

March 29, 2021

Oklahoma City Planning Commission

This letter is to formally submit my PROTEST of: Case Number PUD-1813;  
Property Location: 10371 Hassett Street, Oklahoma City, OK 73131;  
Owner and PUD Applicant: Charles Zell Taylor, III

I am a substantially interest-aggrieved citizen and property owner. My property is located at 10401 Joshua Dr., Oklahoma City, OK 73131, directly west of Mr. Charles Zell Taylor III's property referenced above. I have owned this property for almost two years and have constantly been disturbed by chain saws running for hours on end, 7-days a week, and heavy equipment moving about the property. This is a peaceful area which feels remote and has a country feel to it, until one hears Mr. Taylor's chain saws running non-stop for hours.

Also, on occasion, I have noticed ashes in my rain gutters and on my roof. This ash is generated by Mr. Taylor's current commercial operations from burning debris on his property. (Is Mr. Taylor's current activities licensed and permitted?) This concerns me for several reasons.

1. There is no reason I should have to tolerate burnt ashes on my property, house, gutters, vehicles, outdoor furniture, etc., so that Mr. Taylor can operate a commercial business in the middle of Residential 1 Single zone properties.
2. This area is heavily wooded. There is a high potential for embers blowing from Mr. Taylor's burning operations to a cedar tree, a wood pile, tall dead grass, or dry leaves in the fall, and start a much larger fire. Reportedly, the fire department has been called numerous times to Mr. Taylor's property and operations.

On January 11, 2021, the City of Oklahoma City issued a Work Order to clean up the property at Mr. Taylor's expense. On February 11, 2021, Mr. Taylor's attorney filed a temporary restraining order, temporary injunction, and permanent injunction against the City citing "irreparably damaged/harmed" if the City was allowed to proceed. If Mr. Taylor is allowed to proceed with his rezoning efforts, the surrounding property owners and resident will be irreparably damaged/harmed by being located next to a commercial business, to loud and continuous noise from chain saws, wood chip machines, heavy machinery, and the increase in traffic associated with this business.

Mr. Taylor stores several old drums of unknown substances (pictures attached). He also stores, and perhaps generates, wood chips from large trees on his property. Mr. Taylor's property is slightly higher in elevation than mine. Precipitation run off from Mr. Taylor's property flows in the direction of my property and could carry with it pollutants from these stored drums and wood chip piles onto my property, and potentially into my water well used for drinking and other domestic uses.

Another issue of Mr. Taylor's storage of drums, tires, lawn mowers, wood chips, and just plain junk, is the property being unkempt. The grass around the property has NEVER been cut since I purchased my home in May 2019. This is an eye sore as well as a fire hazard as described previously. There are multiple tree stump piles, wood chip piles, and several drums on his property. With a change in the zoning designation of this property, this will only get worse. This will not improve because the property has been redesignated to "agricultural based" zoning.

It also appears Mr. Taylor's application will result in a "spot zoning" effort. Mr. Taylor's property is surrounded on all sides by Residential 1 Single zone properties. Mr. Taylor's application to rezone to agricultural based must be declined to preserve the property values of all residents affected by Mr. Taylor's application, and to preserve the peace and quiet expected of a residential zoned neighborhood.

Sincerely,

James R. Burns  
10401 Joshua Dr.  
Oklahoma City, OK 73131



Used drums, tires, junk, and old lawn mowers



Used drums and damaged buckets/pails, pallets





Piles of tree stumps



Wood chip piles