



Board of Adjustment

**Staff Report
BOA-24004**

Hearing Date: February 10, 2026
Prepared by: Erin Roark
eroark@cityoftulsa.org
918-596-7618

Owner and Applicant Information

Applicant: Encinos 3D Custom Products LLC
Property Owner: Benjamin S Jr Warren C/O Quick N Clean OK-09 LLC

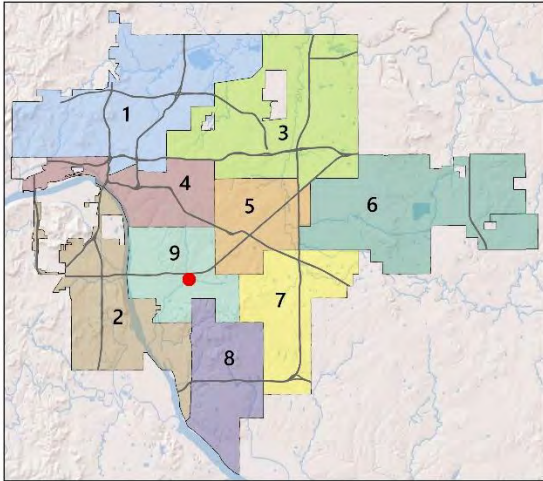
Property Location

5112 South Harvard Avenue

Tract Size: ±1.74 acres

Location within the City of Tulsa

(shown with City Council districts)



Elected Representatives

City Council: District 9, Carol Bush
County Commission: District 3, Kelly Dunkerley

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 a freestanding sign in the CS district (Section 60.080-C.3; Table 60-3); Variance of the 1,200-foot spacing requirement for an off-premise outdoor advertising sign with dynamic display from another off-premise outdoor advertising sign with dynamic display (Section 60.100-K).

Zoning

Zoning District: CS
Zoning Overlays: N/A

Comprehensive Plan Considerations

Land Use

Land Use Plan: Local Center
Small Area Plans: None
Development Era: Early Automobile Era

Transportation

Major Street & Highway Plan: Secondary Arterial
planitulsa Street Type: Multi-Modal Corridor
Transit: Regular Route
Existing Bike/Ped Facilities: Sidewalks
Planned Bike/Ped Facilities: Bike Corridor

Environment

Flood Area: N/A
Tree Canopy Coverage: 0-9%
Parks & Open Space: N/A

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; Table 60-3). In the CS district, lots located in the freeway sign corridor with only one sign are permitted a maximum display area of 2 square feet per linear foot of major street frontage. The subject property has 307.51 feet of major street frontage along East 51st Street South and South Harvard Avenue. The maximum display area of one freestanding sign on the subject property is 615.02 square feet. The proposed sign is 672 square feet. The applicant is requesting 56.98 square feet of relief.

The applicant is also requesting a variance of the 1,200-foot spacing requirement for an off-premise outdoor advertising sign with dynamic display from another off-premise outdoor advertising sign with dynamic display (Section 60.100-K). The existing dynamic display off-premise outdoor advertising sign on the north side of I-44 is approximately 650 feet from the proposed dynamic display off-premise outdoor advertising sign. The applicant is requesting approximately 550 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 Only Minor Streets

Signs allowed on lots with frontage on only minor streets may not exceed 32 square feet in area or 0.20 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.

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

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

- (2) In addition to the maximum aggregate sign area limits, individual roof, projecting, and freestanding signs may not exceed 500 square feet in area. Individual off-premise outdoor advertising signs may not exceed 672 square feet in area.

Section 60.100 Dynamic Displays

The supplemental regulations of this section apply to all signs with dynamic displays. Except as otherwise expressly stated, these regulations apply whether incorporated into off-premise outdoor advertising signs or on-premise signs that are allowed to include a dynamic display.

60.100-K Except as provided in ~~60.100-J~~, any off-premise outdoor advertising sign that includes a dynamic display and that was approved by a permit issued on or after January 1, 2009, must be separated by a minimum distance of 1,200 feet from any other off-premise outdoor advertising sign that includes a dynamic display facing the same traveled way. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground.

Relevant Case History

- BOA-03890, August 8, 1962; The board granted permission to construct a sign on a U-3-A zoned property.
- BOA-07224, November 18, 1971; The board granted a special exception to permit a car wash in the CS district.

Statement of Hardship

The applicant’s statement of hardship is included as a separate exhibit.

Comprehensive Plan Considerations

Land Use Plan

The subject property is designated as 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.

Surrounding Properties:

<u>Location</u>	<u>Existing Zoning/Overlay</u>	<u>Existing Land Use Designation</u>	<u>Existing Use</u>
North	CS	Freeway, then Multiple Use	I-44
East	CS	Local Center	Commercial
South	CS	Local Center	Plasma Center
West	CS	Local Center	Retail Sales and Restaurant

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 Early Automobile Era (1930s-50s), which retained a high degree of connectivity from neighborhood streets to the arterial network, with mostly commercial, office, industrial, and other active uses along major streets and a mix of housing options and neighborhood-based uses like schools, churches, and libraries in the interior sections. Priorities in these areas include walkability, bikeability, access to public transit, historic preservation, housing type variety, mixed-use development, commercial revitalization, compatibility of scale for neighborhood development, and transitions between commercial corridors and residential areas.

Transportation

Major Street & Highway Plan: East 51st Street South runs parallel to the north side of the subject property, and South Harvard Avenue runs parallel to the east side of the subject property. Both are classified as Secondary Arterials, which have planned minimum right-of-way widths of 100 feet.

Comprehensive Plan Street Designation: South Harvard Avenue is designated as a Multi-Modal Corridor. Multi-modal streets support commercial and residential development along major arterial streets. These streets align with the recommendations for on-street bicycle infrastructure established in the 2015 GO Plan, and they should be evaluated for feasibility with regard to the reallocation of street space for bicycle facilities.

Transit: Regular Route 440 runs along East 51st Street South and South Harvard Avenue.

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

Planned Bike/Ped Facilities: The GO Plan recommends a Bike Corridor along South Harvard Avenue.

Arterial Traffic per Lane: East 51st Street South has an average annual daily traffic (AADT) of 4,425 vehicles per lane. South Harvard Avenue has an AADT of 5,296 vehicles per lane.

Environmental Considerations

Flood Area: N/A

Tree Canopy Coverage: Tree canopy in the area is 9%. 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: N/A

Site Photos



View west from South Harvard Avenue, November 2024 (Image from Google Street View)

Sample Motion

Variance

I move to *approve or deny* a variance

- 1. to increase the maximum display area for a freestanding sign in the CS district from 615.02 square feet to 672 square feet (Section 60.080-C.3; Table 60-3)
 - 2. to reduce the required spacing requirement for an off-premise outdoor advertising sign with dynamic display from another off-premise outdoor advertising sign with dynamic display from 1,200 feet to approximately 650 feet (Section 60.100-K).
- 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:

- 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.

Property Description

The applicant’s legal description has been included as a separate exhibit.

Exhibits

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

A tract in a portion of Lots 1 & 2, Block 1 SOUTHEAST CENTER, a plat filed in the office of the Tulsa County clerk, play number 2383, being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 1. Thence S88°35'41"W along the North line of said Lot 1 a distance of 169.66 feet; then S01°24'19"E a distance of 10.00 feet to a point on the South right of way line of East 51st Street, same being the POINT OF BEGINNING; thence

Thence S01°31'33"E a distance of 236.68 feet;

Thence N88°28'27"E a distance of 147.53 feet to a point on the East right of way line of South Harvard Avenue;

Thence S08°12'17"E along said right of way line a distance of 35.86 feet;

Thence 88°35'33" W a distance of 424.34 feet to a point on the West line of said Lot 2;

Thence N01°19'44"W along the West lines of Lots 2 and 1 a distance of 97.00 feet;

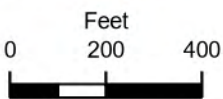
Thence N88°41'02"E along Westerly line of said Lot 1 a distance 40.00 feet;

Thence N01°18'51"W along Westerly line of said Lot 1 a distance of 85.00 feet;

Thence N88°41'07"W along Westerly line of said Lot 1 a distance of 40 feet;

Thence N01°18'43"W along Westerly line of said Lot 1 a distance 89.99 feet to a point on the South right of way line of East 51st Street;

Thence N88°35'35"E along said right of way line a distance of 271.65 feet to THE POINT OF BEGINNING



 Subject Tract

BOA-24004

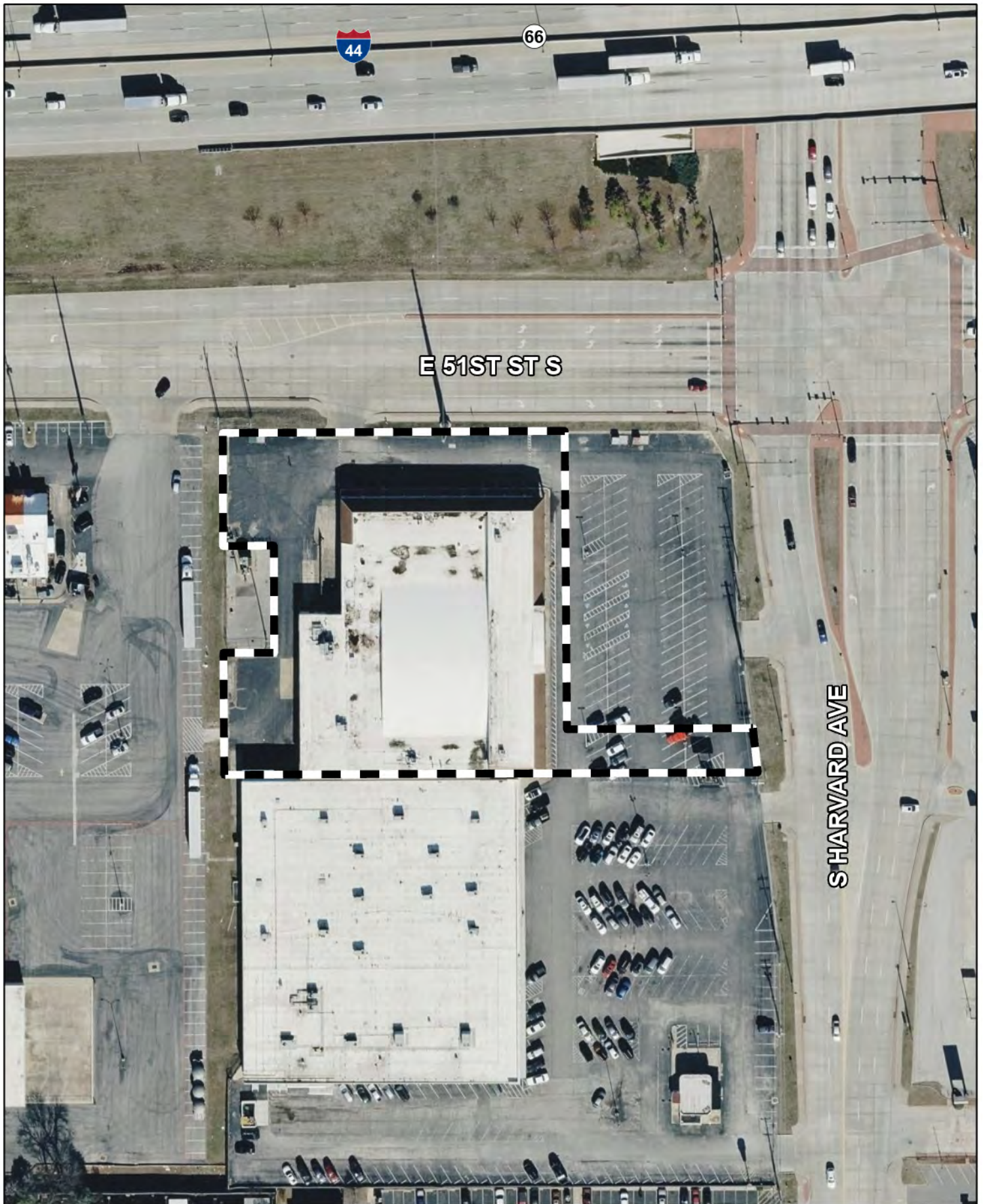
19-13 32

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

Aerial Photo Date: 2025

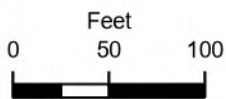


10.7



E 51ST ST S

S HARVARD AVE



Subject
Tract

BOA-24004

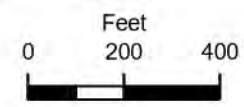
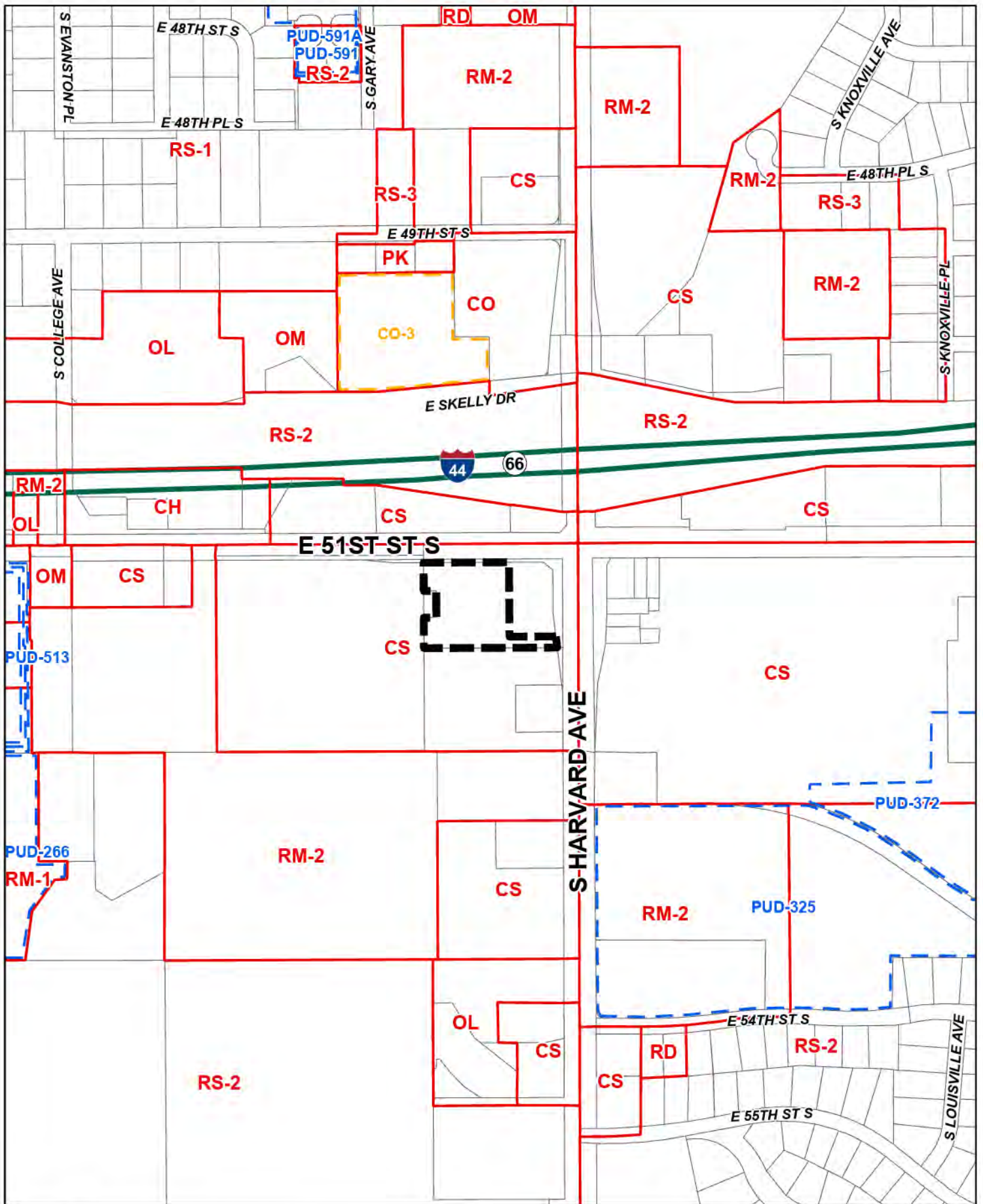
19-13 32

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

Aerial Photo Date: 2025



10.8



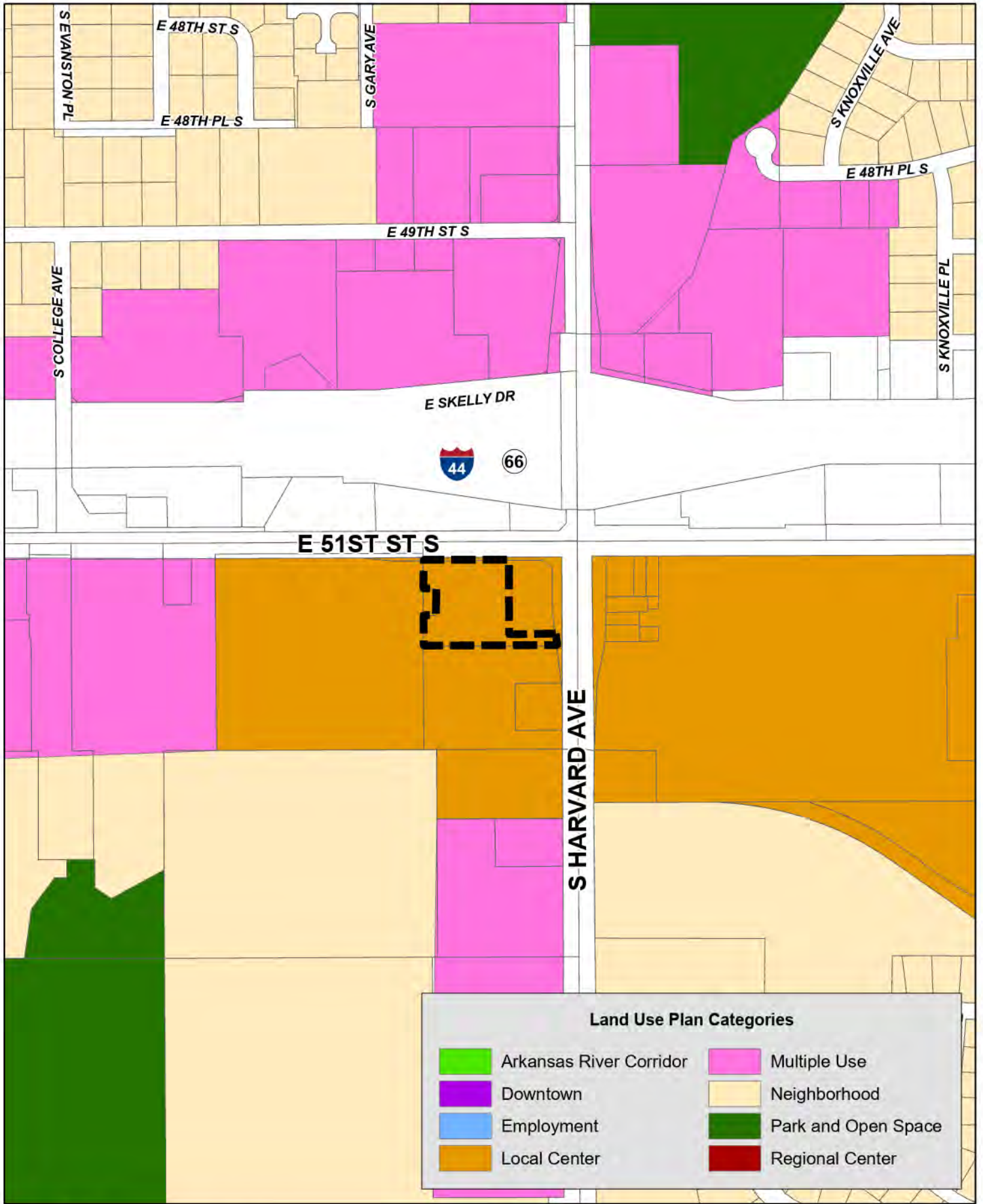
 Subject Tract









BOA-24004

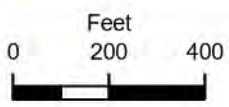
19-13 32



10.9



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



 Subject Tract

BOA-24004

19-13 32



10.10

Variances

Proof of Hardship

The Board of Adjustment is allowed to approve variances only after determining that the following conditions exist. Below, describe how your request satisfies **each** of these conditions.

1. That the physical surroundings, shape, or topographic 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;

The physical surroundings of the area are elevated highway to the north and an abandoned center in disrepair to the south. A standard size billboard or larger signs are required for visibility from the raised freeway, where cars average 65 mph and are about 40' above grade.

2. That the literal enforcement of the subject zoning code provision is not necessary to achieve the provision's intended purpose;

The provisions' purpose is to beautify surrounding areas by cutting down on the number of visible off-premise outdoor advertising. Due to the raised freeway, there are little to no spots where it is possible for drivers or pedestrian to see both off-premise advertisements.

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 property has a relatively small frontage in front of/visible from the raised freeway. Most properties in this zoning classification in Tulsa have a relatively longer frontage with less traffic count, and are closer in elevation to the driving traffic.

4. That the alleged practical difficulty or unnecessary hardship was not created or self-imposed by the current property owner;

The property owner recently took ownership of the property. The elevation of the freeway and the current state of the center are hardships to be addressed that were in place before the current owner purchased the property.

5. That the variance to be granted is the *minimum* variance that will afford relief;

Owner has scaled the original vision to accommodate zoning where possible. Allowing a single standard billboard will allow visibility to raised freeway and standard programming content.

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 plan is intended to be harmonious with existing neighbors and allow a development on the lot, which has been blighted by the closure of Stein Mart. We anticipate most neighbors would approve of the planned development especially in light of the current status of the property.

7. That the variance to be granted will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the zoning code or the comprehensive plan.

The plan, while exceeding prescribed limitations, would still be harmonious with the surrounding area and to many, be seen as an improvement over current status, without running counter to the spirit and intent of Tulsa's zoning code, which calls for maintained areas with minimally intrusive signage.



TULSA, OK
(918) 286 8535

9810 E 58th St, Tulsa, OK 74146

This design is solely for reference only and become property of customer until agreement has been reached between the client and Encinos 3D Custom Products LLC

www.encinos3d.com

Please proof read all information carefully for accuracy before signing. Check names, numbers, spelling, punctuation as well as the general layout.

Revisions requested after second proof are not included in the original quoted price and will be charged accordingly.

Any typographical and or layout errors not found now will be the customers responsibility

🚫 SURVEY BEFORE ENTERING PRODUCTION

Pylon Signs - Casino Signs - Monument Signs - Neon Signs - Blade Signs - Wall Signs - Channel Letters - Interior Signs - Way finding Signs - Post & Panel - LED Display - Commercial & Architectural Signs

Customer:
QUICK N CLEAN
51st & Harvard

Job Location:
5112 S. Harvard Ave.
City and State:
Tulsa, Ok. 74135

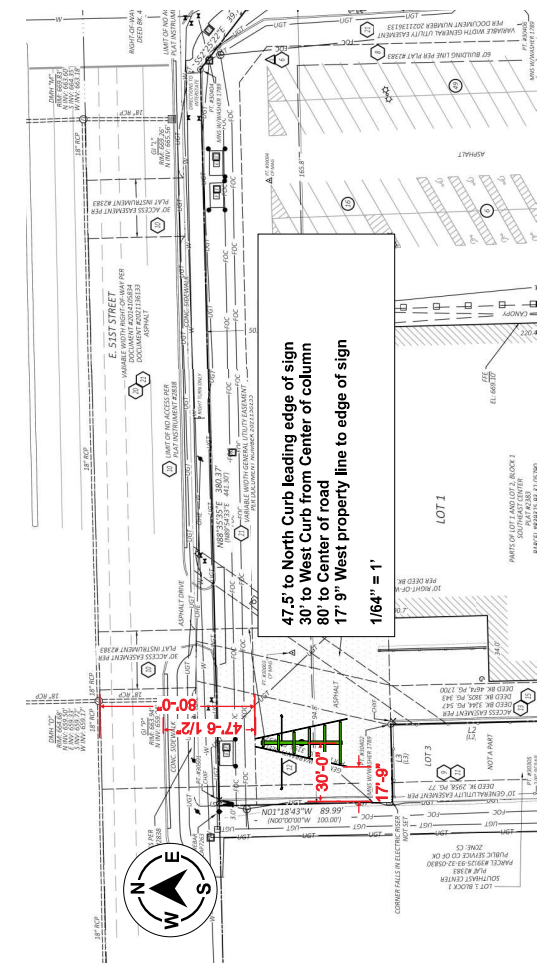
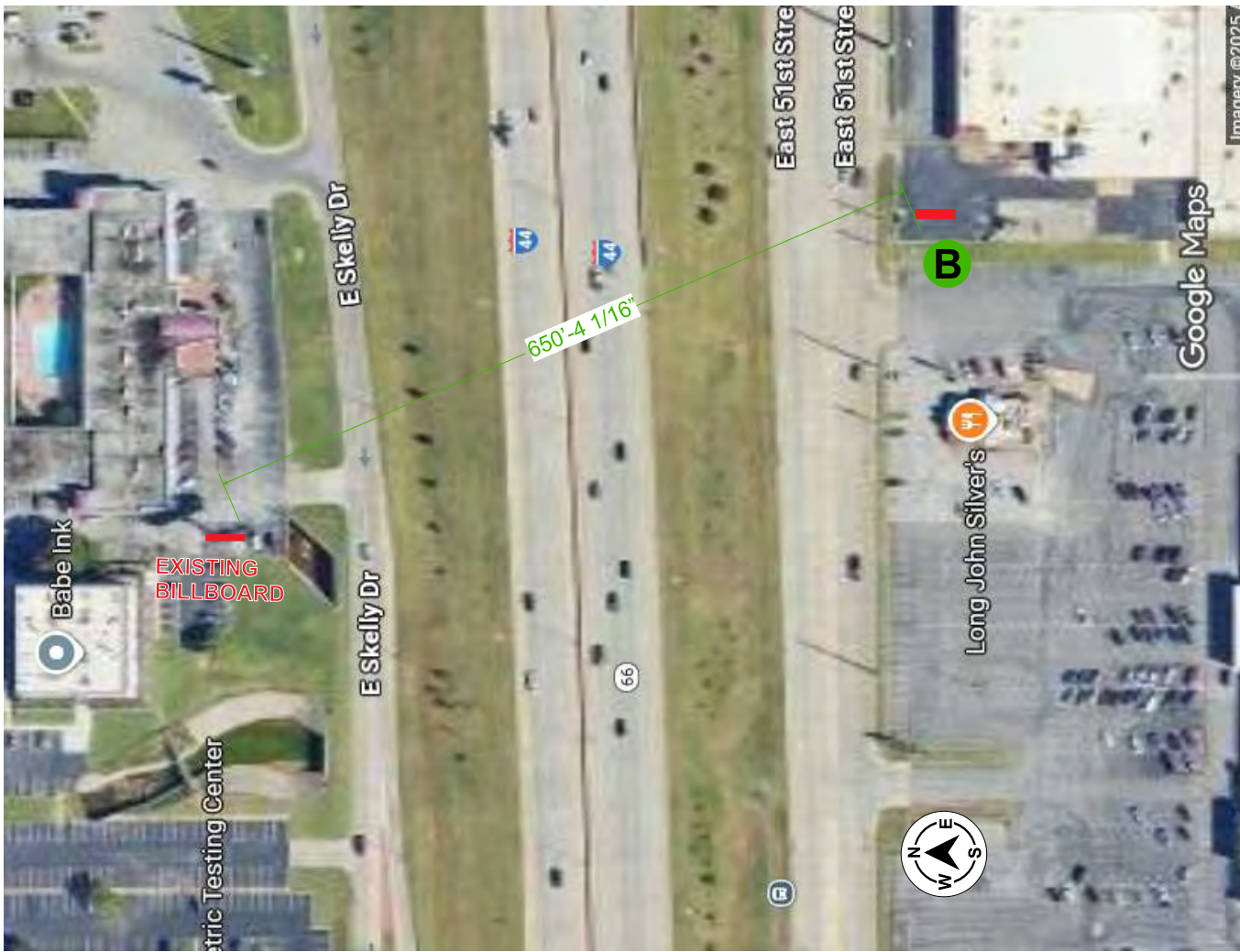
Drawn By:
Nate Dickerson
Sold By:
Peter Janzen

Drawing Number:
250502-011326
Scale:
N/A

Approved By:

Date Approved:

10.12



TULSA, OK
(918) 286 8535
 9810 E 58th St, Tulsa, OK 74146
 This design is solely for reference only and become property of customer once agreement has been reached between the client and Encinos 3D Custom Products LLC
www.encinos3d.com

Please proof read all information carefully for accuracy before signing. Check names, numbers, spelling, punctuation as well as the general layout.
 Revisions requested after second proof are not included in the original quoted price and will be charged accordingly.
 Any typographical and or layout errors not found now will be the customers responsibility

Pylon Signs - Casino Signs - Monument Signs - Neon Signs - Blade Signs - Wall Signs - Channel Letters - Interior Signs - Way finding Signs - Post & Panel - LED Display - Commercial & Architectural Signs

Customer:
QUICK N CLEAN
51st & Harvard

Job Location:
5112 S. Harvard Ave.
 City and State:
Tulsa, Ok. 74135

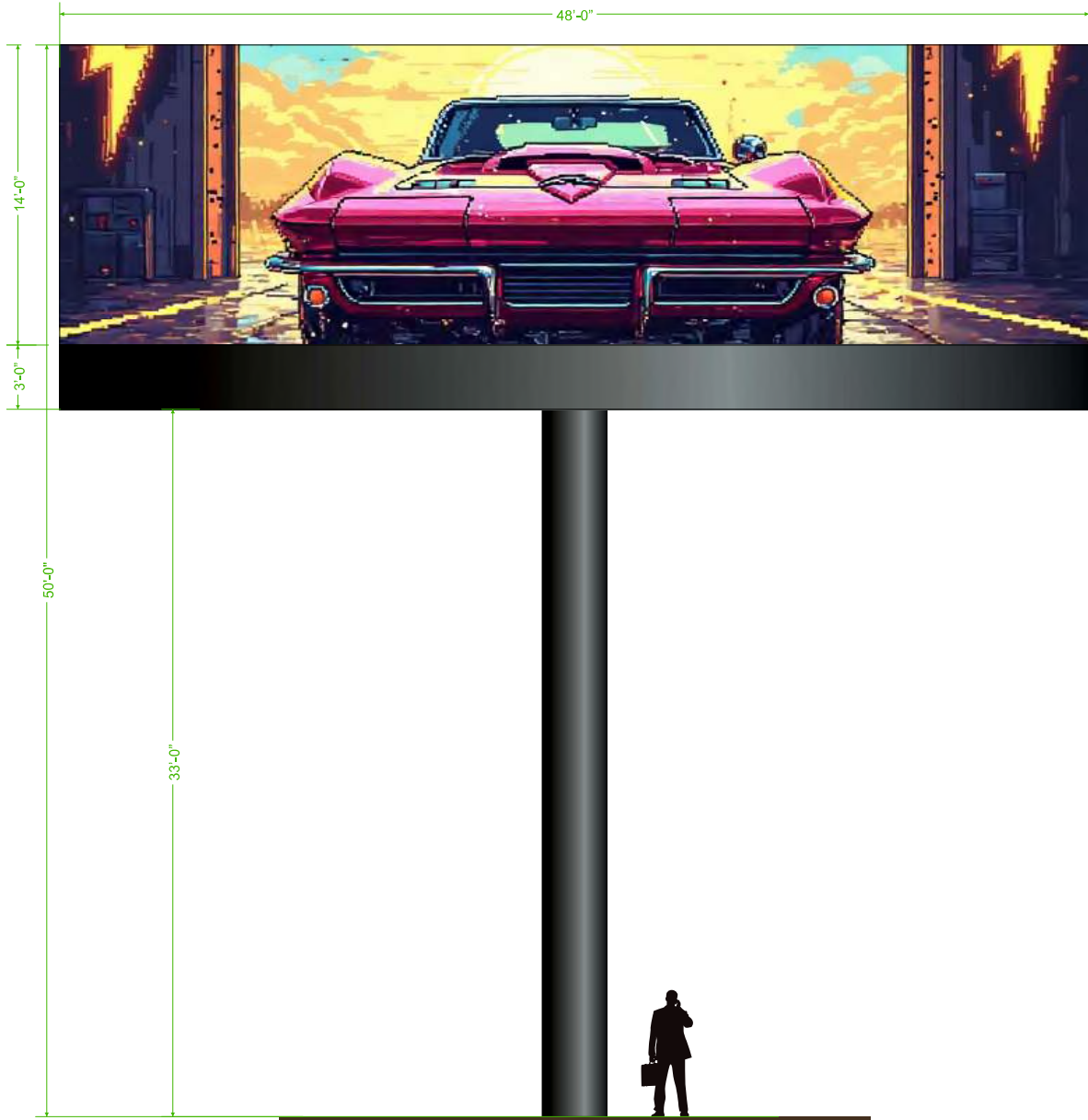
Drawn By:
Nate Dickerson
 Sold By:
Peter Janzen

Drawing Number:
250502-010726
 Scale:
N/A

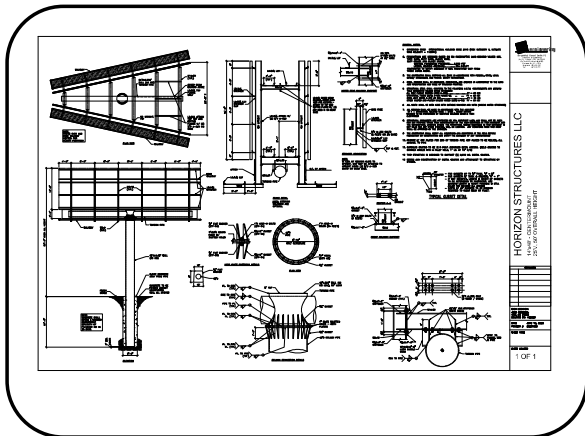
Approved By:
 Date Approved:

⚠ SURVEY BEFORE ENTERING PRODUCTION

B



X1 Double sided LED Digital Billboard. 672 Sq. Ft.



ENCINOS
3D CUSTOM LOGO & SIGN LLC

TULSA, OK
(918) 286 8535
980 E 58th St, Tulsa, OK 74146
www.encinos3d.com

Please proof read all information carefully for accuracy before signing. Check names, numbers, spelling, punctuation as well as the general layout. Revisions requested after second proof are not included in the original quoted price and will be charged accordingly. Any typographical and or layout errors not found now will be the customers responsibility.

⚠ SURVEY BEFORE ENTERING PRODUCTION

Customer: **QUICK N CLEAN**
51st & Harvard

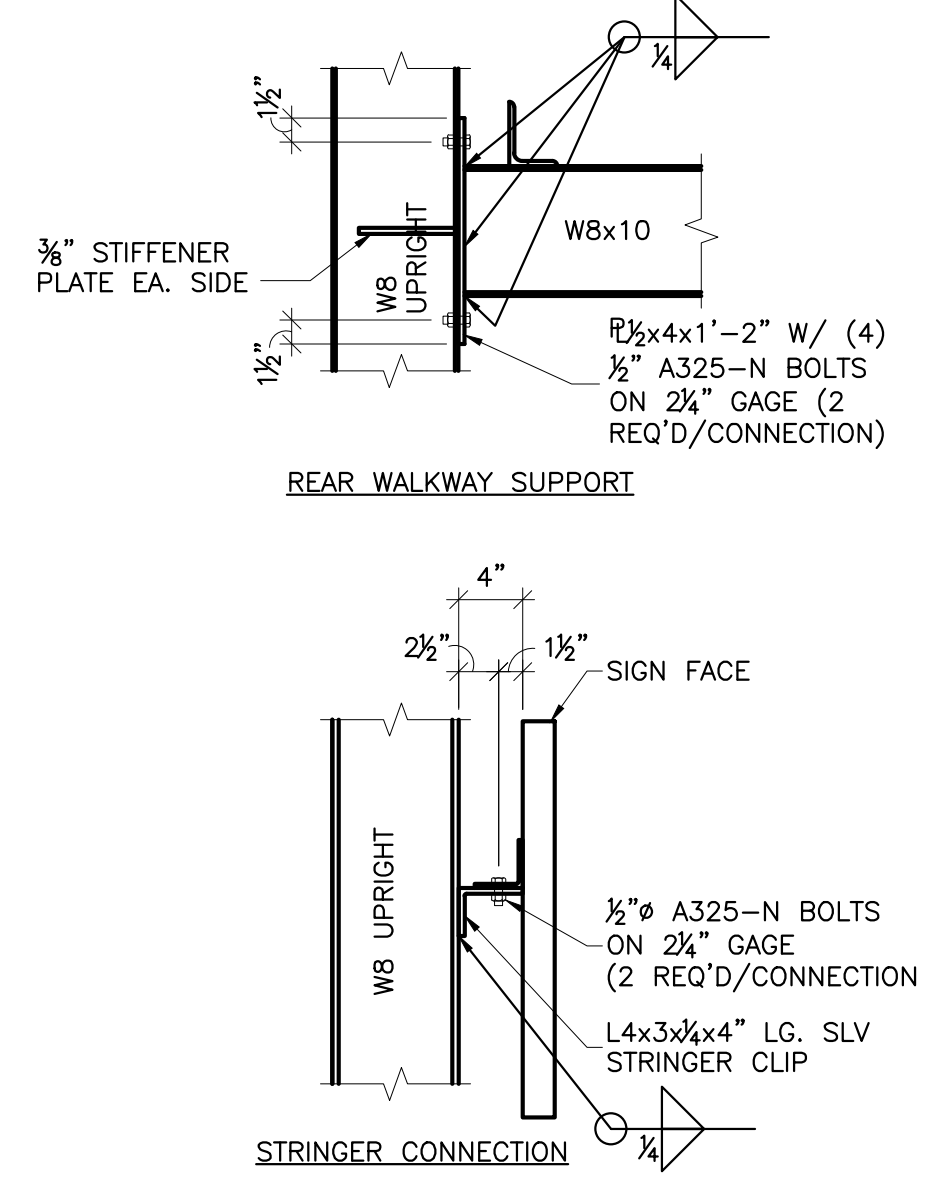
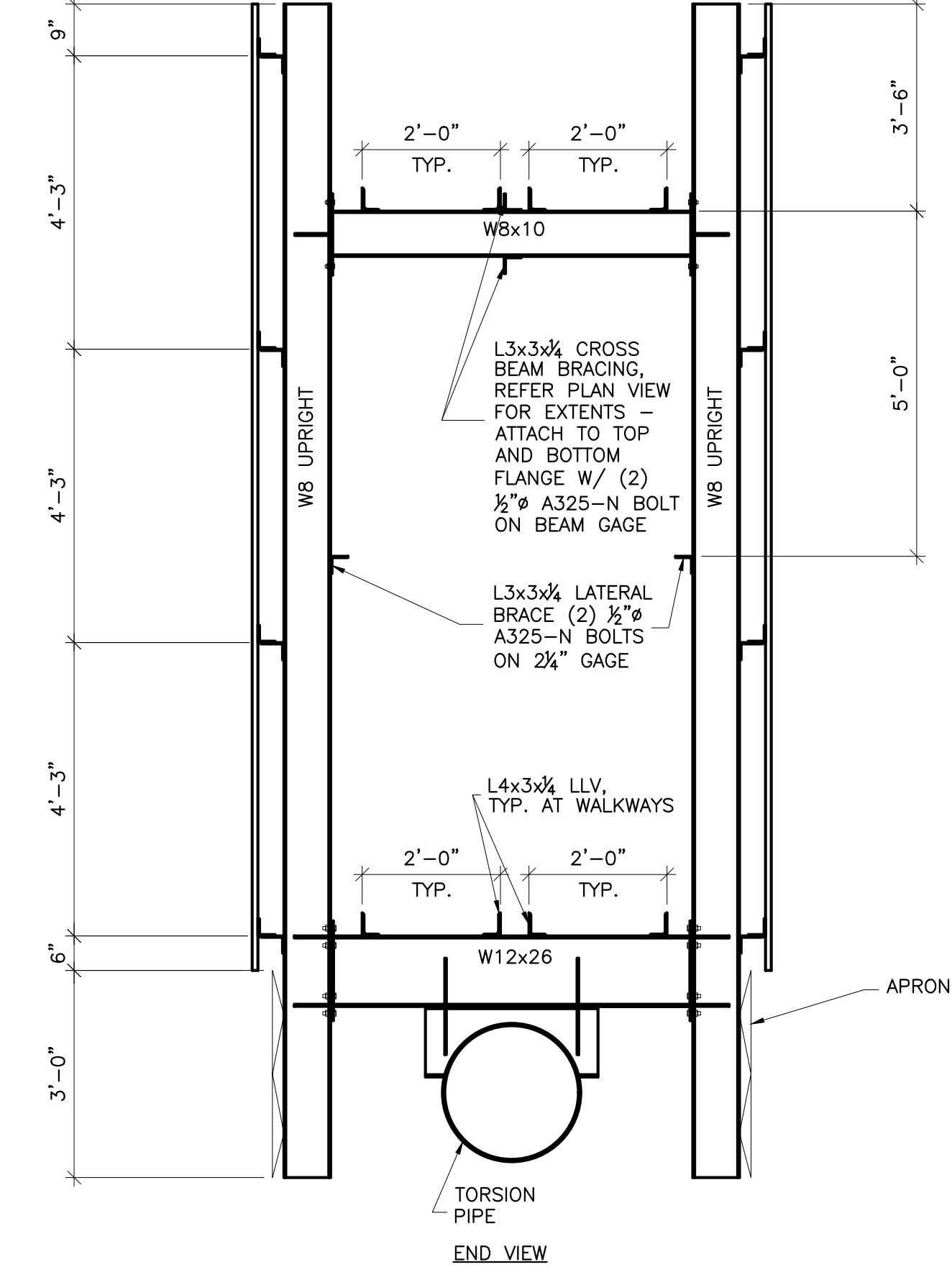
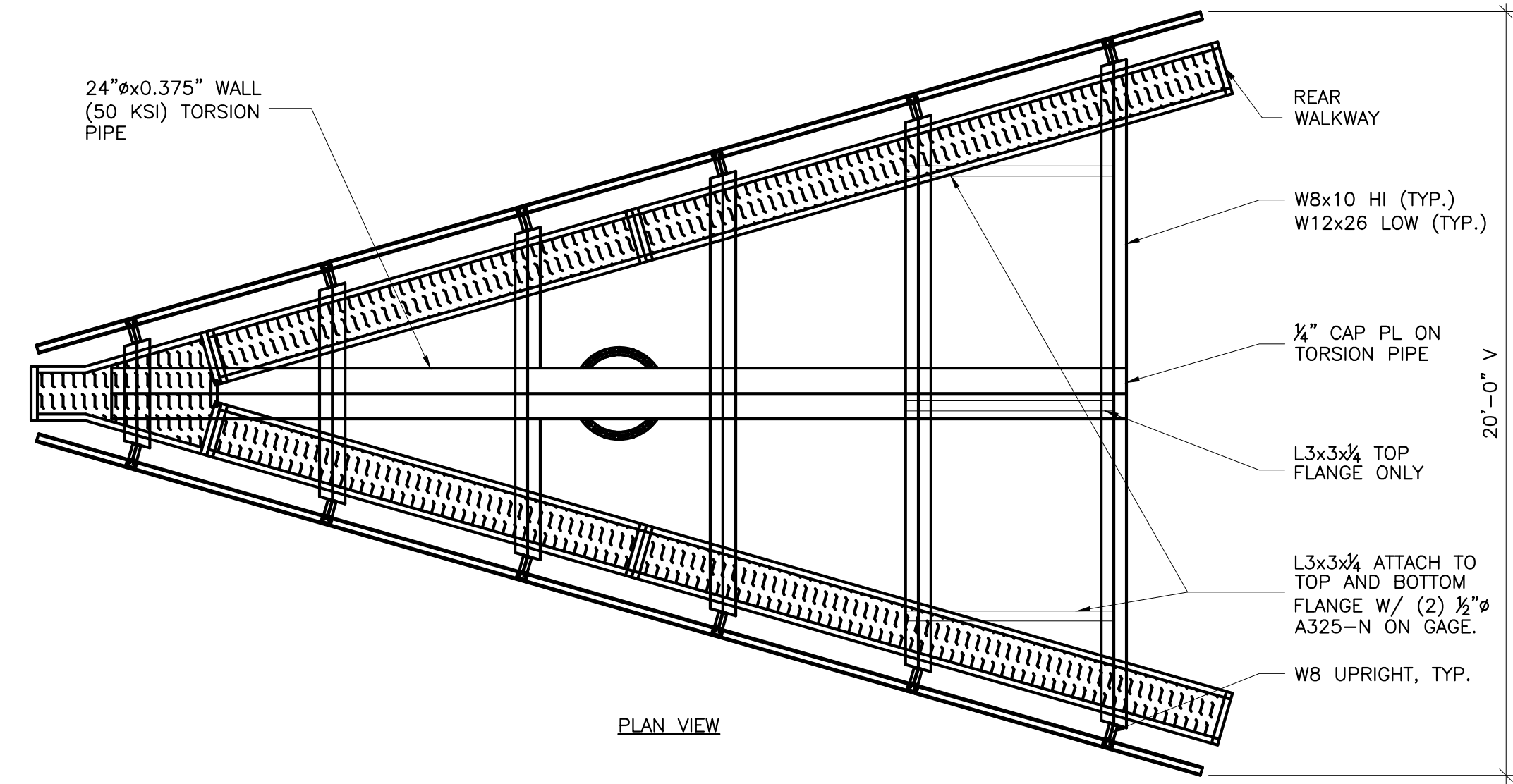
Job Location: **5112 S. Harvard Ave.**
City and State: **Tulsa, OR. 74135**

Drawn By: **Nate Dickerson**
Sold By: **Peter Janzen**

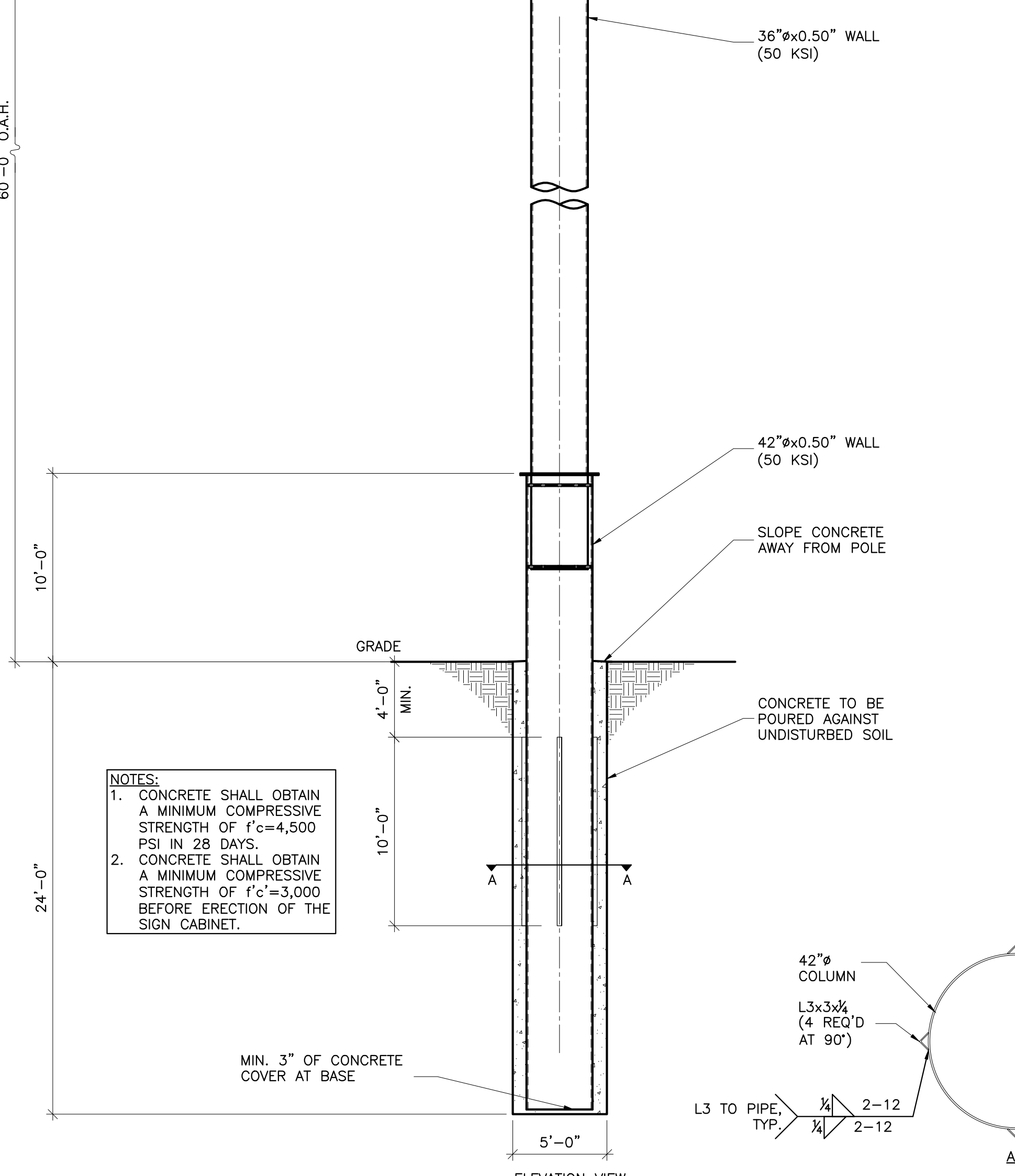
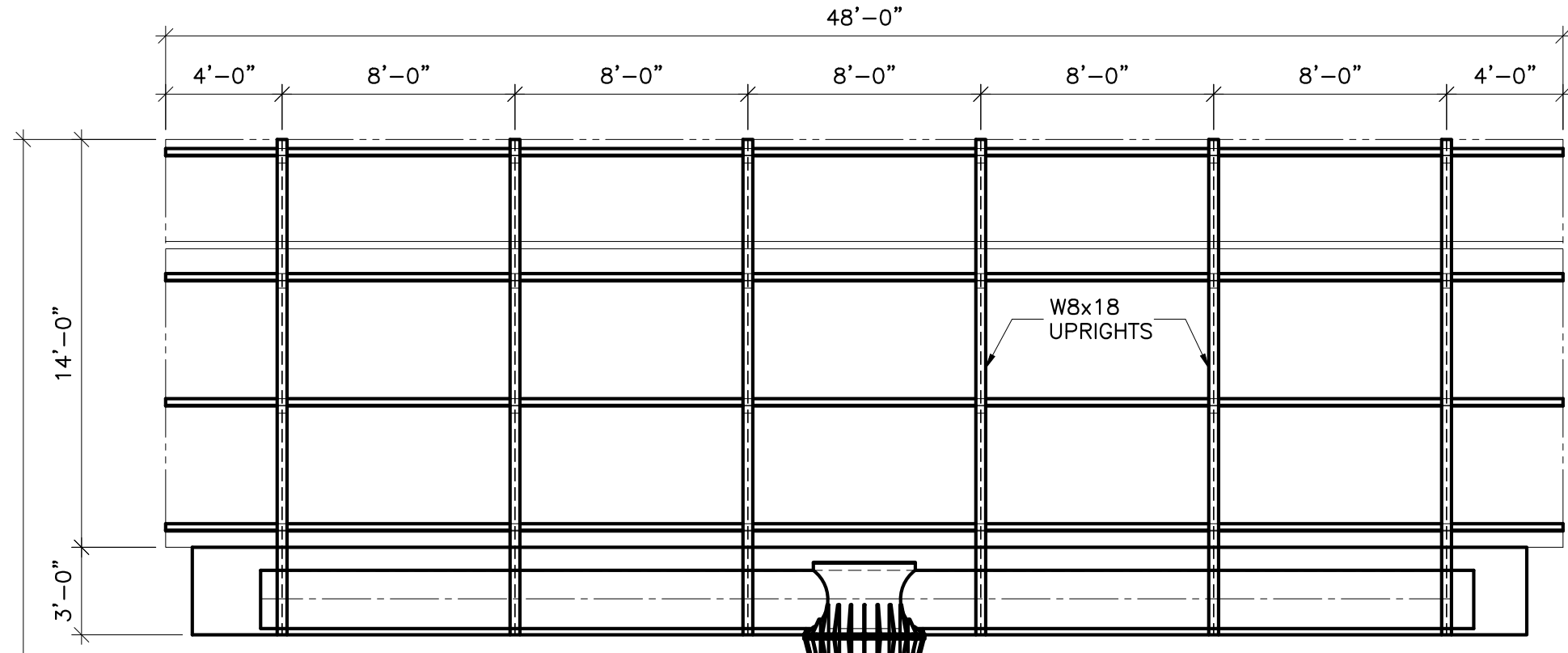
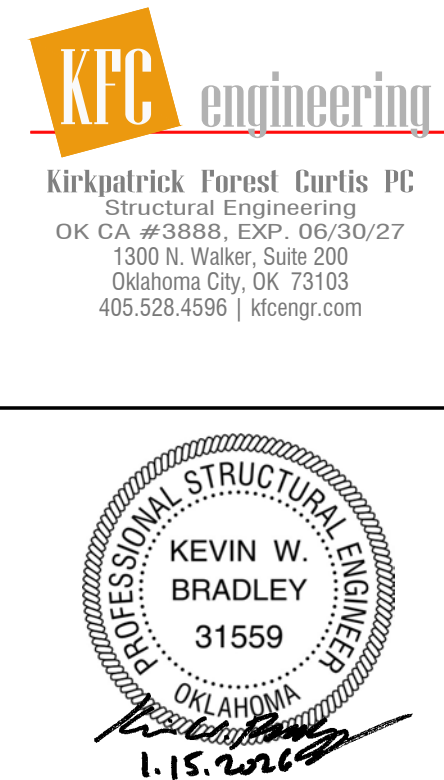
Drawing Number: **250502-010726**
Scale: **3/16" = 1'**

Approved By: **10.14**
Date Approved:

Pylon Signs - Casino Signs - Monument Signs - Neon Signs - Blade Signs - Wall Signs - Channel Letters - Interior Signs - Way Finding Signs - Post & Panel - LED Display - Commercial & Architectural Signs

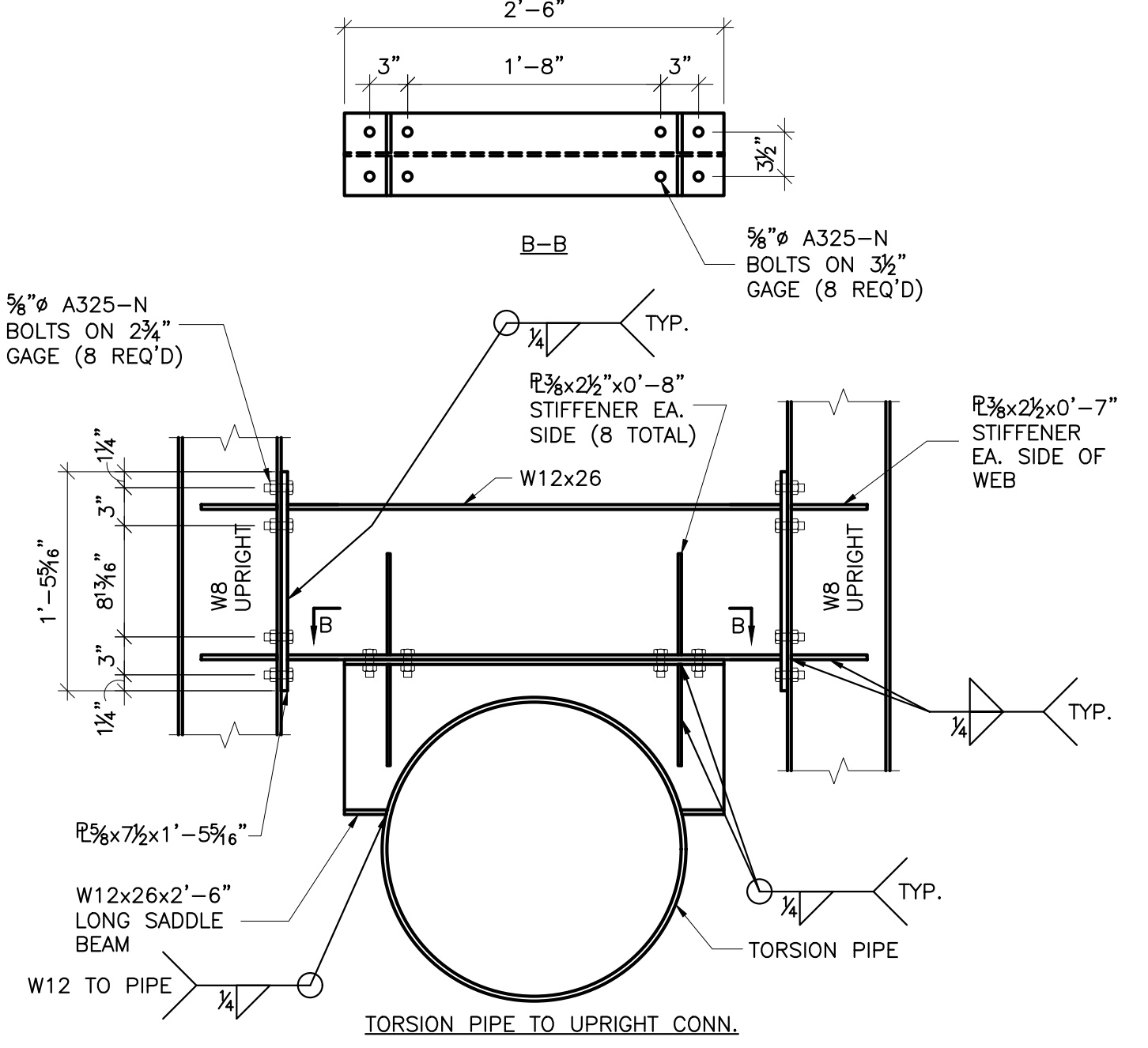
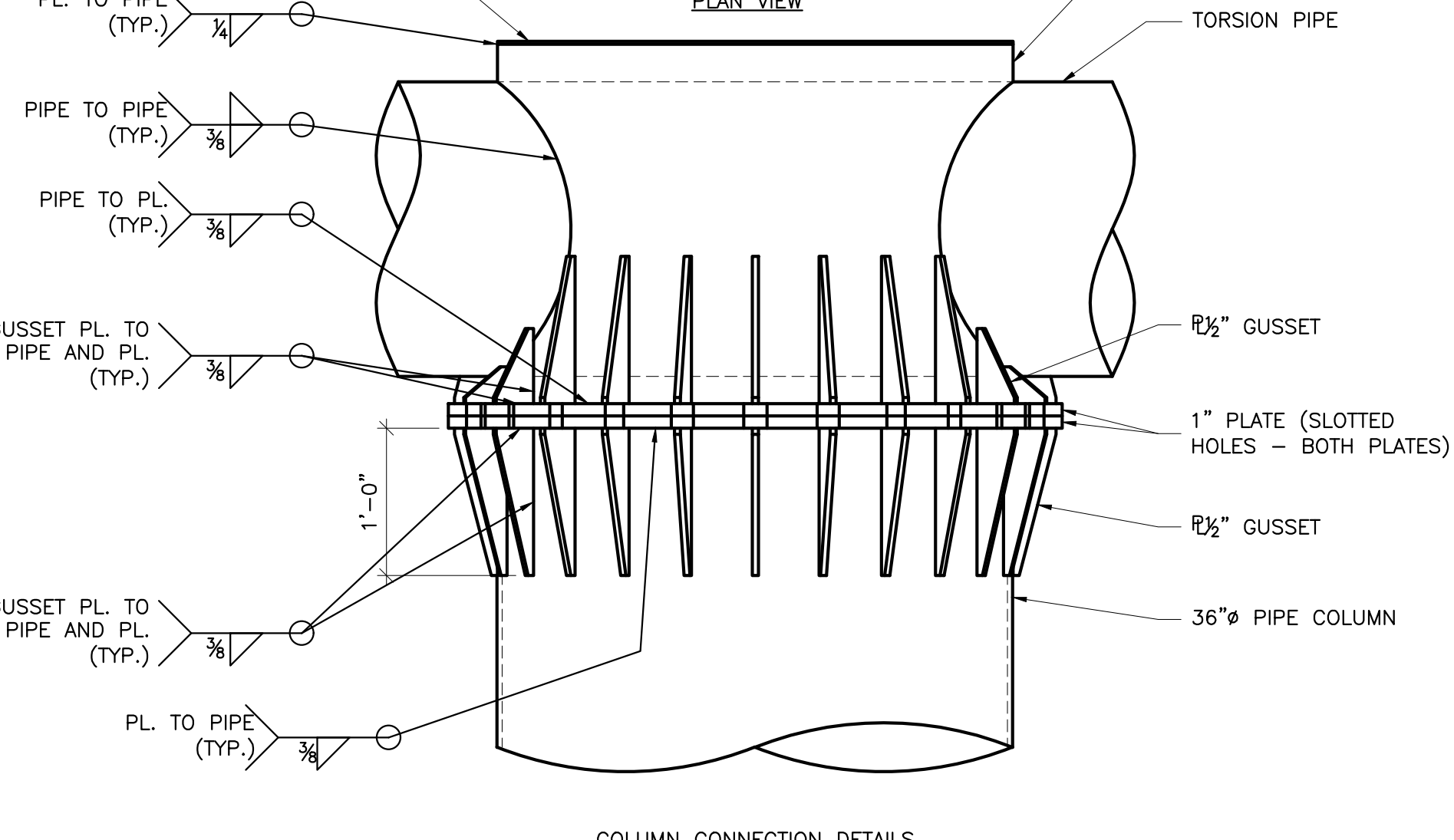
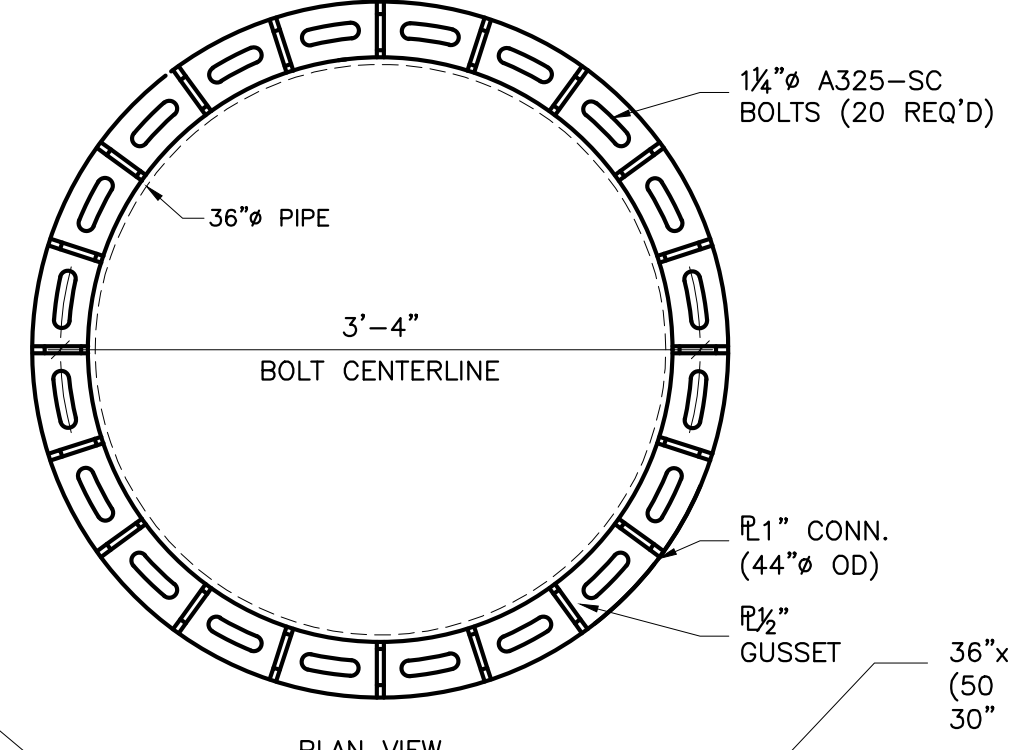
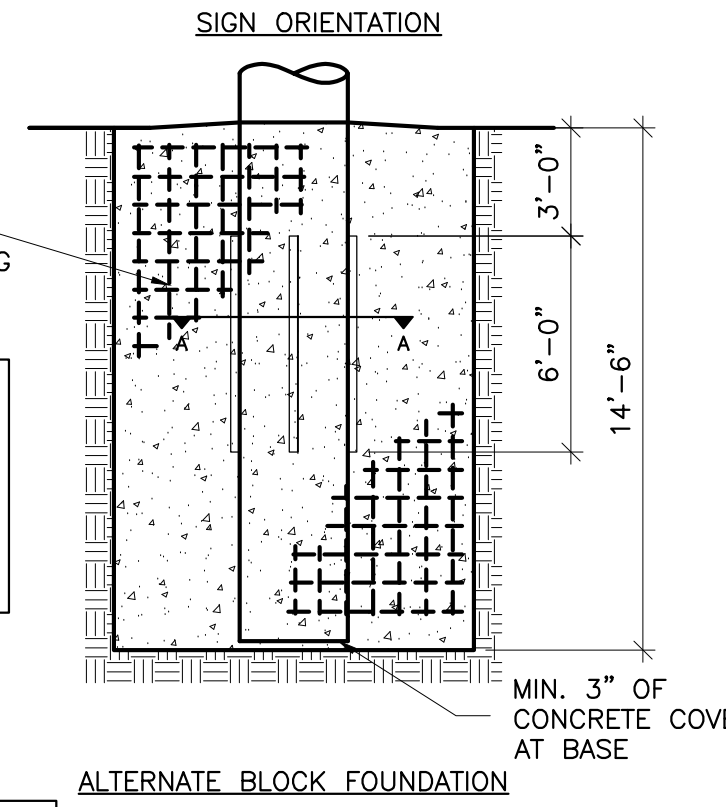
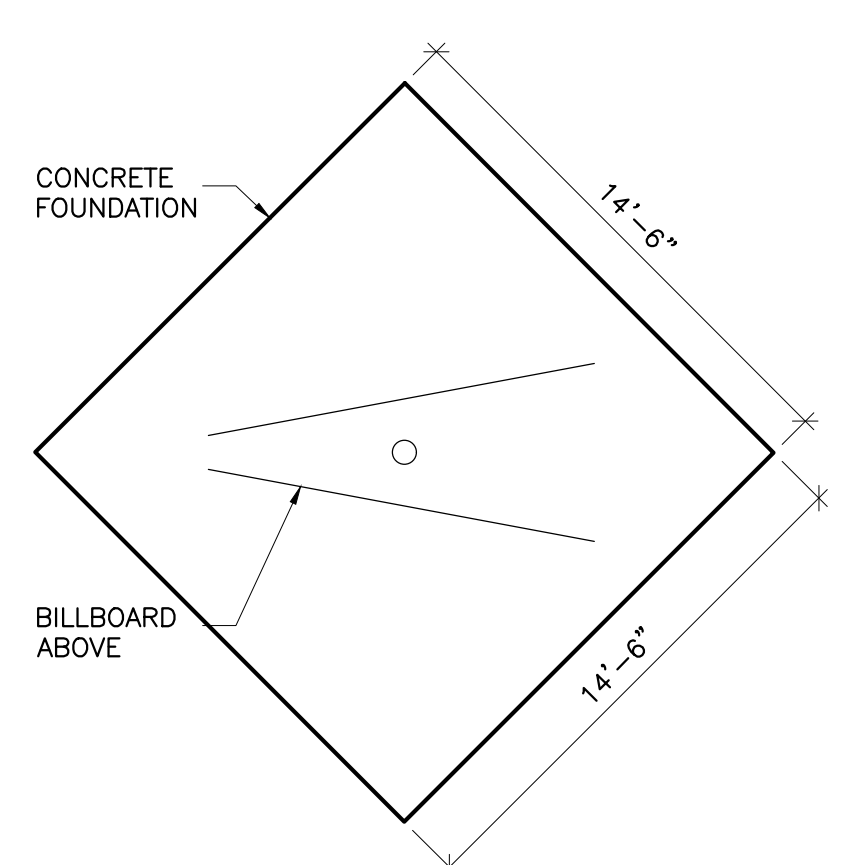
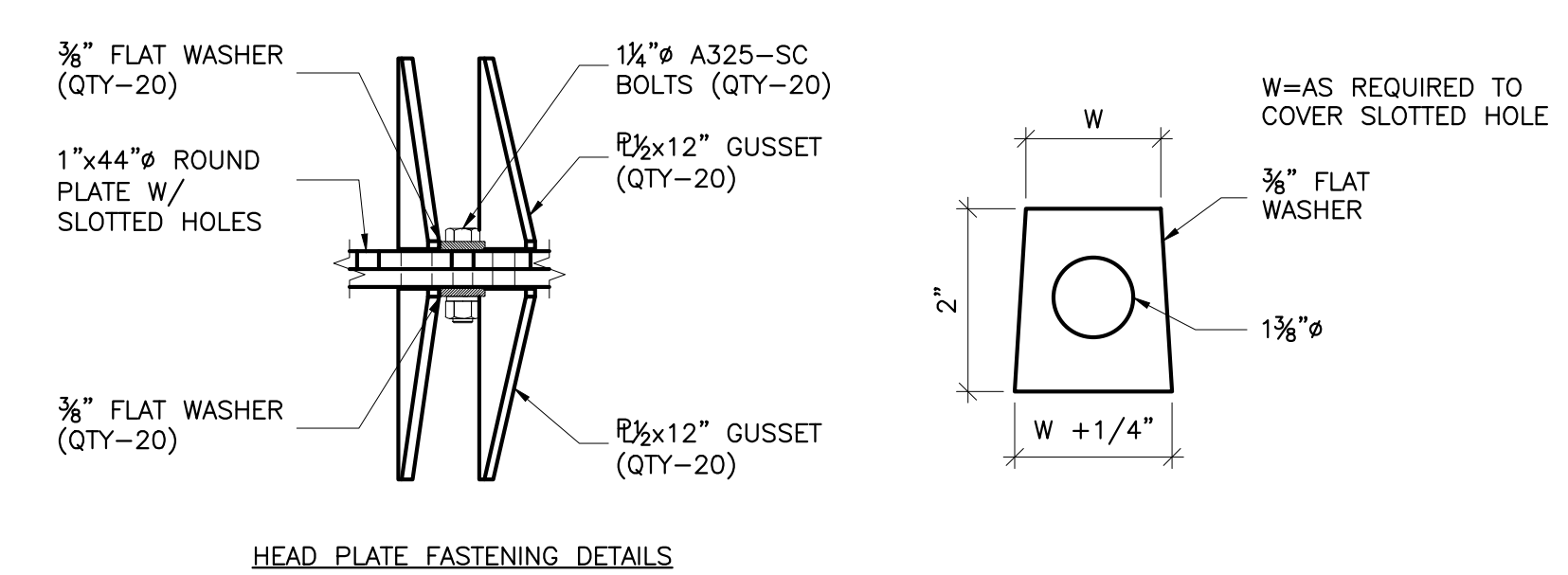
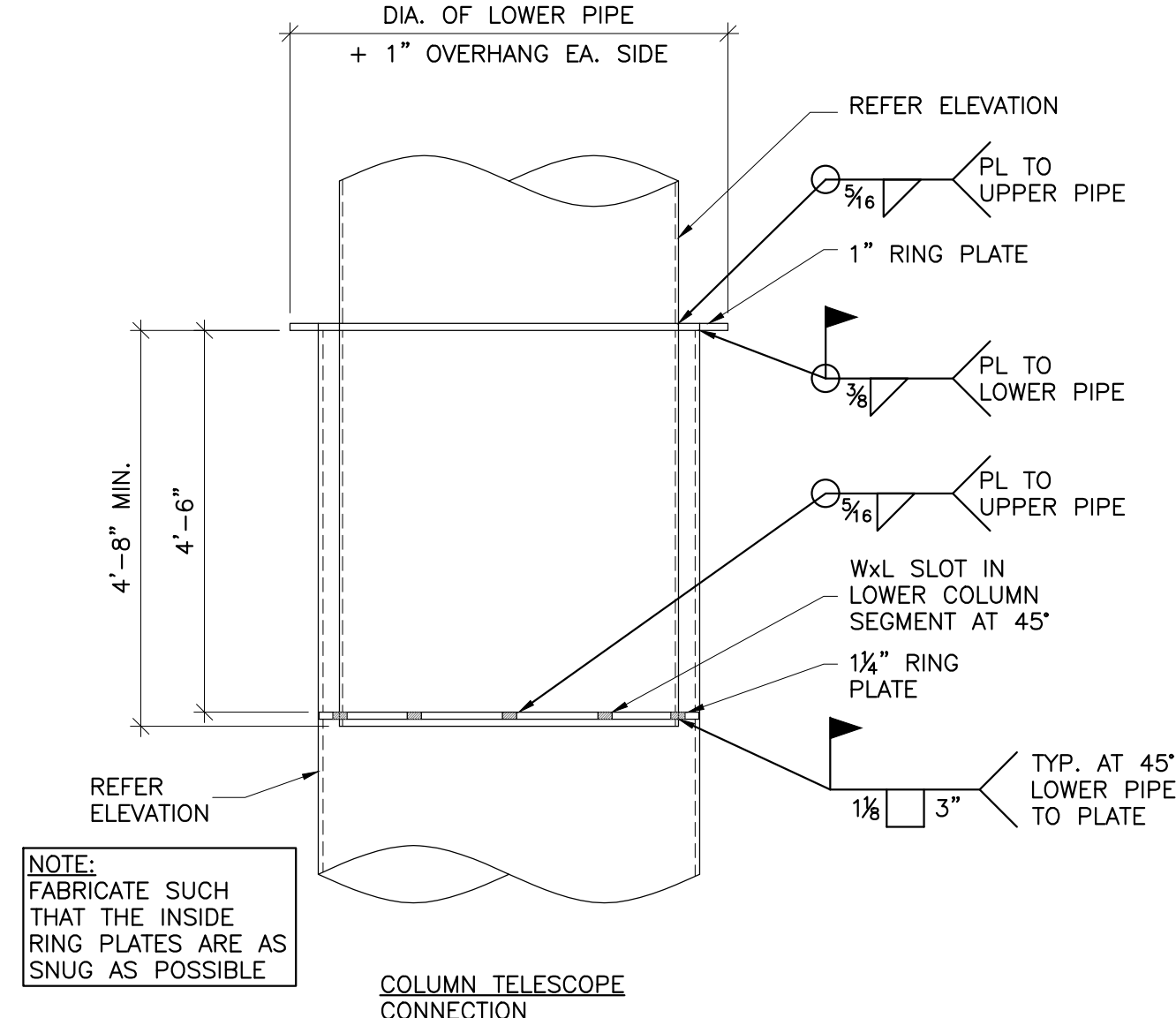


- GENERAL NOTES:**
- GOVERNING CODE: INTERNATIONAL BUILDING CODE 2018 (RISK CATEGORY II, ULTIMATE WIND VELOCITY = 108 MPH)
 - FOUNDATIONS ARE DESIGNED BASED ON IBC PRESUMPTIVE LOAD BEARING VALUES SOIL TYPE: CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT, SILT, AND SANDY SILT.
VERTICAL FOUNDATION PRESSURE.....1,500 PSF
LATERAL BEARING PRESSURE.....110 PSF/FT
CONTRACTOR TO NOTIFY ENGINEER IF SOIL CONDITIONS VARY FROM THOSE LISTED ABOVE.
 - THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH FEDERAL, STATE, LOCAL CODES/ ORDINANCES, AND O.S.H.A. SAFETY REGULATIONS.
 - STEEL FRAMING SHALL BE PRODUCED, FABRICATED, AND ERECTED IN ACCORDANCE TO THE 2016 AISC SPECIFICATION AND CODE OF STANDARD PRACTICE.
 - STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING A.S.T.M. REQUIREMENTS AND MINIMUM YIELD STRENGTHS UNLESS NOTED OTHERWISE:
ALL WIDE FLANGE SHAPES (ASTM A-992).....F_y = 50 KSI
STRUCTURAL TUBES (ASTM A-500 GRADE B).....F_y = 46 KSI
STEEL PIPE (ASTM A-572 GR 50).....F_y = 50 KSI
OTHER SHAPES AND PLATES UNLESS NOTED (ASTM A-36).....F_y = 36 KSI
 - ALL BOLTS SHALL BE ASTM A325 WITH SUITABLE WASHERS AND NUTS (UNLESS NOTED OTHERWISE). BOLTS SHALL BE PRETENSIONED USING EITHER TURN-OF-NUT, A CALIBRATED WRENCH, TWIST-OFF TYPE BOLTS, OR DIRECT TENSION INDICATORS. BOLTED CONNECTIONS DESIGNATED AS SLIP-CRITICAL (SC) SHALL HAVE UNCOATED SURFACES FREE OF SCALE AND COATINGS (CLASS A FAYING SURFACES).
 - ALL WELDING SHALL BE MADE IN ACCORDANCE WITH THE ANSI/AWS 'D1.1 - STRUCTURAL WELDING CODE - STEEL', LATEST EDITION. WELDING TO BE PERFORMED BY CERTIFIED WELDERS USING E 70XX ELECTRODES.
 - STRUCTURAL DOCUMENTS ARE PROTECTED BY USA COPYRIGHT LAWS, AND SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN CONSTRUCTION OF THE SIGN DESCRIBED IN THIS DOCUMENT AND THE GEOGRAPHICAL LOCATION SHOWN. THE STRUCTURAL DESIGN DESCRIBED IN THIS DOCUMENT IS NOT VALID FOR ANY OTHER PURPOSE, USE, OR LOCATION. ANY DEVIATIONS FROM THIS PRINT SHALL BE APPROVED BY THE ENGINEER.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE FABRICATION OR CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
 - PROVIDE 1/4" CAP PLATES FOR END OF TORSION PIPE. CAP PLATES TO BE WELDED, ALL AROUND, TO PIPE.
 - CATWALKS GRATING TO BE 3.14 P.S.F. EXPANDED METAL GRATING. (WELD GRATING TO CATWALK ANGLES WITH A FILLET WELD, 1" LG. AT 12" C/C)
 - THIS STRUCTURE IS DESIGNED TO SUPPORT (2) 8,500 LB. DIGITAL BOARDS.
 - DESIGN AND CONSTRUCTION OF DIGITAL BOARDS AND ATTACHMENT TO STRUCTURE BY OTHERS.



- NOTES:**
- CONCRETE SHALL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF $f'_c=4,500$ PSI IN 28 DAYS.
 - CONCRETE SHALL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF $f'_c=3,000$ BEFORE ERECTION OF THE SIGN CABINET.

- BLOCK FOUNDATION NOTE:**
- CONCRETE SHALL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF $f'_c=4,500$ PSI IN 28 DAYS. PROVIDE MINIMUM OF 25% FLY ASH IN MIX DESIGN.
 - CONCRETE SHALL OBTAIN A MINIMUM OF $f'_c=3,000$ PSI BEFORE ERECTION OF ADDITIONAL FRAMING.
- BLOCK FOUNDATION REINFORCING:**
BASE BID:
WELDED WIRE MESH - 4x4 - W4.0xW4.0 PER ASTM-185 OR A-497 ON ALL FOUR SIDES OF BLOCK.
- ALTERNATE BLOCK FOUNDATION REINFORCING:**
FIBER MESH REINFORCING. INCORPORATE INTO THE CONCRETE MIX AT A RATE OF 3 LBS./CY. FOLLOW MANUFACTURERS GUIDELINES FOR MIXING.



HORIZON STRUCTURES LLC

14'-0" x 48" - CENTERMOUNT
20' V, 60' O.A.

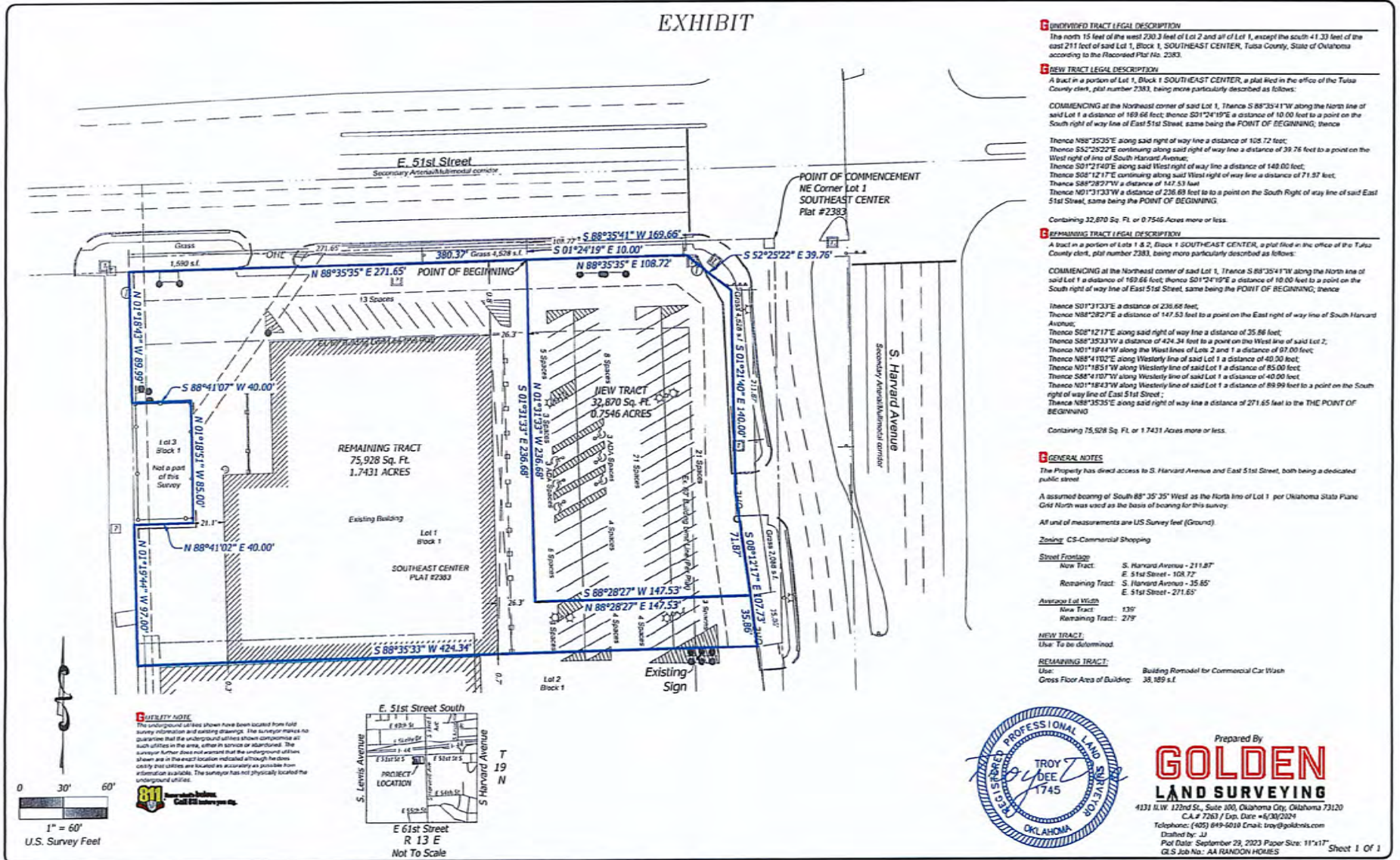
REVISIONS	

SIGN LOCATION:
32118 E. 51st ST.
TULSA, OK 74105
DRAWING NO: HS26013

DATE: JANUARY 15, 2026
PROJECT #: 20260080

SHEET NUMBER

EXHIBIT



EXISTING TRACT LEGAL DESCRIPTION
 The north 15 feet of the west 230.3 feet of Lot 2 and all of Lot 1, except the south 41.33 feet of the east 211 feet of said Lot 1, Block 1, SOUTHEAST CENTER, Tulsa County, State of Oklahoma according to the Recoded Plat No. 2383.

NEW TRACT LEGAL DESCRIPTION
 A tract in a portion of Lot 1, Block 1 SOUTHEAST CENTER, a plat filed in the office of the Tulsa County clerk, plat number 2383, being more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 1, Thence S 88°35'41" W along the North line of said Lot 1 a distance of 169.66 feet; thence S 01°24'19" E a distance of 10.00 feet to a point on the South right of way line of East 51st Street, same being the POINT OF BEGINNING; thence Thence N 88°35'35" E along said right of way line a distance of 108.72 feet; Thence S 52°25'22" E continuing along said right of way line a distance of 39.76 feet to a point on the West right of line of South Harvard Avenue; Thence S 01°24'00" E along said West right of way line a distance of 148.00 feet; Thence S 08°12'17" E continuing along said West right of way line a distance of 71.57 feet; Thence S 88°28'27" W a distance of 147.53 feet; Thence N 01°31'33" W a distance of 236.68 feet to a point on the South Right of way line of said East 51st Street, same being the POINT OF BEGINNING.

Containing 32,870 Sq. Ft. or 0.7546 Acres more or less.

REMAINING TRACT LEGAL DESCRIPTION
 A tract in a portion of Lots 1 & 2, Block 1 SOUTHEAST CENTER, a plat filed in the office of the Tulsa County clerk, plat number 2383, being more particularly described as follows:

COMMENCING at the Northwest corner of said Lot 1, Thence S 88°35'41" W along the North line of said Lot 1 a distance of 169.66 feet; thence S 01°24'19" E a distance of 10.00 feet to a point on the South right of way line of East 51st Street, same being the POINT OF BEGINNING; thence Thence S 01°31'33" E a distance of 236.68 feet; Thence N 88°28'27" E a distance of 147.53 feet to a point on the East right of way line of South Harvard Avenue; Thence S 08°12'17" E along said right of way line a distance of 35.86 feet; Thence S 88°25'33" W a distance of 424.34 feet to a point on the West line of said Lot 2; Thence N 01°19'44" W along the West lines of Lots 2 and 1 a distance of 67.00 feet; Thence N 88°41'02" E along West line of said Lot 1 a distance of 40.00 feet; Thence N 01°18'51" W along West line of said Lot 1 a distance of 85.00 feet; Thence S 88°41'02" W along West line of said Lot 1 a distance of 40.00 feet; Thence N 01°18'43" W along West line of said Lot 1 a distance of 89.99 feet to a point on the South right of way line of East 51st Street; Thence N 88°35'35" E along said right of way line a distance of 271.65 feet to the THE POINT OF BEGINNING.

Containing 75,928 Sq. Ft. or 1.7431 Acres more or less.

GENERAL NOTES
 The Property has direct access to S. Harvard Avenue and East 51st Street, both being a dedicated public street.

A assumed bearing of South 88°35'35" West as the North line of Lot 1 per Oklahoma State Plane Grid North was used as the basis of bearing for this survey.

All unit of measurements are US Survey feet (Ground).

Zoning: CS-Commercial Shopping

Street Frontage
 New Tract: S. Harvard Avenue - 211.87'
 Remaining Tract: E 51st Street - 108.72'
 S. Harvard Avenue - 35.85'
 E 51st Street - 271.65'

Average E of Width
 New Tract: 139'
 Remaining Tract: 279'

NEW TRACT:
 Use: To be determined.

REMAINING TRACT:
 Use: Building Remodel for Commercial Car Wash
 Gross Floor Area of Building: 38,189 s.f.



Prepared By
GOLDEN LAND SURVEYING
 4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
 C.A. # 7263 / Exp. Date 4/30/2024
 Telephone: (405) 849-5010 Email: troy@goldenland.com
 Drafted by: JJ
 Plot Date: September 29, 2023 Paper Size: 11"x17"
 G.L.S. Job No.: AA RANDOM HOMES Sheet 1 Of 1

File Name: O:\CADD\PROJECTS\2023\AA RANDOM HOMES\142 S. HARVARD LOT SPLIT/RELOCLOT SPLIT EXHIBIT DWG; Lot Saved: 9/29/2023 11:47:46 AM; Plot Date: 9/29/2023; Login: Justin Johns

September 29, 2023



DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY

SIGN-233941-2025 (5112 S HARVARD AVE E Tulsa, OK 74135) Markup Summary #1

Sign Review (5)



Subject: Sign Review
Page Label: 1
Author: DWhiteman
Date: 12/29/2025 2:15:37 PM
Color:

Please have someone contact Erin Roark with the Planning Office at 918-596-7618 to resolve the following issue. The Lot Line Adjustment (LLA-21559) was approved by the Planning Office, but the deed has not been recorded yet by the county. The new lots don't officially exist until the county clerk has recorded them. Erin can assist with that process, we need to see that the new lot configuration is recorded at the county before issuing permits. The sign review for these signs is based on the lot dimensions for the new lots that resulted from lot line adjustment LLA 21559. Note: the applications for signs C and A that are on the new lot, will need new addresses for the new lot.

10.17



DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY



Subject: Sign Review
Page Label: 1
Author: DWhiteman
Date: 12/29/2025 2:30:09 PM
Color:

Section 60.080-C.3.b, Sign Budget, Maximum Area, Lots with Frontage on Major Streets. (1) 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 COMMENT: After the lot line adjustment, the lot this sign is located on will have 307.51' of major street frontage along 51st St. and Harvard Ave. In a CS zoning district there can be two square feet for every linear foot of major street frontage, for lots with only one sign, within the freeway sign corridor. That means for the first sign on this lot, it may be 615.02 square feet in area. Please contact the Planning Office at 918-596-7526 to request a variance for this lot to allow a 672 square foot off-premise outdoor advertising sign.
Note: if future signs are proposed for this lot, the allowable sign area for multiple signs will be one square foot of display area per linear foot of major street frontage.



Subject: Sign Review
Page Label: 1
Author: DWhiteman
Date: 12/29/2025 2:39:14 PM
Color:

Section 60.100-E: Dynamic displays may not be located within or within 20 feet of the driving surface of a street, measured horizontally in a straight line from the nearest point of the sign structure to the nearest point of the street curb or edge of the traveled road-way marked or understood as such.
REVIEW COMMENT: Please show the exact location of the outdoor advertising sign to scale on the site plan, and show that the leading edge of the sign will not be within 20' of the curb for 51st St.

10-18



DEVELOPMENT SERVICES

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

CITY OF TULSA

PLAN CORRECTIONS SUMMARY



Subject: Sign Review
Page Label: 1
Author: DWhiteman
Date: 12/29/2025 2:46:58 PM
Color: ■

Section 60.100-K: Except as provided in 60.100-J, any off-premise outdoor advertising sign that includes a dynamic display and that was approved by a permit issued on or after January 1, 2009, must be separated by a minimum distance of 1,200 feet from any other off-premise outdoor advertising sign that includes a dynamic display facing the same traveled way. The 1,200-foot distance must be measured in a straight line from the center of the subject sign structures, as located on the ground.
REVIEW COMMENT: The existing dynamic display off-premise outdoor advertising sign on the north side of I-44 is within 1,200 feet of the proposed dynamic display off-premise outdoor advertising sign. Please contact the Planning Office at 918-596-7526 to request a variance for a new dynamic display off-premise outdoor advertising sign to be located within 1,200 feet of an existing dynamic display off-premise outdoor advertising sign.



Subject: Sign Review
Page Label: [1] OKC, OK -HS2026-Layout1
Author: DWhiteman
Date: 12/29/2025 2:53:01 PM
Color: ■

Per city policy, all stamped plans (including stamped engineer's plans) must be dated no more than one year prior to the permit application date. In addition, the city currently follows IBC 2018, and the engineer's plans only indicate compliance with IBC 2015. Please provide updated engineer's plans that are dated within the last year and that conform to IBC 2018 and all applicable city amendments.

WSD (1)



Subject: WSD
Page Label: 1
Author: Jeffrey Bush
Date: 12/31/2025 10:26:33 AM
Color: ■

Provide distance from sign to the west property line.