

**From:** David Patterson  
**To:** Planning  
**Subject:** SEU25-0001-805 Oxford: Oxbridge neighbor statement  
**Date:** Tuesday, May 19, 2026 11:56:18 AM

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In advance of today's planning commission meeting, I'm submitting the following statement, signed by 51 neighbors who believe the revised site plan for 805 Oxford Rd fails to meet the requirements of an SEU.

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**David Patterson**  
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We believe the developer's revised plan for 805 Oxford Rd fails to meet the requirement of a Special Exception Use (SEU) under Ann Arbor's Unified Development Code and Comprehensive Plan as follows:

- **Section 5.23:** "The development shall limit the disturbance of natural features to the **minimum necessary** to allow a reasonable use of the land"
  - The **clearing of nearly half of the trees is a likely indicator of overdevelopment** of the property
  - These trees provide a natural buffer for the noise and light of the requested use that will take decades to mitigate
- **Section 5.29.5 (Incompatibility):** A 23,500 square foot building on a one acre lot has an exceptionally high Floor Area Ratio of 0.54 (building would cover more than 50% of its lot area) and is incompatible with the character of the neighborhood
  - For comparison, the largest Greek house Phi Gamma Delta (707 Oxford St) is 16,903 square feet
  - **Kappa Delta would break all records as the largest Greek house in Ann Arbor (39% larger than the current largest)**
    - **At the maximum of 45 sisters, there will be 522 square feet of total finished floor area per person**

- **For comparison, the closest sorority Alpha Phi (1830 Hill Street) has a 10,029 square foot house with 52 sisters, which equals 193 square feet per person**
- **Section 5.29.5:** The proposed use will be detrimental to the use, peaceful enjoyment, or economic value of neighboring properties or the general vicinity
  - **The building is set back as close to neighboring homes as possible, which raises significant concerns about noise, light, and privacy, especially for the five single-family homes that directly abut it**
- **Comprehensive Land Use Plan 2050:** The proposal is inconsistent with the plan's goals:
  - Maintaining a 40% city-wide tree canopy
  - **Lacks sustainability features like solar, battery storage, electrification that would help meet the City's goal of carbon neutrality by 2030**
  - **The density is not "context-sensitive" nor does it expand access to housing**

We encourage the Planning Commission members to use your discretion to bring this project into compliance with the UDC and Comprehensive Plan.

**Signed:**

1. Nikki Patterson, 1942 Cambridge Road
2. David Patterson, 1942 Cambridge Road
3. Aradhna Krishna, 1835 Cambridge Road
4. H V Jagadish, 1835 Cambridge Road
5. Chris Baron, 2000 Hill St
6. Alex Gillett, 2000 Hill St
7. Aniket Dhadphale, 1817 Cambridge Rd
- 8.

Emily Dhadphale, 1817 Cambridge Rd

9. Will Glover, 516 Oswego
10. Farina Mir, 516 Oswego
11. Matthias Wolf, 1841 Cambridge Rd.
12. Dorothy Buckley, 1841 Cambridge Rd.
13. Will Foss, 2122 Melrose Ave
14. Steph Dolan, 2122 Melrose Ave
15. Bridget Bly, 12 Regent Dr
16. Benjamin Bly, 12 Regent Dr
17. Bruce Judge, 1945 Cambridge Rd
18. Scotti Parrish, 1945 Cambridge Rd.
19. Nan Twiss, 2015 Geddes Ave
20. Ian Reed Twiss, 2015 Geddes Ave
21. Amy Tracy Wells, 309 N Ashley St. (Formerly 1841 Cambridge Rd.)
22. Dale Belman, 309 N Ashley St. (Formerly 1841 Cambridge Rd.)
23. Lori Thomas (2100 Dorset Rd)
24. Michael Thomas (2100 Dorset Rd)
25. Carol Galler 817, Greenhills Dr. (Formerly 406 Awixa Rd.)
26. Carol Seidl, 1717 S. University Avenue

27. Andy Seidl, 1717 S. University Avenue
28. Lut Raskin, 19 Regent Dr.
29. Eric Michielssen, 19 Regent Dr.
30. Naomi Gilbert, 2115 Nature Cove Court, #105 (formerly 403 Lenawee Drive)
31. Lisa Newman, 301 Awixa Road, Ann Arbor, MI 48104
32. Dan Newman, 301 Awixa Road, Ann Arbor, MI 48104
33. Nancy Szabo, 340 Rock Creek Ct Ann Arbor MI 48104
34. Sarah Innes, 285 Orchard Hills Dr, Ann Arbor, MI 48104
35. Yuni Aaron, 676 Greenhills Drive, Ann Arbor, MI 48105/ 525 27th St. #3, SF CA 94131
36. Alissa Beveridge, 2651 Geddes Avenue, MI 48104
37. Kimberly Rolina, 2128 Geddes Avenue, MI 48104
38. Thierry Rolina, 2128 Geddes Avenue, MI 48104
39. Elizaveta Levina, 1950 Cambridge Rd
40. Edward Ionides, 1950 Cambridge Rd
41. Dina Gohar, 809 Oxford Rd
42. Hesham Shaban, 809 Oxford Rd
43. Powel Kazanjian 1842 Cambridge Rd. AA, MI, 48104
44. Sahira Kazanjian 1842 Cambridge Rd. AA, MI, 48104
- 45.

Brad Tomtishen, 1910 Cambridge Rd

46.

Lynda Oswald, 1910 Cambridge Rd

47.

Michelle Rober, 1910 Hill St.

48.

Stephen Rober, 1910 Hill St.

49.

Laura Paterson, 1925 Cambridge Rd

50.

John Kelley, 1916 Cambridge Rd

51.

Nancy Kelley, 1916 Cambridge Rd