

CITY BOARD OF ADJUSTMENT
MINUTES of Meeting No. 904
Tuesday, February 8, 2005, 1:00 p.m.
Francis F. Campbell City Council Room
Plaza Level of City Hall
Tulsa Civic Center

**MEMBERS
PRESENT**
Dunham, Chair
Henke
Paddock
Stead
Stephens

**MEMBERS
ABSENT**

**STAFF
PRESENT**
Butler
Cuthbertson

**OTHERS
PRESENT**
Ackermann, Legal

The notice and agenda of said meeting was posted in the City Clerk's office, City Hall, on Friday, February 4, 2005, at 1:12 p.m., as well as at the Office of INCOG, 201 W. 5th St., Suite 600.

After declaring a quorum present, Chair Dunham called the meeting to order at 1:00 p.m.

Mr. Cuthbertson read the rules and procedures for the Board of Adjustment Public Hearing.

MINUTES

On **MOTION** of **Stead**, the Board voted 5-0-0 (Dunham, Henke, Paddock, Stead, Stephens "aye"; no "nays"; no "abstentions"; no "absences") to **APPROVE** the Minutes of January 25, 2005 (No. 903).

REQUEST TO CONTINUE AND CASES TO WITHDRAW

Case No. 19978

Action Requested:

Verification of spacing requirement for Use Unit 12.a. SECTION 1212a.c., located: Northwest Corner of East 58th Street and South Garnett.

Presentation:

Mr. Cuthbertson informed the Board the applicant and staff have requested this case to be continued due to inaccurate wording of the notice. The re-notice would be for the meeting of February 22, 2005.

Board Action:

On **Motion** of **Paddock**, the Board voted 5-0-0 (Dunham, Stephens, Paddock, Stead, Henke "aye"; no "nays"; no "abstentions"; no "absences") to **CONTINUE** Case No. 19978 to the meeting of February 22, 2005.

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NEW APPLICATIONS

Case No. 19981

Action Requested:

Variance of setback from the required 40 feet to 35.75 feet from the centerline of Boulder Avenue to permit a projecting sign -- SECTION 1221.C.6 -- Use Unit 21, located: 111 West 5th Street South.

Presentation:

Mitchell Garrett introduced William Hickman, who would represent him at this hearing.

William Hickman, 111 West 5th Street, stated the Garrett Law Office was opening at this location. The sign was designed to conform to the art deco architecture of the building, per the plan submitted with the application. He noted similar signs on the Mayo Building and the Atlas Life Insurance Building. The hardship is that the building was built on the property line.

Comments and Questions:

Ms. Stead was concerned about the neon lighting. She noted none of the downtown buildings had lighted neon signs during the daytime. She asked if the shaded areas on either side of the lettering would be neon. Mr. Hickman directed her question to the sign maker.

Bryan Ward, 9520 East 55th Place, stated the neon lighting would be within the letters and vertical border tubing up each side for the period type look.

Mr. Hickman explained that the lighting in the letters would not flood out but would be contained within the letter. The sign has a photo cell that triggers the lights to come on only when it is dark.

Interested Parties:

Mr. Paddock stated the Board received two letters of support, from Downtown Tulsa Unlimited, Jim Norton, President; and Boxer Property. There were no interested parties present who wished to speak.

Board Action:

On **Motion of Paddock**, and seconded by **Stephens**, to **APPROVE** a **Variance** of setback from the required 40 feet to 35.75 feet from the centerline of Boulder Avenue to permit a projecting sign -- SECTION 1221.C.6 -- Use Unit 21, per plan, finding the building was built on the property line, and finding it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan,

A call for a voice vote was made by Clayda Stead.

Mr. Cuthbertson called for a voice vote: (Henke, "aye"; Paddock, "aye"; Dunham, "aye"; Stephens, "aye"; Stead, "nay"; no "abstentions"; no "absences") to **APPROVE** a **Variance** of setback from the required 40 feet to 35.75 feet from the centerline of Boulder Avenue to permit a projecting sign -- SECTION 1221.C.6 -- Use Unit 21, per plan, finding the building was built on the property line, and finding it will not cause substantial detriment to the public good or impair the purposes, spirit, and intent of the Code, or the Comprehensive Plan, on the following described property:

S77.5 LT 4 BLK 134 , TULSA-ORIGINAL TOWN, City of Tulsa, Tulsa County, State of Oklahoma

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There being no further business, the meeting was adjourned at 1:18 p.m.

Date approved: _____

Chair