

**From:** [steve\\_barduson.com](mailto:steve_barduson.com)  
**To:** [DS, Subdivision and Zoning](#)  
**Cc:** [maggie@barduson.com](mailto:maggie@barduson.com)  
**Subject:** SPUD-1533 1915 N MCKINLEY AVENUE - CONTINUANCE REQUESTED  
**Date:** Thursday, June 22, 2023 9:09:39 AM

---

Curtis Liggins(?):

I am writing in protest of this case. I apologize that this is so late as we are out of town on vacation and just received notice of the planned development.

My wife and I own the adjacent home to the south (1909 N McKinley) and are requesting a continuance so that we might understand the development request's relation to our home and our neighbor to the north's home, since the site plans attached to the case documents do not address any surrounding properties or driveways, nor do they show any dimensions for scale.

We understand the heightened density of development requested, but have these concerns:

1. The south elevation needs additional detailing and articulation of the facade.
2. Since the homes on either side of this proposed duplex are approximately 1,000sf, we are concerned about the compatibility of the intensity of development and the open space requested.
3. Our largest issue is concerning parking. We understand that the request is for 2 parking spaces for the large duplex units, but it is not practical to expect that two dwelling units with 4 total bedrooms will only require 2 parking spaces, along with guests. Practically speaking, there is no parking space to the north, across the street, or in front of the duplex, due to driveways. This means that the residents and their guests will be parking on the curb in front of our house on a frequent, if not continual basis. This is not an acceptable solution.

Please mark our protest to this case and we ask that the case be continued so that we might better understand how the applicant will respond to these concerns and better understand how the proposed development is aligned with the adjacent buildings and driveways. Thank you.

Respectfully submitted,

**Steve Barduson AIA, LEED AP, PhD(cand.)**

[steve@barduson.com](mailto:steve@barduson.com)

**barduson architects**  
1909 N McKinley Avenue  
Oklahoma City, OK 73106  
480-233-7777 c