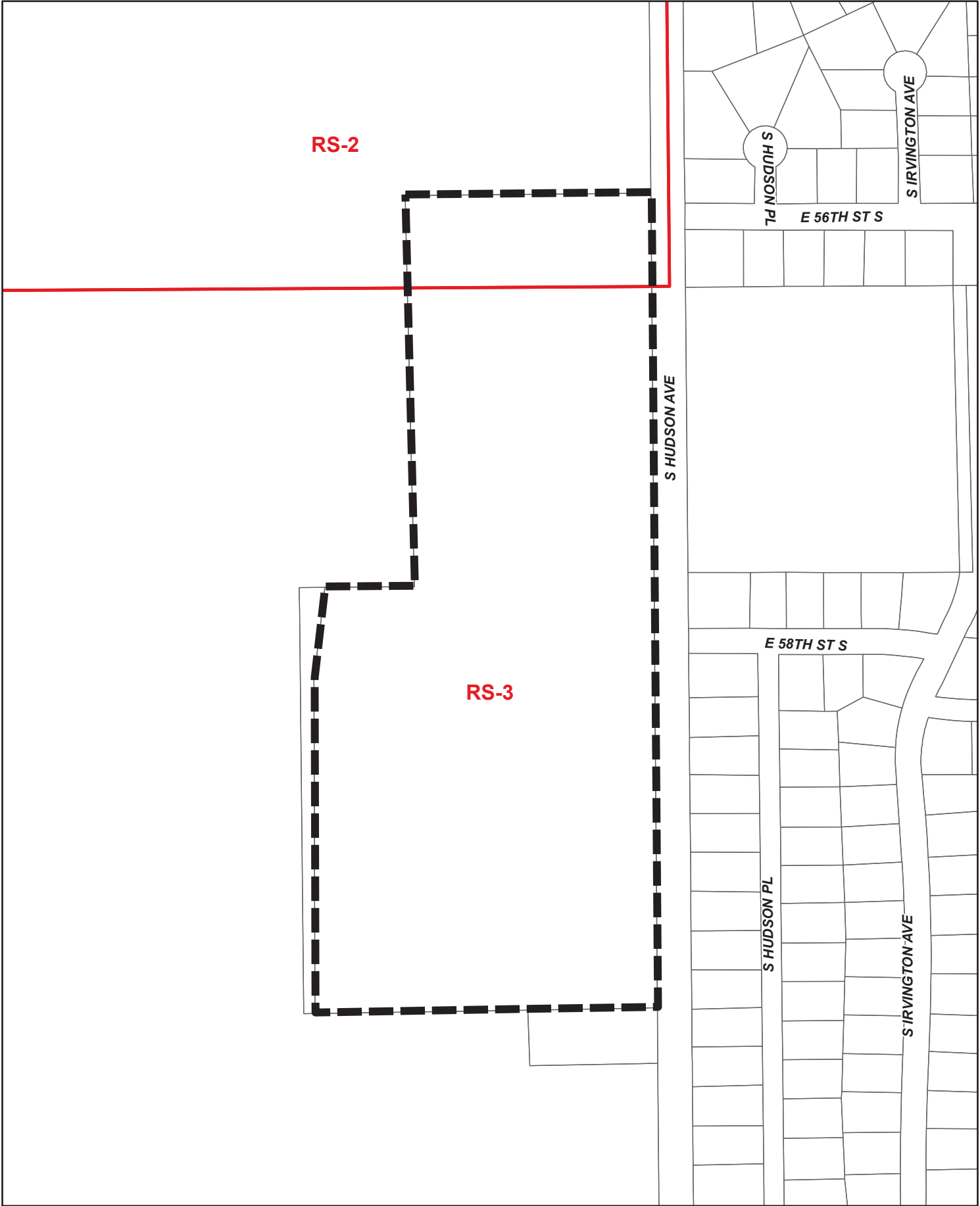
**Additional Information:**

**Present Use:** Memorial High School

**Tract Size:** 29.3 acres

**Location:** 5840 S. Hudson Ave. E.

**Present Zoning:** RS-2,RS-3



RS-2

RS-3

S HUDSON AVE

S HUDSON PL

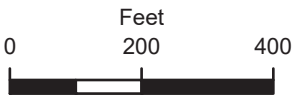
S IRVINGTON AVE

E 56TH ST S

E 58TH ST S

S HUDSON PL

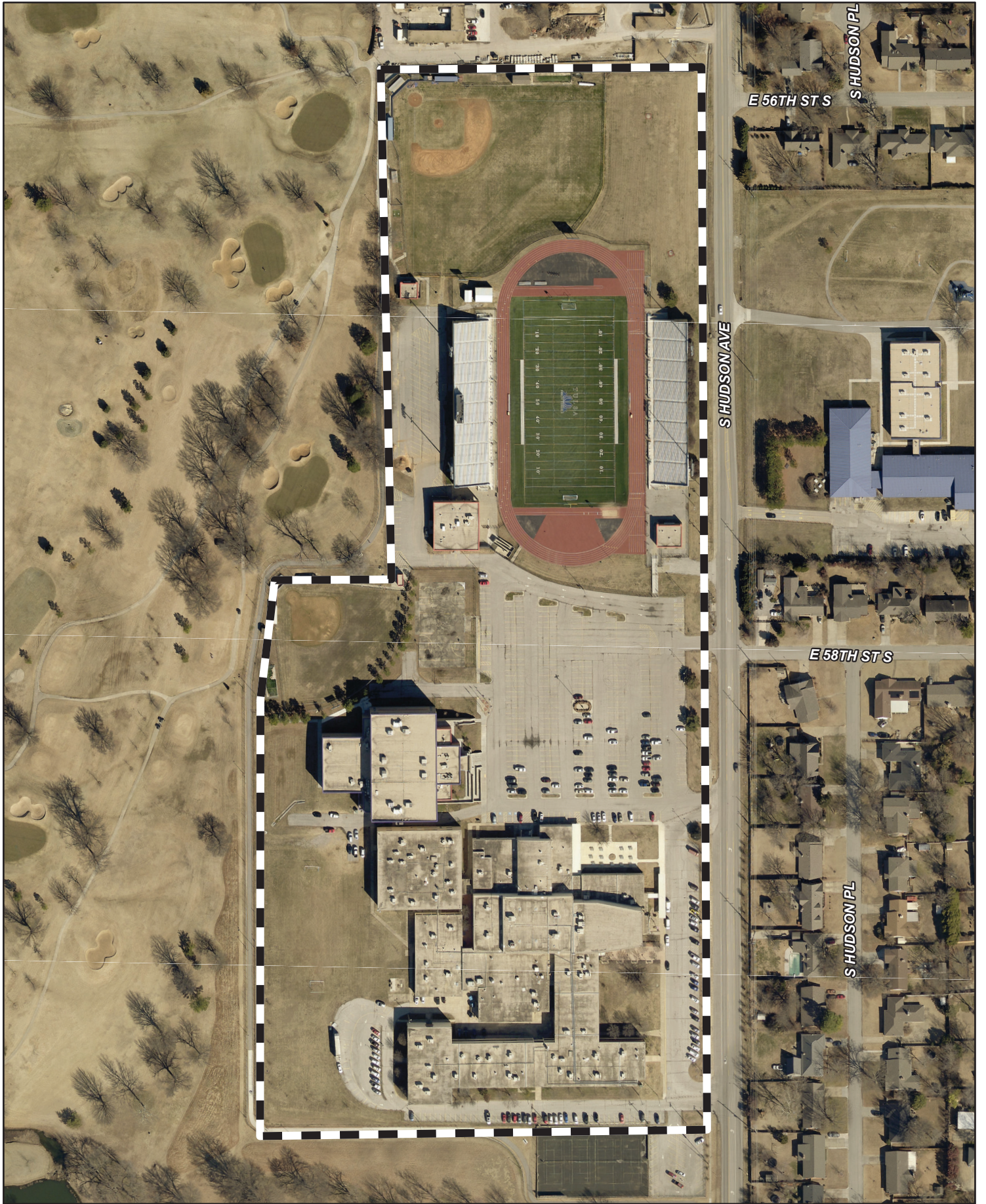
S IRVINGTON AVE



**BOA-23597**



7.2



Subject Tract

Feet  
0 200 400

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

Aerial Photo Date: 2021



**BOA-23597**

**7.3**

**BOARD OF ADJUSTMENT  
CASE REPORT**

**STR:** 9334  
**CD:** 9

**Case Number:** BOA-23597

**HEARING DATE:** 11/14/2023 1:00 PM

**APPLICANT:** Steven Ryan

**ACTION REQUESTED:** Variance to increase the permitted sign area of 32 square feet for wall signs in a residential district (Sec. 60.050-B.2)

**LOCATION:** 5840 S. Hudson Ave. E.

**ZONED:** RS-2,RS-3

**PRESENT USE:** Memorial High School

**TRACT SIZE:** 1276291.45 SQ FT

**LEGAL DESCRIPTION:** BEG 985N & 80W SECR SW TH N1865 W560 S875 W205 SWLY202 S790.63 E797.5 POB SEC 34 19 13 29.30ACS, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA

**RELEVANT PREVIOUS ACTIONS:**

BOA- 22092 – The Board approved a Special Exception to allow a dynamic display sign in an RS-3 district for Memorial High School.

BOA- 21695 – The Board approved a variance to allow for one 46 sq. ft. wall sign in an RS-3 district, for Memorial High School.

**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 of an arterial is considered Multiple Use, Local Center, or Regional Center. If a multi-dwelling unit housing property takes access off of a lower-order street separated from the arterial, then it would be considered Neighborhood.

**STATEMENT OF HARDSHIP:** Memorial High School includes a large site plan and a large building. This property is not typical of most residential properties. The signage that is requested is modest in size, in relation to the building size. The code also counts the name and logo as two separate signs. However, the sign square footage totals 130 sq ft. The code places it as exceeding the combined 32 sq ft limit for all wall signs. We are asking for a variance to allow for a sign properly sized to properly fit the building and message that includes the school’s name and logo.

**STAFF ANALYSIS:** Applicant is requesting Variance to increase the permitted sign area of 32 square feet for wall signs in a residential district (Sec. 60.050-B.2)

**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.

Applicant is proposing 2 signs, one is proposed at 92 square feet the other at 37.9 square feet.

Facts staff finds favorable for variance request:

- The existing building is large and not typical of other sized Special Exception uses in residential districts.

Facts Staff find unfavorable for the variance request:

- None.

**SAMPLE MOTION:** Move to \_\_\_\_\_ (approve/deny) a Variance to increase the permitted sign area of 32 square feet for wall signs in a residential district (Sec. 60.050-B.2)

Move to \_\_\_\_\_ (approve/deny) a \_\_\_\_\_

- 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."*



DEVELOPMENT SERVICES  
175 E 2ND ST., STE 405  
TULSA, OK 74103  
918-596-9456

# CITY OF TULSA

## CORRECTIONS SUMMARY

### SIGN-158109-2023 (5840 S HUDSON AVE E Tulsa, OK 74135).pdf Markup Summary #1

#### Sign Review (2)



**Subject:** Sign Review  
**Page Label:** 1  
**Author:** DWhiteman  
**Date:** 8/31/2023 12:19:54 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Section 60.050-B.2, 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.  
Review Comment: This location is zoned RS-3. The wall sign aggregate area exceeds 32 square feet. Please reduce the wall sign aggregate area to 32 square feet or less. This includes any existing wall signs already in place. Otherwise you would need to request a variance from the Board of Adjustment for individual wall signs and the aggregate wall sign area on a non-residential use in an R zoned district to exceed 32 square feet.



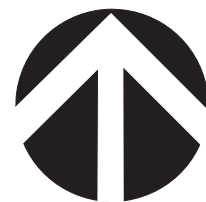
**Subject:** Sign Review  
**Page Label:** 1  
**Author:** DWhiteman  
**Date:** 8/31/2023 12:21:21 PM  
**Status:**  
**Color:**   
**Layer:**  
**Space:**

Note: according to the rules of measurement in Section Section 60.130, these are considered two different wall signs and each one will require a separate permit.



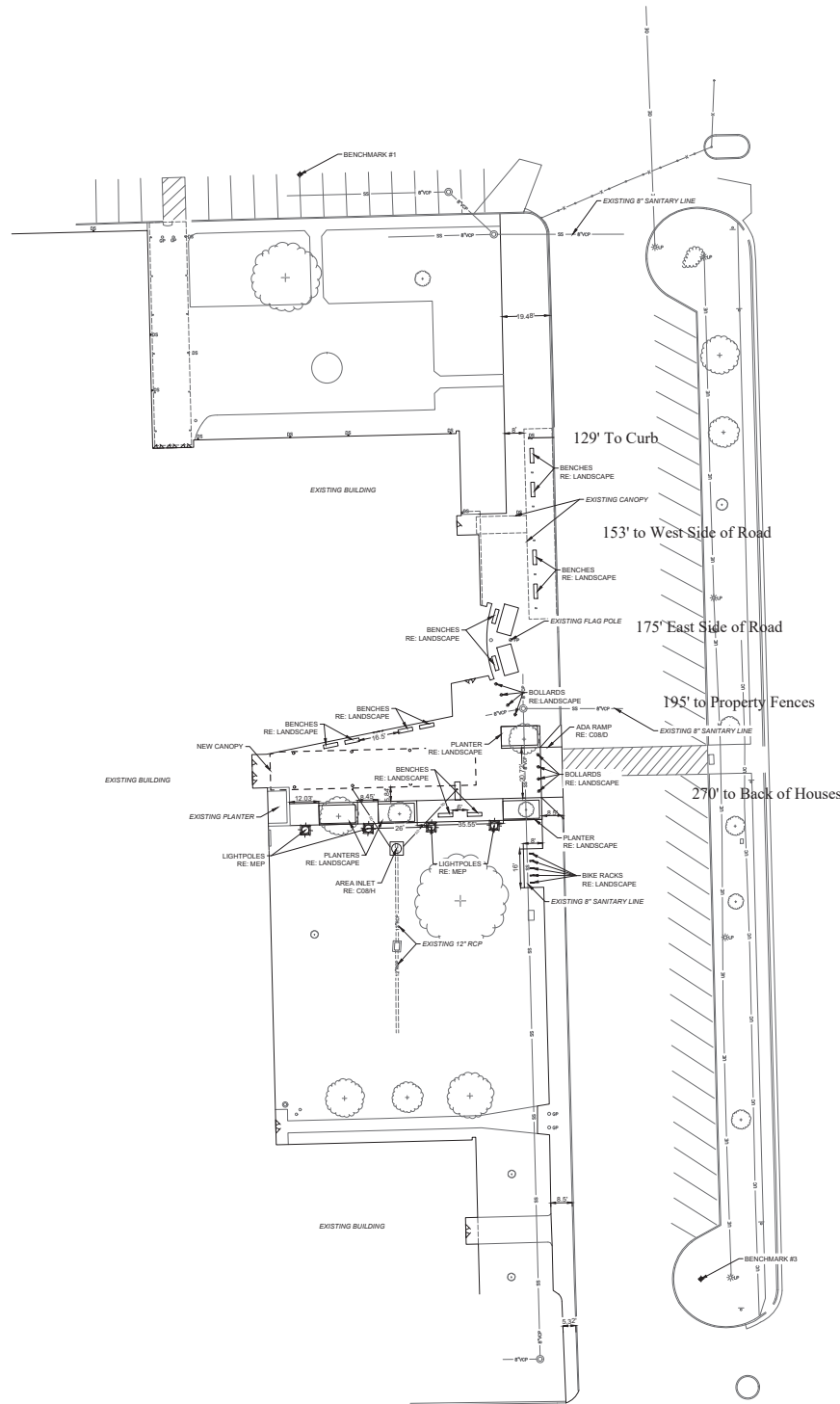
# SITE PLAN

5840 S HUDSON AVE



**Site Plan Notes:**

- ALL DIMENSIONS SHOWN HEREON ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SHOWN OTHERWISE ON PLANS.
- THE CONTRACTOR SHALL MAINTAIN A TWO FOOT (2') SEPARATION BETWEEN THE GAS LINE CONDUIT AND ALL OTHER CONDUITS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL CONDUITS PRIOR TO PAVING WHETHER OR NOT SHOWN ON CIVIL PLANS.
- BUILDINGS SHOWN HEREON ARE REPRESENTATIVE ONLY AND NOT FOR CONSTRUCTION.
- CONTRACTOR TO COORDINATE ALL UTILITY SERVICES WITH UTILITY SUPPLIER.
- COORDINATE ALL BUILDING CONNECTIONS AND LINE METER SIZING WITH THE MECHANICAL ELECTRICAL AND PLUMBING PLANS.
- UTILITY SERVICE CONNECTIONS SHALL BE INSTALLED AS PER APPLICABLE CITY CODES AND SPECIFICATIONS.
- ELECTRICAL CONDUIT SHALL BE 4" PVC SCH40 (GRAY), TELEPHONE CONDUIT SHALL BE 4" PVC SCH40 (WHITE) AND CABLE TELEVISION CONDUIT SHALL BE 4" SDR 35 PVC (WHITE). ALL ARE TO BE INSTALLED WITH A PULL STRING.
- HANDICAP PARKING SIGNS SHALL BE CENTERED ON THE HANDICAP PARKING STALLS. SIGNS SHALL HAVE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY ON THEM AND ONE SIGN SHALL HAVE THE STATEMENT "VAN ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. BOTTOM OF SIGNS SHALL BE A MINIMUM OF 60" AND A MAXIMUM OF 72" ABOVE THE SIDEWALK.
- THE UTILITY LOCATIONS REPRESENTED ON THIS DRAWING WERE COMPILED FROM BOTH FIELD OBSERVATIONS AND INFORMATION FROM VARIOUS UTILITY COMPANIES. CONTRACTOR SHALL CONTACT THE VARIOUS UTILITY COMPANIES AND THE ONE-CALL SYSTEM IN ORDER TO VERIFY LOCATIONS PRIOR TO CONSTRUCTION.
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON THE TOPOGRAPHIC DESIGN SURVEY BY BENNETT SURVEYING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WORK ORDERS AND PERMITS FROM THE CITY, INCLUDING PROVISION OF BONDS AND INSURANCE AS REQUIRED.
- THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING SERVICES DEPARTMENT AT LEAST 24 HOURS PRIOR TO START OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION STAKING.
- VERTICAL DATUM BASED ON GPS DATA (NAVD83)
- HORIZONTAL DATUM BASED ON OKLAHOMA STATE PLANE COORDINATE SYSTEM (NAD83)
- FOR SITE LIGHTING LOCATIONS AND CONDUIT REFERENCE ELECTRICAL PLANS.



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**GH2 ARCHITECTS**



wallace design collective

wallace design collective an structural civil mechanical electrical plumbing electrical engineer survey 50 north main street 2nd floor 74102 tulsa, oklahoma 74103 918.466.8624 oklahoma ca #1460 exp 6/30/23

**MEMORIAL HIGH SCHOOL - TULSA PUBLIC SCHOOLS NEW FACADE/SECURE ENTRY**  
5840 S HUDSON AVE, TULSA, OK 74135

**C04 SITE PLAN**

GH2 ARCHITECTS

GH2.COM

GH2 PROJECT NUMBER: 20210120.01

ISSUE DATE: 10/20/2022

ISSUE: **BID SET**

OTHER ISSUE DATES: NO DESCRIPTION DATE

SHEET NAME: **SITE PLAN**

GH2 PROJECT NUMBER: 20210120.01

ISSUE DATE: 10/20/2022

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SHEET NAME: **SITE PLAN**



**Benchmark #1**  
P.C. MARK  
N=3996509.066 E=2584827.896  
ELEV=738.49

**Benchmark #2**  
I.R.C.M. PIN  
N=3996507.142 E=2585077.365  
ELEV=734.22

**Benchmark #3**  
I.R.C.M. PIN  
N=399153.243 E=2584950.504  
ELEV=738.72

ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF TULSA STANDARDS AND SPECIFICATIONS (INCLUDING O.D.O.T. 2019 EDITION)

7.8

**C04**

© 2022 GH2 ARCHITECTS, LLC



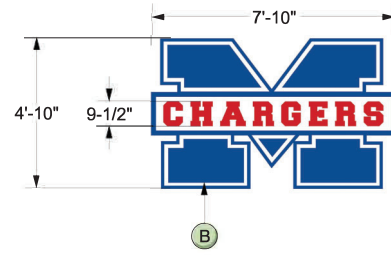
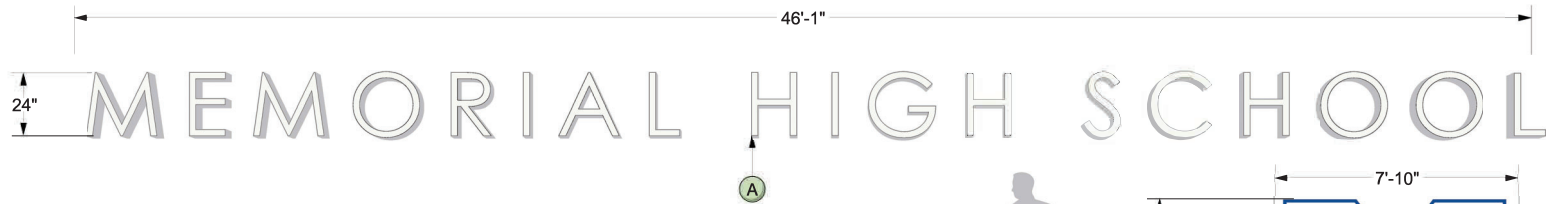
Untitled Map

Write a description for your map.

Legend



Previous East Elevation – Approximately 52’ Long and 2’ High

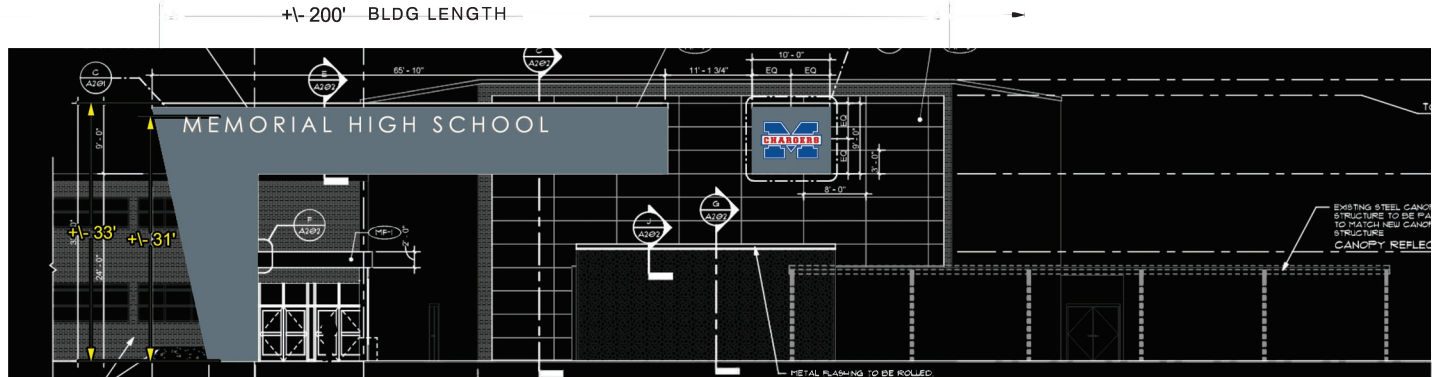


**3.0**

**LIGHTED EXTERIOR SIGNAGE**  
SCALE: 1/4" = 1'

- A** 3" deep white PD returns. White acrylic faces with white trimcap. RGBW color changing LED illumination. Stud flush mount to fascia
- B** 3" deep white PD returns. White acrylic faces with 3M 3630-33 red / 157 Sultan Blue vinyl graphics. Blue trimcap. RGBW color changing LED illumination. Stud flush mount to fascia

**SIGN SQ FOOTAGE:**  
 "MEMORIAL HIGH SCHOOL" = 92  
 "LOGO" = 37.9  
**TOTAL 129.9**



**PROPOSED**  
SCALE: 1/16" = 1'



File Path:  
S:\JOBS FOLDER\

- Dimensions, Descriptions and Depictions stated or shown here are subject to minor modifications to accommodate numerous considerations such as final agreements on project pricing, future confirmed site conditions and requirements, fabrication method, and raw material yields.
- We will strive to match specific colors, such as Pantone values, and/or matching existing signage or surrounding building colors and/or textures. We cannot always guarantee an exact match due to the varying differences in materials, age, sheen and how colors are applied.

**a**  
**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: As Noted WHEN PRINTED 11 x 17

DATE: 08-15-23

FILE : 3.0 Bldg ID

SALES REP: Bruce Anderson

DRAWN BY: BB

PROJECT: Memorial High School

LOCATION: Tulsa, OK

ADDRESS: 5840 S. Hudson

CLIENT APPROVAL SIGNATURE & DATE:

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

**REVISIONS:**

1.	1
2.	2
3.	3
4.	4
5.	5

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FINAL APPROVAL FOR PRODUCTION:

Project Manager:

SHEET NUMBER  
**61534**  
 Page 3

DWG  
**081523-26**