

City of Ann Arbor Planning Dept.
301 E Huron St
Ann Arbor, MI 48104

June 25th, 2026

To Whom It May Concern,

With respect to the conditional TC1 rezoning request for Woodbury Gardens we the petitioners offer the following conditions:

Height limitations:

Buildings in an area of the site defined as being between 30 & 300 feet from adjacent properties with Residential zoning on January 1, 2026 shall be subject to a 35 foot height limit. This is in keeping with the height of the existing townhomes in this area.

Buildings in an area of the site defined as being between 300 & 600 feet from adjacent properties with Residential zoning on January 1, 2026 shall be subject to an 85 foot height limit.

Furthermore, in the area lying north of Wisteria Drive and east of Astor Avenue, currently used for townhouses, uses will be restricted to those uses listed as permitted in the R3 zoning category current as of this date (both primary and accessory).

This will allow for the appropriate redevelopment of the Woodbury Gardens property without any impacts to the currently existing,

neighboring, Residentially zoned, neighborhoods/properties. It maintains the tiered building height concept contained within the TC1 zoning designation with greater restrictions on building height related to the proximity to existing Residentially zoned parcels/land.

Thanks you for your attention to and consideration in this matter.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'A' followed by a long horizontal line that tapers to the right.

Adam Bleznak, Owner's Representative
Botanical Gardens Associates, LLC