



Board of Adjustment

**Staff Report
BOA-23980**

Hearing Date: March 10 (Continued from February 24, 2026)
Prepared by: Erin Roark
eroark@cityoftulsa.org
918-596-7618

Owner and Applicant Information

Applicant: Pete Webb
Property Owner: 10545 South Memorial, LLC

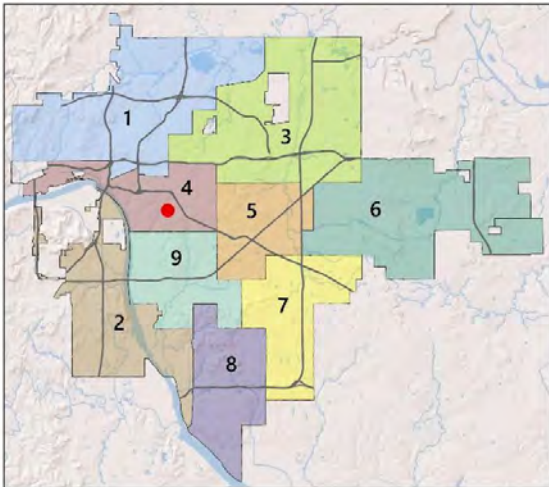
Property Location

2424 East 21st Street South

Tract Size: ±4.35 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 4, Laura Bellis
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 increase the maximum display area for wall signs in the OM district (Section 60.060-C).

Zoning

Zoning District: OM
Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

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

Transportation

Major Street & Highway Plan: Secondary Arterial, Urban Arterial
planitulsa Street Type: N/A
Transit: Regular Route
Existing Bike/Ped Facilities: Sidewalk
Planned Bike/Ped Facilities: N/A

Environment

Flood Area: Tulsa Regulatory Floodplain
Tree Canopy Coverage: 30-39%
Parks & Open Space: N/A

Staff Analysis

The applicant is requesting a variance to increase the maximum display area for wall signs in the OM district (Section 60.060-C). Signs in the OM district may not exceed 32 square feet in area or 0.30 square feet of sign area per linear foot of street frontage, whichever is greater, up to 150 square feet. The subject property has approximately 171 linear feet of street frontage along South Lewis Avenue and 287 linear feet of street frontage along East 21st Street and is therefore permitted 138 square feet of display area, per the Tulsa zoning code. The sign budget for the subject property has already been exceeded due to previous variances granted by the Board of Adjustment (BOA), permitting 295 square feet of display area.

The existing sign to be replaced is approximately 30 square feet, and the proposed sign is 96 square feet. With the proposed sign, the cumulative display area for signs on the subject property is 361 square feet. The applicant is requesting approximately 223 square feet of relief from the zoning code's maximum display area. This amounts to an additional 66 square feet of relief from the previous BOA action.

This case was originally on the agenda for the January 13th hearing but was continued twice to the January 27th and February 10th hearings at the request of the applicant. The case was continued to the February 24th hearing as the applicant was not present on February 10th. The case was continued to the March 10th hearing to give the applicant time to research the other signs on the property.

Section 60.060 Signs in Office Zoning Districts

60.060-C Maximum Area

Signs allowed in the OH district may not exceed 48 square feet in area or 0.50 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may a sign in an OH district exceed 225 square feet in area. Signs allowed in all other O districts may not exceed 32 square feet in area or 0.30 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.

Relevant Case History

- BOA-02708; July 20, 1955; The BOA granted the Congregation of Benedictine Sisters of the Sacred Hearts permission to use the property for church and school purposes.
- BOA-16354; May 25, 1993; The BOA granted a variance to increase the maximum display area for a sign to 83.25 square feet.
- BOA-19411; July 23, 2002; The BOA granted a variance to increase the maximum display area for a sign to 96 square feet.
- BOA-20526; June 26, 2007; The BOA granted a variance to increase the maximum display area for a sign to 145 square feet.
- BOA-22601; The BOA granted a variance to increase the maximum display area for a sign to 295 square feet and a variance to increase the allowed number of signs to five.

Statement of Hardship

The applicant's statement of hardship is included as an exhibit.

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	OL, PUD-374	Multiple Use	Financial Institutions
East	OL, PUD-617	Multiple Use	Personal Improvement Services
South	RT, RS-3, RS-2	Neighborhood	Residential
West	CS, RS-3	Multiple Use, Regional Center	Vehicle Services/ Convenience Store, School

Small Area Plans

The subject property is not included in a small area plan.

Development Era

The subject property is in an area developed during the Streetcar Era (1910s-30s), prior to the proliferation of automobiles, when streetcars facilitated growth beyond downtown. Land uses range from fully integrated to somewhat separated, on a half-mile grid, with a mix of housing options. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, transit-oriented development, commercial districts, and well-designed streetscapes.

Transportation

Major Street & Highway Plan: East 21st Street South runs parallel to the north side of the subject property and is classified as a Secondary Arterial, which has a planned minimum right-of-way width of 100 feet. South Lewis Avenue runs parallel to the west side of the subject property and is classified as an Urban Arterial, which has a planned minimum right-of-way width of 70 feet.

Comprehensive Plan Street Designation: N/A

Transit: Bus Route 150 runs along East 21st Street South, with a stop adjacent to the subject property. Bus Route 410 runs along South Lewis Avenue with a stop across the street from the subject property.

Existing Bike/Ped Facilities: Sidewalks are present along street frontages.

Planned Bike/Ped Facilities: N/A

Arterial Traffic per Lane: East 21st Street South has an average annual daily traffic (AADT) count of 3,907 vehicles per lane. South Lewis Avenue has an AADT count of 3,878 vehicles per lane.

Environmental Considerations

Flood Area: The subject property is located partially within a Tulsa Regulatory Floodplain.



Tree Canopy Coverage: Tree canopy in the area is 35%. Significant effort should be given to the preservation of mature stands of trees. Tree canopy removal should be minimized, and replacement of trees that need removing should be encouraged.

Parks & Open Space: N/A

Site Photos



View southeast from East 21st Street South, April 2025 (Image from Google Street View)

Sample Motion

I move to approve or deny a variance to increase the maximum display area for wall signs in the OM district from 138 square feet to 361 square feet (Section 60.060-C);

- 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:

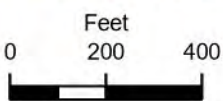
- That the physical surroundings, shape, or topographical conditions of the subject property would result in unnecessary hardships or practical difficulties for the property owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out;
- That literal enforcement 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

Lot Two (2), THE AMENDED PLAT OF TEXACO CENTER ADDITION, AND the South Ten (10) feet of the North One Hundred Sixty (160) feet of the West Thirty (30) feet of the East Eighty-six and Four-tenths (86.4) feet of Lot Thirty-one (31) HARTER’S SECOND SUBDIVISION, 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-23980

19-13 17

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

Aerial Photo Date: 2025



2.6

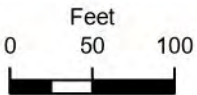


S LEWIS AVE

S ATLANTA AVE

E 21ST ST S

E 22ND ST S



Subject Tract

BOA-23980

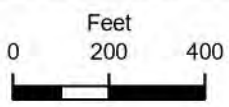
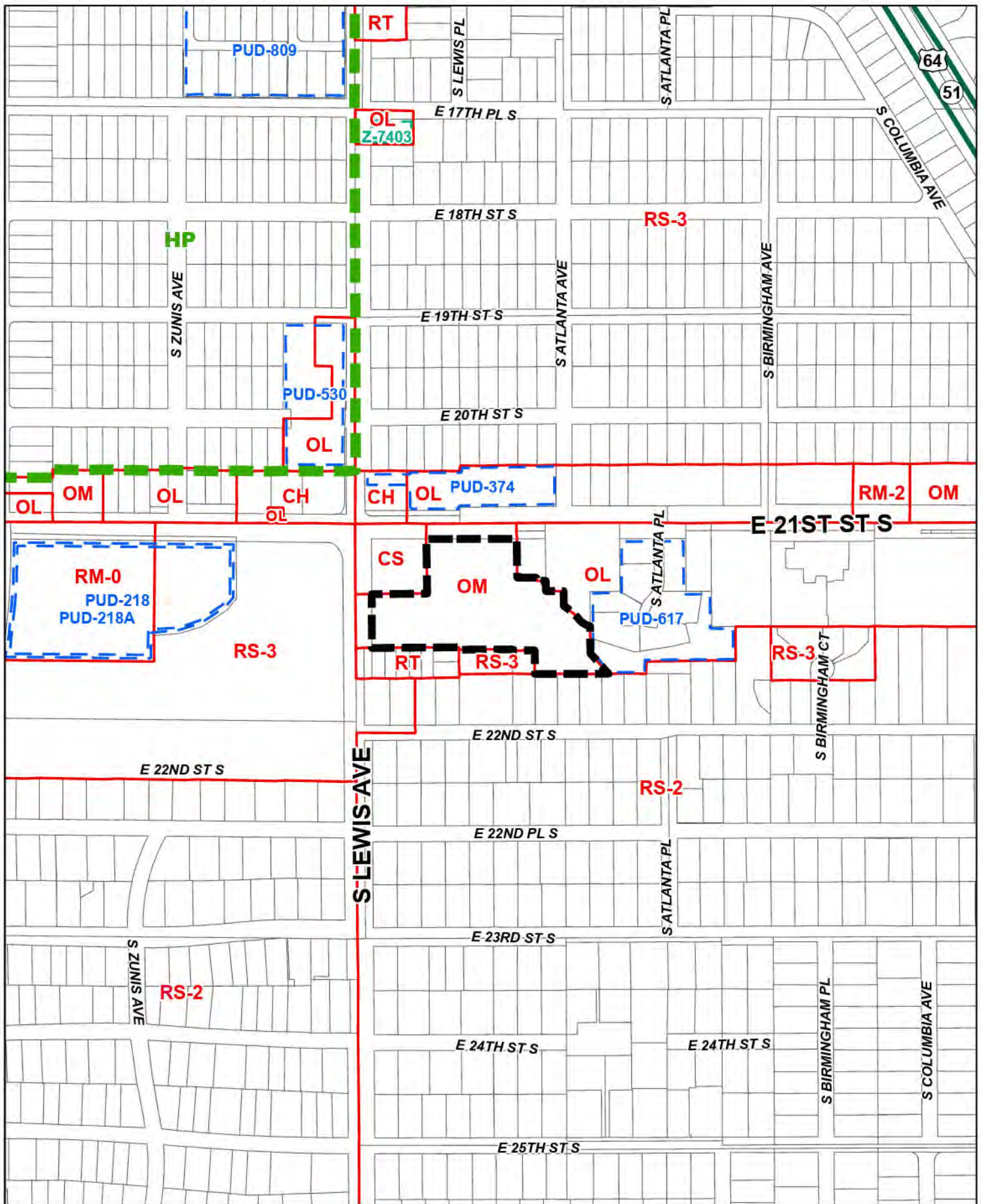
19-13 17

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

Aerial Photo Date: 2025



2.7



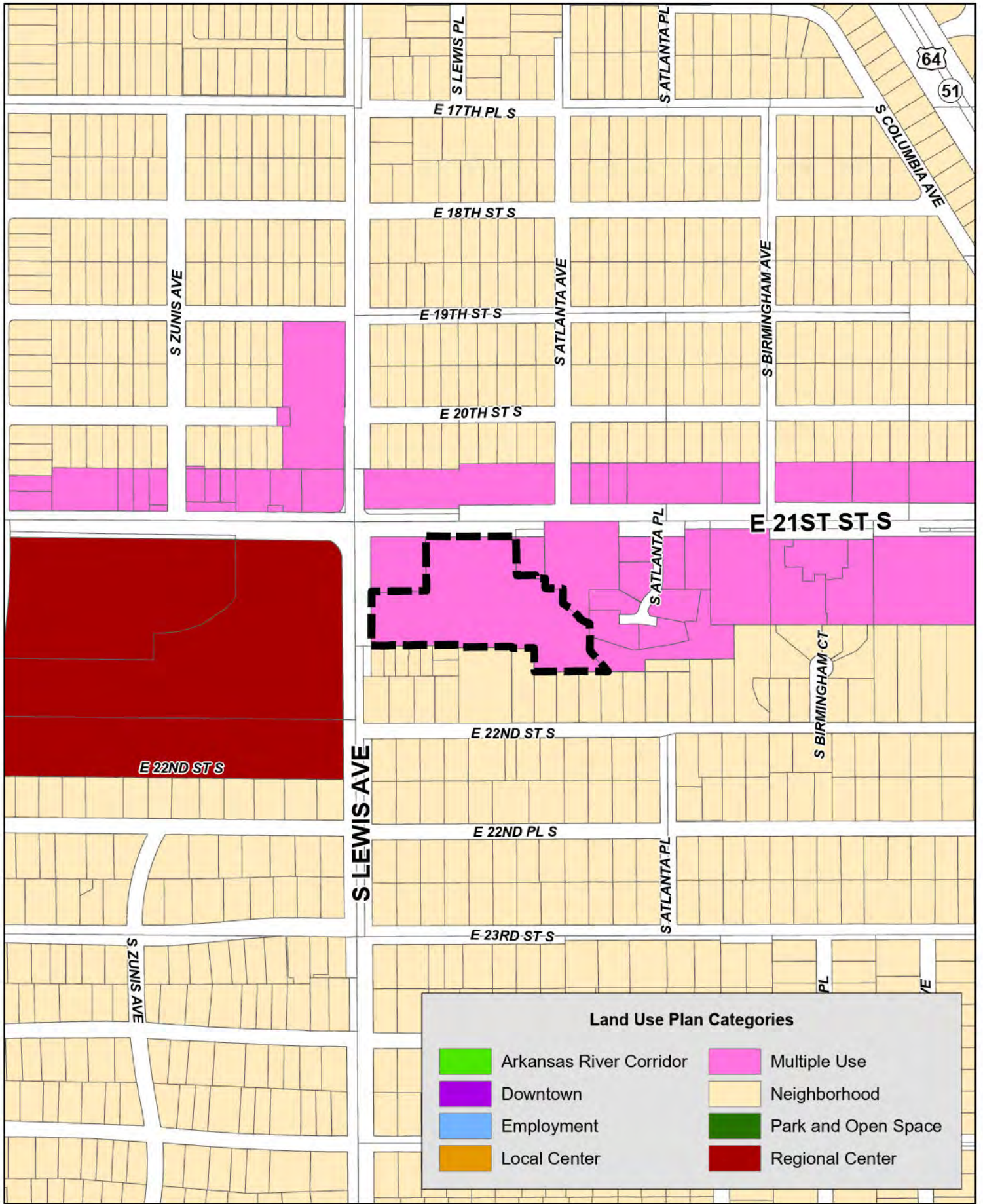
 Subject Tract









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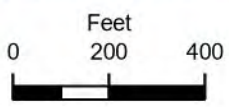
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Land Use Plan Categories			
	Arkansas River Corridor		Multiple Use
	Downtown		Neighborhood
	Employment		Park and Open Space
	Local Center		Regional Center



BOA-23980

19-13 17



Statement of Hardship

Central Bank / BOA-23980

2424 E 21st ST

Tulsa OK

We are asking for a variance to increase the overall size of the sign allowed on this building. The current zoning for this building is OH which has a limitation of 48 square feet. We are asking for an increase to 150 square feet. The zoning and the size of the building create a hardship in getting a wall sign that is visible or effective. The sign that is currently on the building conforms to the 48 square foot limit and is not visible or effective.

NOTE: Existing sign will be replaced.

Thank you,

Pete Webb

Claude Neon Federal Signs

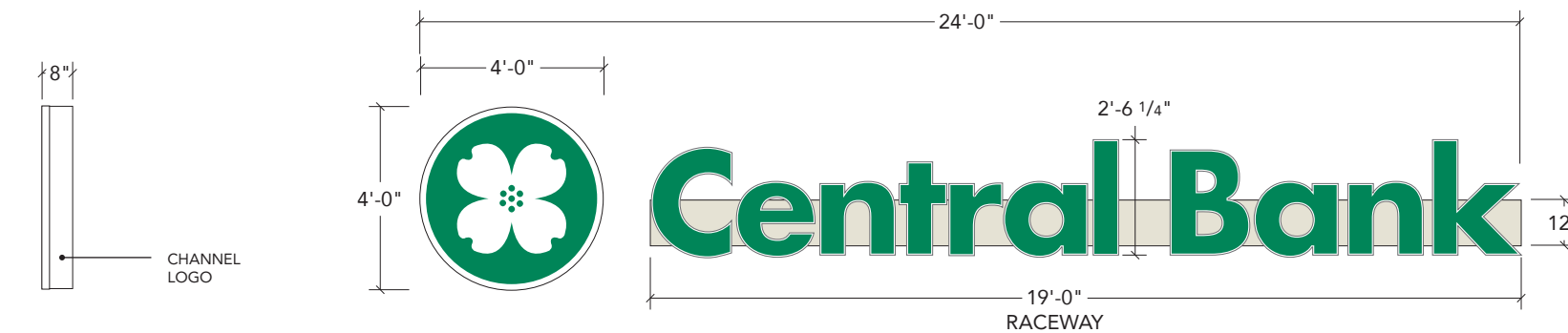
1225 N Lansing Ave

Tulsa OK 74106



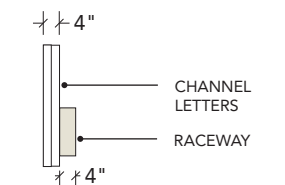
A WEST ELEVATION
SCALE: 1/16" = 1'-0"

B WEST ELEVATION
SCALE: 1/16" = 1'-0"



CHANNEL LOGO
.063 M/F ALUMINUM 8" RETURN
PAINTED WHITE
.063 M/F ALUMINUM BACK
PAINTED WHITE
WHITE LED ILLUMINATION
3/16" WHITE ACRYLIC FACE WITH
3M GREEN 3630-26 VINYL OVERLAY
.063 M/F ALUMINUM 2" RETAINER
PAINTED WHITE

CHANNEL LETTERS
.063 P/F WHITE ALUMINUM 4" RETURNS
.063 P/F WHITE ALUMINUM BACKS
WHITE LED ILLUMINATION
3/16" WHITE ACRYLIC LENS COVERS WITH
3M GREEN 3630-26 VINYL OVERLAY - 1/2" WHITE BORDER
1" WHITE TRIM CAP
.063 P/F WHITE ALUMINUM RACEWAY
PAINTED BEIGE TO MATCH BUILDING



A SIDE VIEW
SCALE: 1/4" = 1'-0"

B WEST ELEVATION
SCALE: 1/4" = 1'-0"

C SIDE VIEW
SCALE: 1/4" = 1'-0"

Untitled Map

Write a description for your map.

Legend

- 2424 E 21st St
- Bank of Oklahoma
- Feature 1
- Monte Cassino Catholic School
- Reeder's Auto & Tire
- River Parks
- Same Day Sharpening - Mobile Service
- St Joseph Monastery





DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY

SIGN-229170-2025 (2424 E 21ST ST S Unit_100 Tulsa, OK 74114) Markup Summary #1

Sign Review (1)



Subject: Sign Review
Page Label: 1
Author: DWhiteman
Date: 10/30/2025 11:14:36 AM
Status:
Color: ■
Layer:
Space:

60.060-C Maximum Area. Signs allowed in the OH district may not exceed 48 square feet in area or 0.50 square feet of sign area per linear foot of street frontage, whichever is greater, but in no case may a sign in an OH district exceed 225 square feet in area. Signs allowed in all other O districts may not exceed 32 square feet in area or 0.30 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.

REVIEW COMMENT: This lot is in an OM (Office) zoning district, and the maximum sign area allowed is already exceeded. There have been previous variances that allowed for a larger total sign area. Now that you are proposing a larger sign, another variance will be need to increase the sign area allowed in an O district, beyond what was allowed by previous Board of Adjustment cases. Please contact the Planning Office at 918-596-7526 to request a variance to exceed the allowed amount of sign area in the OM zoning district.

2-13