

HBA17-004

APPLICATION FOR VARIANCE AND/OR TIME EXTENSION
HOUSING BOARD OF APPEALS

Section 1: Applicant Information

Name of Applicant: IOTA HOUSE CORPORATION of DELTA DELTA DELTA
Address of Applicant: 718 Tappan Ann Arbor MI 48104
Daytime Phone: 734.645.2101 (John Culbertson)
Fax: _____
Email: jculbertson@iadc.com
Applicant's Relationship to Property: owner

Section 2: Property Information

Address of Property: 718 Tappan Ann Arbor MI 48104
Zoning Classification: RAC
Tax ID# (if known): 09-09-28-303-012

Section 3: Request Information

Variance

Chapter(s) and Section(s) from which a variance is requested:

8:503
8:503
8:503
Example: Chapter 105, Section 5:26

REQUIRED dimension: ^{square feet}
PROPOSED dimension:
80+50+50 for rooms → 70/50 per person
80+50+50 for dormers → 30 SF/person
Mechanical & artificial ventilation & lighting in
Example: 6" 8" Basement Ceiling Clearance Example: 6'6" Basement Ceiling Height
addition to natural ventilation & light.

Give a detailed description of the work you are proposing and why it will require a variance (attach additional sheets if necessary)

see attached Variance for existing conditions

Section 4: Variance Request (If not applying for a variance, skip to section 5)

The City of Ann Arbor Housing Board of Appeals has the powers granted by City Code Chapter 105. A variance may be granted by the Housing Board of Appeals only in cases involving practical difficulties or unnecessary hardships when ALL of the following is found TRUE. Please provide a complete response to each item below. These responses, together with the required materials in Section 5 of this application, will form the basis for evaluation of the request by staff and the Housing Board of Appeals.

Are there hardships or practical difficulties to complying with the Code? Are these hardships or practical difficulties an exception or unique to the property compared to other properties in the City?

see attached

Are the hardships or practical difficulties more than mere inconvenience, inability to obtain a higher financial return, or both? (explain)

see attached

What effect will granting the variance have on the neighboring properties? _____

no change

What physical characteristics of your property in terms of size, shape, location or topography prevent you from using it in a way that is consistent with the Code?

see attached

Is the condition which prevents you from complying with the ordinance self-imposed? How did the condition come about?

see attached

Section 5: Time Extension

Current use of the property

Explain why you are requesting a time extension:

Section 6: Required Materials

The following materials are required for all variance requests. Failure to provide these materials will result in an incomplete application and will delay staff review and Building Board of Appeals consideration of the request. The materials listed below must accompany the application and constitute an inseparable part of the application.

All materials must be provided on **8 1/2" by 11" sheets. If incomplete, you will be scheduled for the NEXT MEETING DATE ON THE FOLLOWING MONTH.**

Building floor plans showing interior rooms, including dimensions.

Photographs of the property and any existing buildings involved in the request.

Any other graphic or written materials that support the request.

A complete List of Tenant Names so that they can be notified that the HBA will do a possible walk through of the property on the day of the hearing.

Section 7: Acknowledgement

SIGNATURES

I, the applicant, request a variance from the above named Chapter(s) and Section(s) of the City of Ann Arbor Residential Housing Code for the stated reasons, in accordance with the materials attached hereto

734-645-2101
Phone Number

julbertson@acc.com
Email Address

[Signature]
Signature

Jan K. Culbertson, Treasurer
Print Name

STAFF USE ONLY

Date Submitted: 3-28-2017

Fee Paid: \$500.00

File No.: HBA17-004

Date of Public

Hearing 5-9-16

Pre-filing Staff Reviewer & Date

HBA Action:

Pre-Filing Review:

Staff Reviewer & Date:



CITY OF ANN ARBOR

100 N. FIFTH AVE • ANN ARBOR, MI 48104
(734) 794-6267

Receipt Number: 2017-00049746

Project Number HBA17-004
Receipt Print Date: 04/03/2017
Address 718 TAPPAN ST
Applicant DELTA DELTA DELTA
Owner DELTA DELTA DELTA
Project Description occ per room

FEES PAID

0010-033-3370-0000-4362

P&D - APPEAL FEES 15/16

HBA	0010-033-3370-0000-4362	500.00
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Total Fees for Account 0010-033-3370-0000-4362:	500.00
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TOTAL FEES PAID	500.00
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DATE PAID: Friday, March 31, 2017

PAID BY: LOGOS

PAYMENT METHOD: CHECK 1876

Section 4 Variance Request:

Background:

The Iota Chapter of Delta Delta Delta has operated continuously at the University of Michigan since 1915. Iota House Corporation, a non-profit 501c7 corporation, incorporated in 1916, constructed this chapter house in 1929. The house has been added to several times. The last addition was completed in 1962 with a house capacity of 62 plus a House Director. The Iota House Corporation, comprised of a volunteer alumnae board, maintains the property and leases the house to the chapter. In 2010, the house corporation remortgaged the house in order to replace the heating system and add a fire suppression system along with cosmetic upgrades throughout. The Iota chapter of Delta Delta Delta has over two hundred collegiate members, so the house only accommodates one class at a time.

The chapter house has a dormer sleeping configuration. Kappa Alpha Theta was the only other sorority with this type of sleeping arrangement. We have singles, triples and quads. The singles and some of the doubles are "sleep in" rooms. The triples and quads have one daybed and members sleep in bunkbeds in the dormers. The dormers are only for sleeping and are available at all times. This allows members to sleep when needed without being interrupted by roommates. The daybeds are used for sleeping when someone is sick. This unique living arrangement is not specifically covered in the Housing Code.

A sorority is classified as a rooming dwelling. At our most recent housing inspection all three dormers, two of the sleep-in doubles and one single were cited for not meeting the space requirements for a rooming unit used for sleeping. The sleep-in doubles and single noted as being in violation, will meet the space requirements for a sleeping room in a dwelling unit.

If granted, the variance requests will allow us to continue operating the chapter house as we have for over 50 years in a safe, supportive environment for University of Michigan women. We invite the HBA to visit the chapter house prior to the meeting.

Variance requests:

1. We request a variance to reduce the minimum area requirement from the rooming unit sleeping room requirement to the dwelling unit sleeping room requirement.
2. We request a variance from 80 sf plus 50sf per additional person to 30 sf per person for the dormers with the stipulation that in lieu of the housing code requirement of 4% window area for ventilation, the dormers meet the Michigan Mechanical Code ventilation requirement of 15 cfm/person, to be provided through natural and/or mechanical means. (This assures that there is adequate outside air for the increased number of occupants/sf).
4. We request a variance in Dormer 1 from the natural light requirement, with the 10 FC to be met with artificial light.
5. We request a variance in Dormer 1 from the natural ventilation requirement, to be met with the addition of mechanical ventilation.
6. If variance request number 1 above is denied, we request a variance for Room 28 from the 80 SF area requirement to 77 SF.

Area variance requests applicable housing code:

(1) *Minimum living space.*

- (a) Every dwelling unit except efficiencies, shall have at least 225 square feet of habitable room area. Every dwelling unit shall have at least 1 common room of 120 square feet for 1-bedroom apartments, 135 square feet for a 2-bedroom apartment, and 150 square feet for 3 or more bedroom apartments. Kitchen and dining areas, if provided as separate areas, shall have a minimum habitable room area of 35 and 50 feet respectively.
- (b) Sleeping rooms, except efficiencies, used by 1 person shall contain at least 70 square feet of habitable room area.
- (c) Every sleeping room used by more than 1 person contains 50 square feet of habitable area for each occupant or 40 square feet for each occupant under 12 years of age.
- (d) In a rooming unit, every room occupied for sleeping purposes shall contain the following minimum habitable room area:
 - One person: 80 square feet.
 - More than 1 person: 80 square feet, plus 50 square feet for each additional person.
- (e) If a written lease specifies the number of bedrooms in the units, the furniture or living style of residents shall not affect the approval of a dwelling for occupancy so long as no room is occupied as a sleeping room unless the room complies with the smoke detector and exit requirements of this chapter.

It appears that the difference between sleeping rooms in a dwelling unit and rooming units is that a rooming unit is intended to cover a situation where the room maybe used for both living and sleeping and the occupants may not have access to additional living space as apartment occupants would -- a boarding house for example, or where that living space is minimal. The additional living space in fraternities and sororities varies widely. The Delta Delta Delta house has over 3800 SF of additional living space, not including the house director's suite, office, laundry, commercial kitchen, storage and circulation. This is over 60SF per occupant, above the minimum of 50SF per bedroom required for a 3-bedroom apartment in the housing code. A three bedroom apartment may house more than three people. Being able to use the dwelling unit sleeping room area requirement allows us to maintain the dormer system while reducing the current number of occupants in the dormer 3 from 18 to 14 and keep a financially viable occupancy.

The dormers are used only for sleeping. The only furniture in the dormers are bunk beds. No desks, dressers or clothes are kept in these spaces. The housing code does not cover this type of "sleeping only" space. Neither is it covered in the Michigan Building Code. The State of Michigan Licensing Rules for Children's Camps and Adult Foster Care Camps require a minimum of 30sf per person for bunk sleeping areas. The applicable rule follows:

R 400.11208 Sleeping quarters and space requirements.

Rule 208. (1) A building or room shall not be arranged so that access to a sleeping room is through another sleeping room, bathroom, or water closet compartment.

(2) In permanent sleeping quarters, a person shall be provided with a bed, cot, or bunk that has a clean mattress.

(3) Triple-deck bunks are not permitted. The space between the top of the lower mattress of a double-deck bunk and the bottom of the upper bunk shall not be less than 27 inches. The distance from the top of the upper mattress to the ceiling shall be not less than 36 inches. The top bunk shall be not more than 5 feet above the floor. A camper on a top bunk shall be provided with a bed rail upon request.

(4) A person shall be provided with not less than 30 square feet of floor space in permanent sleeping quarters in a residential camp building.

(5) When tents are used as sleeping quarters, and when they remain in 1 location for more than 5 days, not less than 30 square feet of floor space shall be provided for each person.

(6) The maximum number of persons, as required by this rule, shall be permanently posted in a conspicuous location in all camper sleeping occupancies. In buildings with more than 1 sleeping area, the occupant load postings shall be provided in each separate camper sleeping area. This rule does not apply to tents, yurts, and similar structures having a single sleeping area.

History: 2005 HS 013 Eff. May 4, 2009.

We are proposing a minimum of 30SF per person consistent with the above requirement. This allows for clear egress paths and a minimum of 36" between the bunks. Because the density of occupants would be higher than a sleeping area covered in the housing code, we are proposing to provide the mechanical code ventilation requirement of 15 CFMs of outside air per occupant.

An average house capacity of 60 is important for the financial sustainability of the Chapter. We have maintained an average occupancy of 60 + a house director since the early 1960s except for several years in the late sixties/ early seventies when it dropped to the mid- low fifties due to a low interest in joining the Greek system. During that time, the House Corporation needed to defer building maintenance projects. Our rent is set to keep our costs in line with other sororities on campus. Over the last 10+ years our pledge classes have averaged 55-60 people, which corresponds to the quota set by the Panhellenic Association to accommodate those seeking membership in a sorority. In addition to the financial considerations, it is equally important for members to be able to spend at least a year living in the chapter house.

Without a variance for the dormers, 6-8 members would need to be accommodated in each dormer area or our house occupancy would drop into the mid-fifties. There are multiple practical difficulties with 6-8 living in the dormers.

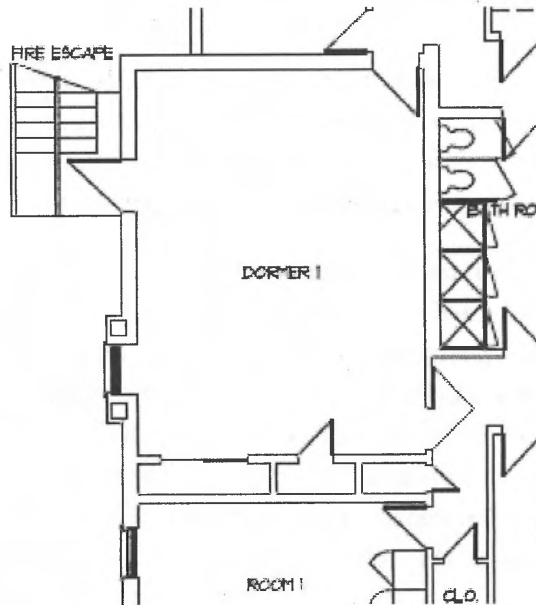
- Living with that many roommates, with differing schedules, is difficult and frankly undesirable. In addition, there is a large disparity between members assigned to one of the dormers vs a sleep in single, double or triple.
- Two of the dormers also serve as fire escapes. Dormers are very neat, because they do not house any personal items other than bedding, and provide clear egress paths to the fire escape. If they were used as bedrooms, which are often cluttered, they would not be suitable egress paths. They also would not be able to be locked like the other bedrooms currently are. The fire escape is important to the egress of the house because we only have one enclosed egress stair that directly exits the building.
- Dormer 2 also serves as access to the sundeck which would be through a private room area if it was not a dormer. Either this room would need to be kept unlocked or sundeck access would be from the outside up the fire escape.

A chart containing room areas and occupancies under different area requirements is included as an attachment to this application for reference.

Dormer 1 natural light and ventilation:

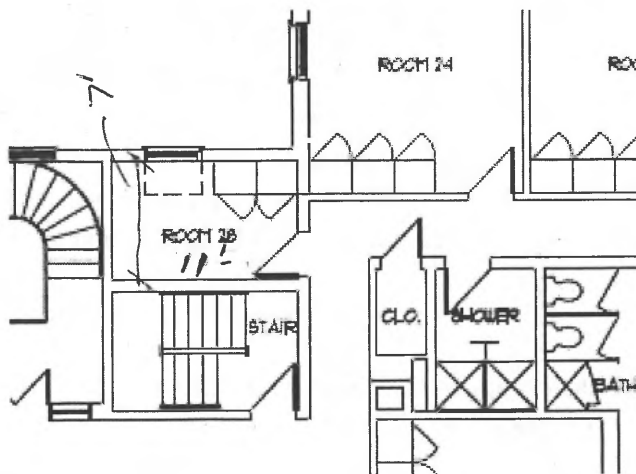
Dormer 1 has one exterior wall with one window and the fire escape door which has a window in it. The exterior wall is brick. Adding additional window area is limited in location due to the fire escape. With the room continued to be used as a dormer, mechanical ventilation is a better solution, because it provides outside air without relying on opening a window. The window on the fire escape door is not opened because of security concerns.

Natural light is not used in the dormers. They are painted a dark color and shades are drawn on the windows to provide a dark sleeping environment at all hours. Providing artificial light, in this case, is a more practical solution.



Room 28:

This room has been occupied as a single since the mid-60s. It has a floor dimension of 7'-6" x 11'. However, because of the mansard roof, the code calculated dimension is 7' x 11' and the window dormer is less than 3' so it is not included in the official area. The built-in wardrobe would need to be removed to provide the 77 SF. There is a hall closet close by that can be used for additional storage for this room. The room, without the built-in wardrobe being removed meets the Michigan Building Code minimum requirement of 70 SF (it includes the dormer window area).



ANN ARBOR HOUSING BOARD OF APPEALS

HOUSING INSPECTOR STAFF REPORT

Hearing for HBA17-004 for 717 Tappan Street, Ann Arbor, MI 48104

(Parcel Identification Number: 09-09-28-303-012)

Hearing Date: May 9, 2017

DESCRIPTION AND DISCUSSION

Iota House Corporation of Delta Delta Delta
718 Tappan St.
Ann Arbor, MI 48104

The sorority house at 718 Tappan was built in 1929, has 15,032 square feet and appears to be original construction with the exception of an addition that was constructed in 1962. There are 28 sleeping rooms and 3 dormer sleeping rooms. Based on a parent complaint, a full evaluation of the occupant load for each sleeping room was performed during the scheduled rental inspection. That evaluation discovered that while there was adequate room overall (occupant load for the 28 sleeping rooms and 3 dormers is 63, total occupants was 60) there were several rooms that exceeded the occupant load based on the Ann Arbor Housing Code. It was also discovered that 1 of the rooms lacked the necessary natural light and ventilation.

The owner of the residence located at 718 Tappan, Ann Arbor, MI requests five variances:

(1) Minimum habitable area of a rooming unit.

Variance from **8:503(1)(d)**:

In a rooming unit, every room occupied for sleeping purposes shall contain the following minimum habitable room area:

One person: 80 square feet.

More than 1 person: 80 square feet, plus 50 square feet for each additional person.

Applicant is requesting the application of the minimum habitable area requirement **8:503(1)(b)** and (c) for a sleeping room to have 70 square feet for the first person and 50 square feet per person if more than 1 person resides in the room instead of the requirement for a rooming unit which is 80 square feet for the first person and 50 square feet for each additional person.

(2) Minimum habitable area for the 3 dormer rooms.

Variance from **8:503(1) (d)**:

In a rooming unit, every room occupied for sleeping purposes shall contain the following minimum habitable room area:

One person: 80 square feet.

More than 1 person: 80 square feet, plus 50 square feet for each additional person.

Applicant is requesting the calculations for minimum habitable area of the dormer rooms be 1 person for every 30 square feet instead of the requirement for a rooming unit which is 80 square feet for the first person and 50 square feet for each additional person.

(3) Minimum natural light requirement.

Variance from **8:502(1)**:

Windows. Every habitable room shall have at least 1 window, sliding glass door, skylight, or other acceptable light transmitting media facing directly to the outdoors. The minimum total glazed area for every habitable room shall be not less than 8% of the habitable floor area of such room. In the case of kitchens, the window space requirements may be reduced or waived by the Planning and Development Services Unit official when there is adequate artificial lighting.

Inspection found that the glazed area required in Dormer 1 is 35 square feet and the room has 18.13 square feet of natural light.

(4) Minimum natural ventilation requirement.

Variance from **8:502(2)**:

Ventilation. Every habitable room shall have at least 1 window, sliding glass door, or skylight which can easily be opened, or such other device as will adequately ventilate the room. The total area for ventilation shall be at least 4% of the habitable floor area of the room served. Mechanical ventilation may be provided in lieu of natural ventilation if approved by the Building Official as affording ventilation in accordance with standard ventilation requirements in the Mechanical Code.

Inspection found that the natural ventilation required in Dormer 1 is 17.5 square feet and the room has 7.54 square feet of natural ventilation.

(5) Alternate variance if Variance 1 is denied for the requirement of minimum habitable area in Room 28 of 80 square feet.

Variance from **8:503(1) (d)**:

In a rooming unit, every room occupied for sleeping purposes shall contain the following minimum habitable room area:

One person: 80 square feet.

More than 1 person: 80 square feet, plus 50 square feet for each additional person.

Inspection found that Room 28 currently has 68.25 square feet and would have 77 square feet if the closet is removed. 80 square feet is required for 1 person.

Section 8:515 (2) of the Ann Arbor Housing Code: The City of Ann Arbor Housing Code allows the Housing Board of Appeals to grant variances from the requirements of Chapter 105.

Standards for Approval:

1. *Practical difficulties or unnecessary hardship;*

2. *The variance does not violate the intent of this chapter; and*
3. *The variance does not jeopardize public health and safety.*

Recommendation:

Staff recommends that variances 1 and 2 should be denied, variances 3 and 4 be granted with the contingency that Dormer 1 meets the requirements for artificial light in the Michigan Building Code and the requirements for mechanical ventilation in the Michigan Mechanical Code and variance 5 be granted if the existing closet is removed.

MOTION

I move to deny the following variances at 718 Tappan:

1. Minimum living space requirements that do not comply with **8:503(1)(d)**;
2. Minimum living space requirements that do not comply with **8:503(1)(d)**;

I move to approve the following variances at 718 Tappan:

3. The glazed area in Dormer 1 of 18.13 which does not comply with **8:502(1)** with the contingency that the room complies with the requirements for artificial light in the Michigan Building Code;
4. Natural ventilation in Dormer 1 of 7.54 which does not comply with **8:502(2)** with the contingency that the room complies with the requirements for mechanical ventilation in the Michigan Mechanical Code;
5. Minimum habitable area in Room 28 of 68.25 square feet which does not comply with **8:503(1) (d)** with the contingency that the closet be removed and the habitable area of the room be increased to 77 square feet.

The board finds that:

- (1) Practical difficulties or unnecessary hardship do not exist for variances 1 and 2 because there is adequate room in the house for all of the occupants if the room assignments are reconfigured
- (2) Variance 3, 4 and 5 do not violate the intent of the chapter because the deviation from the requirements is not excessive, will not cause deterioration of the building, and saves costs to the owner and renter.
- (3) Variances 3, 4 and 5 do not jeopardize public health and safety because the deviations are minimal and are not health- or safety-critical.



City of Ann Arbor

PLANNING & DEVELOPMENT SERVICES — PLANNING DIVISION

301 East Huron Street | P.O. Box 8647 | Ann Arbor, Michigan 48107-8647
p. 734.794.6264 | f. 734.994.8460 | rentaldepartment@a2gov.org

April 28, 2017

Delta Delta Delta
C/O: Jan Culbertson
718 Tappan Street
Ann Arbor, MI 48104

RE: 718 Tappan Street, Ann Arbor, MI
Parcel Identification Number (PIN): 09-09-28-303-012

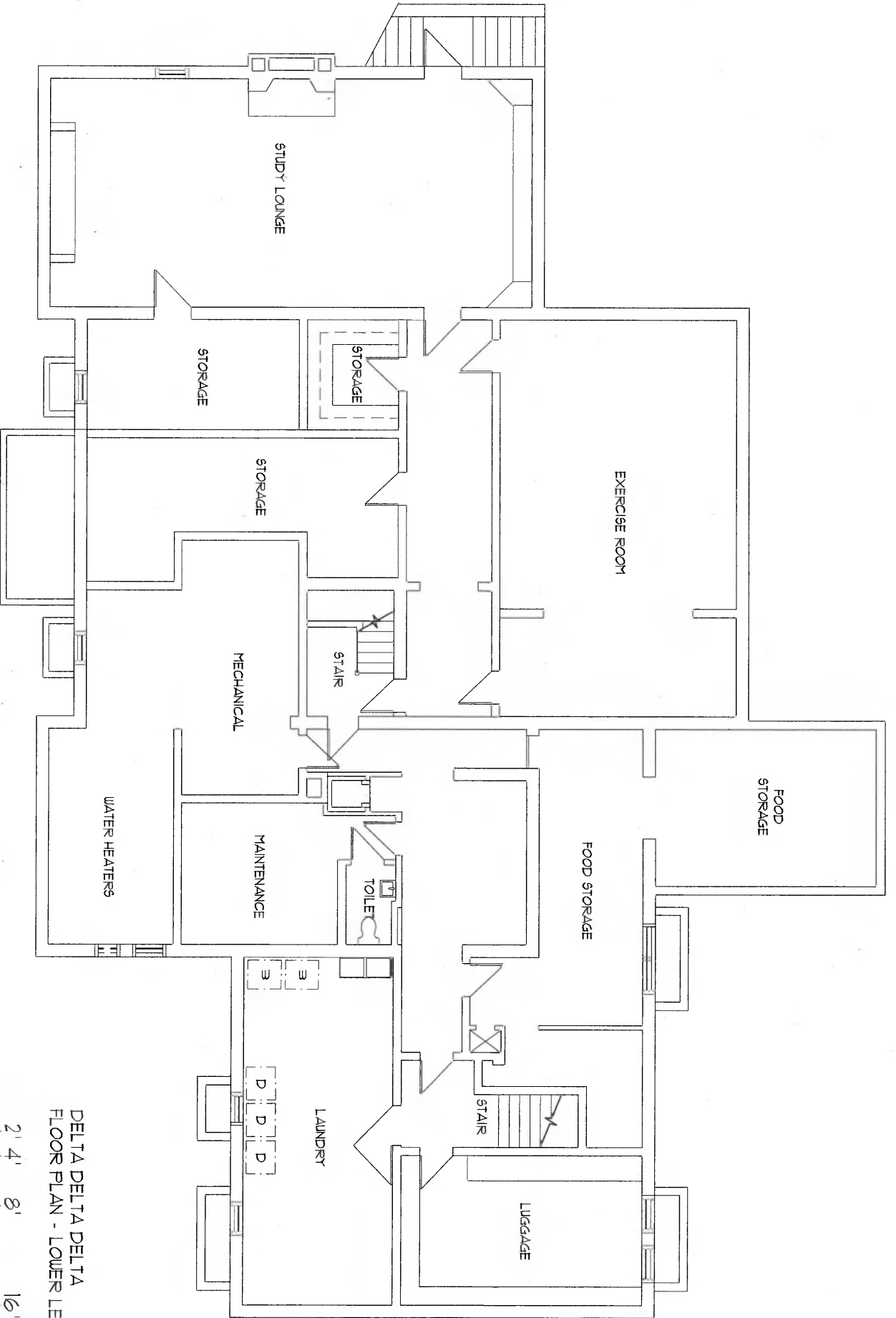
Dear Ms. Culbertson:

Please consider this as an invitation to attend the Ann Arbor Housing Board of Appeals meeting for your Variance Hearing for 718 Tappan Street, Ann Arbor, MI.

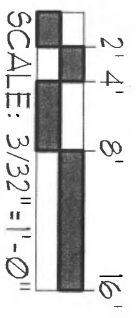
The meeting will take place on Tuesday, May 9, 2016 at 1:30 PM on the 2nd floor of City Hall in the Council Chambers. Please bring materials and interested parties to the meeting if needed. Please be present for the Board to conduct a site visit of your property between 11:00 am and 1:00 pm before the hearing meeting on May 9th, 2017.

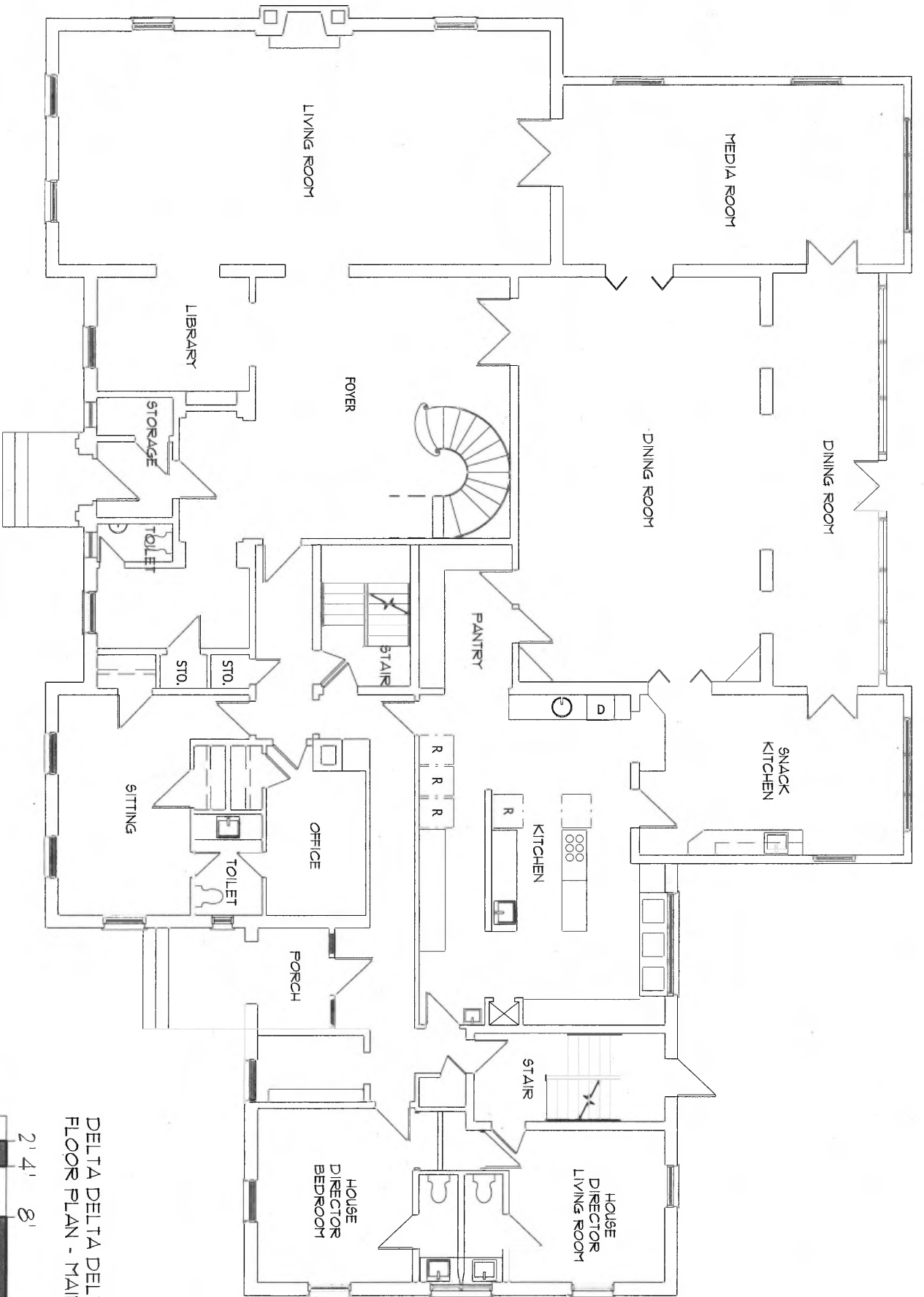
Sincerely,

Glen Dempsey
City of Ann Arbor
Building Official

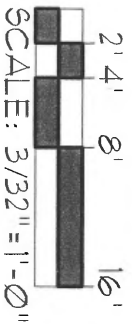


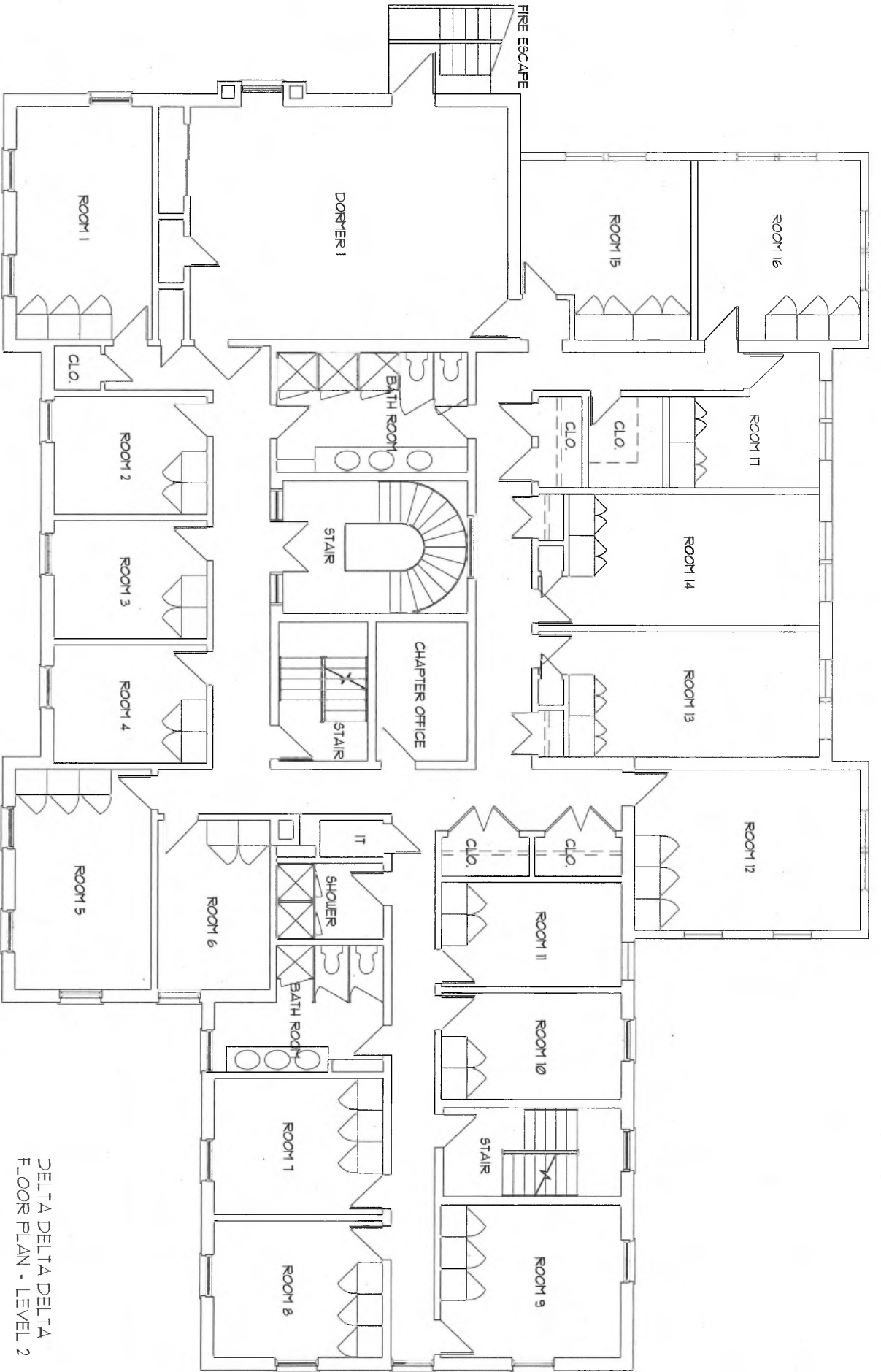
DELTA DELTA DELTA
FLOOR PLAN - LOWER LEVEL



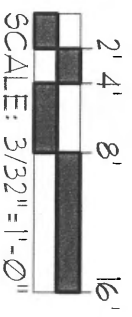


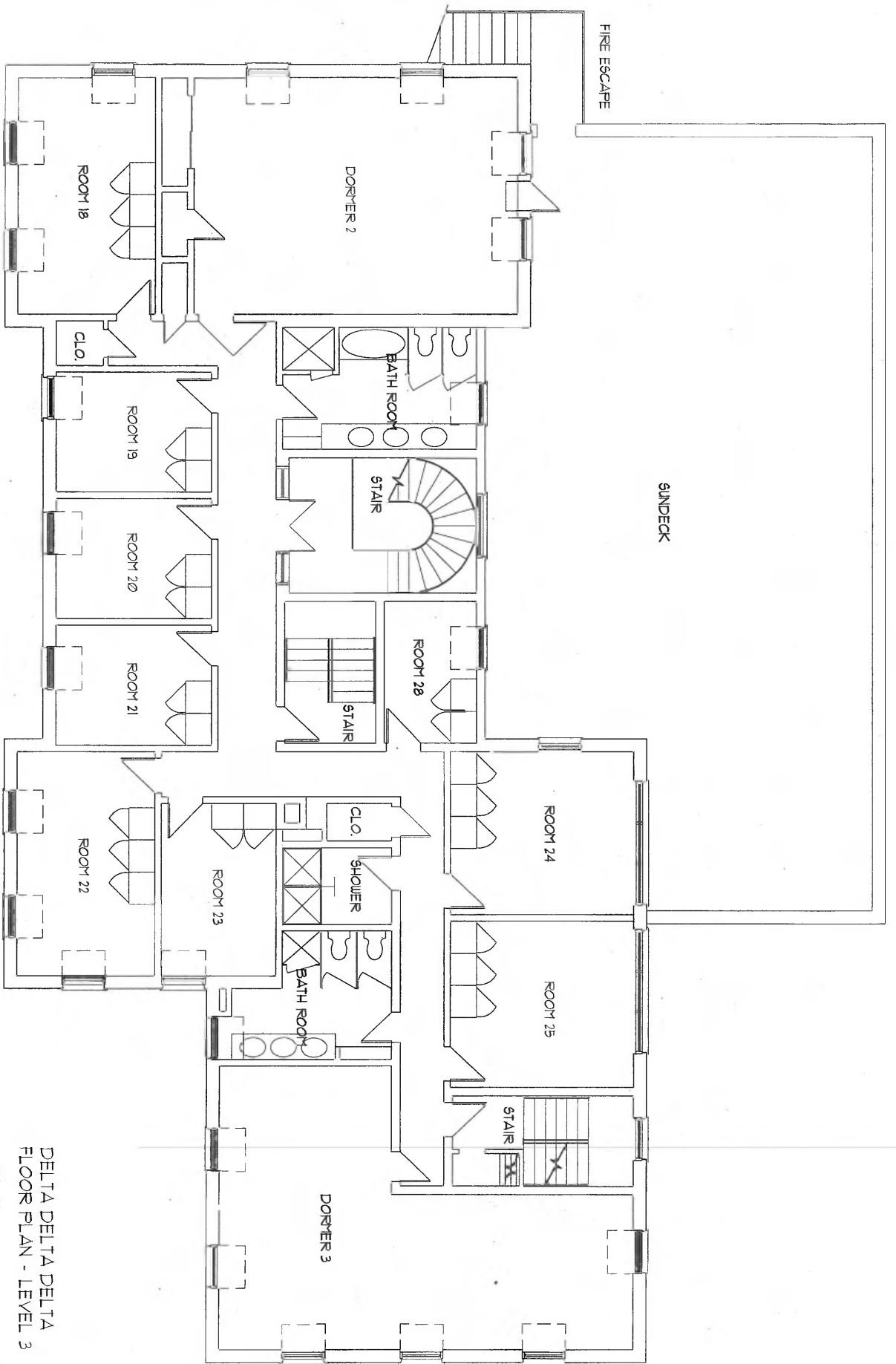
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FLOOR PLAN - MAIN FLOOR



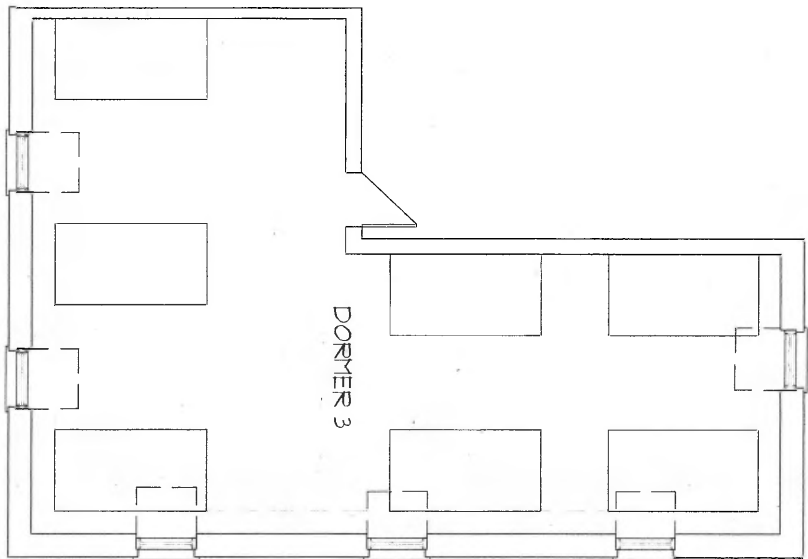
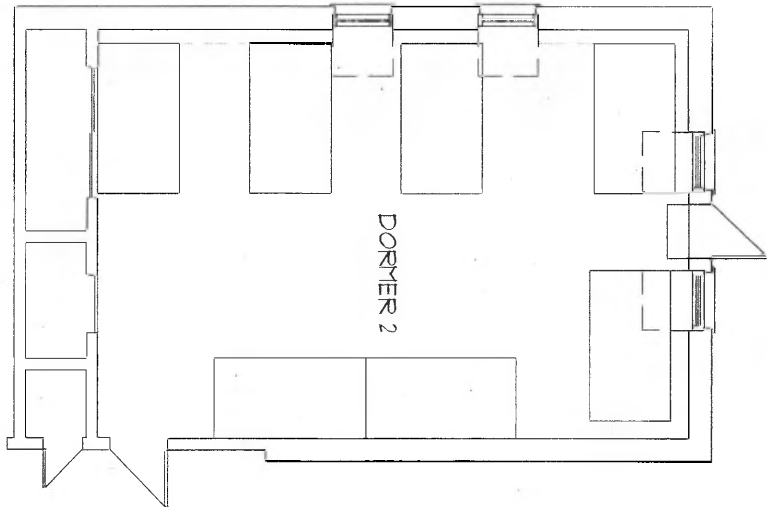
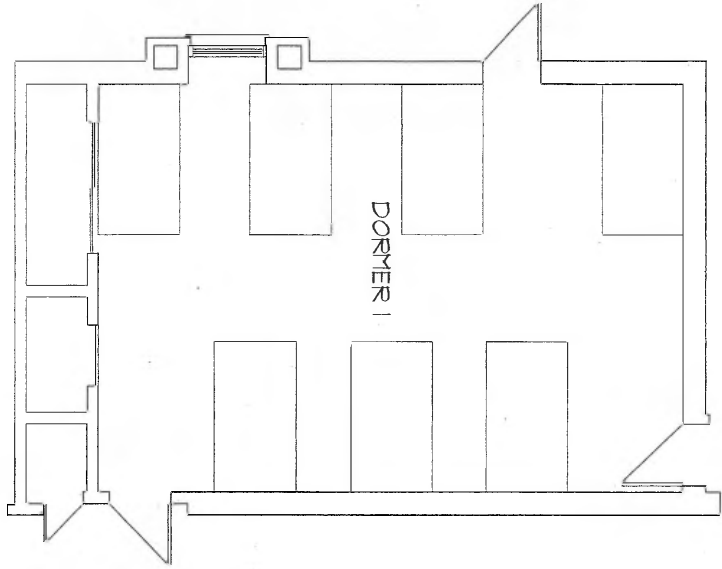


DELTA DELTA DELTA
FLOOR PLAN - LEVEL 2

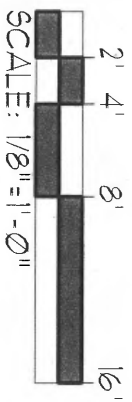




DELTA DELTA DELTA
 FLOOR PLAN - LEVEL 3
 2' 4' 8' 16'
 SCALE: 3/32" = 1'-0"



DELTA DELTA DELTA
DORMER LAYOUT



Delta Delta Delta

Room #	no variance		no variance w/dormers			with all area variances			with dormer variance only		
	Area	sleep in	sleep in	day use/ dormer	dormer total	sleep in	day use/ dormer	dormer total	sleep in	day use/ dormer	dormer total
1	162	2		4			3			4	
2	92.5	1	1			1			1		
3	86.7	1	1			1			1		
4	100	1	1			2			1		
5	162.75	2		4			3			4	
6	92.5	1	1			1			1		
7	122	1	2				3			3	
8	115.5	1	1			2			1		
9	138	2	2				3			3	
10	97.75	1	1			1			1		
11	100	1	1			2			1		
12	193.75	3		4			4			4	
13	180	3		4			4			4	
14	170	2		4			4			4	
15	136.5	2	2				3			3	
16	155.25	2		3			3		2		
17	118	1	1			2			1		
18	136	2	2				3			3	
19	92.5	1	1			1			1		
20	89.4	1	1			1			1		
21	105	1	1			2			1		
22	136	2					3			3	
23	102	1	1			2			1		
24	134	2	2				3			3	
25	135.6	2	2				3			3	
28	77	0		1		1				1	
D1	437.75	8			8			14			14
D2	437.75	8			8			14			14
D3	442.00	8			8			14			14
		63	24	24	24	19	42	42	14	42	42
Total capacity			48			61			56		

does not include House Director

Iota House Corporation Operating Budget				
2016-2017				
		May-April		
		2016-17		
Revenue				
Rent	\$ 192,000			
Yodeler/donations	\$ 3,200			
CIF/New member fees	\$ 21,000			
Chapter Reimbursement	\$ 695			
transfer for summer projects	\$ 38,600			
Chapter Damages	\$ 9,000			
Interest/dividends	\$ 200			
Total Revenue	\$ 264,695			
Expenses				
Board Responsibilities		\$ 93,650		
Yodeler	\$ 8,000			
Property insurance	\$ 11,695			
Board insurance	\$ 7,305			
Loan Payments	\$ 19,655			
Additional Principal Payment	\$ 20,000			
Accounting/Tax Prep	\$ 5,800			
Taxes	\$ 19,000			
Capital Projects Transfer	\$ -			
Equipment lease	\$ 695			
IT	\$ 1,000			
Meetings/Postage/Misc.	\$ 500			
Facility Maintenance		\$ 154,000		
Annual Services	\$ 9,000			
Maintenance & Repairs	\$ 30,000			
Summer Projects	\$ 55,000			
new water service	\$ 39,000			
Kitchen Equipment/Smallwares	\$ 3,500			
Cleaning	\$ 16,000			
Inspections	\$ 1,500			
Site Maintenance		\$ 17,045		
Yard Maintenance/Lawn	\$ 13,045			
Snow Removal	\$ 4,000			
	\$ 264,695	\$ 264,695		

Delta Delta Delta

Room #	no variance		no variance w/dormers			with all area variances			with dormer variance only		
	Area	sleep in	sleep in	day use/ dormer	dormer total	sleep in	day use/ dormer	dormer total	sleep in	day use/ dormer	dormer total
1	162	2		4			3			4	
2	92.5	1	1			1			1		
3	86.7	1	1			1			1		
4	100	1	1			2			1		
5	162.75	2		4			3			4	
6	92.5	1	1			1			1		
7	122	1	2				3			3	
8	115.5	1	1			2			1		
9	138	2	2				3			3	
10	97.75	1	1			1			1		
11	100	1	1			2			1		
12	193.75	3		4			4			4	
13	180	3		4			4			4	
14	170	2		4			4			4	
15	136.5	2	2				3			3	
16	155.25	2		3			3		2		
17	118	1	1			2			1		
18	136	2	2				3			3	
19	92.5	1	1			1			1		
20	89.4	1	1			1			1		
21	105	1	1			2			1		
22	136	2					3			3	
23	102	1	1			2			1		
24	134	2	2				3			3	
25	135.6	2	2				3			3	
28	77	0		1		1				1	
D1	437.75	8			8			14			14
D2	437.75	8			8			14			14
D3	442.00	8			8			14			14
		63	24	24	24	19	42	42	14	42	42
Total capacity			48			61			56		

does not include House Director

Iota House Corporation Operating Budget				
2016-2017				
		May-April		
		2016-17		
Revenue				
Rent	\$ 192,000			
Yodeler/donations	\$ 3,200			
CIF/New member fees	\$ 21,000			
Chapter Reimbursement	\$ 695			
transfer for summer projects	\$ 38,600			
Chapter Damages	\$ 9,000			
Interest/dividends	\$ 200			
Total Revenue	\$ 264,695			
Expenses				
Board Responsibilities		\$ 93,650		
Yodeler	\$ 8,000			
Property insurance	\$ 11,695			
Board insurance	\$ 7,305			
Loan Payments	\$ 19,655			
Additional Principal Payment	\$ 20,000			
Accounting/Tax Prep	\$ 5,800			
Taxes	\$ 19,000			
Capital Projects Transfer	\$ -			
Equipment lease	\$ 695			
IT	\$ 1,000			
Meetings/Postage/Misc.	\$ 500			
Facility Maintenance		\$ 154,000		
Annual Services	\$ 9,000			
Maintenance & Repairs	\$ 30,000			
Summer Projects	\$ 55,000			
new water service	\$ 39,000			
Kitchen Equipment/Smallwares	\$ 3,500			
Cleaning	\$ 16,000			
Inspections	\$ 1,500			
Site Maintenance		\$ 17,045		
Yard Maintenance/Lawn	\$ 13,045			
Snow Removal	\$ 4,000			
	\$ 264,695	\$ 264,695		

April 10, 2017

Delta Delta Delta
Iota Chapter
718 Tappan Street
Ann Arbor, MI 48104

Ann Arbor Housing Board of Appeals
Larcom City Hall
301 E. Huron St.
First Floor
Ann Arbor, MI 48104

Dear Ann Arbor Housing Board of Appeals,

The Iota Chapter of Delta Delta Delta has successfully operated on the University of Michigan's campus continuously since 1915. We currently have over 200 young women that are active sorority members, and approximately 2500 chapter alumni that have participated as members over the past 100 years. The Iota Chapter has resided at 718 Tappan Street since 1929, and has housed many collegiate women throughout their university experience.

The Iota Chapter house is a favorite amongst sorority women on campus, because of the fact that our house provides the opportunity for women to sleep quietly in dormers (large rooms with bunk beds) while studying and getting ready for class in separate rooms shared with up to four women. The dormers provide a calm environment where the women can rest and receive the appropriate amount of sleep needed to be successful in the classroom, in the research lab, on the theater stage or on the athletic field.

The Iota Chapter of Delta Delta Delta at the University of Michigan humbly requests that the Ann Arbor Housing Board of Appeals approve the variances set forth by our Local House Corporation. Our chapter house has operated as is for several decades, and we feel that continuing our current operation will provide continuity and a positive living experience for the women that will be residing in the house this next school year and for the following years to come.

Thank you in advance for your consideration.

Sincerely,

Delta Delta Delta Iota Chapter
University of Michigan

Main Living Spaces



Dining Room



Media Room



Living Room



Library



Sitting Room



Snack Kitchen



Foyer



Exercise Room



Study

Dormer 1 (with 7 bunks)



Dormer 2 (with 7 bunks)



Dormer 3 (existing conditions of 9 bunks shown)



Room 28

