

May 8, 2020

City of Oklahoma City Development Services Department
Attn: The City Planning Commission
420 West Main Street, Suite 910
Oklahoma City, Oklahoma 73102

Re: Opposition to SPUD-1217 by the owners of 1516 NW 40th St.

To whom it may concern:

My name is Wes Sweat and my wife's name is Shannon Gambrell. Our home is at 1516 NW 40th St., the property that abuts the relevant property on the northeast side. My home has been here since 1945, and has evolved by the fact that the lot beside me has been empty for at least that length of time. I have beautiful trees and privacy coverage along the western side of my property that would have to be cut down if the property next to me were to be developed for more homes.

The addition of six homes would potentially stack multiple homes directly next to my driveway in my front yard. See the picture below. SPUD-1217 would also destroy the extremely old tree that has potentially been there since before the house was built in 1945 (see picture below), in turn changing the character and nature of our property entirely.



The new property line would destroy this very old tree, and place the rear of multiple houses within feet of my driveway and the side of my house.



Due to the density of SPUD-1217, I would not share my front yard with the side yard of a corner lot, like a typical corner street in a normal neighborhood. Instead my house would be completely blocked by houses going nearly to 40th St. As you can see in the picture above, the houses on 40th St. sit back a good distance from the road, so the project would completely disrupt the continuity and feel of the neighborhood.

Below is a picture of my western facing property line. This greenery and backyard landscaping is a big part of my home's value, and I would likely take a hit to my finances as well as my privacy if these were removed. The only gate to my backyard is also on the west side of the property. There is no other place to put a gate of a decent size without some sort of obstruction. Without my western gate, the only way to move items into my backyard would be through the narrow doorways of my home. With large items (patio furniture, grills, trees, etc) that will be impossible. I also recently had my AC unit replaced. That would have also been impossible without access to the western side. My property is absolutely not designed for northern access. Here are some photos to help illustrate my points.



***This is the aforementioned western gate and privacy greenery that has been growing for decades.
Without this, my entire backyard is exposed.***



This is my western gate viewed from my backyard. It is the only access available.



These three photos are the only possible areas that a gate could be installed in if I lost my western access. On one side (see the first picture), there is a very old pecan tree blocking the path. On the other, there are old boxwood bushes. Even if the bushes were removed, the side would not be wide enough to be a useful means of entry (see pictures 2 and 3).



Lastly there is my replacement HVAC unit. If I only had access from one of the north facing sides of my home, this replacement would be impossible. How is the future owner of this property supposed to replace this unit if it is completely surrounded by homes? That would just be one negative mark among many against my property value if this rezoning is allowed to proceed.


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We are adamantly against this rezoning and feel that it will negatively affect resident's property values, properties themselves, and the neighborhood as a whole.

Sincerely,

Wes Sweat


DocuSigned by:

 Wes Sweat

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Shannon Gambrell

DocuSigned by:

 S. Gambrell

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Address: 1516 N.W. 40th St.
Oklahoma City, OK 73118