



CITY OF
Tulsa
Board of Adjustment

Case Number: BOA-23613

Hearing Date: 12/12/2023 1:00 PM

Case Report Prepared by:

Sean Wallace

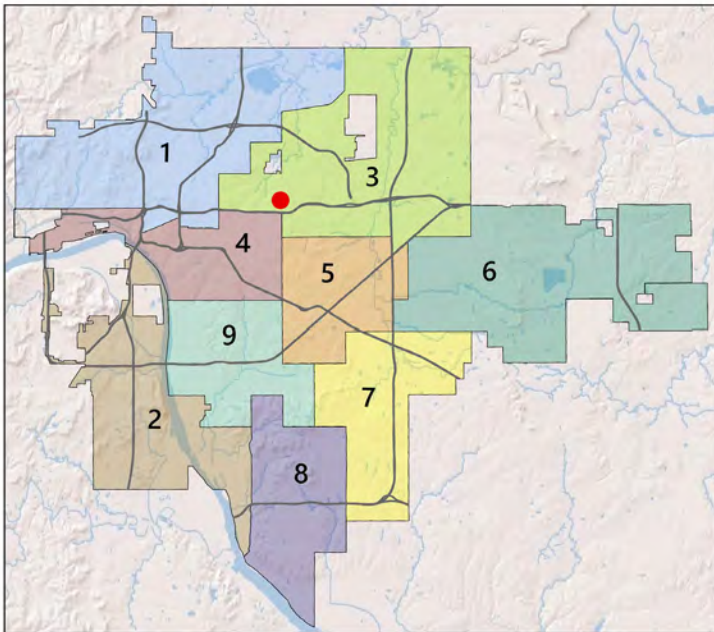
Owner and Applicant Information:

Applicant: Alan Betchan

Property Owner: Quiktrip Corp.

Action Requested: Variance to permit a dynamic display sign to exceed 48 square feet (Sec. 60.080-E);

Location Map:



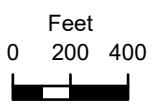
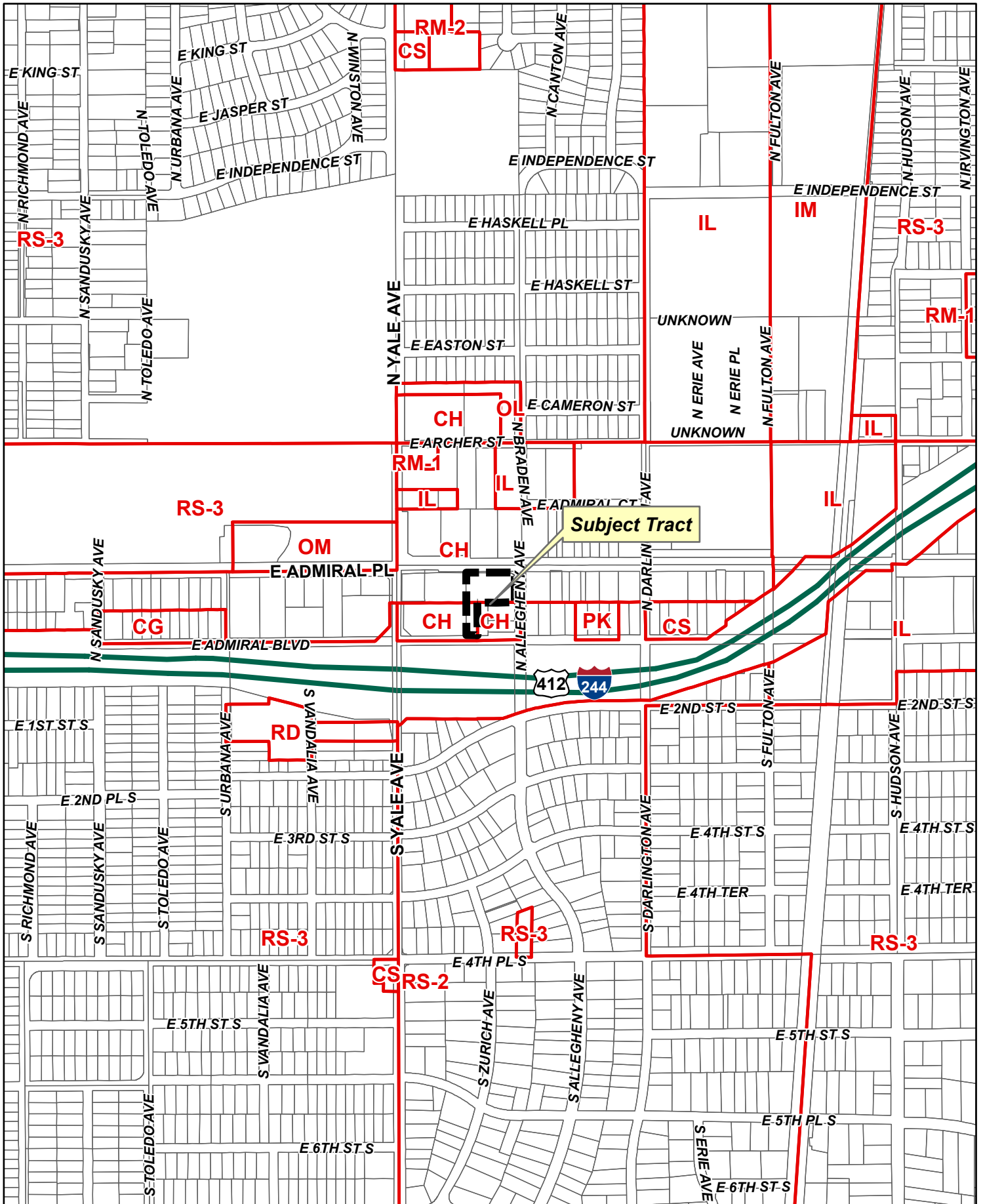
Additional Information:

Present Use: Convenience Store

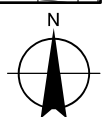
Tract Size: 1.16 acres

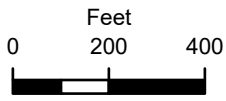
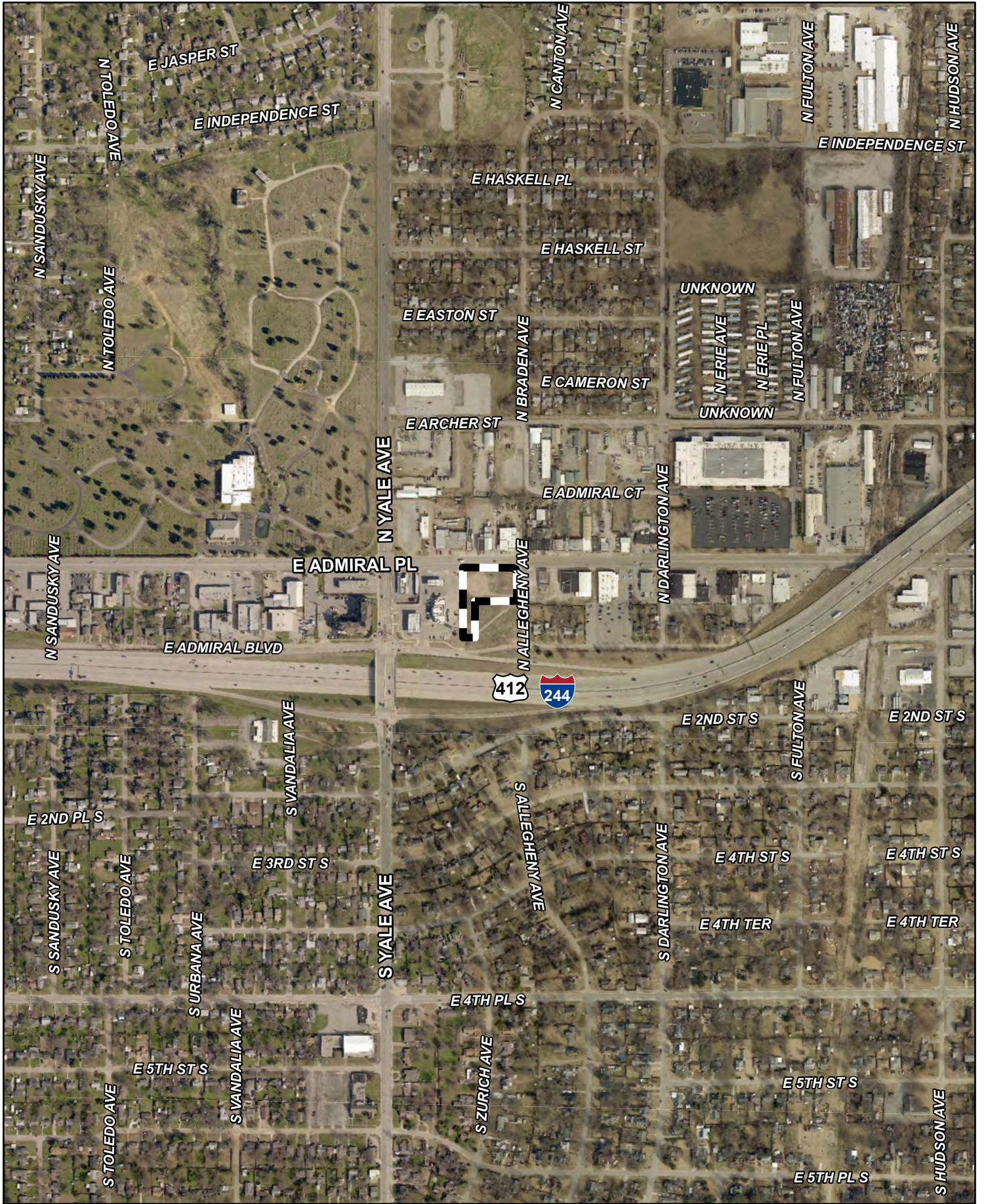
Location: 4948 E. Admiral Pl.

Present Zoning: CH



BOA-23613

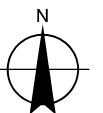




BOA-23613

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

Aerial Photo Date: 2021



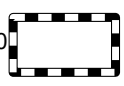
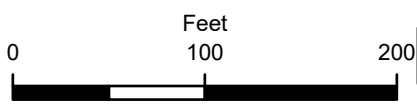
18.3



E ADMIRAL PL

N ALLEGHENY AVE

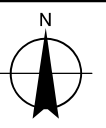
E ADMIRAL BLVD



Subject **BOA-23613**
Tract

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

Aerial Photo Date: 2021



18.4

**BOARD OF ADJUSTMENT
CASE REPORT**

STR: 9303
CD: 3

Case Number: **BOA-23613**

HEARING DATE: 12/12/2023 1:00 PM

APPLICANT: Alan Betchan

ACTION REQUESTED: Variance to permit a dynamic display sign to exceed 48 square feet (Sec. 60.080-E);

LOCATION: 4948 E. Admiral Pl.

ZONED: CH

PRESENT USE: Convenience Store

TRACT SIZE: 50614.23 SQ FT

LEGAL DESCRIPTION: Lot 2 Block 1, QUIKTRIP NO 0007 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 "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.

STATEMENT OF HARDSHIP:

Please describe how your hardship meets the following criteria:

1. *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; **Static digital pricing is the industry standard for signage along major highways.***
2. *That literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose; **The static nature of the proposed pricer is equivalent to a non-dynamic display.***
3. *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; **The location at the site with respect to the highway and the general character of the use make the case unique among similarly zoned parcels.***
4. *That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner; A literal interpretation of the code will require an outdated mechanical pricer. **The code inadvertently captures long term static digital displays in its definition of a dynamic display.***
5. *That the variance to be granted is the minimum variance that will afford relief; **Allowing a digital pricer of 192 square feet affords the minimum relief available.***

6. 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 **The static nature of the display will not significantly impact surrounding properties.**

7. 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.” **The static nature of the sign is substantially similar to the signage specifically authorized by the code.**

STAFF ANALYSIS: Applicant is requesting a variance to allow a dynamic display sign of 192 sq ft.

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](#).



(subject property)

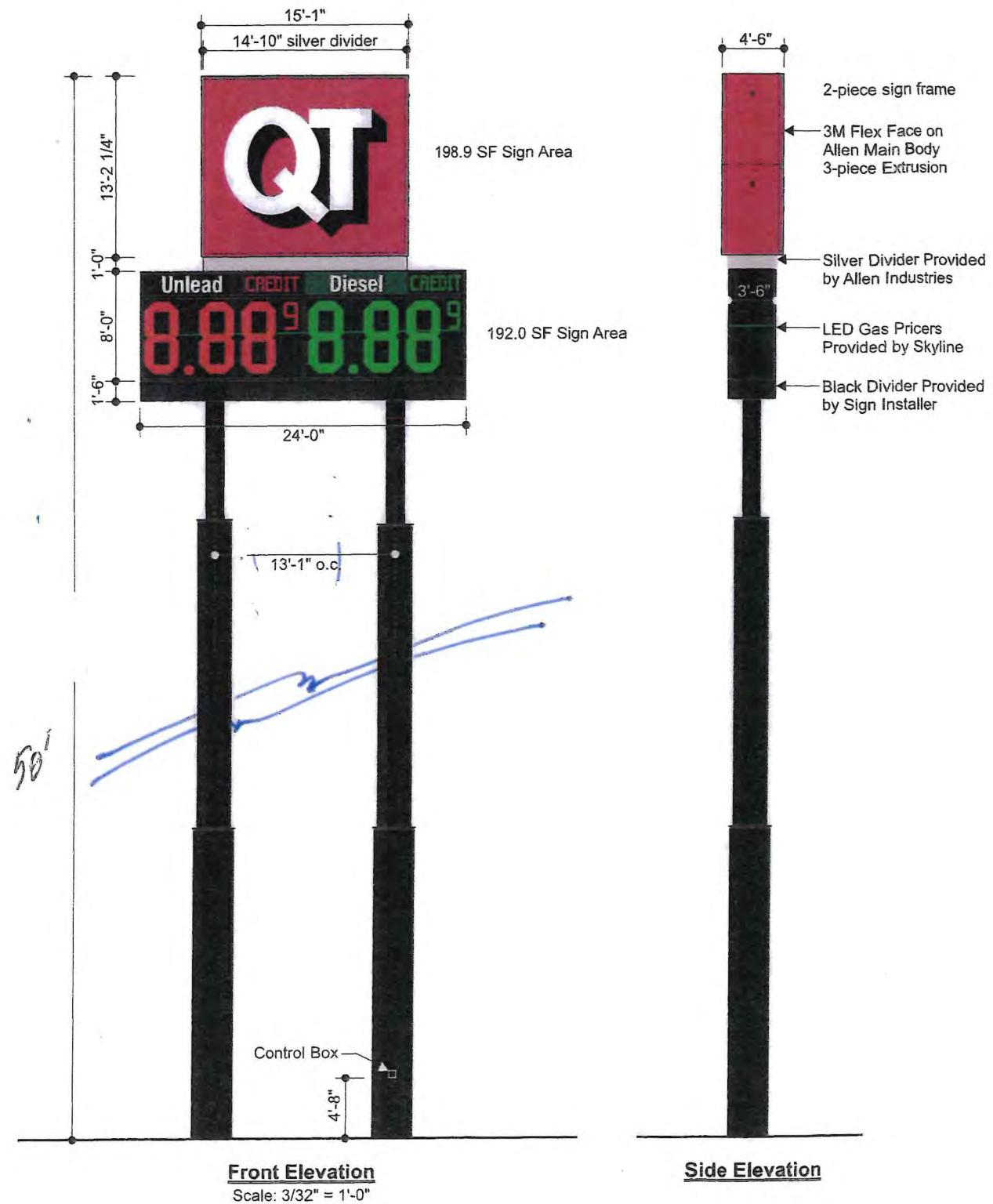
Sample Motion:

Move to _____ (approve/deny) a dynamic display sign to exceed 48 square feet.

- 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.”*



TCHR15-ELSSP-CC High Rise Sign

- QT Logo
- Silver Fabricated Aluminum Divider
- Two (2) Product LED Gas Price Sign
- 390.9 Square Feet Sign Area

Notes:
 1.) Engineering provided by QT.
 2.) Steel supports provided by QT.

Color Specifications

All Paint Finishes to be Akzo Nobel

- Opaque Silver
- Translucent White
- Black - Low Gloss
- Matte White (Interior of Sign)
- Match 3M Cardinal Red #3632-53
- Match PMS 349C

Regarding Fabrication Fit & Finish of All QT Signs:

- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
- Any visible fasteners are to be countersunk and have painted heads.
- Face retainers must fit flush and have even, minimal seams.
- Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

Allen Industries
 FILE NUMBER: E212503

Listed Electric Sign Complies with
 UL 48
 CSA C22.2 No. 207
 MET E212503 A11 017510

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GROUNDING ELECTRICAL CONNECTIONS



Item #QT-TCHR15-ELSSP-CC

Project Information

Client
QuikTrip

Location
Various

File
QT-TCHR15-ELSSP-CC

Sales House
 Design CT
 Project Manager **James Gentry**

Date / Description

Date	Description
02/28/20	Issue Date

Notes

Client Review Status

Allen Industries, Inc. requires that an "Approved" drawing be obtained from the client prior to any production release or production release revision.

Approved Approved as Noted Revise & Resubmit

Name _____

Title _____ Date _____

Declaration

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Allen Industries
 YOUR BRAND AT ITS BEST™

1-800-967-2553
www.allenindustries.com

Construction Details



Item #QT-TCHR15-ELSSP-CC

Project Information

Client: QuikTrip
 Location: Various

File: QT-TCHR15-ELSSP-CC
 Sales House: Design CT Project Manager James Gentry

Date / Description

Date	Description
02/28/20	Issue Date

Notes

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Approved
 Approved as Noted
 Revise & Resubmit

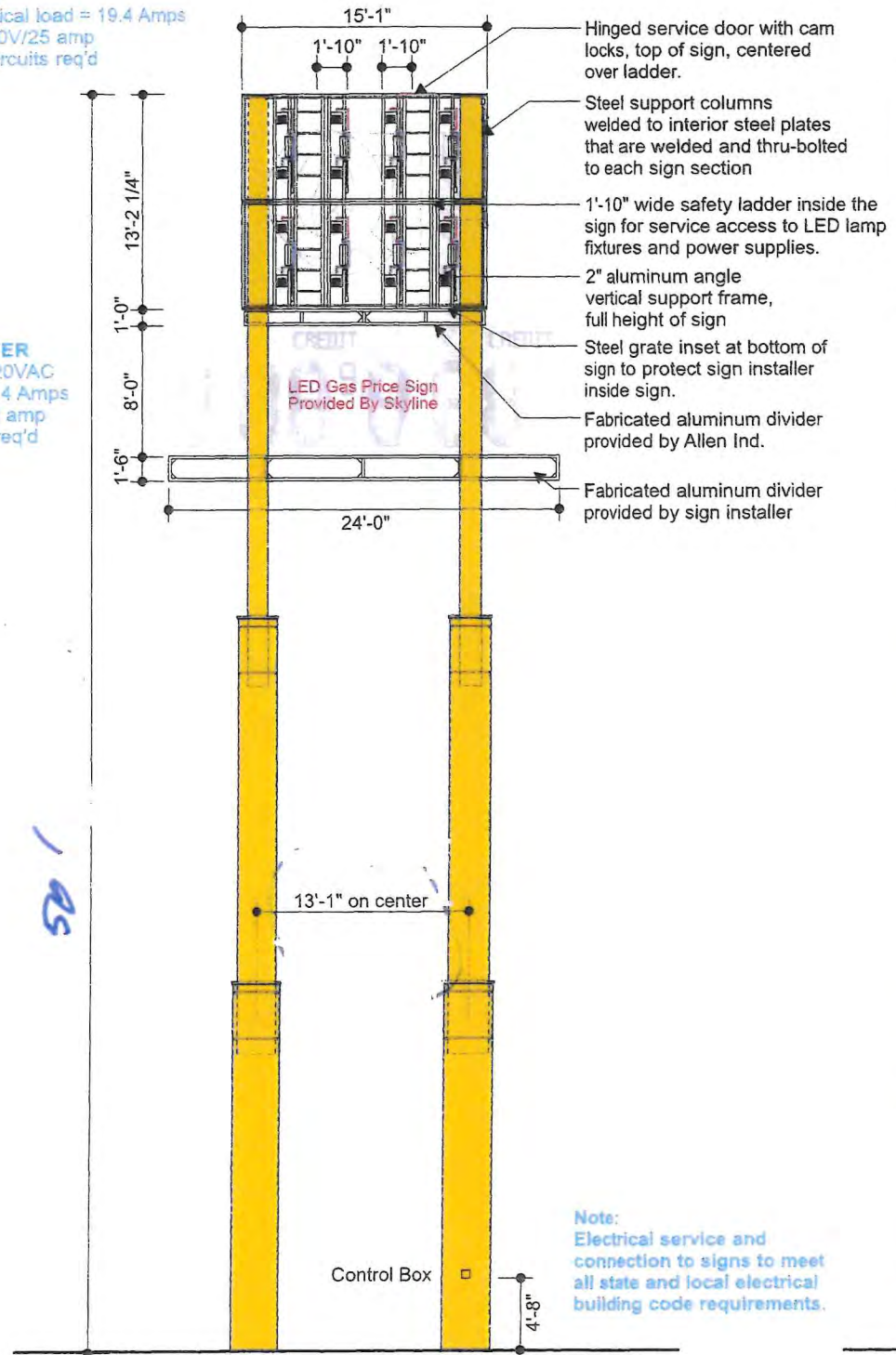
Name: _____ Title: _____ Date: _____

Declaration

Copyright © 2019 Allen Industries, Inc.
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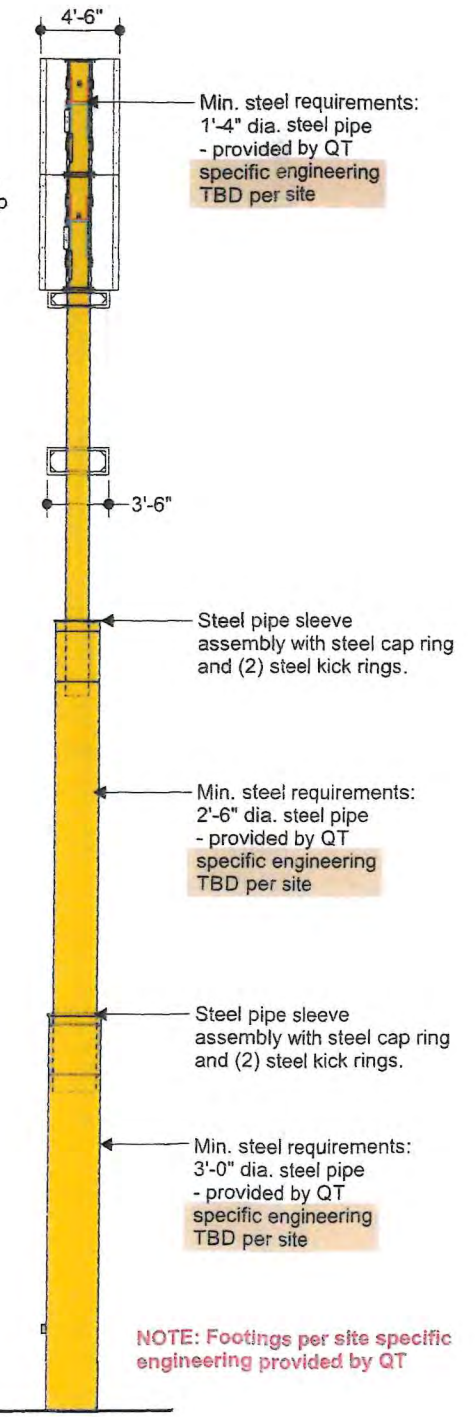
QT LOGO
 Total electrical load = 19.4 Amps
 Two (2) 120V/25 amp switched circuits req'd

SKYLINE PRICER
 Input Voltage: 120VAC
 Control 24/7 = 7.4 Amps
 One (1) 120V/25 amp switched circuit req'd



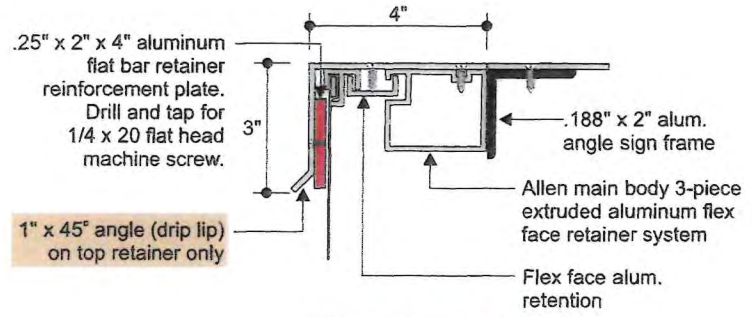
Front Elevation
 Scale: 3/32" = 1'-0"

Note: Electrical service and connection to signs to meet all state and local electrical building code requirements.



Side Elevation

NOTE: Footings per site specific engineering provided by QT



Clips to be spaced 7" o.c.
 Qty: 204 clips required / ship 210

Side Section View
 Scale: NTS

- Regarding Fabrication Fit & Finish of All QT Signs:
- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
 - Any visible fasteners are to be countersunk and have painted heads.
 - Face retainers must fit flush and have even, minimal seams.
 - Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

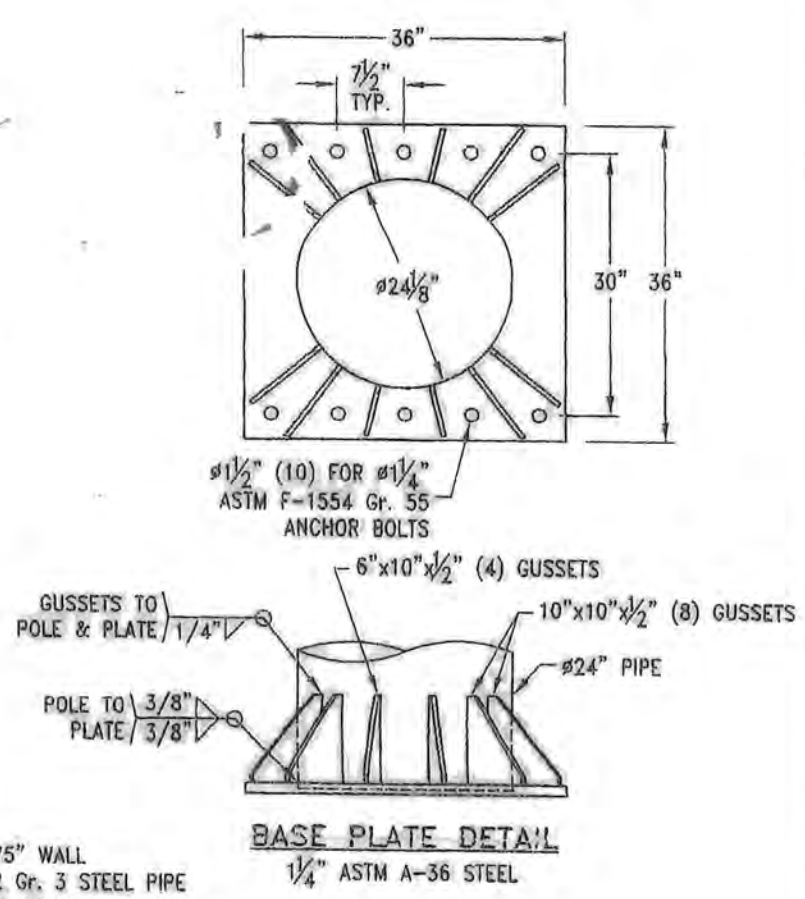
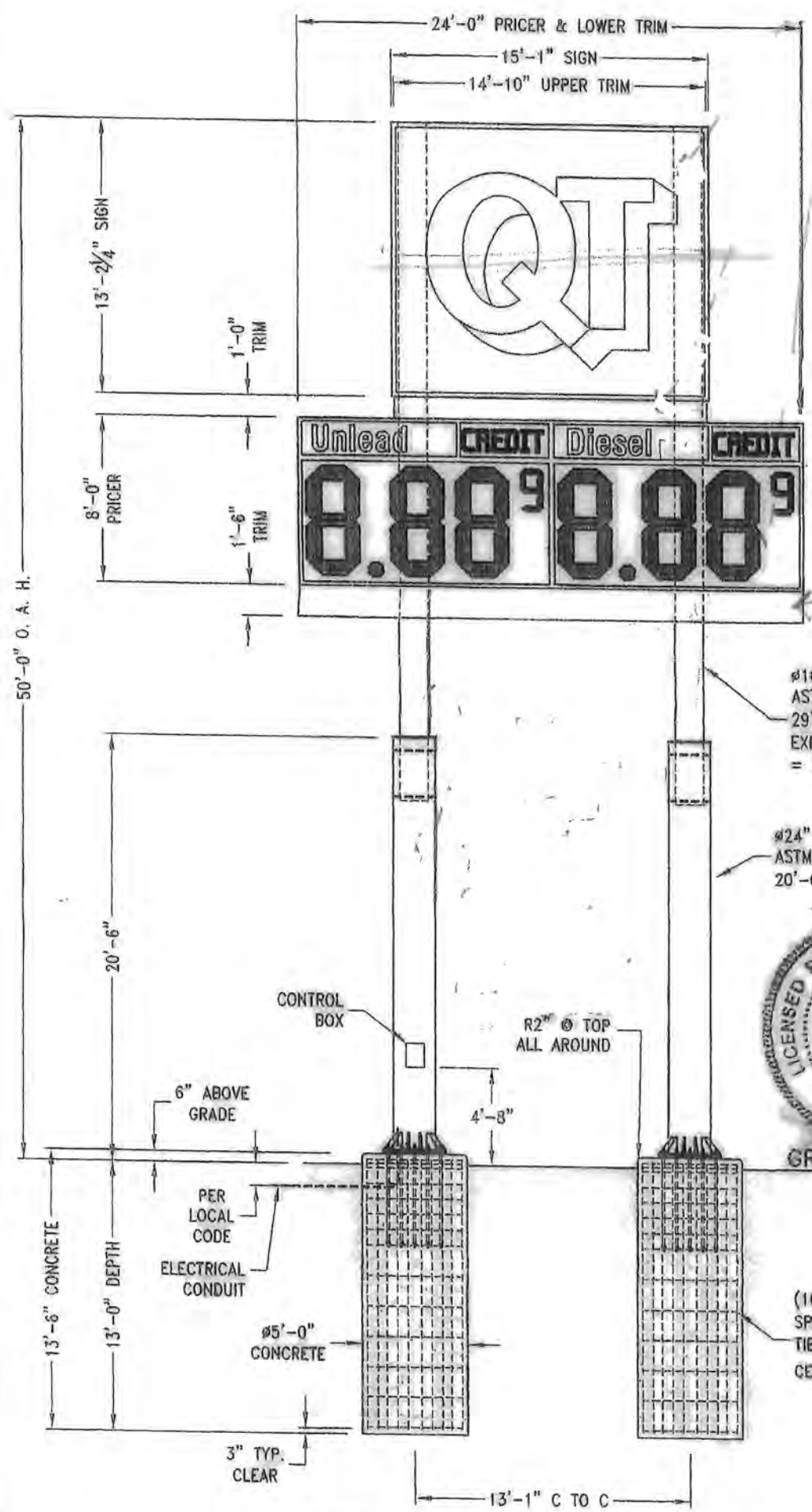
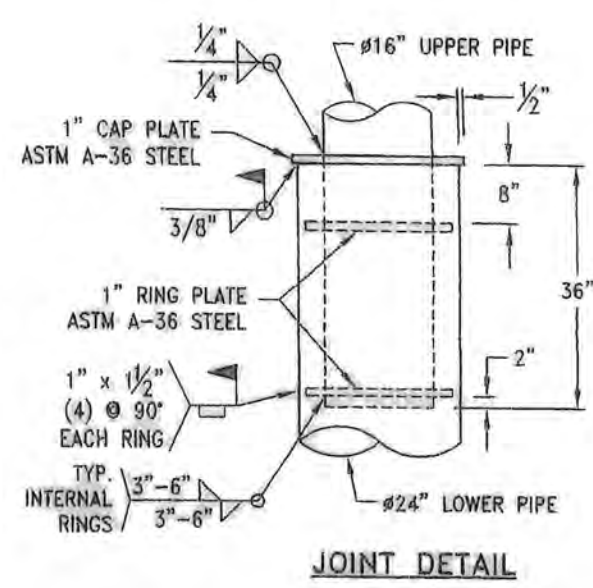
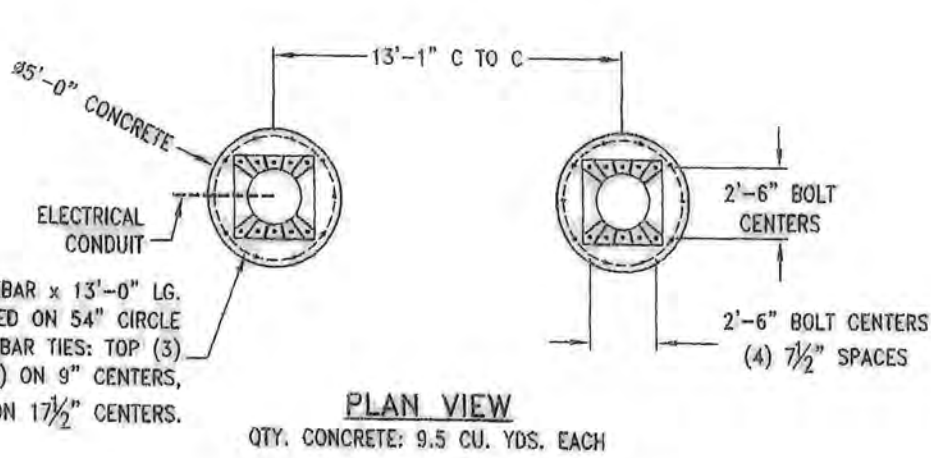
Allen Industries
 FILE NUMBER: E212503

Listed Electric Sign Complies with
 UL48
 CSA C22.2 No.207
 A11 017510

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GROUNDING ELECTRICAL CONNECTIONS

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DESIGN WIND LOAD:
Based on the 2018 International Building Code (ASCE 7-16) using Risk Category II, Exposure C and 115 mph wind speed.

WELDING NOTES:
1. All field welding must conform to the Welding Environment conditions set forth in section 5.12 in the latest edition of the AWS D1.1 code.
2. All welding is to be performed by welders certified per American Welding Society (AWS).

SIGN TYPE
TCHR15-ELSSP-CC

SITE: QuikTrip Store No. 007 Admiral and Yale Tulsa, Oklahoma

- FOUNDATION DESIGN NOTES:**
- Concrete shall have a minimum compressive strength of 4000 PSI at 28 days.
 - Reinforcing steel shall be ASTM A-615 Grade 60.
 - Footings designed using soil bearing forces of 2500 PSF Static, 3325 PSF Dynamic and 215 PSF per foot Lateral based on soil conditions found in GFAC Engineering, Inc. Project No. 2014002-2 geotechnical report dated September 22, 2015.
 - Anchor bolts shall be ASTM F-1554 Gr. 55 steel.

REV	DATE	DESCRIPTION	APPROVED
A	08 May 23	RELEASED FOR PERMITTING	J. HOGAN

Robert-James & Associates, Inc.
12255 West 187th Street, Mokena Illinois 60448-9737
phone: 708-479-8385 fax: 708-479-8395 email: rja37@comcast.net

TITLE
50'-0" OVERALL HEIGHT TWIN POLE FOR QUIKTRIP ID AND PRICE SIGNS

DRAWN BY	DATE	SCALE	DRAWING NUMBER	SHEET	REV.
A. KLOTZKE	08 May 23	NONE	2305043	1 OF 2	A
CHECKED BY	DATE				
J. HOGAN	08 May 23				



Item #QT-TCHR15-ELSSP-CC

Project Information

Client: QuikTrip
Location: Various

File: QT-TCHR15-ELSSP-CC
Sales House: Design CT Project Manager: James Gentry

Date / Description

Date	Description
02/28/20	Issue Date

Notes

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Approved Approved as Noted Revise & Resubmit

Name _____

Title _____ Date _____

Declaration

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"SIGN SPECIFICATION & CUT-SHEET"

24' [288.00"]
13'-1" [157"]
8' [96.00"]
62"
14 1/2"
Unlead **CREDIT** Diesel **CREDIT**
2.68⁹ 2.88⁹

ALTERNATING 12" CASH-CREDIT LED DISPLAY PANEL
ALTERNATING 12" CASH-CREDIT LED DISPLAY PANEL
CASH CASH
AIR VENTS DO NOT BLOCK

QT MODEL:
TCHR-EL17LSSP-CC

42"
EXHAUST VENTS DO NOT BLOCK
REMOVABLE FACE RETAINERS
SERVICE DOOR ONE END
SIGN ELECTRICAL DISCONNECT SWITCH

Ø 16" POLE (16" O.D.) BY OTHERS

NOTES:

- CONFORMS TO UL STD 48
- FONT: HELVETICA BOLD CONDENSED
- STANDARD COLORS SHOWN, CUSTOM COLORS AVAILABLE UPON REQUEST
- STANDARD CABINET TO MATCH: AKZO NOBEL BLACK, LOW GLOSS 2 PART POLYURETHANE
- ACTUAL POLE SIZE MAY DETERMINE SIGN DEPTH PLEASE SPECIFY ANY SPECIAL MOUNTING REQUIREMENTS.
- COMMODITY VINYL TO BE APPLIED ON INSIDE SURFACE (2nd SURFACE)
- COMMODITY BACKGROUND TO BE TRANSLUCENT WITH TRANSLUCENT COPY
- COMMODITY PANELS TO BE 3/8" CLEAR ACRYLIC
- PRICE AREA BACKGROUND TO BE OPAQUE WITH TRANSLUCENT COPY
- PRICE PANELS TO BE 1/2" CLEAR ACRYLIC
- INTERIOR ILLUMINATION: LED BACKLIGHTING
- ELECTRICAL REQUIREMENTS: Input Voltage: 120 VAC Control 24/7 = 2 Amps

1/4" STEEL WELD PLATES BOLTED TO EXTERIOR OF SIGN, TOP & BOTTOM. FIELD WELD TO MOUNTING STRUCTURE. SIZED TO FIT SPECIFIED POLE SIZE. *SEAL ANY GAPS FROM MOISTURE INTRUSION.

COLORS	REVISIONS	CUSTOMER REVIEW STATUS	THE INTENT OF THE DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. THE FINISHED SIGN MAY DIFFER SLIGHTLY FROM DRAWING.
● BLACK, 3M 3632-22	1:	SKYLINE PRODUCTS, INC. REQUIRES THAT AN 'APPROVED' DRAWING BE OBTAINED FROM THE CUSTOMER PRIOR TO ANY PRODUCTION RELEASE OR PRODUCTION RELEASE REVISION. <input type="checkbox"/> APPROVED <input type="checkbox"/> REVISE & RESUBMIT	DRAWING NUMBER: QUIK0013-102319-16B MODEL NUMBER: PLS2-62-2P2F-329-ITD-4CC SIGN TOLERANCES: +1/8 -1/2"
● LED DIGIT, RED	2:	NAME: _____ DATE: _____	
● LED DIGIT, GREEN	3:		
	4:		
	5:		

THRU POLE MOUNTING ONLY - (MOUNTING STRUCTURE & SUPPORT BY OTHERS)

SKYLINE PRODUCTS
GEN II LED, FUEL PRICE DISPLAY
ALTERNATING CASH/CREDIT + PRICE

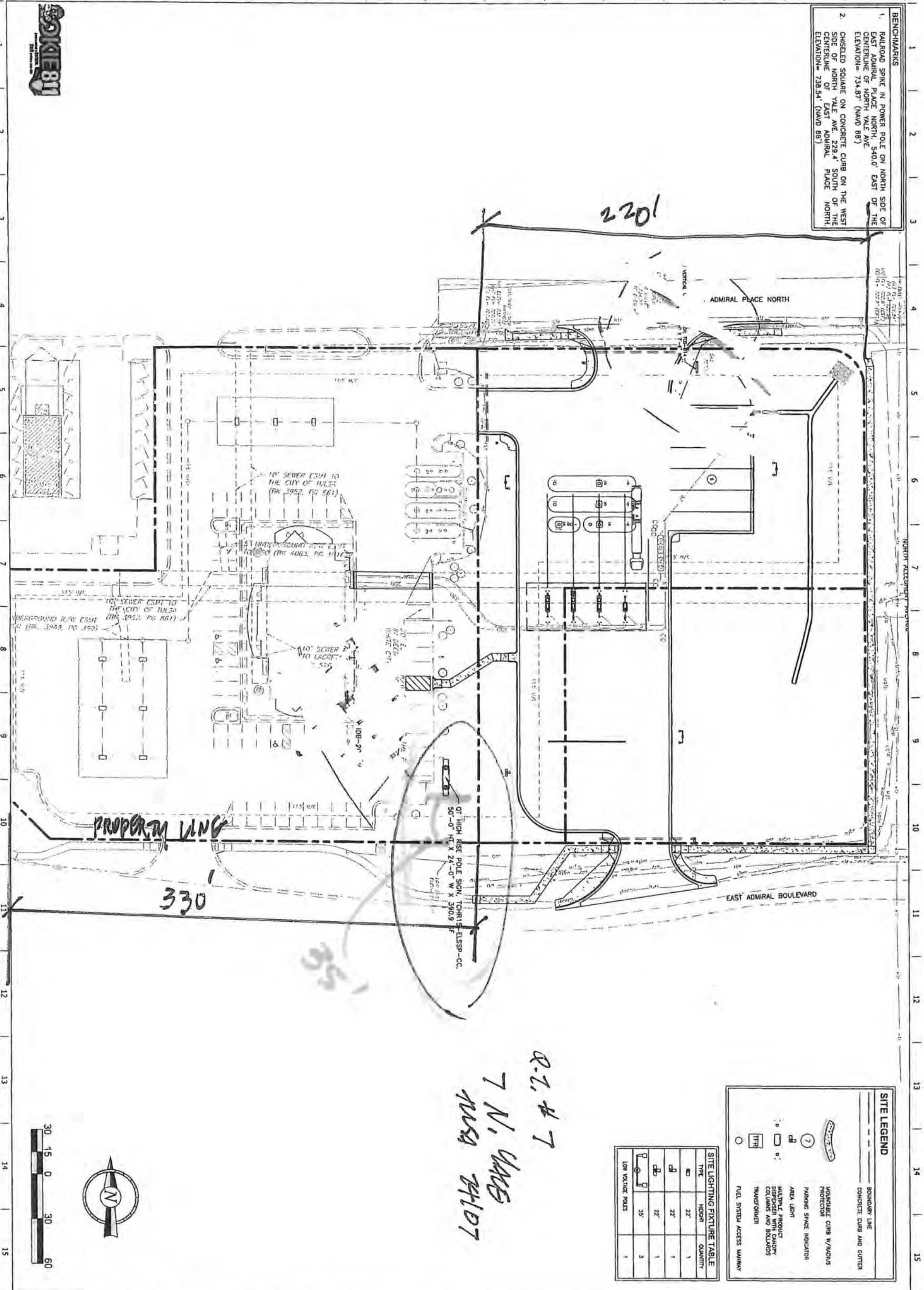
CUSTOMER: QUIK TRIP
ADDRESS: _____
SALES PERSON: COMPANY
DATE: 10/23/19
SIGN AREA: 196.00 sq ft
DRAWN BY: KRC

2903 DELTA DRIVE
COLORADO SPRINGS,
CO 80910-1012
719-392-9046
800-759-9046

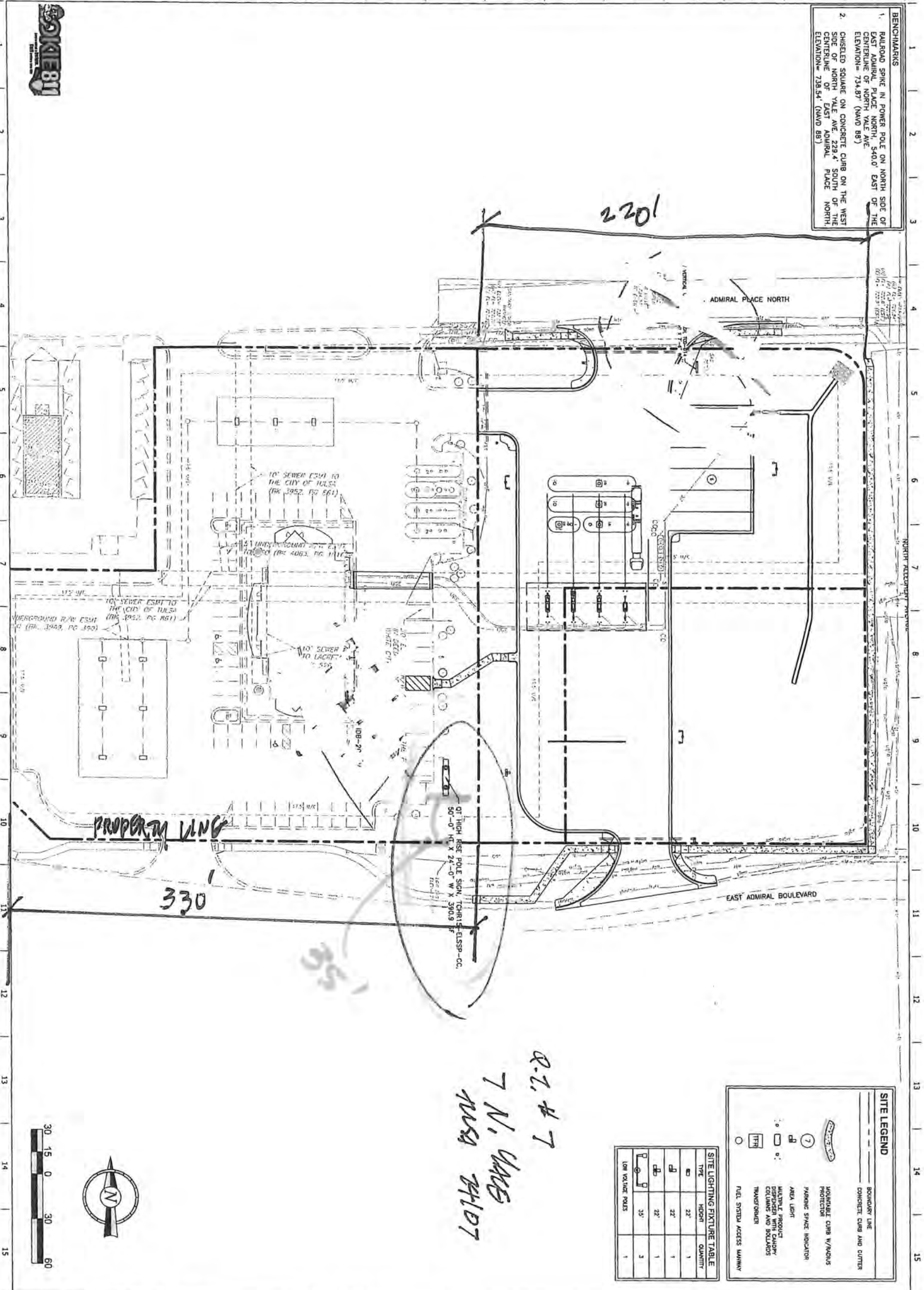
REV. 1 SPT. 01QT-62-2P2F-329-ITD-UDCC

All installation details are suggested only. All signs must be installed in accordance with NATIONAL, STATE ELECTRICAL, AND BUILDING CODES. Unless specifically contracted for Skyline Products, Inc. shall have no responsibility for wind loads, installations, or electrical circuits. These are the sole responsibility of the buyer/user.

- BENCHMARKS**
1. BALBOA SPINE IN POWER POLE ON NORTH SIDE OF EAST ADIRAL PLACE NORTH. CENTERLINE OF NORTH YALE AVE. ELEVATION = 734.87' (NAVD 88)
 2. CHISELED SQUARE ON CONCRETE CURB ON THE WEST SIDE OF NORTH YALE AVE. 229.4' SOUTH OF THE CENTERLINE OF EAST ADMIRAL PLACE NORTH. ELEVATION = 738.54' (NAVD 88)



- BENCHMARKS**
1. BALBOA SPINE IN POWER POLE ON NORTH SIDE OF EAST ADIRAL PLACE NORTH. CENTERLINE OF NORTH YALE AVE. ELEVATION = 734.87' (NAVD 88)
 2. CHISELED SQUARE ON CONCRETE CURB ON THE WEST SIDE OF NORTH YALE AVE. 229.4' SOUTH OF THE CENTERLINE OF EAST ADMIRAL PLACE NORTH. ELEVATION = 738.54' (NAVD 88)



SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND CUTTER
- ADIRAL CURB W/ ANCHORS
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANTOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FULL SYSTEM ACCESS MANNING

SITE LIGHTING FIXTURE TABLE

TYPE	HIGHT	QUANTITY
AD	22'	1
AD	22'	1
AD	22'	1
AD	35'	3

LOW VOLTAGE POLES

QuikTrip No. 0007
ADMIRAL AND YALE
TULSA, OK

AAB Engineering, LLC
Engineering & Surveying
1000 East 21st Street, Suite 100
Tulsa, Oklahoma 74104
Phone: (918) 438-4333
Fax: (918) 438-4333

PROFESSIONAL ENGINEER
No. 55330
State of Oklahoma
AAB Engineering, LLC
1000 East 21st Street, Suite 100
Tulsa, Oklahoma 74104
Phone: (918) 438-4333
Fax: (918) 438-4333

PROJECT NO. 007

PROVISIONS:
PROJ: 007
DESIGN: 001
CONSTRUCTION: 001
REVISIONS: 001

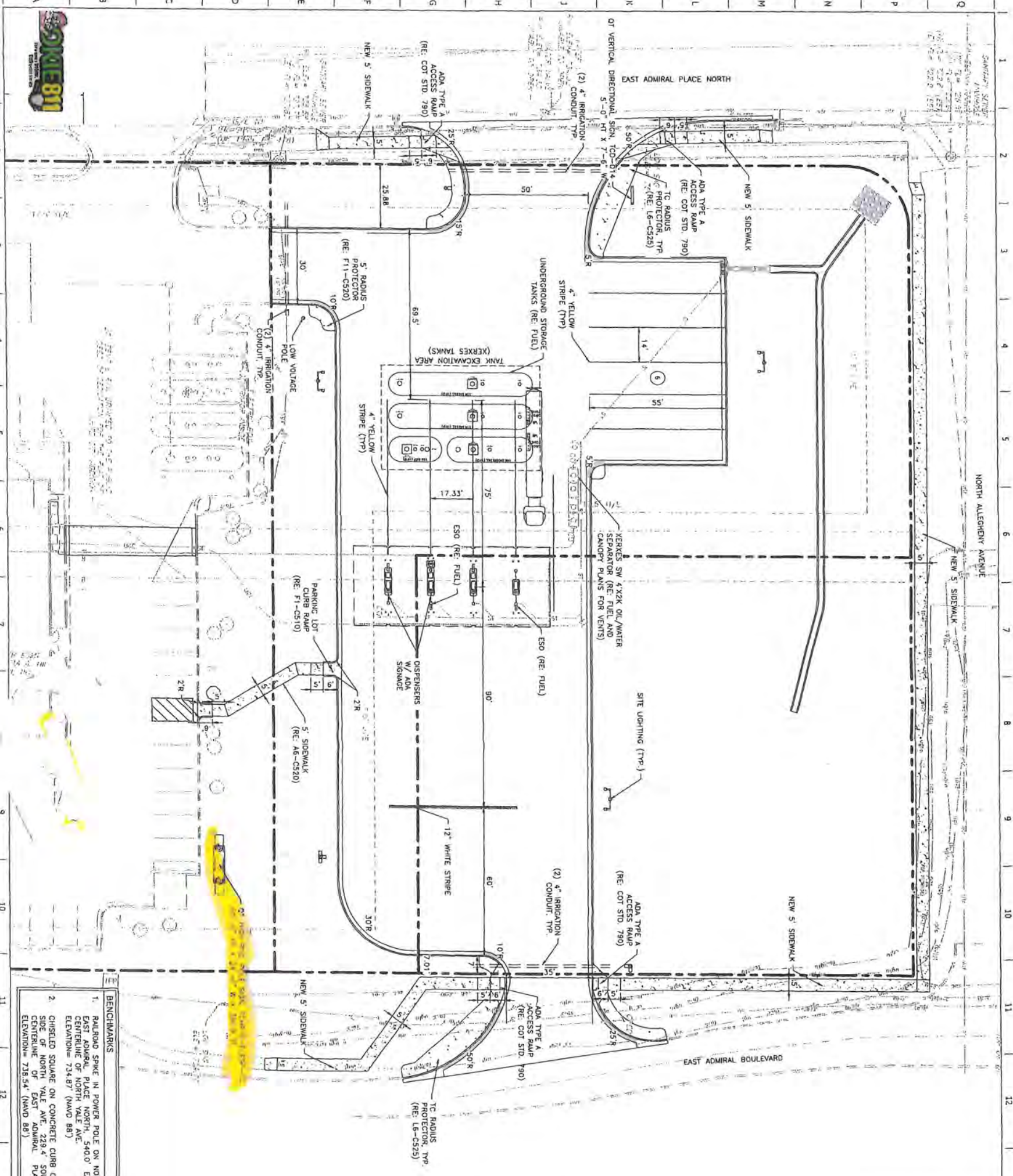
REVISIONS:

REV	DATE	DESCRIPTION

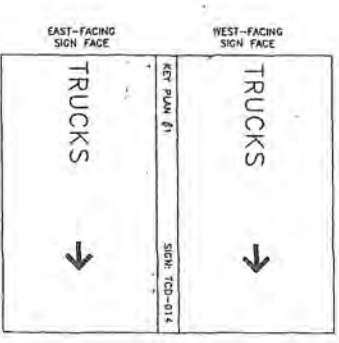
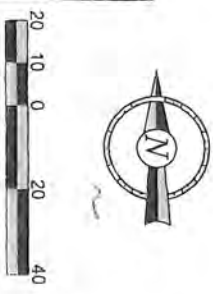
ORIGINAL ISSUE DATE: _____

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C100



- BENCHMARKS**
1. BALLPOD SPIKE IN POWER POLE ON NORTH SIDE OF EAST ADMIRAL PLACE NORTH, 540.0' EAST OF THE CENTERLINE OF NORTH YALE AVE. ELEVATION = 734.87' (NAVD 88)
 2. CHISELED SQUARE ON CONCRETE CURB ON THE WEST SIDE OF NORTH YALE AVE., 229.4' SOUTH OF THE CENTERLINE OF EAST ADMIRAL PLACE NORTH. ELEVATION = 735.54' (NAVD 88)



SITE LIGHTING FIXTURE TABLE

TYPE	HEIGHT	QUANTITY
□	22'	1
□	22'	1
□	22'	1
□	35'	3

LOW VOLTAGE POLES

SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND DUTTER
- PORTABLE CURB W/ RADIUS PROTECTION
- PARKING SPACE INDICATOR
- ADA LIGHT
- MULTIPLE PRODUCT ENERGY COLUMNS AND BOLLARDS TRANSFORMERS
- NEL SYSTEM ACCESS NUMBER

<p>PROJECT NO. 0007</p> <p>AAB Engineering, LLC</p> <p>Engineering & Surveying</p> <p>2000 West 10th Street, Suite 100 Tulsa, Oklahoma 74103 Tel: (918) 438-1144 Fax: (918) 438-1144</p>	<p>QuikTrip No. 0007</p> <p>ADMIRAL AND YALE TULSA, OK</p>		<p>DATE: 6/12/2023</p> <p>DESIGNED BY: [Redacted]</p> <p>CHECKED BY: [Redacted]</p> <p>APPROVED BY: [Redacted]</p>
			<p>PROJECT TITLE: SITE PLAN</p> <p>SHEET NUMBER: C101</p>