

1. Special circumstances exist that apply only to the property for which the variance is requested, and not to any other neighboring properties. The special circumstances must relate to the property itself, and not to the applicant's desired use of the property. Explain the circumstances and how they are unique to the applicant's property. - Due to the existing ceiling height and the age of the home; the current ceiling height codes and requirements were not in effect when the home was built.

2. Without a variance, substantial property rights that are enjoyed by neighboring properties will be denied to the applicant. Explain how the owners of neighboring properties are able to enjoy property rights that the applicant cannot. - The properties to the east of the residence in question are newer and most likely comply with the 84" ceiling height requirement.

3. The variance is not being requested solely for economic loss or gain. Explain how the variance is not just to increase property value or to allow profit-making activities. - The basement is currently - The Basement is currently unfinished & we would like to enjoy and have access to a safe space.

4. The applicant's hardship is not self-created. Explain how the special circumstances relating to the property are not caused by the applicant's actions or wishes. - The Basement exists as originally built.

5. The variance would not defeat the purpose of the zoning ordinance, and would not be a detriment to neighboring properties. Variances cannot be contrary to the policy reasons for the ordinance from which the variance is requested. Explain how the variance would work within the existing zoning rules and not undermine the reasons for them. - This variance is being submitted for space within the home.

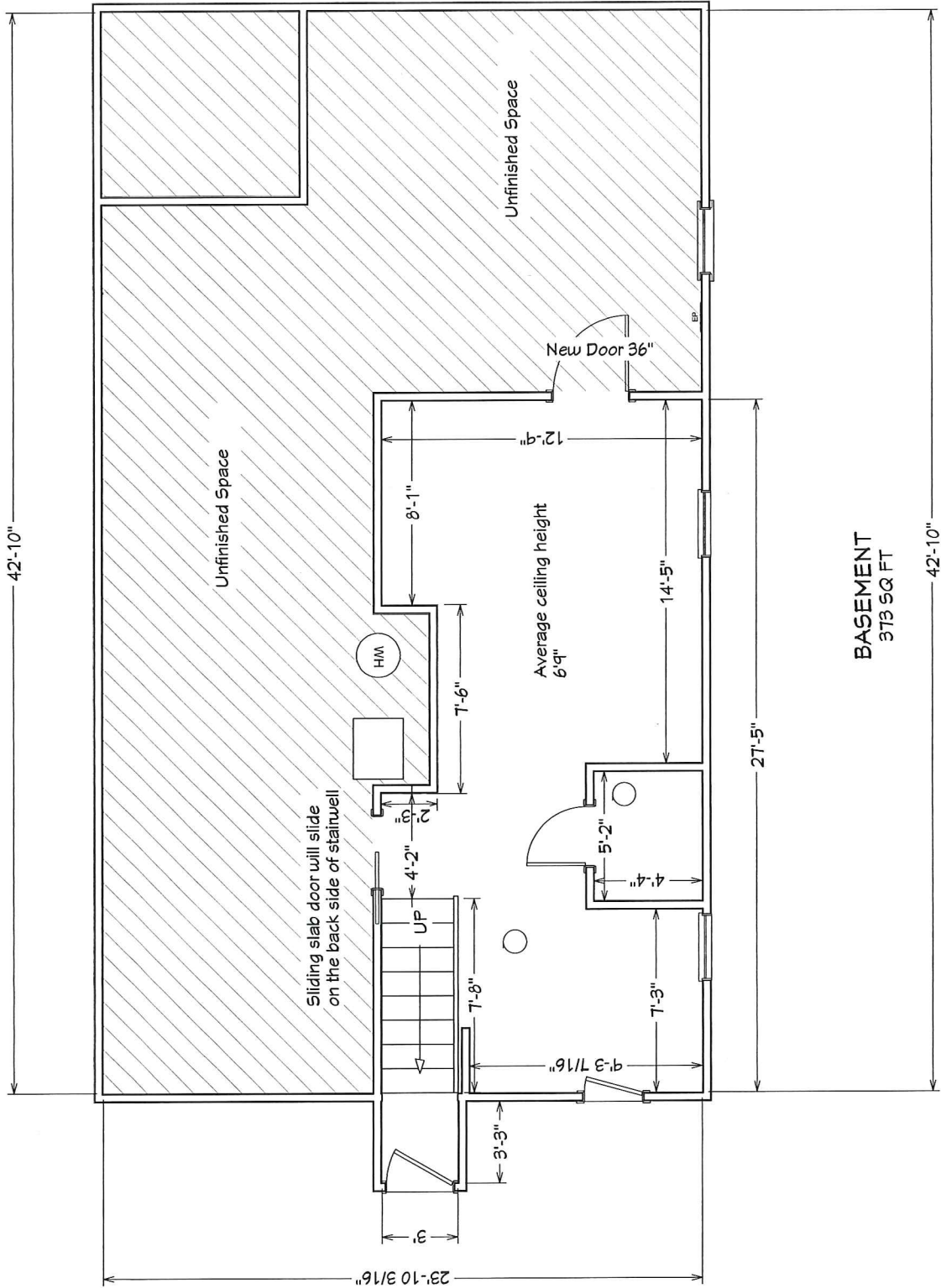
In addition, please provide the following information:

If applicant is asking for a use variance, explain how the property will have no reasonable use unless a variance is granted. - The basement will exist with or without the space being finished.

If applicant is asking for a dimensional variance, explain how complying with the current rules is unreasonable or creates an unnecessary burden on the applicant. -

The point of this remodel is to create a safe and useful environment for our family. We believe it does create an unnecessary burden as without the variance we would have to excavate the concrete floor to get the required ceiling height.

Stair Dimensions:
 Run - 9"
 Rise - 7' 3/4"
 Total Rise - 4'9"
 Total Run - 4'8"



BASEMENT
 373 SQ FT

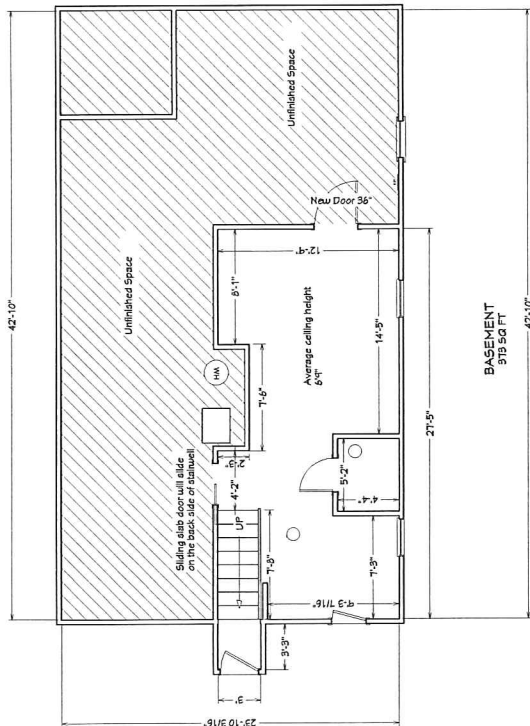
CONSTRUCTION NOTES:

1. Although every effort has been made in the preparation and checking of these plans for accuracy, all contractors will check, verify and be responsible for all details and dimensions on new or existing structure.
2. All work on this project will be governed by the latest edition of the codes applicable to the local, county and state ordinances.
3. Verify any uncertainties with Paradise Builders. To proceed with bidding, obtaining permits or building the proposed home with these plans, will constitute an agreement between the party using these plans and Paradise Builders that the liability that Paradise Builders and/or its owner can be held to cannot exceed the monetary amount paid for the design tool, the plans, in any circumstances.
4. Paradise Builders will not be responsible for existing or preexisting soil or structural conditions.
5. Final dimensions can fluctuate within certain reasonable limits to reflect owner's selection of interior finishes or unforeseeable circumstances that may arise on the job site. This may include, but is not limited to, weather conditions, soil and site conditions, and stair tread and rise dimensions that will have to be calculated on the site to accommodate owners final selection of first and second floor finishes.
6. Caution regarding changes to plan. Although every effort is made in preparing and checking these plans to keep them accurate, it should be noted that changes made to any finished plan increases chances for discrepancies.
7. Paradise Builders will not be required to make exhaustive or continuous on site inspections. If Paradise Builders is specifically asked to do this or if an emergency situation demands this, Paradise Builders has the option of charging for any and all time involved.
8. Limitations of the warranty of Paradise Builders design work. Paradise Builders believes these drawings to be accurate and complete to meet the requirements of obtaining a building permit and as a guide in building. However Paradise Builders does not warrant or guarantee the accuracy and the completeness of the work product of these plans thereon beyond a reasonable diligence. If any mistakes, omissions, or discrepancies are found to exist within the work product, Paradise Builders will be promptly notified so that they may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify Paradise Builders of such conditions before proceeding to the next step will absolve Paradise Builders from any responsibility for the consequences of such failures. Action taken without the knowledge and consent of Paradise Builders, or the contradiction of Paradise Builders' final plans or recommendation will become the responsibility, not of Paradise Builders or its owner, but of the parties responsible for taking such action.

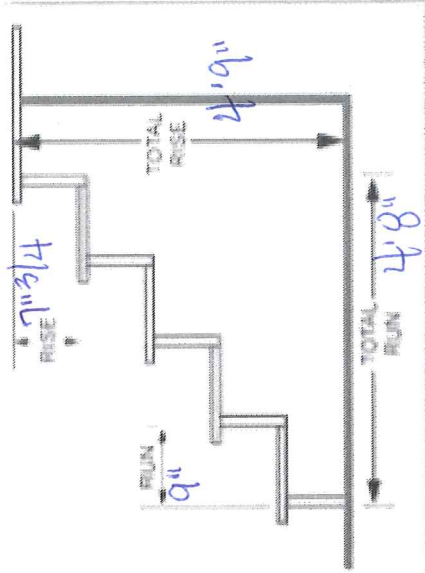
GENERAL NOTES:

1. 0 Grade to be site determined by Paradise Builders
2. 0 All load bearing structural items to be engineer or comparable verified by Paradise Builders before construction begins
3. 0 All construction to be done according to the latest applicable codes & construction standards

THESE DRAWINGS ARE THE PROPERTY OF PARADISE BUILDERS. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PARADISE BUILDERS. THESE DRAWINGS ARE PROVIDED AS A GUIDE ONLY. PARADISE BUILDERS DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED AND ANY RELIANCE ON THIS PLAN OR DRAWING IS AT THE USER'S SOLE RISK. PARADISE BUILDERS WILL TAKE NECESSARY PRECAUTIONS TO REMOVAL OR REDUCED AND OR DATED, OR IN ANY MANNER, WITHOUT THE WRITTEN PERMISSION OF PARADISE BUILDERS. THESE DRAWINGS ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF PARADISE BUILDERS.



Stair Dimensions:
Run - 4"
Rise - 7 3/4"
Total Rise - 4'4"
Total Run - 4'6"



REVISION	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

19 12 5 - Basement
- Wagner, Laura

DRAWINGS PROVIDED BY:

DATE:

12/9/2019

SCALE:

SHEET:

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