

September 29, 2020

Loras Rauch,

We are seeking a Minor SUP Amendment for the shade structure at the property located at 7171 East Paradise Canyon Rd.

It is our understanding that the setback, that requires us to seek this Minor SUP Amendment, was put in place to assure that the neighbors abutting our property and the community at large would not have the enjoyment or use of their property impeded by any structure within the setback. The shade structure (lid) we built is on the most South/ East border of our backyard property and does not abut any neighbor or building on either side. The shade structure was intentionally designed on the side of the property that only has Scottsdale Road and Cheney Drive as its neighbors ... and our property line is in excess of 135' from Scottsdale Road to the East (with a large retention area within that space) and 42' from Cheney Drive to the South.

This structure does not change or add any uses that we were afforded previously with the outdoor kitchen, fireplace and pool.

The area of coverage for the shade structure is only 9.7% of the existing living area coverage and 2.1% of the total lot size.

Because of the location chosen, as stated above, we have minimized the impact on the sole neighbor to this property on the west side. This allows for the use of this space with the lighting facing down and noise from conversation and the games on the TV to be at a lessor impact than if located at the shared property line. If needed, this can be mitigated buy use timing, property line screening and/or planting if need be.

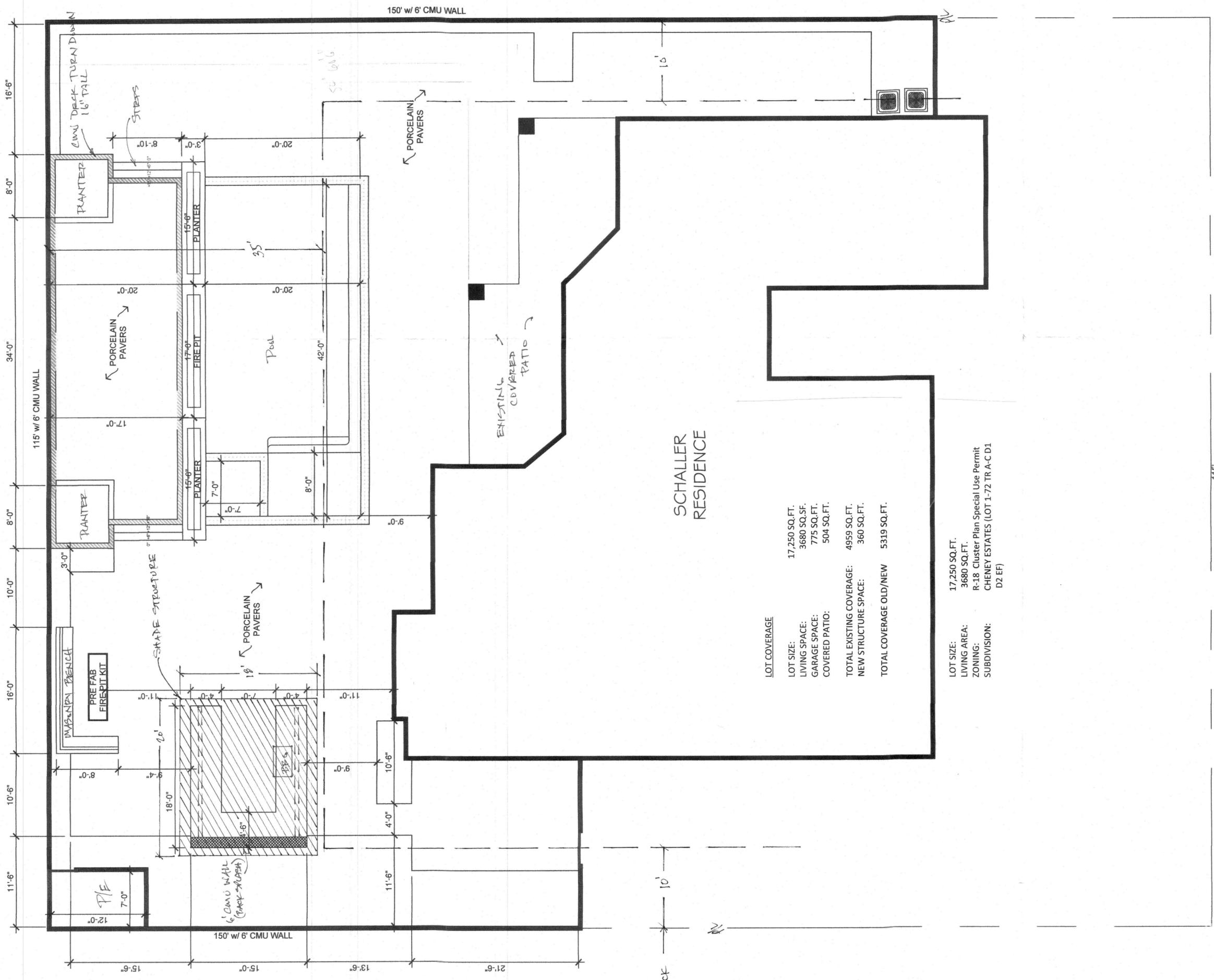
Visually we have maintained the architectural style by the texture and color of the lid to be the same as the existing house and minimize the visual appearance from outside the property. This is done with the stucco finish and matching paint color.

The need for this lid is not one of convenience; rather, as you know, a large part of the use and enjoyment of our property in this magnificent community of Paradise Valley is predicated upon the outdoor living opportunity we are afforded by our beautiful weather and climate. However, given the strength and frequency of our sunshine and heat, assuring cover and protection from the heat and rays from the sun is imperative to allow us to enjoy our home and remain healthy.

Our request for a SUP is consistent with the spirit and intent of the Town Code that established this setback-as mentioned above- we have strategically built this lid to assure that it does not impact upon the use or enjoyment of any neighbors or adjacent properties... and the unique positioning of our property- and the positioning of the lid structure within our property - warrants the granting of the Minor SUP Amendment.

Thank you for your consideration.  
Sincerely,

Ken Larkins  
(For Joel Schaller - Homeowner)



SCHALLER RESIDENCE

LOT COVERAGE

LOT SIZE: 17,250 SQ.FT.  
 LIVING SPACE: 3680 SQ.FT.  
 GARAGE SPACE: 775 SQ.FT.  
 COVERED PATIO: 504 SQ.FT.  
 TOTAL EXISTING COVERAGE: 4959 SQ.FT.  
 NEW STRUCTURE SPACE: 360 SQ.FT.  
 TOTAL COVERAGE OLD/NEW: 5319 SQ.FT.

LOT SIZE: 17,250 SQ.FT.  
 LIVING AREA: 3680 SQ.FT.  
 ZONING: R-18 Cluster Plan Special Use Permit  
 SUBDIVISION: CHENEY ESTATES (LOT 1-72 TR A-C D1 D2 EF)

Resubmitted September 29, 2020

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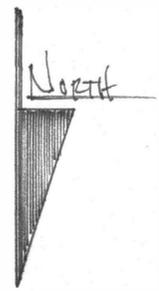
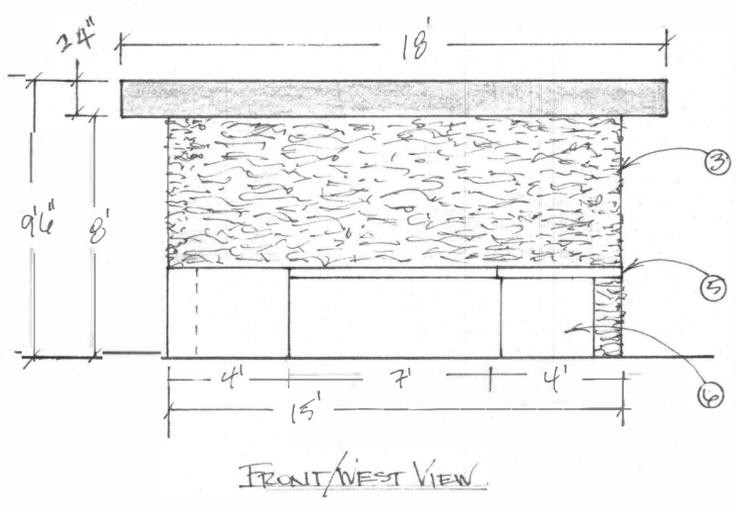
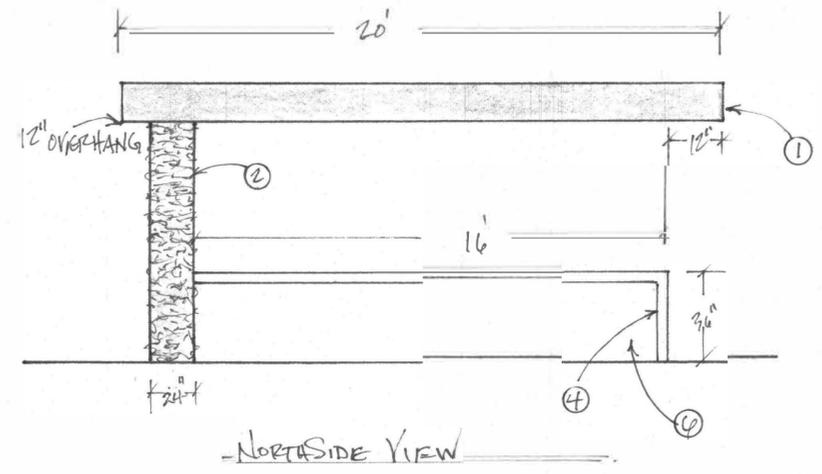
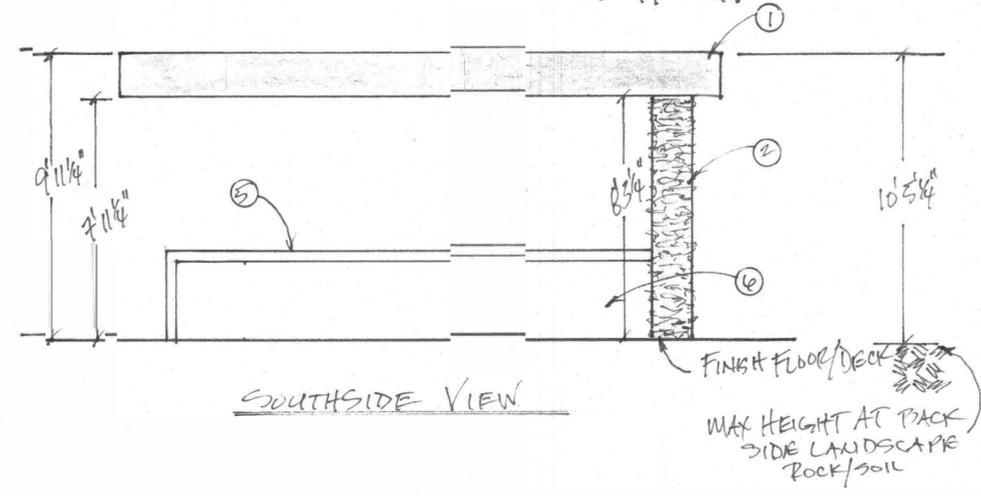
**SCHALLER RESIDENCE**  
**7171 E. PARADISE CANYON RD.**  
**PARADISE VALLEY, AZ 85253**

|                                   |            |               |
|-----------------------------------|------------|---------------|
| <input type="checkbox"/> DRAFT    | DATE:      | DESIGNER:     |
| <input type="checkbox"/> APPROVED | REVISION # | DRAWN BY:     |
|                                   | 1          | SCALE:        |
|                                   | 2          | PARCEL #:     |
|                                   | 3          | JURISDICTION: |



L-1

KITCHEN/LID STRUCTURE DIMENSIONS  
1" = 1/4" SCALE



Notes:

- ① Cantilever Lid - welded steel interior frame structure with main vertical post beams within the masonry back wall and the horizontal roof beams in the boxed lid frame. Perimeter face of the lid to be stucco finish and paint to match the existing house. The ceiling to be trimmed and painted. Roof to be rolled roofing just as the flat roof portions of the existing house.
- ② CMU at the east side to be the backsplash and house the steel structure support for the lid. Front and side faces to have stone veneer/panels. The back side to be stucco finish and painted to match the house.
- ③ Porcelain tile matching the decking/patio will also be veneered to the knee wall side of the counter support wall.
- ④ Counter top/bar to have a waterfall edge at the pool end to better finish the ends.
- ⑤ Counter top/bar to have a 12" overhang at both the north and south sides for seating.
- ⑥ Porcelain tile/pavers matching the decking/patio veneer here.

Schaller Residence

7171 East Paradise Canyon Road, Paradise Valley 85253  
Cheney Estates Lot 3 174-40-004

Resubmitted September 29, 2020