

C. Ryan Johnson, JD

310-709-1567 CRJOHNSON2000@hotmail.com 11200 S. Shartel Ave OKC, OK 73170

February 5, 2024

OKC Planning Dept,
Board of Adjustment Staff,
Attn.: Cynthia Lakin, Clerk
420 West Main Street, Suite 910
RE: CASE NO. 15534

OKC Board of Adjustment-

I'm writing to strongly oppose any grant of Special Exemption for Home Sharing for the residential property at 600 SW 111th St. OKC, OK 73170, directly across the street from my family's primary residence.

My wife and I are raising small children in our home. Specifically, we have two daughters age three and one, with our son due in mid-April. **Creating a revolving door of unknown and unvetted transient neighbors across from our home is unsafe, unsettling and threatens to significantly alter the use and enjoyment of our property through the creation of a potential private nuisance by this proposed home sharing business entity across the street.**

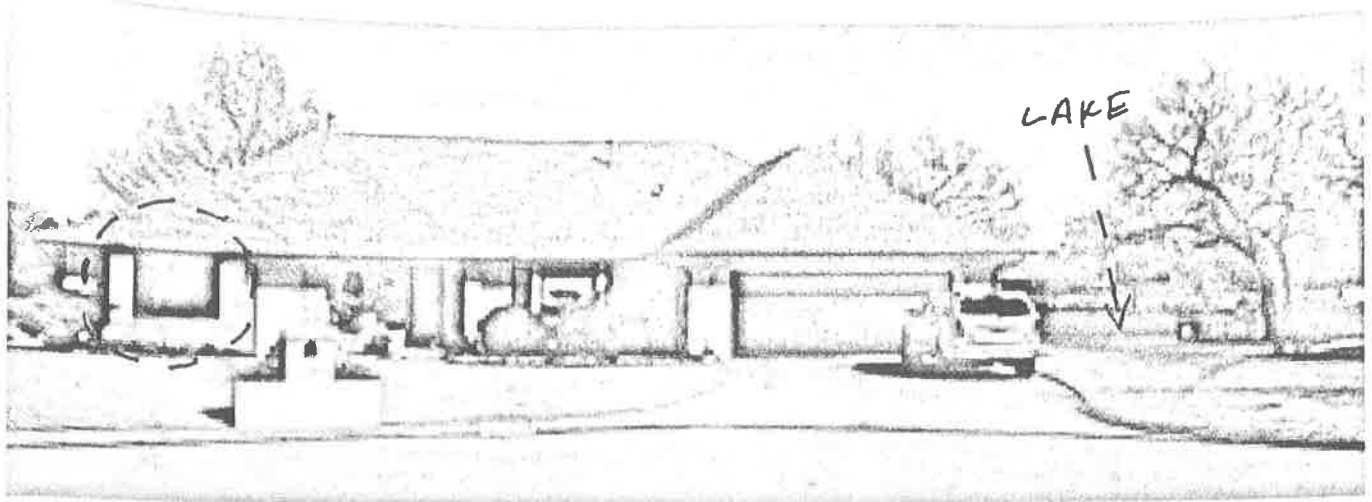
The safety of our children is a paramount. This proposed home sharing business threatens their safety. Airbnb and similar services that will be used to rent out the property do not routinely perform background checks for past criminality or sexual offenders. While these services reserve the right to perform a background check on guests, the language reveals that this is not done consistently and certainly not on every single rental. Consider this excerpt from the Airbnb website (<https://www.airbnb.com/help/article/1308>):

"Keeping our Airbnb family safe is one of our top priorities. If we have at least a first name, last name, and date of birth for a US-based user who creates a listing, or is associated with a booking, we may perform a background check on that user."

Additionally, the Airbnb website goes on to further underscore the inadequacy of background checks performed occasionally, if at all, on prospective guests (<https://www.airbnb.com/help/article/1308>):

"Background checks aren't the only factor to consider when deciding whether a guest or Host is suitable—they don't guarantee that a person won't break the law in the future....Why? Because background checks have limitations. Sure, they may help identify past criminal conduct or other red flags where records are available, but not always.....As a result, these database checks may not reveal comprehensive or recent criminal record activity. Continue to use your own judgment."

So, if background checks on potential guests of this home sharing business will not be routinely performed and background checks might not reveal the totality of red flags to the safety of our neighbors anyway, "why does it matter?" you may ask. It matters because this home sharing business, if granted a Special Exception, vitiates the public policies that belie the Oklahoma Sex Offender Registration Act (OSORA) and other key laws affecting the majority of registrants (ok-rsol.org). **Simply put, if a resident property owner moved in across the street from our family, we would be notified in a timely manner of any conduct of the resident that rises to the level of a sex offender under OSORA. In the instant case, we would not be notified of such conduct.** This fact poses a risk to our family.



Finally, I submit to you photographs of our property for your consideration of the safety components of this application for Special Exemption. The vantage point from which this photograph was taken is the property in question, 600 SW 111th St. The large window on the left side of the photo is the bedroom of my two daughters. Would you want an Airbnb across the street from your primary residence to have direct visual access to your young daughters' bedroom? I believe the answer to this question is a resounding "NO" and our family should be afforded the same consideration.

In addition, the above and below photographs highlight another problem with this application for Special Exemption. Our property abuts a large body of water on the east side of our home. This reservoir is the aesthetic pride of the neighborhood and all neighbors who live on the water's edge have chosen to keep the reservoir visible to our neighbors without fencing. This same visibility also extends to the property in question, 600 SW 111th St, and there is no question that the proximity to our reservoir was one of the chief considerations of the applicant owner in the decision to purchase this property, as well as the decision to seek this application for Special Exemption. **It is my belief that if this Special Exemption is granted, the business owner will advertise our reservoir either directly as an accessible feature of the Airbnb or indirectly through pictures associated with the property profile resulting in ambiguity and unreasonable risk to both our family, as well as that of the Airbnb guests at any given time.**



Visibility to our reservoir does not amount to the ability to access our reservoir without an unwanted trespass across our lawns to reach this body of water. This reservoir meets the definition of an "attractive nuisance" under Oklahoma law. And while we as the property owners owe no duty to prevent harm to adult trespassers, that is not the case with children. So in the foreseeable situation in which a child of a guest of this proposed home sharing business wanders across the street and suffers injury or death, we could be liable. **This is an unacceptable risk to us as primary residents and any cost associated with steps to mitigate this risk (fencing, for example) would be equally unreasonable and further deteriorate the use and enjoyment of our property, as well as that of our neighbors.** The residents of this area should be not required to spend money so that the applicant can profit in what amounts to a commercial enterprise in a residential neighborhood. The risk and costs are too great.

To summarize, this application for Special Exemption for Home Sharing in the R-1 Single Family Residential District should be denied based on the realistic and foreseeable safety considerations outlined above, with nothing more. Secondary considerations to this application could extend for several more pages, but at a minimum include the facts that 1) the majority of all property owners in the immediate area are elderly (between 70-90 years of age) and would be disturbed by this significant change to the area immediately surrounding their properties, 2) any grant of this application creates unwarranted disruption of the character and security of the neighborhood in general, 3) there is risk of erosion to the the property values of the contiguous property owners, and 4) created untold new traffic at the property in question that will lead to a number of issues that are not readily foreseeable at the time of this hearing.

In closing, after speaking with each of the neighbors who received the Board of Adjustment Notice regarding this Special Exemption, not a single resident is in favor of approving this application. **Every neighbor who lives within the requisite distance from the property in question is strongly opposed to this application and has submitted such opposition either directly or by joinder of another neighbor's letter of opposition. As a result, the Board should summarily deny this application. Any decision adverse to the opposition by these residents is unconscionable.**

Respectfully yours,

A handwritten signature in black ink, appearing to read 'C. Ryan Johnson', with a stylized flourish at the end.

C. Ryan Johnson, JD

11200 S. Shartel Ave OKC, OK 73170

310.709.1567



From the Desk of Carlis E. Bruce

February 3, 2024

OKC Planning Dept.
Board of Adjustment Staff,
Attn.: Cynthia Lakin, Clerk
420 West Main Street, Suite 910

RE: CASE NO. 15534 - 600 S.W. 111th Street, OKC, OK 73170

LETTER OF OPPOSITION TO SPECIAL EXEMPTION TO THE ABOVE-ENTITLED CASE

Dear Board of Adjustment Staff Considering this Matter,

I'm writing to you, in addition to the neighbors within the zone of influence that join me as signatories to this letter, in **strong opposition to the grant of Special Exemption** based on the high likelihood of the limitation of the use and enjoyment of our properties based on the following factors.

My wife and I are 89 years old, similar in age to the undersigned neighbors, many of whom are widows or widowers. We collectively oppose any allowance of a home-sharing arrangement without the property owners being primary residents, as it will pose a realistic and immediate risk to the safety, security, serenity, quality of life and, ultimately, the value of our properties— all factors that we have worked all of our lives to maintain here.

This is a quiet street with light traffic inhabited by property owners that range in age from 70 to 90 years of age. Weekends here are marked by visiting grandchildren and great-grandchildren playing in our yards. While we welcome new neighbors who may wish to physically inhabit an adjacent property, creating an entertainment venue for transitory visitors with little or no background vetting on the street corner is inappropriate, disruptive, risky, and in poor judgment based on the demographics here. This is tantamount to allowing a commercial property in a residentially zoned neighborhood— the primary difference being that it is a private enterprise.

We respectfully request that this Application for Special Exemption be summarily denied, and in doing so, please consider this question: *Would you want this happening next door to your parents, grandparents, or any elderly family member trying to simply live out their years in peace, safety and security without incurring property value erosion? We believe your honest answer would be "NO."*

Sincerely yours,

A handwritten signature in cursive script that reads "Carlis E. Bruce".

Carlis E. Bruce, and the following neighbors who oppose this Special Exemption, attached:

601 SW 111th St. OKC, OK 73170 405-378-0848

Neighbors Within Zone of Influence In Opposition to Special Exemption

David Dumbleton - Age 75 - Widower - 605 S.W. 111th St. OKC, OK 73170

Signed: David Dumbleton

Sandra Simpson - Age 70's - Widow - 609 S.W. 111th St. OKC, OK 73170

Signed: Sandra Simpson

Roy & Gloria McKnight - Ages 70's - 613 SW 111th St. OKC, OK 73170

Signed: Gloria McKnight

Yvonne Day - Age 80's - Widow - 604 SW 111th. OKC, OK 73170

Signed: Yvonne Day

Joanne Lane - Age 88 - Widow - 11208 S. Shartel OKC, OK 73170

Signed: Joanne Lane

Sharon Faulmon - Age 70's - Widow - 11216 S. Shartel OKC, OK 73170

Signed: Sharon Faulmon

Don Lindsey - Age 84 - Widower - 11224 S. Shartel OKC, OK 73170

Signed: Don Lindsey

Ryan & Stacy Johnson - 11200 S. Shartel OKC, OK 73170

Signed: Ryan Johnson

Lakin, Cynthia A

From: Kelsey Dawson <klc0111@hotmail.com>
Sent: Sunday, February 4, 2024 3:25 PM
To: Lakin, Cynthia A
Subject: Case No. 15534

You don't often get email from klc0111@hotmail.com. [Learn why this is important](#)

Good Afternoon,

I wanted to send in my opposition for the application of 600 SW 111th St. to become a home sharing house. We have multiple young children that live in our neighborhood and considering these sites don't do any type of background checks, it is concerning. Also, the house has a pool, so I have a lot of concerns that it would be a "party house" which could bring negative elements to our quiet and safe neighborhood. These are all risks I would not like to take or deal with and respectfully ask that you deny this application.

Thank you for your time,
Kelsey Dawson

11216 S. Shartel Ave.
Oklahoma City, OK 73170
ssaulmon@yahoo.com
405-210-7406
Feb. 4, 2024

Board of Adjustment
c/o subdivisionandzoning@okc.gov
Planning Department
420 W. Main Street, Suite 910
Oklahoma City, OK 73102

Dear Sir or Madam:

RE: Case no. 15534 – 600 SW 111th St.

I am asking that you not grant the request of this residence to permit “home sharing of 30 days or less.”

This is a small neighborhood. Having additional traffic and inviting transients into the neighborhood regularly would negatively affect the neighborhood and quality of life.

Seniors - The immediate neighbors are mostly over 70 with many widows and widowers. Many of the neighbors walk the neighborhood, one with a walker. There are no sidewalks.

Children - A daycare is within one block. Also in a one block radius are several families with children who walk to school or wait for the bus outside. Children play outside in the front yards. Having strangers regularly in and out of the neighborhood makes children more vulnerable.

This is currently a neighborhood where neighbors respect each other’s property, drive below the 25 MPH posted, and watch out for each other. Having a party house in the neighborhood would be a detriment to our area and our property values.

I ask that you not permit this request.

Feel free to contact me if you have any questions.

Sincerely,

Sharon A. Saulmon

Sharon A. Saulmon