

March 1, 2024

Grace Randolph  
Phil Gover  
4912 Larissa Lane  
Oklahoma City, OK 73112

City of Oklahoma City  
Planning Department  
420 West Main Street, Suite 910  
Oklahoma City, Oklahoma 73102

Dear Board of Adjustment,

My name is Grace Randolph and I have lived in this neighborhood with my husband, Phil Gover and five children since 2017. 4912 Larissa Lane is our first home. We moved here, not as a young family, but an established family that had patiently awaited and dreamed of this possibility. We chose our home, not only for its physical properties but factored in the character and features of the neighborhood. Specifically a neighborhood that was friendly to foot traffic that you could safely stroll and enjoy the companionship of established residents.

When we moved here nearly none of properties on this street were for commercial use. We were comfortable allowing our kids run outside to play with other neighborhood children after school and for many years our kids rode bikes together and were in and out of one another's homes. Shifting the character of the neighborhood with short term rentals harms this community as a whole and I did not imagine this would become an annual fight when we moved here.

The current use of the property can create traffic without warning. There are times when there are multiple cars parked in front of the property. The property owners do little to notify the rest of the neighborhood when this is the case and leave the onus on the neighborhood to manage. The rental character has brought more late night traffic and commotion. This is a family neighborhood that benefits from stable long term neighbors. The rental property near the pond is not in the spirit of this neighborhood, which the Archer's understood when they purchased the property and violated anyways. The passage of homes within this neighborhood has always been taken seriously as Larissa Lane is a highly unique enclave within Oklahoma City. The increased traffic poses a safety risk to the ducks, geese, dog walkers, and bike riding children of this neighborhood.

Our neighborhood is home to several wonderful amenities that individual home owners extend usage for the neighborhood to enjoy. This includes a frisbee golf field, zip line, a tiny trail in a wooded area, a pond with canadian geese, ducks, and fish, and a flock of guinea hens that wanders the neighborhood for natural pest control. We celebrate holidays communally with treats, lights, and various get-togethers.

We have substantive safety concerns about Larissa Lane due to this short-term rental property. There is already a high level of traffic attached to the 4904 site in its current use. Converting this property into a full-time hotel equivalent has increased risk and negative externality to kids and wildlife but also changes the character of the neighborhood dramatically and in a way that deteriorates this community.

I hope the board considers the community as a whole today over prioritizing individual gains at the expense of everyone else that lives here day in and day out through the year.

Thank you for your time and consideration.

Respectfully,

Grace Randolph