

**From:** Jan Culbertson [<mailto:JanKCJCulbertson@a3c.com>]  
**Sent:** Friday, February 25, 2011 8:34 AM  
**To:** Planning; Kowalski, Matthew  
**Subject:** 730 Tappan

Matt,

Please find attached a letter from Delta Delta Delta, an adjacent property. A signed copy will be mailed today from Jane Cooper. Either Jane or I would be glad to discuss any of the issues with you.

Thanks for considering our concerns.

Jan  
<<DDD planning Letter.pdf>>

**Jan K. Culbertson, AIA, LEED AP**  
Senior Principal

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**Jane W. Cooper  
2222 Pinegrove Court  
Ann Arbor, MI 48103**

February 25, 2011

Matthew J. Kowalski  
City of Ann Arbor  
100 N. Fifth Avenue  
P.O.Box 8647  
Ann Arbor, MI 48107

Re: 730 Tappan

I am writing as President of the Iota House Corporation Board of Delta Delta Delta Sorority, owners of the property at 718 Tappan directly to the north of 730 Tappan.

Delta Delta Delta Sorority (Tri Delta) has been a presence at 718 Tappan since 1916. We are a women-only organization with full time onsite management and a reputation as “good neighbors” in the Tappan/Hill campus area. While the House Corporation of Iota Chapter understands Sigma Phi Epsilon’s need for a permanent house, because 730 Tappan is immediately next door to the Tri Delta house we have concerns that request be addressed during the approval process.

The room arrangement at the Tri Delta house provides for individual study rooms, primarily double and triple rooms, with the women sleeping in multi-bed dormitories on each floor. Two such dormitories, on the second and third floors, are on the south side of the building directly overlooking what has, until now, been a church parking lot. We are concerned about both privacy and lighting. Privacy could be addressed both through screening of the parking lot along the property line to prevent direct sight lines and vehicle lights from shining directly into our living space and window arrangements at 730 Tappan that prevent a direct view into 718 Tappan. With more people and night time traffic going into the parking area, there will be a need for adequate lighting, but the lighting should not intrude on neighboring property especially shining into the windows of the dormers.

We have also experienced some surface water issues along our southern property line and would like assurances that the parking lot does not drain onto our property.

Unfortunately fraternities have a reputation for excessive noise and we seek strict enforcement of City Noise Ordinances and would support any other conditions that contribute to a sustaining a healthy social and educational environment for our student residents as well as other neighbors.

Thank you for your consideration,

Sincerely yours,

Jane Cooper  
President , Iota Chapter House Corporation Board  
Delta Delta Delta