



MEMORANDUM

To: Zoning Board of Appeals
From: Samantha George, Assistant Zoning Administrator
Date: November 19th, 2025
Re: ZBA25-21
3410 Lakeview Dr
11-12-480-002
Applicant: Scott McPhail
Owner: Scott McPhail

The subject parcel is zoned LV – Lake and Village Single-Family Residential District. The total parcel size is approximately 0.382 acres (~4,055 sq ft).

The required setbacks for this parcel are as follows:

Front yard (from property line not road edge): 31 ft

Ordinary High-water mark: 46 ft

Side yards: 5 ft minimum for the smallest side yard with a total of 20 ft minimum when both side yards are added together.

This variance request is for a 28-foot variance from the calculated 36-foot ordinary high-water mark setback to 8-feet provided; and a 7-foot 1-inch variance from the required 20-foot total side yard setback to 12-feet 11 inches provided, for the construction of a concrete patio with firepit, pathways and a hot tub.

A privacy fence were an open-air type of fence is required and a 10-foot variance from the ordinary 10-foot highwater set back, to 0-foot provided.

This request is for a variance from Section 9.02.B.b, 9.02.D. and 8.09.A.3 of the Zoning Ordinance.

There is an open violation enforcement on this parcel for construction of a fence without permits.

For the variance request, the applicant has provided a scaled site plan with construction drawings and photos. Staff have supplied assessing records, a zoning map, aerial approximations of the property, and Section 9.02. and 8.09 of the Zoning Ordinance.

Case # 25-21

Hearing Date 11/19/25

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

scott APPLICANT

NAME: McPhail Irrevocable Trust

ADDRESS: 3410 Lakeview Drive
Highland, MI 48356

PHONE: 701 405-4354

EMAIL: mrscottmephal@
yahoo.com

OWNER

NAME: McPhail Irrevocable Trust

ADDRESS: 3410 Lakeview Drive
Highland, MI 48356

PHONE: 701 405-4354

EMAIL: mrscottmephal@
yahoo.com

PROPERTY ADDRESS: 3410 Lakeview Drive Highland MI 48356

ZONING: LV PROPERTY TAX ID NO: 11-12-480-002

ORDINANCE SECTIONS BEING APPEALED: 9.02 D. + 9.02 B.b. + 8.09 A.3.

VARIANCES REQUESTED: A 28' variance from the calculated 36' ordinary highwater mark set back to 8' provided. A 7'1" variance from the required 20' total side yard setback to the 12'11" provided.

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY: The practical difficulty is our septic system. The septic fields extend 25-30 feet from the back of our house into our backyard. This coupled with the set back rules prevents any modifications to our backyard to allow for the enjoyment of our property. (See attached letter)

I certify that all required information is shown on the attached plan and included on this form. I acknowledge that by signing this application, I am granting the right of the Zoning Board of appeals members, inspectors and administrators to conduct a site inspection of the subject property. All statements are true to the best of my knowledge.

SIGNATURE OF OWNER: Nathan McPhail trustee DATE: 9/29/2025

SIGNATURE OF APPLICANT: Edward Janto on behalf DATE: 9/30/2025

Signature of applicant must be notarized.

Subscribed and sworn to before me this

30th day of SEPT., 2025

Julie A. Kabalka Notary Public
My Commission expires 12-22-2028

Julie A. Kabalka
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires 12/22/2028
Acting in the County of Oakland

APPLICATION FEE: \$ 275⁰⁰

Receipt# 1.063902 Date Paid 9/30/25

Received by _____

Form revised 5/21/2024
S:\Planning Department New Folder\Zoning Board of Appeals\forms\ZBA Application form

CHARTER TOWNSHIP OF HIGHLAND
ZONING BOARD OF APPEALS
WORKSHEET

The worksheet is designed to help you understand the appeal process and to help you submit a complete application for review by the Zoning Board of Appeals. If you have any questions after reading this worksheet you may contact the Planning and Zoning Department for assistance.

HAVE YOU MET ALL OF THE FOLLOWING CRITERIA?

- 1) Do the characteristics of the property include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation or other similar characteristics? If so, please describe here.

The topography of our lot presents unique challenges and practical difficulties. The septic fields extend approx. 25-30 feet from the back of our house into our backyard.

This coupled with the setback rules prevents ^{any} modifications to our backyard to allow for the enjoyment of our property.

- 2) Can the project be redesigned to meet the zoning requirements without the need for a variance?

No

- 3) Is the reason for a variance request of a personal nature? (for example: financial impact, physical and/or mental characteristics of the household members, inconvenience, etc.)

No

4) Has the difficulty been created by the current or previous owner?

No

5) Will the proposed variance be harmful to or alter the essential character of the area in which the property is located?

No

6) Will the proposed variance be the minimum necessary?

Yes

Signature Edward S. McQuinn

To whom it may concern:

We are requesting a variance (see site plan) into our backyard to build a stamped concrete *patio* walkway, gas fire pit and place a hot tub along our privacy fence. ~~The privacy fence was approved on 04-24-07 (See attached lot plan.)~~

The topography of our lot presents unique challenges and practical difficulties. The septic fields extend approximately 25-30 feet from the back of our house into our backyard. This coupled with the setback rules prevents any modifications to our backyard to allow for the enjoyment of our property. We went to the Oakland County Sewer department to confirm the septic field measurements, and they have no record of the septic field. We do not wish to dig to find the exact dimensions of the septic field for fear of damaging it. Oakland County Sewer told us to use the site plan to estimate the septic fields, but the site plan is a best guess.

This hardship of the septic field was not of our making nor was it the previous owner. We wish to install a clean burning gas fire pit. This will eliminate the wood burning smell, be more pleasing to the eye and be environmentally sound with clean and odorless gas. The fire pit will be 5X3 feet and will sit in the center of a patio with dimensions of 23 x 21 feet. The patio will be 14 feet, 4 inches from the sea wall. This will improve the view for our neighbors and more than likely raise the property values of our closest neighbors as the view across our yard will be significantly improved by the infinity wall and gas fire pit.

We would also like to install a hot tub located 5 feet from the privacy fence and 14 feet 2 inches from the seawall. The hot tub will have a natural stone wall surrounded by three sides to blend into the landscape. The stone walls surrounding the hot tub will be 36 inches high, which matches the hot tub height of 36 inches.

We are attaching a photo from 3470 Lakeview Drive that did something similar, but with a much bigger footprint in their backyard (see attached photo). Our request is for a much smaller footprint. They received a variance for their design in 2020.

Lastly, the trek deck that came with the house suffered major damage during this last winter. The trek deck boards had buckled and "frost heaved" due the drainage system not working correctly. Our previous contractor (since terminated) replaced the deck with new trek deck boards, installed a new drainage system, new railing system (we did not want to use the old one for safety's sake) and installed steps to the backyard. He told us the steps were necessary to satisfy fire escape regulations; the original deck should not have been approved without a fire escape and had to be fixed asap. The joists and underlying structure were not touched. He told us that because it was a like for like replacement, the structure was not compromised in anyway and fixing a fire escape hazard that a permit was

This deck meets setbacks and a permit is being issued. This deck is not part of the variance request.

see Note on PG-1

not necessary. We are not even sure if he knew he needed a permit as he put his sign outside the deck steps when he was working on them (see attached.) We told Karilynn Littlebear in the building department about it when we went for the backyard permit on 9-17. I gave my phone number and said the inspector can come anytime and we will make any modification deemed necessary. We are not trying to conceal anything and only want to make this right. Per our new contractor who is working with us on our backyard these steps from our deck are outside the setback zone.

Once again, we apologize for not getting a permit as we were led astray by our previous contractor.

Sincerely,

Nathan McPhail – Trustee McPhail Irrevocable Trust

Nathan McPhail trustee

Edward Scott McPhail and Susan McPhail

Edward Scott McPhail
Susan McPhail

Sec. 9.02. LV—Lake and Village Residential District.

A. Creation of new lots in the Lake and Village Residential District.

1. No new Lake and Village Residential Districts shall be created. New parcels within the district may be created through land division and combination, subject to the following:
 - a. Where public sewer and public water service is available the minimum buildable area shall be fourteen thousand (14,000) square feet, provided the lot fronts a street, and twenty thousand (20,000) square feet where the lot fronts a major thoroughfare, and minimum frontage shall be eighty (80) feet:
 - b. Where public sewer and/or public water is not available the minimum buildable area shall be twenty thousand (20,000) square feet, provided the lot fronts a street and twenty-five thousand (25,000) square feet where the lot fronts a major thoroughfare and minimum frontage shall be one hundred and twenty (120) feet:
2. The lot must satisfy all criteria specified in the Land Division Ordinance.
3. No lot shall be divided in such a way as to create a non-conforming lot or to increase the degree of nonconformity already in existence.

B. Setbacks.

a. Front yard setback.

- a. A front yard setback shall be determined to promote consistency with established patterns within a developed neighborhood. The required setback will range from 30 feet to 40 feet based on analysis of existing houses within 200 feet of the subject parcel, located on the same side of the road as the subject parcel. If there are no homes within 200 feet of the subject parcel, the required front yard setback shall be 40 feet.
- b. In determining the setback, the following method shall be used, utilizing aerial photography and parcel models provided in the Oakland County Geographic Information System:
 - 1) Determine which existing houses shall be considered in the calculations.
 - 2) Determine the distance from each house to the front property line and record the distance.
 - 3) Subtract 30 feet from each measurement and record the difference. For measurements 30 feet or less, enter zero feet for further calculations. For measurements greater than 40 feet, enter ten feet for further calculations.
 - 4) Determine the average difference of all measurements as recorded in step 3) (e.g. add all recorded differences and divide by the number of samples). Add this calculated average to 30 feet. This is the required setback.
- c. The Zoning Administrator may refer any plot plan to the Zoning Board of Appeals for determination of the required setback.

b. Side yard setback.

- a. For all principal and accessory buildings and structures, the side yard setbacks are established based on lot width, as follows:

Lot Width (feet)	Least Side (feet)	Total Both Sides (feet)
120 or greater	10	30

90 to 119	10	25
70 to 89	5	20
40 to 69	5	15

c. *Rear yard setback.*

- a. A rear yard setback shall be determined to promote consistency with established patterns within a developed neighborhood. The required setback will range from 30 feet to 40 feet based on analysis of existing houses within 200 feet of the subject parcel, located on the same side of the road as the subject parcel. If there are no homes within 200 feet of the subject parcel, the required rear yard setback shall be 40 feet.
- b. In determining the setback, the following method shall be used, utilizing aerial photography and parcel models provided in the Oakland County Geographic Information System:
 - 1) Determine which existing houses shall be considered in the calculations.
 - 2) Determine the distance from each house to the rear property line and record the distance.
 - 3) Subtract 30 feet from each measurement and record the difference. For measurements 30 feet or less, enter zero feet for further calculations. For measurements greater than 40 feet, enter ten feet for further calculations.
 - 4) Determine the average difference of all measurements as recorded in step 3) (e.g. add all recorded differences and divide by the number of samples). Add this calculated average to 30 feet. This is the required setback.
- c. The Zoning Administrator may refer any plot plan to the Zoning Board of Appeals for determination of the required setback.

C. *Setback exceptions and height restrictions for accessory structures.*

- a. One (1) storage shed not greater than one hundred and fifty (150) square feet in area and not greater than ten (10) feet in height may be permitted as close as five (5) feet to side lot line or rear lot line. All sheds must comply with required front yard setback.
- b. One (1) accessory structure such as a garage, swimming pool, or play structure not greater than two hundred and forty (240) square feet in area and not greater than fifteen (15) feet in height may be permitted as close as ten (10) feet to the rear lot line provided the structure complies with the required side yard setback.

D. *Minimum Setback from the Ordinary High Water Mark.*

- a. The setback from the ordinary high water mark shall be determined to promote consistency with established patterns within a developed neighborhood, while protecting viewsheds of the lake for neighboring properties.
- b. Typically, the setback from the ordinary high water mark is sixty-five (65) feet. The setback may be reduced to as little as thirty (30) feet on lakefront lots, based on an analysis of like structures on parcels within two hundred (200) feet of the subject parcel, located along the lakeshore. This setback reduction may be applied to principle primary structures or to uncovered porches and decks. This setback reduction may not be applied to accessory structures such as garages and boathouses.
- c. In determining the setback reduction, the following method shall be used, utilizing aerial photography and parcel models provided in the Oakland County Geographic Information System:

-
- 1) Determine which existing primary structures or decks/uncovered porches shall be considered in the calculations. Decks and uncovered porches shall not be used in determining setback reductions for a principle structure, but principle structures may be used in determining setback reductions for decks/uncovered porches.
 - 2) Determine the distance from each structure to the presumed ordinary high water mark and record the distance.
 - 3) For parcels with no structures are closer to the presumed high water mark than sixty-five (65) feet, enter a value of zero for further calculations. For parcels with structures closer to the presumed high water mark than thirty (30) feet, enter a value of thirty-five (35) feet for further calculations. For remaining parcels with structures falling between those two (2) limiting factors, enter the difference between sixty-five (65) feet and the measured distance.
 - 4) Determine the average difference of all measurements as recorded in Step 3 (e.g. add all recorded differences and divide by the number of samples). This result represents the allowable setback reduction.
- E. *Minimum floor area per residential unit.* One thousand (1,000) square feet.
- F. *Minimum first floor area per residential unit.* Seven hundred and fifty (750) square feet.
- G. *Maximum height for principal structures.* Two stories or twenty eight (28) feet.
- H. *Maximum height for residential accessory structures.* Twenty eight (28) feet for all accessory structures which comply with the setback requirements under Section 9.02B, Setbacks. See Section 9.02C, Setback Exceptions and Height Restrictions for Accessory Structures for height restrictions for accessory structures placed under the provisions for setback exceptions.
- I. *Maximum Lot Coverage.* The maximum lot coverage for all building (principal and accessory) is as follows:
- a. For lots with net area less than fourteen thousand (14,000) square feet, the maximum lot coverage shall be forty-five (45) percent.
 - b. For lots with net area of fourteen thousand (14,000) square feet or greater, the maximum lot coverage shall be thirty-five (35) percent.

(Ord. No. Z-006, § 3, 10-14-2015)

Sec. 8.09. Fences and screening structures.

A. Residential districts.

1. No fence or other screening structure shall exceed six (6) feet in height in a side or rear yard.
2. In required front yards, only decorative fences, forty-eight (48) inches or shorter, shall be permitted.
3. On lakefront lots, fences and other screening structures which are located between the main building and the ordinary high water mark shall be open air type with no more than twenty percent (20%) opacity, and shall have a ten (10) foot setback from the ordinary high water mark.
4. Fences or other screening structures shall consist of materials commonly used in conventional construction, including, but not limited to wood, metal, vinyl, masonry brick or natural stone. If one side of the fence or other screening structure has a more finished appearance than the other, then the side with the more finished appearance shall face the exterior of the parcel.
5. Fences or other screening structures shall be maintained in good condition. Rotten or broken components shall be replaced, repaired, or removed.
6. Barbed wire or other similar fences shall not be permitted.
7. Above-ground single-strand wire or braided-wire fences, whether charged with low-voltage electricity or non-charged, are permitted for the enclosures of livestock only.
 - a. If the livestock is removed, any electric fencing must be disabled or removed.
 - b. All single-strand wire or braided wire fences must provide for enhanced visibility by one of the following means:
 1. Minimum three (3) inch solid top rail;
 2. Brightly colored ribbon installed alongside the wire;
 3. Reflectors or florescent tape affixed along the wire at a minimum spacing of eight (8) feet.
8. Invisible fences for all animals are permitted.
9. Reserved.
10. Wire panel fences or rolled wire grid may be installed wherever fencing is typically allowed, with the exception of required front yards.

B. Non-residential districts.

1. Fences shall be permitted in the rear or side yard of non-residential districts and shall not extend in front of the principal building.
2. Height shall not exceed eight (8) feet in height.
3. Fences or other screening structures shall consist of materials commonly used in conventional construction, including, but not limited to wood, metal, vinyl, masonry brick or natural stone. If, because of the design or construction, one side of the fence or other screening structure has a more finished appearance than the other, the side of the fence or other screening structure with the more finished appearance shall face the exterior of the lot.

(Ord. No. Z-010, § 3, 10-11-2017)

HIGHLAND TOWNSHIP

ORDINANCE COMPLAINT

CASE # **EE25-0239**

08/12/25

Type **BUILDING/NO PERMIT**

OFFICER STEVEN TINO/BLDG INSP

Status

Complaint Address: **3410 LAKEVIEW DR**

H -11-12-480-002

Owner of Record:
MCPHAIL, EDWARD

Complainant:

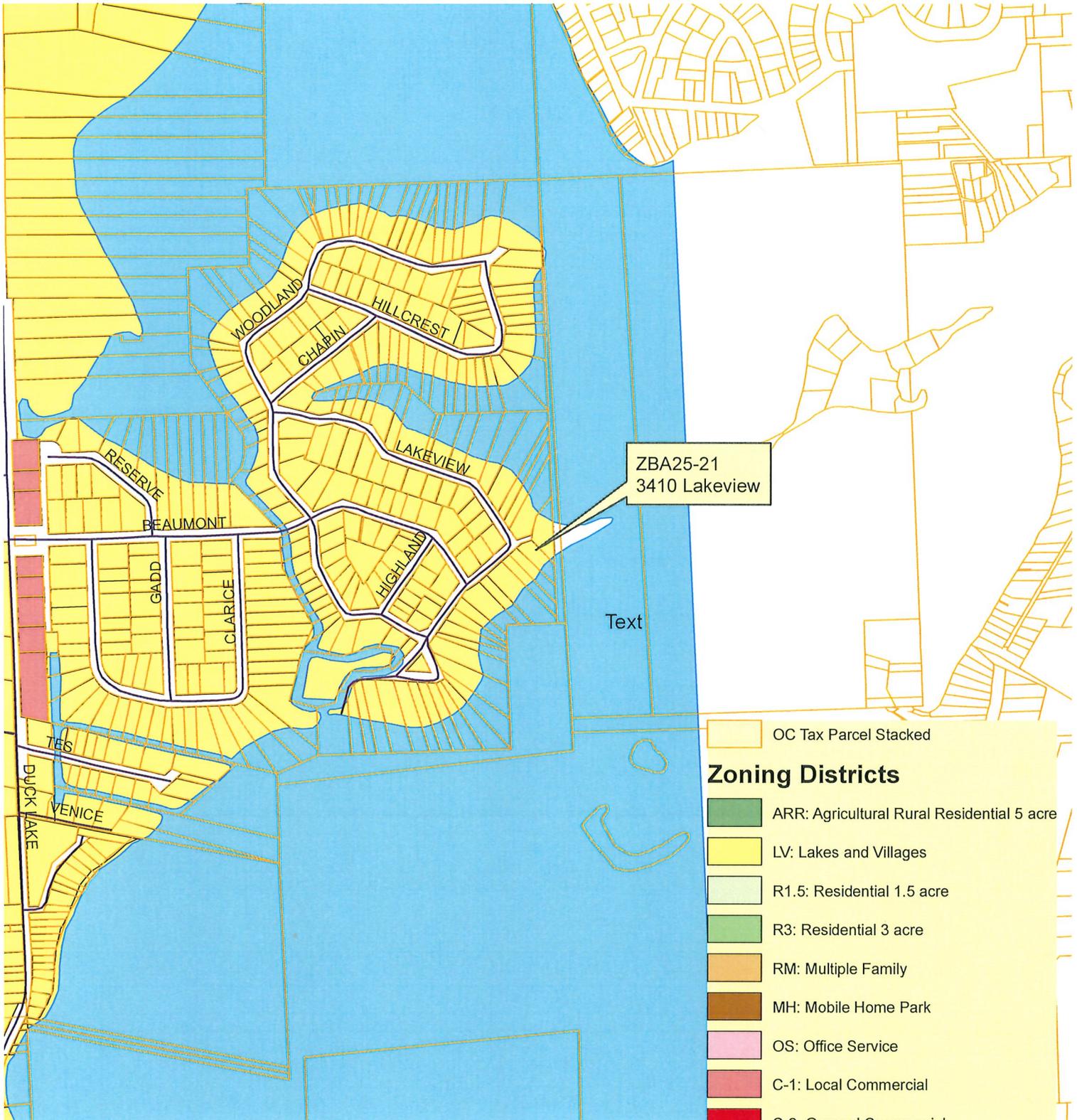
3410 LAKEVIEW DR
HIGHLAND MI 48356-2372

COMPLAINT

BUILDING/NO PERMIT

fence up, no permit

CHARTER TOWNSHIP OF HIGHLAND ZONING MAP



ZBA25-21
3410 Lakeview

Text

- OC Tax Parcel Stacked
- Zoning Districts**
- ARR: Agricultural Rural Residential 5 acre
- LV: Lakes and Villages
- R1.5: Residential 1.5 acre
- R3: Residential 3 acre
- RM: Multiple Family
- MH: Mobile Home Park
- OS: Office Service
- C-1: Local Commercial
- C-2: General Commercial
- HS: Highland Station
- TR: Technology and Research
- IM: Industrial Manufacturing



ENACTED: November 18, 2010

3410 Lakeview Dr



3410 Lakeview Dr



Set Backs:

Septic & well

LOT PLAN

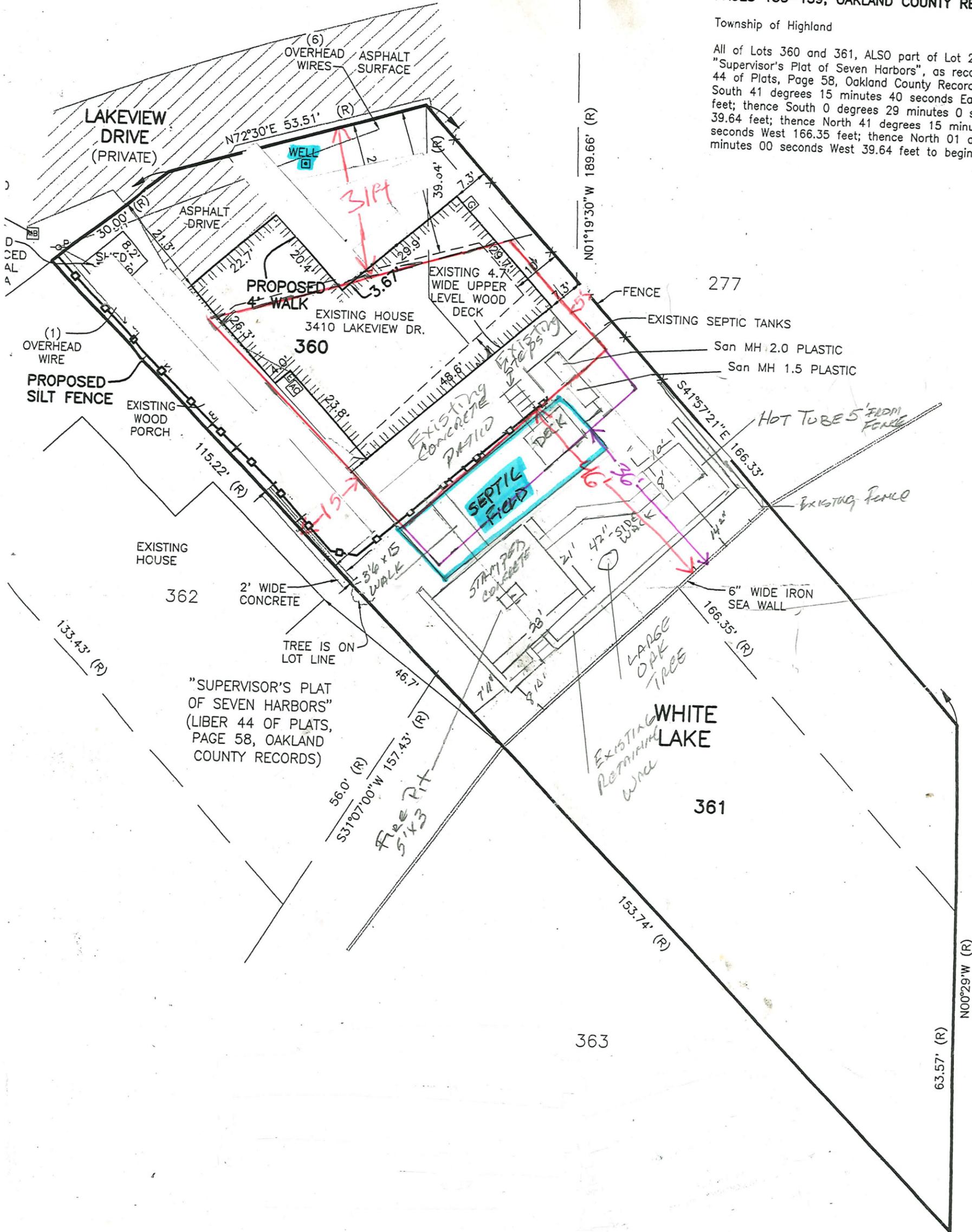
3410 LAKEVIEW DR.
ID #11-12-480-002

Front: 31
OHW(P): 46
OHW(U): 36
Sides: 5'120'

DESCRIPTION PER WARRANTY DEED, LIBER 24012,
PAGES 158-159, OAKLAND COUNTY RECORDS:

Township of Highland

All of Lots 360 and 361, ALSO part of Lot 277,
"Supervisor's Plat of Seven Harbors", as recorded in Liber
44 of Plats, Page 58, Oakland County Records; thence
South 41 degrees 15 minutes 40 seconds East 166.36
feet; thence South 0 degrees 29 minutes 0 seconds East
39.64 feet; thence North 41 degrees 15 minutes 40
seconds West 166.35 feet; thence North 01 degrees 05
minutes 00 seconds West 39.64 feet to beginning.



"SUPERVISOR'S PLAT
OF SEVEN HARBORS"
(LIBER 44 OF PLATS,
PAGE 58, OAKLAND
COUNTY RECORDS)

PROPERTY OWNERS;
DUDLEY & RUTH SULLIVAN

Scale: 1 inch = 20 ft

THE LOCATION AND ELEVATION OF EXISTING UNDERGROUND UTILITIES AS
SHOWN ON THESE DRAWINGS ARE ONLY APPROXIMATE. NO GUARANTEE IS
EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY
THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR
DETERMINING THE EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES
AND PROPOSED UTILITY CROSSINGS IN THE FIELD PRIOR TO
CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF ANY
CONFLICTS ARE APPARENT OR IF THE LOCATION OR DEPTH DIFFERS
SIGNIFICANTLY FROM THE PLANS.

7-9-07

PROJECT
DE
DR
CH
SCA
JOE



Charter Township of Highland (H) 11-12-480-002 Active

Print Date: Date

3410 Lakeview Dr
Highland MI 48356-2372

View: Front

Structure: Primary

Photo Date: 04/15/2013



3410 Lakeview Dr
Highland MI 48356-2372

View: Lake Side

Structure: Primary

Photo Date: 03/21/2012



3410 Lakeview Dr
Highland MI 48356-2372

View: Other

Structure: Other

Photo Date: 03/21/2012



Re: 3470 lakeview drive.

From: Scott Mcpahil (mrscottmcpahil@yahoo.com)

To: littlebeark@highlandtwp.org

Date: Monday, September 22, 2025 at 11:30 AM EDT

Thank you very much Kariline. I will this note to our approval packet we are submitting. I would have thought a variance would have been granted. They did a great job.....

On Monday, September 22, 2025 at 09:44:51 AM EDT, Kari Littlebear <littlebeark@highlandtwp.org> wrote:

Good morning Mr. Mcpahil,

I appears that the patios and hot tub at the seawall at 3470 Lakeview Dr was granted a variance in 2020.

Cordially,

Kariline P. Littlebear

Zoning Administrator

Charter Township of Highland

248-887-3791 ext. 125

From: Scott Mcpahil <mrscottmcpahil@yahoo.com>

Sent: Thursday, September 18, 2025 12:33 PM

To: Kari Littlebear <littlebeark@highlandtwp.org>

Subject: 3470 lakeview drive.



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender
mrscottmcpahil@yahoo.com

Kariline, thank you for all your help. I was wondering if there is a variance for 3470 lakeview drive on the setback for their hot tub , patio and bar area.

Thanks

Scott.

3470 Lakview Drive
Variance in 2020



3410 LAKEVIEW DR HIGHLAND MI 48356-2372



3 beds / 4 full baths / 1 half baths / 3166 sq ft

Residential Property Profile

11-12-480-002

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Owner Information

Owner(s) : EDWARD MCPHAIL & MCPHAIL IRREVOCABLE TRUST

Postal Address : 3410 LAKEVIEW DR HIGHLAND MI 48356-2372

Location Information

Site Address : 3410 LAKEVIEW DR HIGHLAND MI 48356-2372

PIN : 11-12-480-002 Neighborhood Code : L12

Municipality : Charter Township of Highland

School District : 63220 HURON VALLEY SCHOOLS

Class Code : 401 Residential - Improved

Property Description

T3N, R7E, SEC 12 SUPERVISOR'S PLAT OF SEVEN HARBORS LOTS 360 & 361, ALSO PART OF LOT 277 BEG AT NE COR OF LOT 360, TH S 41-15-40 E 166.36 FT, TH S 00-29-00 E 39.64 FT, TH N 41-15-40 W 166.35 FT, TH N 01-05-00 W 39.64 FT TO BEG

Most Recent Sale Since 1994

Date : 08/26/2024

Amount : \$1 Liber : 59813:424
Grantee : MCPHAIL, EDWARD SCOTT

Grantor : MCPHAIL, EDWARD MCPHAIL TRUST
SCOTT

Next Most Recent Sale

Date : 08/26/2024

Amount : \$1,080,000 Liber : 59602:391
Grantor : SULLIVAN, RUTH M Grantee : MCPHAIL, EDWARD

3 beds / 4 full baths / 1 half baths / 3166 sq ft

Residential Property Profile

11-12-480-002

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Tax Information

Taxable Value	: \$542,330	State Equalized Value	: \$542,330
Current Assessed Value	: \$542,330	Capped Value	: \$318,991
Effective Date For Taxes	: 07/01/2025	Principal Residence Exemption Type	: N/A
Summer Principal Residence Exemption Percent	: 100%	Winter Principal Residence Exemption Percent	: 100%
2024 Taxes		2025 Taxes	
Summer	: \$6,954.88	Summer	: \$12,157.88
Winter	: \$3,576.41	Winter	:
Village	:	Village	:

Lot Information

Description	: ROLLING WATERFRONT	Area	: 0.382 ACRES
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Primary Structure

Structure	: Colonial/2Sty	Living Area	: 3166 SQ FT
Ground Floor	: 1732 SQ FT	Year Built	: 1973
Effective Year	: 1978	Remodel Year	: 2007
Stories	: 2 Story	Rooms	: 13
Bedrooms	: 3	Full Baths	: 4
Half Baths	: 1	Fireplaces	: 2
Ext Walls	: Brick	Basement	: YES - FULL
Garage	: ATTACHED - 2 car (473 SQ FT)	Heat	: Forced Heat & Cool
Fuel Type	: Gas	Central Air	: Yes

Basement Information

Finish	: RECREATION ROOM FINISH	Area	: 1191 SQ FT
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Porch Information

Type	Area
CCP (1 Story)	157 SQ FT
WGEP (1 Story)	157 SQ FT
Treated Wood	221 SQ FT