



Berryman Enterprises, Inc.

426 Northwest 5th Street, Suite 200

Oklahoma City, OK 73102

Office (405) 235-4646

Fax (405) 235-3311

May 18, 2023

Honorable Planning Commission Members
c/o David Cunningham, Tech II- Plans Examiner for the City of Oklahoma City
420 W. Main Street, Suite 930
Oklahoma City, Oklahoma 73102

Re: **Case No.: SPUD-01535**
Rezoning Application
The Dog House OKC, Inc.
415 NW 5th Street
Oklahoma City, Oklahoma

Honorable Planning Commission Members:

I have been the property owner at 426 NW 5th Street for almost twenty-five (25) years. My property is immediately across the street from the subject property being considered for re-zoning.

I purchased my property shortly after the bombing of the Murrah Federal Building and I have been the proud participant and observer of the collective efforts of our citizens to transform the Central Business District into the vibrant area it is now. I believe the best is yet to come but only with your continued vigilance.

I first opposed the re-zoning of 415 NW 5th Street in August 2020. **I oppose it** now for the following reasons:

- The dogs bark incessantly. We have tried to get the current owner/tenant to stop the barking, but they cannot as the dogs are taken out into the yard at times during the day.
- The barking greatly affects conducting business. Our customers and clients readily note it. Instead of our building being an asset to our city's image and the attractiveness of its Central Business District, it has the opposite effect as our clients joke about our city's backwardness—an image that we are all working to dispel.
- The barking makes communication and concentration on critical issues difficult.

- The barking has prevented us from leasing 50% of the building. Our building's first level was occupied on a multi-year lease when the Dog Park was first opened in violation of the zoning ordinance. Because of the barking dogs, the lease was not renewed and our community lost another small business to the suburbs. Re-leasing efforts have been unsuccessful.
- I believe the Dog Park's occupancy has reduced my building's marketability and value because it is no longer a desirable Central Business District address.
- The Dog Park has created an attractive nuisance for many of the daily users of the Embark bus transportation system/facility also located across the street from the subject property.

I thank you for considering my experiences and observations with the Dog Park. Allowing its re-zoning and continuance is not aligned with the efforts of our city's leadership and citizens in moving Oklahoma City forward as a to-notch metropolitan area.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Berryman". The signature is stylized with a large, looped "M" and a long, sweeping "B".

Michael J. Berryman
BERRYMAN ENTERPRISES, INC.