

Lakin, Cynthia A

From: hydrogeo2@cox.net
Sent: Saturday, June 8, 2024 4:53 PM
To: PL, Subdivision and Zoning; Lakin, Cynthia A
Cc: jendennis4516@gmail.com; Lankforddarla1@gmail.com; valoreb@yahoo.com
Subject: Notice: Case No. 15661, 4520 Northwest 30th Street, Lot 6 of Block 33 in Windsor Hills Addition (Section 6)

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Board of Adjustment,

Brenda and Larry Wooten (3100 Windsor Terrace, Lot 26 Block 20 of Windsor Hills Addition (Section 5)) received via US Postal Service the above referenced notice regarding the renewal application of Son Tran on behalf of BE Rentals, LLC. The Wootens did not challenge the original application for Special Exception for Home Sharing in R-1 Single Family Residential District choosing to take a "wait and see" approach. However, during the period from first operation until this request for renewal, the Wootens have observed frequent loud pool-side parties into the early morning hours. The noise from pool-side parties results in neighborhood dogs barking creating an additional disturbance. Neighbors have informed the Wootens that Mr. Son Tran along with the police department have been slow to respond to noise complaints.

Additionally, the renewal is challenged based on the Owner's Certificate and Restrictions of Windsor Hills Addition (Section 6) to Oklahoma City, Oklahoma County, State of Oklahoma (Restrictions) dated 3 June 1963, recorded in Book 2943, Pages 672 through 675, which are still enforce. Item (3) of the Restrictions states that "No professional office, business, trade or commercial activity of any sort may be conducted in any residential building or on any portion of the property above described". Also, Item (8) of the Restrictions states that "No noxious or offensive trade or activity shall ever be carried on upon any lot in WINDSOR HILL ADDITION (SECTION 6), nor shall anything ever be done thereon which may be or become an annoyance or nuisance to the neighborhood".

Based on the forgoing, the Wootens request that the Board of Adjustment **NOT** renew the applicates license to operate.

Regards,
Larry & Brenda Wooten

June 4, 2024

Cynthia Lakin, Clerk
Board of Adjustment
Cindy.lakin@okc.gov

Re: Case No. 15661
Address: 4520 Northwest 30th Street

To Whom It May Concern,

First of all . . . we do not consider ourselves “protesters”. We have lived at 4516 Northwest 30th Street for over 12 years. We have had the pleasure of getting to know many of our neighbors in this quiet neighborhood. We intentionally purchased our house in a quiet suburban area – we did NOT want to live next door to a cheap motel. For over the past year the house next to us has been a short term rental. This rental has severely affected our quality of life. I was unsure how to describe what this has done to our lives so I am going to include a few instances of insanity from next door:

4/30/2023 – 7:30pm – A guy was yelling “f*lk” and “g#**@&it” loudly on the patio. Trash cans have been at curb for 7 days.

5/06/2023 – Loud banging noises – and loud cornhole playing at 8:20am. Can hear inside with door shut.

5/20/2023 – 7:15am – several workers next door making noise and playing loud music. Pickup truck blocking our driveway. They moved the truck. Then concrete trucks showed up and blocked our complete driveway for 4-5 hours. Never a heads up that the pool was being redone or that our driveway would be blocked most of the day. No warning so we could get a car out and move to where we would have access.

5/23/2023 – 7:30pm – Girl screaming at the top of her lungs.

5/30/2023 – 6:30pm – 2nd week of loud music and construction noise on the pool next door.

6/04/2023 – 7:30pm – Loud music

6/09/2023 – 11:10pm – people screaming like they are being dismembered. Yelled at them and they quieted down for a minute.

6/10/2023 – 1:50pm – lots of kids screaming and strong smell of marijuana on our patio from next door.

6/18/2023 - 6:10am – loud music and screaming – can hear inside our house.

Homeowner notified. No reply. Called police. Neighbors also called police at 3am and 5:30am.

6/20/2023 – Can hear people yelling while inside our house. Went outside and yelled for them to quiet down.

We DO NOT want this short-term rental next door to us. We purposefully did NOT purchase a home in a hotel/commercial district. We CANNOT sell our home because we would have to disclose the problem. We SHOULD NOT have to even consider selling our home because of this. And if this is going to get approved again, could we put in for an "exception" to open a pop-up store every time "guests" arrive? We could sell rolling papers and glass pipes and maybe pool toys for the kids that like to scream. If this is going to be a commercial area with hotel properties then we should be able to capitalize on it as well.

Thank you,

A handwritten signature in dark ink, appearing to read "J. Dennis", written in a cursive style.

Jennifer and Greg Dennis (Homeowners and taxpayers)
4516 NW 30th Street
405-760-0098

