

Carter Still
1135 Woodlawn Pl
Oklahoma City, OK 73118

December 5, 2022

City of Oklahoma City – Historic Preservation Commission
c/o Angela Yetter (angela.yetter@okc.gov)
City of Oklahoma City – Planning Commission
c/o SubdivisionandZoning@okc.gov

To Whom it may Concern:

Re: SPUD 1466 for 419 NW 25th St

I own 3 structures within 300 feet of the subject property, 1 of which is on the same block as the subject property.

I am writing to give my endorsement for the SPUD elements of:

1. Lot split with panhandle / flagpole layout
2. Inclusion of the front parking spots in the proposed lot outline for the front house

Lot Split

The two structures already exist, so the lot-split would not affect the historic streetscape.

I agree with the applicant's assessment that separating the two properties would improve their marketability and increase the buyer pool of the two structures, probably to include owner-occupants for the house.

Front Parking

If the spots in front of the structure are not allowed to be maintained and assigned to the house, where may the occupants of the front house park?

- There are only 4 spots in the rear—where the 4 plex occupants will park (and where the duplex occupants did park (4 total bedrooms were in the 2 duplex units))
- The street parking is limited to one side, and the block has several multifamily buildings whose tenants or guests overflow park onto the street.
- This block is walking distance to a commercial district, so street parking is also used by visitors to the area.

This would not be the first house on the block to have parking in front of the structure. Eight total lots*on the street have parking in front of the streetside structure. *Lots are counted as 50 ft frontages. See Figure 1.

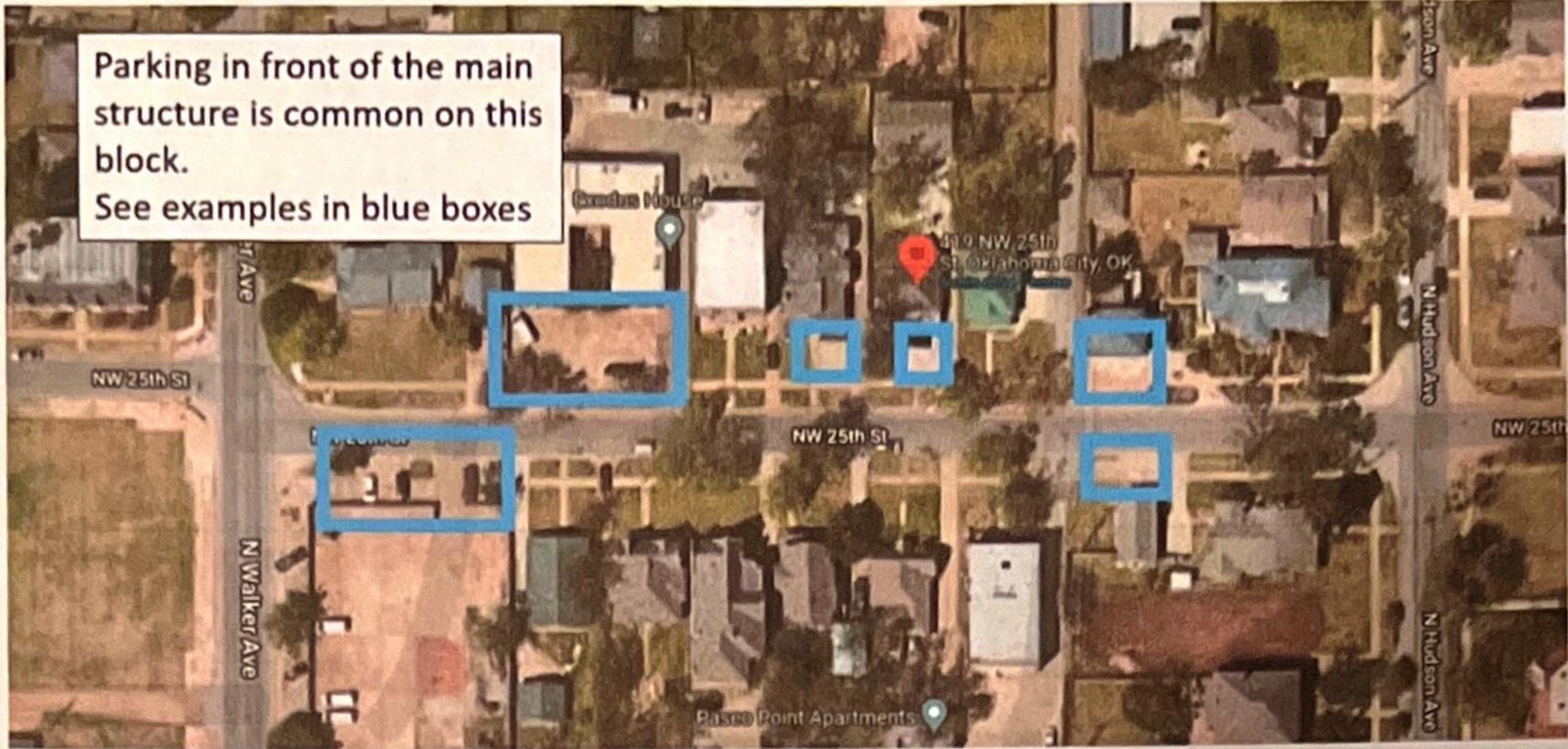


Figure 1

Regards,

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