

Subject: SEU25-0001-805

From: Aniket Dhadphale
Sent: Monday, April 6, 2026 4:29 PM
To: Planning <Planning@a2gov.org>
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To the Members of the Ann Arbor Planning Commission,

We are writing to formally express our strong opposition to the proposed 25,000-square-foot sorority house intended to accommodate 47 residents at **805 Oxford Rd.** As long-term residents and neighbors, we believe this project represents an extreme over-development of the site that is inconsistent with the established residential fabric of our community.

Our primary concerns include:

- **Incompatible Scale and Density:** The subject property is currently a single-family residence of approximately 8,600 square feet. The proposal to replace it with a 25,000-square-foot facility represents a nearly 300% increase in building size on a one-acre lot. Such an expansion is a radical departure from the low-density, single-family nature of this neighborhood and sets a concerning precedent for future land use.
- **Environmental Impact and Loss of Canopy:** Occupying a one-acre lot with a structure of this magnitude, along with necessary parking and infrastructure, necessitates the removal of 50% of the existing tree canopy. This loss of mature greenery will negatively impact local drainage, eliminate essential natural sound buffering, and permanently alter the aesthetic and environmental health of the street.
- **Traffic and Pedestrian Safety:** Moving from a single-family occupancy to a facility housing 47 individuals—plus staff, service vehicles, and guests—will create a high-volume traffic "node" on a street designed for residential use. We are concerned that our local infrastructure cannot safely accommodate the resulting surge in vehicle trips, deliveries, and street parking.
- **Noise and Litter:** The transition from a single-family home to a high-density congregate living environment will inevitably increase noise levels and waste production. We believe this intensity of use is fundamentally at odds with the quiet, residential character of the surrounding properties, including those such as ours behind the property on Cambridge Rd.
- **Erosion of Historic Character:** This neighborhood is defined by its historic architecture and significant open spaces. Replacing a single-family residence of 8,600 square feet with a massive 25,000-square-foot institutional structure on a one-acre lot constitutes a "visual intrusion" that diminishes the historic integrity of the entire streetscape.
- **Diminished Property Values:** The introduction of high-density congregate housing into a low-density district historically leads to the diminution of value for surrounding single-family properties. The increased noise, commercial-scale traffic, and loss of privacy will make the area less desirable

for permanent residents, threatening the significant financial investments we have made in our homes.

Request for Action:

Given that the proposed development represents an excessive intensification of use compared to the existing 8,600-square-foot residence, we urge the Commission to deny this proposal. We request that the city uphold the current zoning intent and protect the density levels that define our neighborhood.

Thank you for your time and for your commitment to responsible urban planning.

Sincerely,

Aniket and Emily Dhadphale

1817 Cambridge Rd