

## Lakin, Cynthia A

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**From:** Deborah Villanueva Realtor <time4anewhome@kw.com>  
**Sent:** Friday, March 29, 2024 9:23 AM  
**To:** Lakin, Cynthia A; PL, Subdivision and Zoning  
**Cc:** Ray Villanueva  
**Subject:** CASE NO. BOA-15564

You don't often get email from time4anewhome@kw.com. [Learn why this is important](#)

ADDRESS 11508 Fountain Boulevard

Dear Members of The City of Oklahoma City Board of Adjustment,

I am writing to express my strong disapproval regarding the special exception for home sharing in Case No. 15564, specifically concerning the property located at 11508 Fountain Boulevard. As a resident of the neighborhood affected by this decision, residing directly to the east of the property at 11509 Core Avenue, I want to voice my concerns regarding the detrimental impact this decision will have on our community.

First and foremost, I am deeply troubled by the prospect of having total strangers renting behind my family's home. The lack of privacy and security resulting from this arrangement is unacceptable. We have experienced firsthand the disturbances caused by short-term renters, including a drug and alcohol-infused party that took place last year. Such gatherings bring crowds, loud music, and unwanted noise, leaving my family feeling violated and unsafe in our own home.

Additionally, the property sits higher now that they have an inground pool, further diminishing our privacy. This elevation difference makes it easier for occupants to see into our backyard, forcing us to keep our blinds closed at times. Furthermore, we frequently find trash in our backyard, likely originating from the Airbnb property.

Furthermore, the amenities present on the property, such as the basketball court with its floodlight, only exacerbate the situation by encroaching on our privacy and disrupting the tranquility of our neighborhood. The constant activity and disregard for posted regulations, including speed limits and parking restrictions, by these transient occupants pose a significant threat to the safety and well-being of our families.

Additionally, the presence of an Airbnb in such close proximity could potentially hinder the marketability of our homes should we ever decide to sell. Prospective buyers may be deterred by the prospect of living next to a short-term rental property, impacting property values and overall desirability of our neighborhood.

In conclusion, I urge the Board to reconsider the decision to grant a special exception for home sharing in this case. The negative consequences on our privacy, security, and quality of life far outweigh any perceived benefits. Our neighborhood, where many of us have resided for close to two decades, deserves better than to be subjected to the disruptions caused by transient renters.

Thank you for your attention to this matter, and I trust that you will take our concerns into serious consideration when evaluating the impact of the special exception.

Regards,

*Deborah M. Villanueva*

11508 Core Avenue Oklahoma. City, Oklahoma 73170

P.S. Please confirm receipt of my email. Thank you.



Have a great day!

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## Lakin, Cynthia A

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**From:** Ronald Young <sadie9800@cox.net>  
**Sent:** Thursday, March 28, 2024 10:36 PM  
**To:** PL, Subdivision and Zoning  
**Subject:** CASE NO. 15564: 11508 FOUNTAIN BOULEVARD

You don't often get email from sadie9800@cox.net. [Learn why this is important](#)

I am contacting you in regard to the Board of Adjustment Notice of the above case number and location. I am an adjoining property owner and strongly oppose the request of home sharing and lodging accommodations for the following reasons.

- Observations and experiences of the previous Special Exemption demonstrate the negative effect of home sharing to adjoining properties. The property at 11508 Fountains Boulevard is used as a vacation and party location with no restrictions on time of night, behavior, drinking, and loud music. It is as if the home is located with no surrounding structures. A speaker is outside by the hot tub area and the music volume is so disruptive that we cannot sleep, watch television, or even comfortably hear conversations within our own home. The interference created is substantial and unreasonable. Individuals are creating a condition, such as the loud noise, that interferes with the use or enjoyment of our property making this home share a public nuisance according to State and Local law.
- The use of the home share extends beyond just individuals' occupying the property. They invite others to join in, lining the streets with cars, increasing the noise level, and party atmosphere. They are asked by adjoining property owners to please decrease the noise, but they respond with confrontation. With the amount of alcohol consumed and the lack of any structured behavior, we are forced to go back in our houses to prevent escalation with the individuals, especially those under the influence of alcohol or any other substance.
- After consulting with realty companies, property value and selling value of homes adjoining home share residences will decrease. Home buyers do not want the exposure and issues of an area with this type of lodging accommodation especially if the period of dwelling time can be up to 30 days.
- Occupants of home sharing often do not share the same values of the community, respect property, or abide by the Association Covenants.

Allowing home sharing in the middle of a single-family residential area is unreasonable. Do not grant a Special Exception to Justin K. Franklin and Ann G. Franklin.

Ronald E. and Shirly A. Young  
2413 SW 116th Street

## Lakin, Cynthia A

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**From:** Minh Tran <spiderminh@yahoo.com>  
**Sent:** Friday, March 29, 2024 10:59 AM  
**To:** Lakin, Cynthia A  
**Subject:** Case No 15564 - April 4, 2024 @ 1:30 PM

You don't often get email from spiderminh@yahoo.com. [Learn why this is important](#)

Greetings,

I am writing you because I am opposed to the request for Case Number 15564 at 11508 Fountain Boulevard. If I know there is an Air BnB house in the neighborhood, that would definitely affect my decision to purchase a house here so I think this would affect my ability to sell my house if I decide to leave. We have small children so we would rather not live next to a house if there constantly strangers renting there. We have also had bad experiences with their renters being there. There have been loud and sometimes obscene music playing over there in the past. We are a couple houses down and my children can clearly hear it. There are times when we can hear it in our bedroom. There have also been numerous occasions where my guests and I have smelled marijuana and my other neighbors were not outside so I assume it was coming from that direction. We have people walking by our house saying the same thing. We have had occasions where they have been blasting music past midnight on school nights. They have held parties there where cars are parked all the way up Fountain Blvd. It is prom and graduation season coming so I expect it to pick up. We have small children and we don't feel like this provides a safe environment for them. Thank you for your time.

V/R

MINH TRAN

11605 Core Ave

OKC, OK 73170

## Lakin, Cynthia A

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**From:** M G <matthew.gaffner@gmail.com>  
**Sent:** Friday, March 29, 2024 11:58 AM  
**To:** Lakin, Cynthia A; PL, Subdivision and Zoning  
**Subject:** CASE NO. 15564 opposition

Some people who received this message don't often get email from matthew.gaffner@gmail.com. [Learn why this is important](#)

I am a resident of The Fountains neighborhood and a neighbor made me aware of request to renew the special exception in regards to the short term rental at 11508 Fountain Blvd yesterday. I'm unaware of who the notice was sent to, but it appears to only be a very small group over very close neighbors. I'm not sure how much opposition is required to make a difference, but the notice was so short and to such a small group of the 200+ home owners that I doubt you will receive much response.

In short, I don't want to live in a neighborhood with short term rentals. There have been some problems that residents of the neighborhood have pointed out due to house parties and younger people speeding through the neighborhood to get to the short term rental at the very back of the neighborhood.

So, you can note this as one resident's opposition.

Matt Gaffner