

Walker, Susan

From: [REDACTED]
Sent: Thursday, October 25, 2012 10:57 AM
To: Walker, Susan
Subject: 1917 David. Postponement/Bedroom definition

Hello Susan,

I understand the packets go out today. Could you please attach this email to go to the Board?

The four steering committee members I reached felt strongly that there should not be a postponement. Although they all understand the uncertain nature of illness, this case has been heard once before by this board (at length), and the issues and the floor-plan remain the same. In short, the preparation Mr. McHone did for the last appeal at BOA, before he decided to withdraw the permit, should be applicable to this appeal.

In addition to our request that the hearing not be postponed, I also wanted to pass on a clarified version of the bedroom definition. On the information sheet I sent previously, I asked that any space that met the bedroom requirements outlined in the International Property maintenance Code, be labeled as a bedroom. Following are the relevant provisions, citing the IPMC requirement:

For the purposes of determining the number of bedrooms allowed under section 25-2-555(0) of the Land Development Code, a bedroom shall be any space that:

- is private, and is not a kitchen, a bathroom, a toilet room, a closet, a hall, a storage, or a utility space;
and (404.1,404.4.4)
- which measures at least 70 sq ft of usable floor area, and no less than 7 feet in any dimension;
and (404.4.1, 404.2)
- has a clear ceiling height of no less than 7 feet; or if sloped, with a clear ceiling height of at least 7 feet over at least one-third of the required minimum floor area; and (404.3)
- does not constitute the only means of access or egress from other habitable spaces; and (404.4.2)
- has access to at least one water closet and one lavatory, in the same story or adjacent story, without passing through another bedroom. (404.4.3)

Respectfully,

Nuria Zaagoza

Sent from my iPhone