



Board of Adjustment

**Staff Report
BOA-23979**

Hearing Date: January 13, 2026
Prepared by: Erin Roark
eroark@cityoftulsa.org
918-596-7618

Owner and Applicant Information

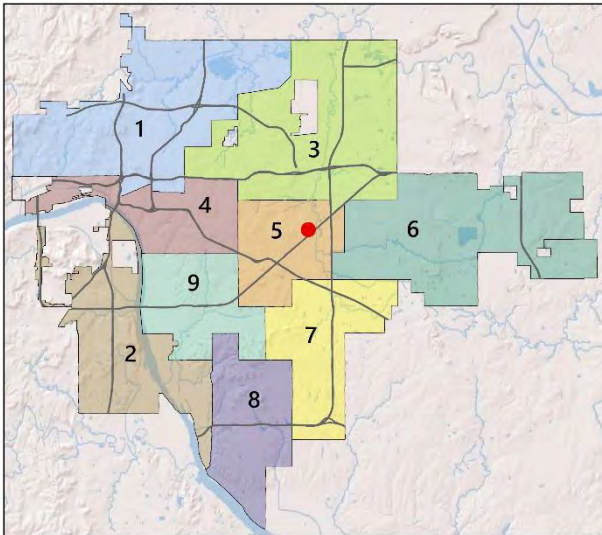
Applicant: Pete Webb
Property Owner: Courthouse Properties LLC

Property Location

2226 South 92nd East Avenue
Tract Size: ±0.94 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 5, Karen Gilbert
County Commission: District 2, Lonnie Sims

Public Notice Required

Newspaper Notice – min. 10 days in advance
Mailed Notice to 300’ radius – min. 10 days in advance

Request Summary

Variance to allow dynamic display signs to exceed the maximum sign area of 48 square feet in the CS district (Section 60.080-E); Variance to increase the maximum display area for a freestanding sign in the CS district (Section 60.080-C.3.b.1, Table 60-3).

Zoning

Zoning District: CS
Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Multiple Use
Small Area Plans: N/A
Development Era: Late Automobile

Transportation

Major Street & Highway Plan: Freeway
planitulsa Street Type: N/A
Transit: N/A
Existing Bike/Ped Facilities: N/A
Planned Bike/Ped Facilities: Sidewalks

Environment

Flood Area: N/A
Tree Canopy Coverage: 10-19%
Parks & Open Space: Nelson Pond

Staff Analysis

The applicant is requesting a variance to increase the maximum display area for a freestanding sign in the CS district (Section 60.080-C.3.b.1, Table 60-3). With one sign on this lot, the maximum display area permitted is 2 square feet per 1 linear foot of major street frontage. With 59.14 feet of major street frontage, the lot has a sign budget of 118.29 square feet. The display area of the proposed sign is 220.86 square feet. This applicant is requesting 102.57 square feet of relief.

The applicant is also requesting a variance to allow a dynamic display sign to exceed the maximum sign area of 48 square feet in the CS district (Section 60.080-E). The proposed sign has a dynamic display feature measuring 200.79 square feet. The applicant is requesting 152.79 square feet of relief.

Section 60.080 Signs in Mixed-use, Commercial and Industrial Zoning Districts

60.080-C Sign Budget

3. Maximum Area

Lots with Frontage on Major Streets

(1) The maximum aggregate sign area of all roof, projecting, freestanding, and off-premise outdoor advertising signs allowed on lots with frontage on one or more major streets may not exceed the limits established in [Table 60-3](#):

Table 60-3: Maximum Aggregate Sign Area

Roof, Projecting, Freestanding, and Off-premise Outdoor Advertising Signs
(sq. ft. per linear foot of major street frontage)

Zoning District	Not Within Freeway Sign Corridor[1]		Within Freeway Sign Corridor	
	If More than 1 Such Sign	If Only 1 Such Sign	If More than 1 Such Sign	If Only 1 Such Sign
MX, CO and CS	1	2	1	2
CG, CH, CBD, IL, IM and IH	1	2	2	3

[1] Off-premise outdoor advertising signs are prohibited outside of freeway sign corridors and prohibited in MX districts.

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](#).

Relevant Case History

- None found.

Statement of Hardship

A statement of hardship has not been provided.

Comprehensive Plan Considerations**Land Use Plan**

The subject property is designated 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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CG	Multiple Use	Vacant
East	CS	Multiple Use	Self-Service Storage
South	RS-2, OM	I-44, then Park and Open Space and Neighborhood	I-44, then Nelson Pond
West	RS-3	Multiple Use	Religious Assembly

Small Area Plans

The subject property is not within a small area plan.

Development Era

The subject property is in an area developed during the Late Automobile Era (1950s-present), which has grown since the mainstreaming of automobile-centric lifestyles, with a high degree of separation between residential and nonresidential uses, and low levels of street connectivity. In these areas, transportation is nearly exclusively concentrated on the mile-by-mile arterial grid, and major streets are often both transportation corridors and destination corridors, which can lead to traffic congestion. Nonresidential uses are predominantly located at the intersections of major arterial streets. Priorities in these areas include commercial revitalization, placemaking, community gathering opportunities, conservation of natural areas, a high degree of privacy, one-stop shopping, and commuting routes.

Transportation

Major Street & Highway Plan: I-44 runs parallel to the southeast of the subject property and is classified as a Freeway, which has a planned minimum right-of-way width as per Oklahoma Department of Transportation Standards.

Comprehensive Plan Street Designation: N/A

Transit: N/A

Existing Bike/Ped Facilities: N/A

Planned Bike/Ped Facilities: Sidewalks are recommended along street frontages.

Arterial Traffic per Lane: N/A

Environmental Considerations

Flood Area: The subject property is not located within a designated flood area.

Tree Canopy Coverage: Tree canopy in the area is 14%. Preserving the limited existing canopy should be encouraged, as well as measures to increase the canopy through landscaping. Street-lining trees in particular should be encouraged to spread the benefit of the tree canopy to the pedestrian realm.

Parks & Open Space: Nelson Pond is located nearby to the southeast of the property.

Sample Motion

I move to approve or deny a variance to increase the maximum dynamic display sign area in the CS district from 48 square feet to 220.86 square feet (Section 60.080-E) and a variance to increase the maximum display area for a freestanding sign in the CS district from 118.29 square feet to 220.86 square feet (Section 60.080-C.3.b.1, Table 60-3).

- 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 the hardship to be _____.

In granting the Variance, the Board finds that the following facts, favorable to the property owner, have been established:

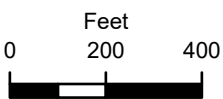
- That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- That literal enforcement of the subject zoning code provision is not necessary to achieve the provision’s intended purpose;
- 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;
- That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;
- That the variance to be granted is the minimum variance that will afford relief;
- 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
- 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.

Property Description

LT 10 BLK 2 LESS TRACT IN S.E. COR, MEMORIAL ACRES ADDN, City of Tulsa, Tulsa County, State of Oklahoma

Exhibits

- Case map
- Aerial (small scale)
- Aerial (large scale)
- Tulsa Comprehensive Plan Land Use Map



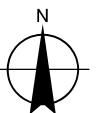
Subject Tract

BOA-23979

19-13 13

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

Aerial Photo Date: 2025



4.6



E 22ND PLS

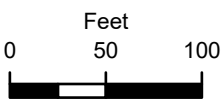
S 92ND AVE

ESKELLY DR



66

ESKELLY DR



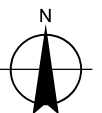
Subject Tract

BOA-23979

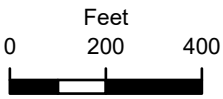
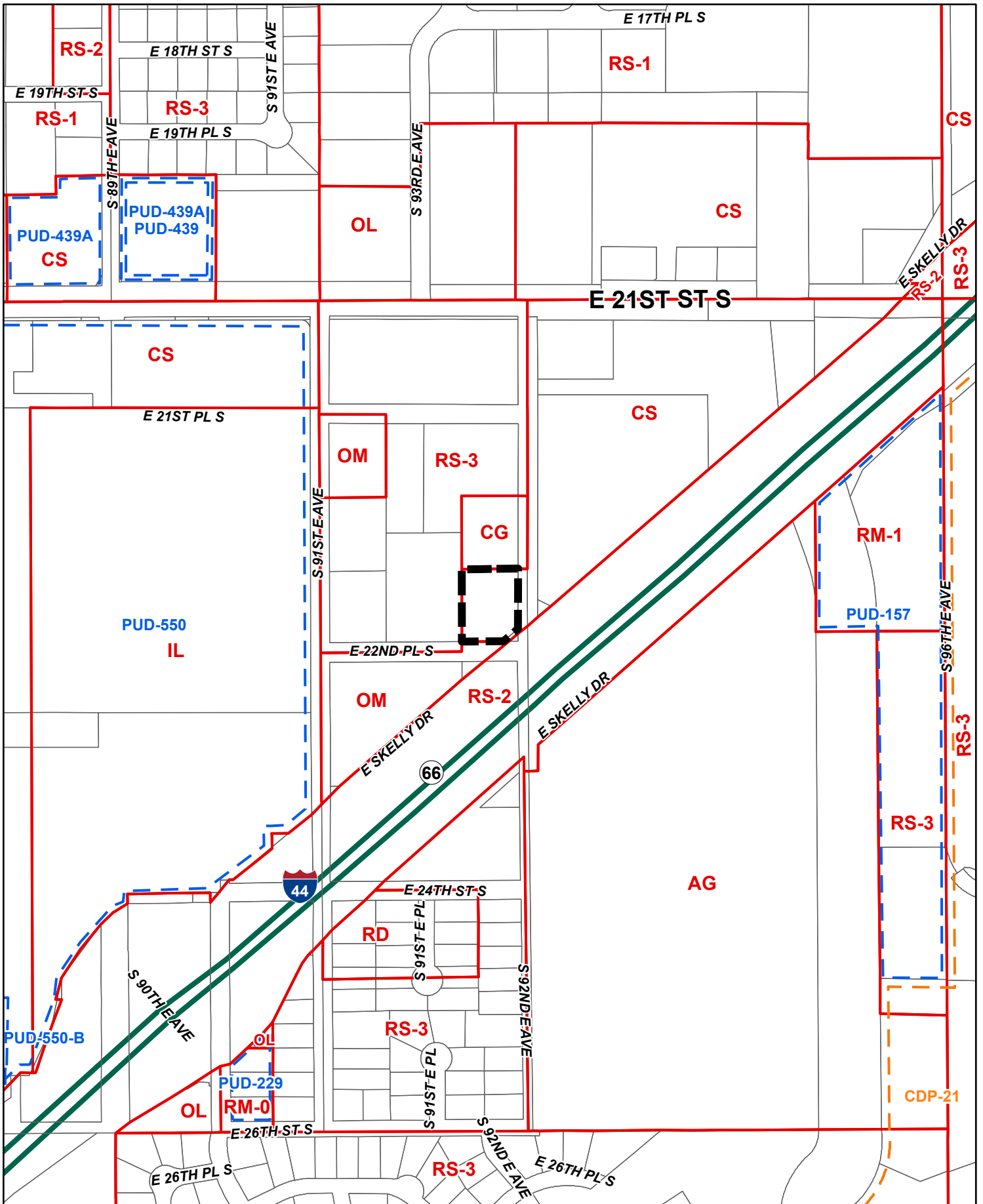
19-13 13

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

Aerial Photo Date: 2025



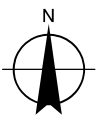
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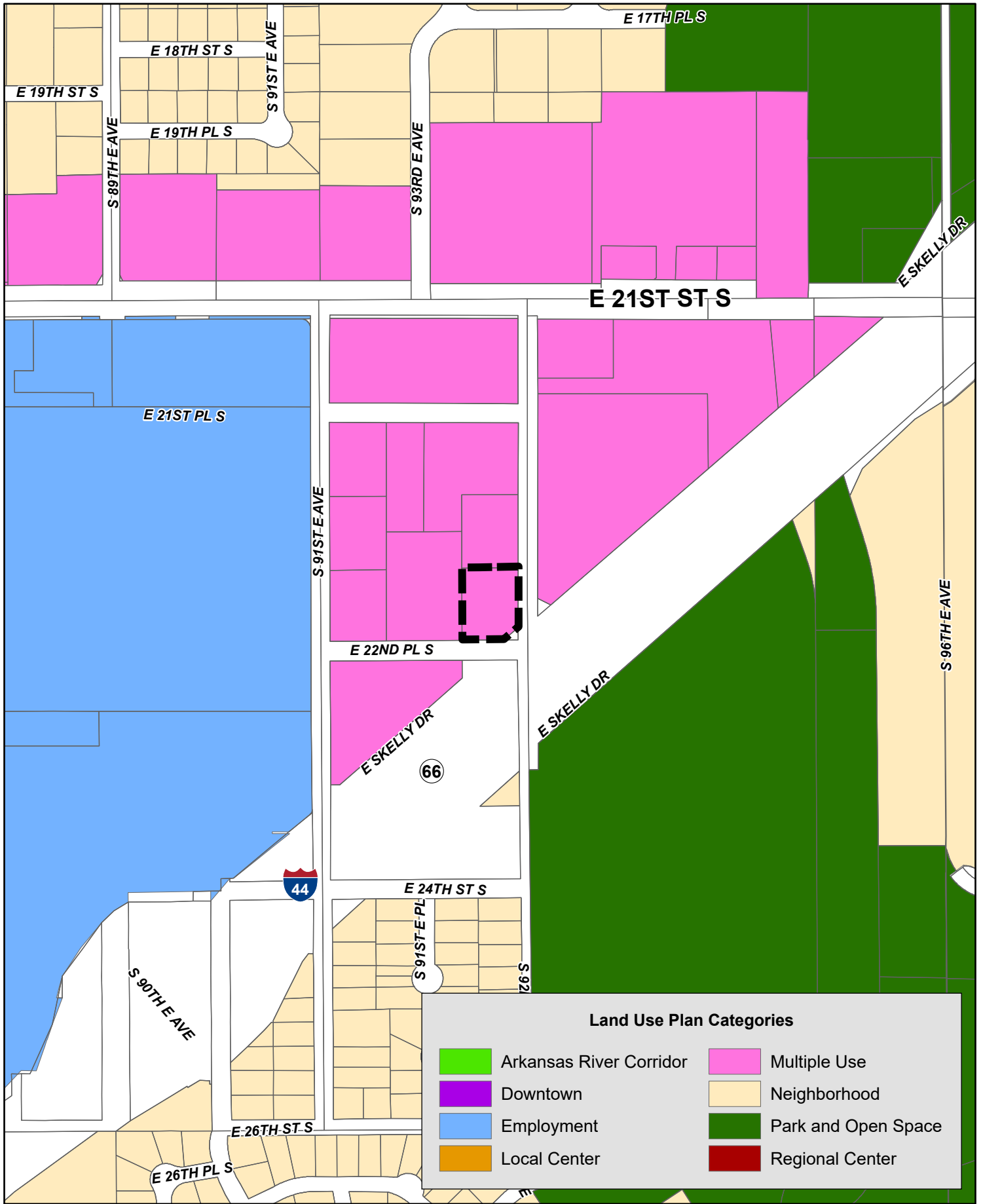


[Dashed Box] Subject Tract









BOA-23979

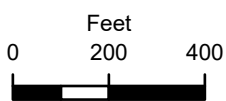
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Land Use Plan Categories

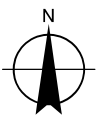
	Arkansas River Corridor		Multiple Use
	Downtown		Neighborhood
	Employment		Park and Open Space
	Local Center		Regional Center



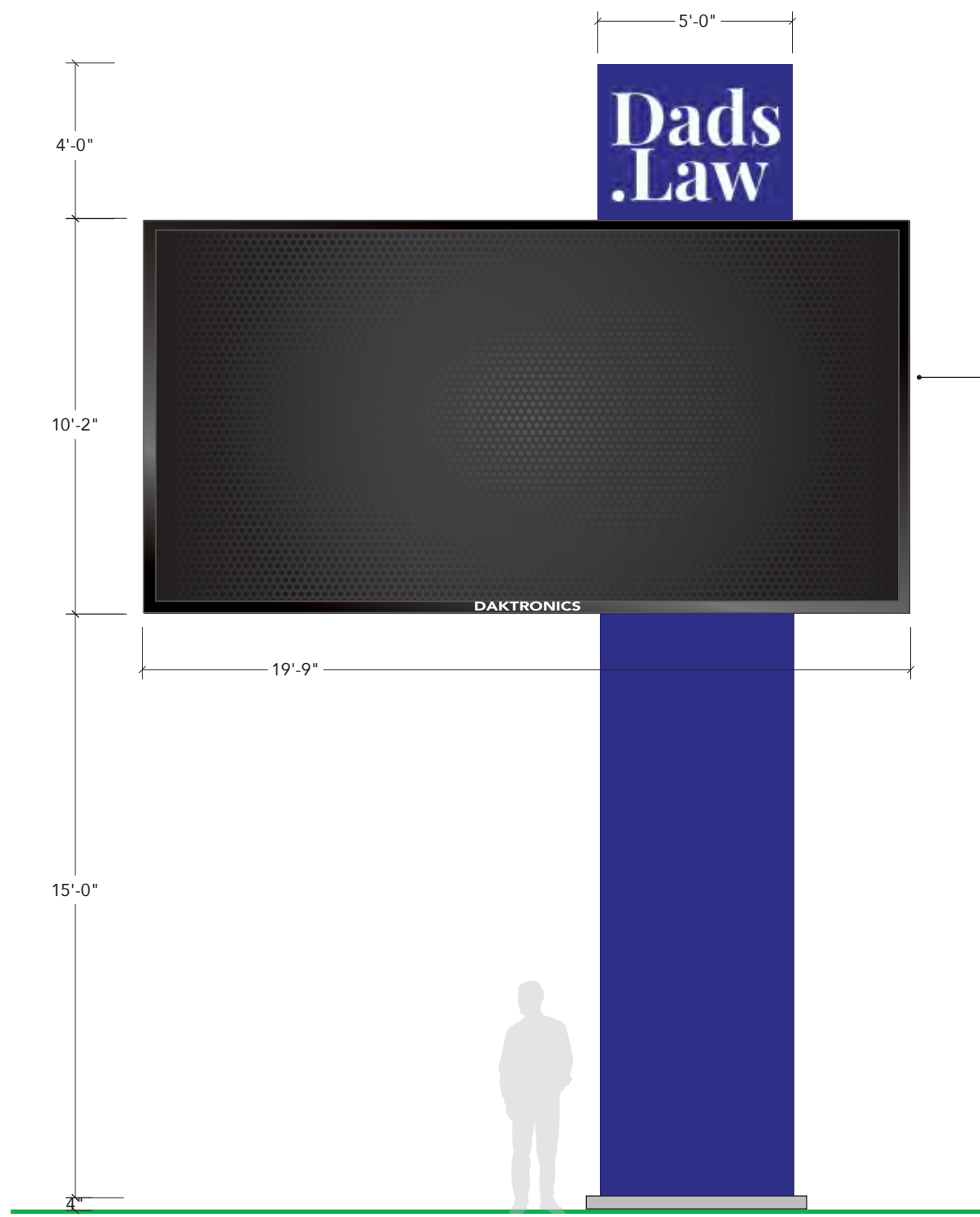
 Subject Tract

BOA-23979

19-13 13



4.9



DAKTRONICS
 GALAXY OUTDOOR ELECTRONIC MESSAGE CENTER
 GT6x SERIES - 8mm RGB
 CABINET DIMENSIONS: 10'-2" H X 19'-9" W X 0' 11" D



A ELEVATION
 SCALE: 1/4" = 1'-0" DOUBLE SIDED ILLUMINATED

Untitled Map

Write a description for your map.

Legend

- Drum World
- Drum World
- Kingdom Rain International
- Oklahoma Highway Patrol- troop B



Kingdom Rain International

Drum World Drum World

Google Earth



Oklahoma Highway Patrol- troop B



DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY

SIGN-229881-2025 (2226 S 92ND AVE E Tulsa, OK 74129) Markup Summary #1

Note (2)



Subject: Note
Page Label: 1
Author: James Henley
Date: 11/7/2025 9:52:37 AM
Status:
Color: ■
Layer:
Space:

Satellite images are not acceptable as site plans. Site plans must show property lines, easements, utilities, etc.

Provide a site plan as required by COT Ordinance below:

Title 51: Chapter 4: Section 106.2.6 Construction Documents Site Plan- The construction documents submitted with the application for permit shall be accompanied by a site plan showing to scale the size and location of new construction and existing structures on the site, property boundaries, distances from lot lines, the established grades and the proposed finished grades, easements, rights-of-way, utilities, and as applicable, flood hazard areas, floodways, design flood elevations and finished floor elevations; and it shall be drawn in accordance with an accurate boundary line survey. In the case of demolition, the site plan shall show construction to be demolished and the location and size of existing structures and construction that are to remain on the site or plot.



Subject: Note
Page Label: 1
Author: James Henley
Date: 11/7/2025 9:53:17 AM
Status:
Color: ■
Layer:
Space:

Provide measurements from the property lines to the corresponding outside edge of the proposed sign.

4.12



DEVELOPMENT SERVICES

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PLAN CORRECTIONS SUMMARY

Sign Review (5)



Subject: Sign Review
Page Label: 1
Author: DWhiteman
Date: 11/6/2025 5:15:40 PM
Status:
Color: ■
Layer:
Space:

60.040-B.1, Required Setbacks, Spacing and Separations. All parts of a sign must be set back at least 10 feet of a freeway planned right of-way.
REVIEW COMMENT: You will need to provide a site plan that shows the property lines. You will need to show that the leading edge of the sign sets at least 10' back from the southeast property line, which abuts the freeway right of way line. The site plan should show how far back the leading edge of the sign is from the southeast property line, measured perpendicular from that property line.



Subject: Sign Review
Page Label: 1
Author: DWhiteman
Date: 11/6/2025 4:58:33 PM
Status:
Color: ■
Layer:
Space:

Section 60.080-C.2.b Sign Budget, Maximum Number. Lots with Frontage on Major Streets. The maximum aggregate number of projecting, freestanding and off-premise outdoor advertising signs allowed on lots with frontage on one or more major streets may not exceed the limits established in Table 60-2.
REVIEW COMMENT: CS zoned lots are allowed one freestanding sign per 100 feet of major street frontage; and this lot only has 59.14' of major street frontage. The two existing freestanding signs will either need to be removed and that stated on the site plan; or you will need to request a variance for more than one sign on this lot. If they are not removed and a variance is granted, all parts of the new sign will need to be at least 30' away from the existing signs.



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PLAN CORRECTIONS SUMMARY



Subject: Sign Review
Page Label: 1
Author: DWhiteman
Date: 11/6/2025 4:58:02 PM
Status:
Color: ■
Layer:
Space:

60.080-C.3.b.1, Sign Budget, Maximum Area, Lots with Frontage on Major Streets. The maximum aggregate sign area of all on premise projecting and freestanding signs and off-premise outdoor advertising signs allowed on lots with frontage on one or more major streets may not exceed the limits established in Table 60-3.

REVIEW COMMENTS: If there is only one sign on this lot, then 2 square feet of sign area is allowed per linear foot of major street frontage. With 59.14' of major street frontage, this lot is allowed 118.28 square feet of sign display area and the proposed sign has 220.86 square feet. You will either need to reduce the sign size or request a variance from the Board of Adjustment for a sign of 220.86 square feet on this lot.

4.14



DEVELOPMENT SERVICES

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918-596-9456

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PLAN CORRECTIONS SUMMARY



Subject: Sign Review
Page Label: 1
Author: DWhiteman
Date: 11/6/2025 5:02:15 PM
Status:
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Section 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.
REVIEW COMMENT: The proposed sign has 200.86 square feet of dynamic display area. You may revise the sign area not to exceed 48 square feet, or you may pursue a variance from the Board of Adjustment to permit a dynamic display to exceed 48 square feet in the CS zoning district.

4.15



DEVELOPMENT SERVICES

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918-596-9456

CITY OF TULSA

PLAN CORRECTIONS SUMMARY



Subject: Sign Review
Page Label: 1
Author: DWhiteman
Date: 11/6/2025 5:15:18 PM
Status:
Color: ■
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Section 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. REVIEW COMMENT: The lot to the west of this lot is RS-3 zoned. Since this lot is only 180' wide, any dynamic display sign will be within 200' of an R zoned district. You will need to request a variance from the Board of Adjustment for a dynamic display sign to be located within 200' of an R district.