

MISSION STATEMENT: “The City of Mound, through teamwork and cooperation, provides, at a reasonable cost, quality services that respond to the needs of all citizens, fostering a safe, attractive and flourishing community.”

MOUND PLANNING COMMISSION REGULAR MEETING AGENDA

TUESDAY, JUNE 2, 2026, 6:00 P.M.

**COUNCIL CHAMBERS, MOUND CENTENNIAL BUILDING
5341 MAYWOOD ROAD, MOUND, MN**

	Pages
1. Call to Order	
2. Roll Call	
3. Review and Approval of Agenda, including any Amendments	
4. Review and Action on Meeting Minutes	
A. May 6, 2026 Regular Meeting	1 - 4
5. Board of Adjustment and Appeals	
A. Review/discussion/recommendation – Planning Case No. 26-03 Variance – reduced front setbacks for deck addition project 4936 Three Points Blvd Applicant/owner: Phil Hendrycks	5 - 21
6. Old/New Business	
A. City Council liaison and staff project updates / reports	
7. Information Items - None	
8. Adjourn	

The Planning Commission is an advisory body to the City Council. One of the Commission’s functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters. Mound City Ordinances require that certain documents and information be included in applications. The Planning Commission may postpone consideration of an application that is incomplete and may for other reasons postpone final action on an application. For each agenda item the Commission will receive reports prepared by the City staff, open the hearing to the public, and discuss the action on the application.”

QUESTIONS: Call Sarah Smith at 952-472-0604

MEETING MINUTES
REGULAR PLANNING COMMISSION
May 5, 2026

1. Call to Order

Chair Goode called the meeting to order at 6:00 p.m.

2. Roll Call

Members present: David Goode, Nick Rosener, Jason Baker, Kathy McEnaney, Samantha Wacker, and Kristin Young

Members absent: Drew Heal

Staff present: Sarah Smith, Rita Trapp, and Mia Colloredo-Mansfeld

Others present: Molly Williams (2378 Wilshire Blvd)

3. Review and Action on Meeting Minutes

A. April 7, 2026 regular meeting

MOTION by Baker, seconded by Rosener, to approve the April 7, 2026 regular meeting minutes. MOTION passed unanimously.

4. Board of Adjustment and Appeals

**A. Review/recommendation -- Sign Variation/Modification for Mural for "The Bright Spot" Building located at 2378 Wilshire Boulevard
Applicant: Molly Williams**

Smith introduced the request from the applicant / owner Molly Williams for "The Bright Spot" located at 2378 Wilshire Boulevard for a sign variation/modification to allow artwork / mural to be placed on all elevations of the building. Smith noted that the applicant came before the Planning Commission in 2025 for a substantial use determination to allow remodel and use of the building. The grand opening for the remodeled building, called The Bright Spot was about a week ago. The applicant is seeking to add some artwork / murals near the corners of the building facades. Smith stated that, as Planning Commission is aware, the City added regulations related to murals to the sign code. Those regulations limit the placement of murals away from the front of the lot. As the 2378 Wilshire Boulevard lot is a corner lot, these regulations impact two facades. The applicant is requesting a variation to allow artwork / murals on all building elevations. The request was distributed to the customary list of agencies. Information about the Planning Commission consideration of the proposed murals was also sent to neighbors. No comments have been received. Staff is supportive of this request as it seen as an enhancement to the building and adds brightness to an otherwise light façade.

During discussion Rosener asked if the murals were on a rear or side façade, would it have to come before the Planning Commission. Smith noted that it would come before Planning Commission regardless of the side as murals require their review. Smith also noted that the regulations for murals are new, and upon applying them, Staff may consider moving the regulations out of the sign code to another location within the City Code. The process for review would likely remain the same. McEnaney noted that the proposed design looks cheery

and cohesive and appreciates the limited scope of the murals. Rosener expressed appreciation to the applicant for what she has been doing to remodel the building.

The applicant, Molly Williams, noted that she will not be painting the mural, she is hiring an experienced mural artist from St. Paul. She also noted that the building faces the school, so it is nice that the mural will face the kids. Williams also explained how the imagery in the mural is representative of their company branding and intentions.

McEnany stated she appreciated what had been done to the interior of the building and noted that the mural on the outside will be complimentary to the other improvements. Wacker stated that the mural meets the intent of the mural regulations. She also noted that the building is architecturally odd, so the addition of the mural is a good enhancement to the building.

MOTION by Baker, seconded by Rosener, to recommend approval of the sign variation/modification to include conditions. **MOTION** passed unanimously.

B. Review/Recommendation – Proposed Amendments to City Code Chapter 129 (Zoning):

a. Corner Lot Requirements

Trapp introduced the discussion on the proposed amendments to language about corner lot setbacks in Chapter 129 of the City Code. Trapp explained that the recommendations are meant to simplify the application of setbacks to corner lots by clarifying the definition for lot line, front, simplifying language around determining setbacks for corner lots of record, and fixing a typo. Trapp noted that these had been previously presented and the changes recommended by the Planning Commission were incorporated into this draft.

MOTION by Baker, seconded by Rosener, to recommend approval of the proposed amendments to corner lot language in City Code Chapter 129 (Zoning) for City Council review. **MOTION** passed unanimously.

b. ADA Parking Stall Requirements

Colloredo-Mansfeld introduced the proposed changes to parking requirements related to design standards for ADA stalls. Colloredo-Mansfeld noted that the need for the proposed changes was identified as part of a project review last year when it was noted that the current code language does not align with state building code requirements. The proposed changes will bring the Mound City Code in conformance by reducing the required stall width to 8 feet and requiring an 8-foot-wide access aisle adjacent to the ADA parking stall. Baker clarified that a standard parking stall is 9 feet wide by 18 feet, which is wider than the ADA requirements. Staff clarified that the access aisle would provide sufficient width. McEnany inquired if the change would require changes to existing parking lots. Trapp noted it would only apply for new parking stalls or when a lot is re-striped.

MOTION by Baker, seconded by Rosener, to recommend approval of the proposed amendments to ADA parking stall design requirements in City Code Chapter 129 (Zoning) for City Council review. **MOTION** passed unanimously.

c. **Humane Pet Store Regulations**

Colloredo-Mansfeld introduced the addition of language on humane pet stores to Chapter 129 of the City Code. Colloredo-Mansfeld noted that the topic was brought up at the February 17th Planning Commission and City Council concurrent annual meeting, and staff was directed to develop language. Staff reviewed precedent codes from surrounding communities to develop the proposed language. Colloredo-Mansfeld walked through the structure of the proposed language and noted that the purpose is to prevent pet stores from selling cats and dogs but does not prevent pet stores from working with adoption organizations to host adoption events. Colloredo-Mansfeld noted that one of the changes updates the definitions to ensure pet store is not part of the veterinary services definition.

Rosener asked why cats are treated differently than dogs. Colloredo-Mansfeld noted that it was part of the precedent language reviewed. She presumed it is related to different care requirements for cats and dogs. Rosener also inquired if the new language applied to breeders. Colloredo-Mansfeld explained that breeders and kennels are considered a separate use. Baker noted that the section referencing violations needs to be updated with the correct reference number. McEnaney expressed appreciation for Staff following up on the topic and asked about the next steps. Smith noted that the language will go before City Council and will require a public hearing, as will all the proposed ordinance amendments. Smith explained the public hearing announcement had been posted in the Laker.

MOTION by Baker, seconded by Rosener, to recommend approval of the proposed amendments to incorporate regulations for humane pet stores in City Code Chapter 129 (Zoning) for City Council review. **MOTION** passed unanimously.

C. **Review/Recommendation – Proposed Amendments to City Code Chapter 121 (Subdivision):**

a. **Outlots**

Trapp introduced the proposed change to outlot language in the subdivision chapter of the City Code. Trapp noted that building permits are not issued for outlots, but that the current code does not explicitly state that. Trapp explained that the need for the change came out of the recent application for the water treatment facility on a City-owned outlot. The proposed amended language provides a definition for outlot and states that building permits shall not be issued for outlots except under specific circumstances.

Rosener asked if cities are the only entities that own outlots. Trapp explained that there are private owners, too, such as homeowner's associations or developers. McEnaney noted that there are outlots with future development potential. Trapp clarified that in order to develop outlot, one needs a new plat to subdivide and allow for future development. Baker asked if there are definitions for all the elements identified in the building permits section. Trapp explained that there are definitions for essential services and essential services buildings, but that the other uses are general terms and not defined. Rosener asked if private monument signs are allowed on outlots. Trapp said yes and gave the example of developments that place monument signs on outlots.

MOTION by Baker, seconded by Rosener, to recommend approval of the proposed amendments to amend language about outlots in City Code Chapter 121 (Subdivision) for City Council review. **MOTION** passed unanimously.

4. Old / New Business

A. City Council Liaison and Staff Project Update / Report

McEnaney thanked everyone for attending the open house.

Smith re-iterated her thanks for attending the open house and the grand opening for The Bright Spot. Smith noted that special events season is starting and that Music in the Park will not have a June event due to construction work in the area. Smith noted that the Farmers Market is starting up again.

Smith informed the Planning Commission that the Fern Lane townhouse final plat will be going to City Council soon. Smith gave a brief overview of the final plat process and noted the applicant granted an extension for for the final plat. McEnaney asked if the final plat is different than the preliminary plat that the Planning Commission reviewed. Smith noted the final plat is consistent with the preliminary plat and must address all conditions that were cited with the preliminary plat approval.

Baker asked for updates on the North Point on Halsted Bay project. Smith noted we are waiting on information from the applicant in order to submit a Comprehensive Plan amendment for the project. McEnaney asked if the property for the Halstead Bay project had been sold. Smith commented she has not been updated regarding the property sale.

Young asked if the condominiums on Commerce Boulevard had been sold yet. Smith responded that she had not heard officially if there had been any sales.

Wacker noted that if visiting Washington DC, residents can contact Representative Kelly Morrison's office to ask for a tour of the White House and Capital. She noted that it is a private tour available for free for any constituents.

5. Information Items - None

6. Adjourn

MOTION by Baker, seconded by Rosener, to adjourn at 6:41 p.m. MOTION passed unanimously.



PLANNING REPORT

TO: Planning Commission
FROM: Sarah Smith, Community Development Director;
Rita Trapp, Consultant Planner
DATE: May 28, 2026
SUBJECT: Variance – Reduced Front Setbacks for Deck Addition Project
PLANNING CASE: 26-03
APPLICANT: Phil Hendrycks
LOCATION: 4936 Three Points Boulevard
MEETING DATE: June 2, 2026
COMPREHENSIVE PLAN: Low Density Residential
ZONING: R-1 Single Family Residential

BACKGROUND

Phil/Amy Hendrycks, property owners at 4936 Three Points Boulevard, have submitted an application requesting variance approval to allow a 10'x14' (upper) deck addition to be located on the front sides of their home. The minimum required setbacks for the property are 30 feet from Three Points Boulevard and 20 feet from Crestview Road as allowed for a lot of record.

VARIANCE

City Code Section 129-40 (a) states that a variance may be granted to provide relief to a landowner where the application of the City Code imposes practical difficulty for the property owner.

- (1) The variance proposed meets the criteria for Practical Difficulties as defined in City Code Sub. 129-2.
- (2) Granting of the variance requested will not confer on the applicant any special privilege that is denied by this chapter to owners of other lands, structures or buildings in the same district nor be materially detrimental to property within the same zone.
- (3) The variance requested is the minimum variance which would alleviate the practical difficulty.
- (4) A variance shall only be permitted when it is in harmony with the general purposes

and intent of the zoning ordinance and when the terms of the variance are consistent with the comprehensive plan.

According to City Code Sec. 129-2, "*Practical Difficulties*" is defined as follows:

Practical Difficulties, as used in conjunction with a variance, means that:

- (i) The property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; and
- (ii) The plight of the landowner is due to circumstances unique to the property including unusual lot size or shape, topography or other circumstances not created by the landowner; and
- (iii) The variance, if granted, will not alter the essential character of the locality.

Economic considerations alone do not constitute practical difficulties. Practical difficulties include, but are not limited to, inadequate access to direct sunlight for solar energy systems

TIMELINE FOR DECISION

Pursuant to Minnesota State Statutes Section 15.99, local government agencies are required to approve or deny land use requests within 60 days. Within the 60-day period, an automatic extension of no more than 60 days can be obtained by providing the applicant written notice containing the reason for the extension and specifying how much additional time is needed. For the purpose of Minnesota Statutes Section 15.99, "Day 1" is determined to be May 2, 2026 as provided by Minnesota Statutes Section 645.15. The review period can be extended by the City for an additional 60 days. The 60-day timeline expires on or around June 30, 2026.

NOTIFICATION

Neighbors in the vicinity of the property at 4936 Three Points Boulevard, per Hennepin County taxpayer records, were mailed a letter on May 27th to inform them of the Planning Commission's review of the application at its June 2nd meeting. The property owner also reached out to several neighbors about the proposed deck project. Letters of support for the neighbors are included in the packet.

DISCUSSION

1. The 6,213 square foot property, which includes a single family home constructed in 1968, is located at the intersection of Three Points Boulevard and Crestview Road with access on Three Points Boulevard. Topography on the property slopes downwards from the west towards Three Points Boulevard. There is a retaining wall and landscaping trees/scrubs located on the north side of the property. See below graphic.



2. As a corner lot, the property is subject to front setbacks requirements on both streets. Based on review of this submitted survey using GIS, Staff's evaluation is that the proposed deck addition would be approximately 13-14 feet from the east property line abutting Three Points Boulevard and approximately 13-14 feet from the north property line abutting Crestview Road. The applicant has been requested to have the surveyor update the survey to provide the setbacks for the proposed deck addition.
3. The existing 4 foot upper deck, which is narrow, runs the length of the house. The addition would allow for more usable space for family use and could accommodate table/chairs.
4. Maximum hardcover for a lot of record is 40 percent. Applicant information is that there is no change in hardcover as the proposed deck, which is generally located over soft surface, will include ¼ inch openings and therefore not count.

STAFF/CONSULTANT/DEPARTMENT/AGENCIES REVIEW

Copies of the request and supporting materials were forwarded to involved departments, consultants, and public agencies for review and comment.

MnDNR. MnDNR Hydrologist Ryan Toot indicated the MNDNR does not have any comment on the proposal.

Mound Fire Department. Mound Fire Chief Andy Drilling provided comment that there are no issues for the fire department.

Public Works Department. Public Works Director Ryan Prich advised that water and sewer services come off of Crestview Road. The property owner is responsible for getting utility locates.

STAFF RECOMMENDATION

Staff recommends approval of the variance and proposes the following conditions:

1. The applicant shall be responsible for recording the resolution with Hennepin County unless the applicant requests the City file the resolution with the recording fees to be paid by the escrow. The applicant is advised that the resolution will not be released for recording until all fees for the variance application have been paid and the escrow account is in good standing.
2. Applicant shall be responsible for procurement of any and/or all public agency permits including the submittal of all required information prior to building permit issuance.
3. Additional comments and/or conditions from the City Council, Staff, consultants, and public agencies.

Staff recommends Planning Commission recommend approval of the variance based on the following findings of fact:

1. The criteria of City Code Section 129-40 Variance are being met.
2. The existing upper deck is only 4 feet wide. A deck addition is reasonable and allows for enjoyment and recreational use; also it is reasonable to include a table/chairs on a residential deck. The deck is in harmony with other uses in the area and fits the character of the neighborhood.

3. While the deck addition is located approximately 13-14 feet from the east property line adjacent to Three Points Boulevard, it will be located approximately 33 feet from the curb. Similarly, while the proposed deck addition will be located 13-14 feet from the north property line adjacent to Crestview Road, it will be located approximately 17-18 feet from the curb.

CITY COUNCIL REVIEW

In the event a recommendation for the variance is received from the Planning Commission at its June 2nd meeting, the application will be forwarded to the City Council for consideration at an upcoming meeting with tentative dates of Tues., June 9th or Tues., June 23rd.



2415 Wilshire Boulevard, Mound, MN 55364
 Phone 952-472-0600 FAX 952-472-0620

VARIANCE APPLICATION

Application Fee and Escrow Deposit required at time of application.

Planning Commission Date _____

Case No. _____

City Council Date _____

Please type or print legibly

SUBJECT PROPERTY LEGAL DESC.	Address <u>4936 Three Points Blvd</u> Lot _____ Block _____ Subdivision _____ PID # _____ Zoning: R1 R1A R2 R3 B1 B2 B3 (Circle one)
PROPERTY OWNER	Name <u>Phil Hendrycks</u> Email [REDACTED] Address <u>4936 Three Points Blvd</u> Phone Home [REDACTED] Work <u>same</u> Fax _____
APPLICANT (IF OTHER THAN OWNER)	Name _____ Email _____ Address _____ Phone Home _____ Work _____ Fax _____

1. Has an application ever been made for zoning, variance, conditional use permit, or other zoning procedure for this property? Yes () No (X). If yes, list date(s) of application, action taken, resolution number(s) and provide copies of resolutions.

2. Detailed description of proposed construction or alteration (size, number of stories, type of use, etc.):

Looking to add an 8'x10' addition to the current deck

3. Do the existing structures comply with all area, height, bulk, and setback regulations for the zoning district in which it is located? Yes No If no, specify each non-conforming use (describe reason for variance request, i.e. setback, lot area, etc.):

Non-conforming due to setbacks

SETBACKS:	REQUIRED	REQUESTED (or existing)	VARIANCE
Front Yard: (N S E W)	<u>30</u> ft.	<u>13.5</u> ft.	<u>5.5</u> ft.
Side Yard: (N S E W)	_____ ft.	_____ ft.	_____ ft.
Side Yard: (N S E W)	_____ ft.	_____ ft.	_____ ft.
Rear Yard: (N S E W)	_____ ft.	_____ ft.	_____ ft.
Lakeside: (N S E W)	_____ ft.	_____ ft.	_____ ft.
_____ : (N S E W)	_____ ft.	_____ ft.	_____ ft.
Street Frontage:	_____ ft.	_____ ft.	_____ ft.
Lot Size:	_____ sq ft	_____ sq ft	_____ sq ft
Hardcover:	_____ sq ft	_____ sq ft	_____ sq ft

4. Does the present use of the property conform to all regulations for the zoning district in which it is located? Yes , No (). If no, specify each non-conforming use:

5. Which unique physical characteristics of the subject property prevent its reasonable use for any of the uses permitted in that zoning district?

- () too narrow
- () too small
- () too shallow
- () topography
- () drainage
- () shape
- () soil
- () existing situation
- other: specify

Please describe: Three Points Blvd has a 70 ft wide right away which is unusually large. There is 25 ft of unimproved right away in our front yard.

6. Was the practical difficulty described above created by the action of anyone having property interests in the land after the zoning ordinance was adopted (1982)? Yes (), No (X). If yes, explain:

7. Was the practical difficulty created by any other human-made change, such as the relocation of a road? Yes (X), No (). If yes, explain:

Due to 30' set back instead of normal 10'

8. Are the conditions of practical difficulty for which you request a variance peculiar only to the property described in this petition? Yes (X), No (). If no, list some other properties which are similarly affected?

9. Comments: We have the full support from our neighbors.
The small addition to one small area of the
deck will not obstruct views.

I certify that all of the above statements and the statements contained in any required papers or plans to be submitted herewith are true and accurate. I acknowledge that I have read all of the variance information provided. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Mound for the purpose of inspecting, or of posting, maintaining and removing such notices as may be required by law.

Owner's Signature  Date 4/27/26

Applicant's Signature  Date 4/27/26

Subject: Request for Deck Variance

To Whom It May Concern,

We are writing as the homeowners of 4936 Three Points Blvd, Mound, MN 55364, to respectfully request approval for a variance to extend a portion of our existing deck.

We have lived in this home for over 21 years, built our family in this community, and have taken great pride in maintaining and improving our property through many projects we have completed. Expanding the deck has been a long-standing goal of ours, and we are now in a position to move forward with this improvement.

The current size and layout of the deck limit its functionality. While we enjoy hosting friends and family at our home, the existing space does not allow many people to comfortably gather and enjoy the lake view together. Current state, people have to sit in a line next to each other. Additionally, the current deck does not accommodate a table. We have always hoped to have a space where we can easily sit outdoors, enjoy the lake, and have a meal.

The proposed extension would make the space more usable and better suited for its intended purpose—bringing people together to enjoy the setting. We believe this improvement will enhance not only our home but also contribute positively to the overall appeal and value of the neighborhood.

Importantly, the extension will not impede the views of neighboring properties or alter the current state of the area. We have been mindful to ensure that this change respects the surrounding homes and maintains the qualities that make this neighborhood special.

We appreciate your consideration of our request and respectfully ask for approval of this variance.

Thank you.

A handwritten signature in black ink that reads "Phil & Amy Herdycks". The signature is written in a cursive, flowing style.

April 29, 2026

Dear Planning Committee Members,

My name is Bruce Tuttle and I live across the street from Amy and Phil Hendrycks who live at 4936 Three Points Boulevard. We are directly across the street from them on Crestview Road. They have asked me to write a letter about a proposed deck they would like to extend from where the current deck is that is going to need a variance.

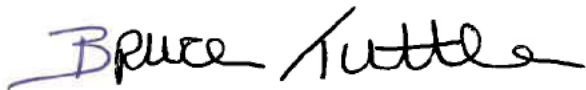
If I am correct the reason corner lots have more of a setback is to ensure traffic safety (visibility triangles), accommodate utility easements and maintain a consistent neighborhood appearance.

From where their house is located I personally cannot see a problem with either one of these concerns.

What they are asking for is to bring the deck out enough to be an extension of their home to relax and entertain on. Basically have enough room to put a table and chairs on which their current deck is very limited to.

To me Isn't that what the Planning Committee and City of Mound should want? The residence of Mound putting money back into their homes that in return will increase home values, property values bring revenue to Hennepin County, the City of Mound and our school district making Mound an attractive place for people to want to live?

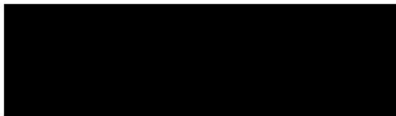
Please consider this variance from Amy and Phil Hendrycks. I think it would be a great addition to have this deck on their home.



Bruce Tuttle

4920 Crestview Road

Mound, MN. 55364



Subject: Support for Deck Variance Request

To Whom It May Concern,

We are writing as neighbors to share our support for the requested variance to extend a portion of the deck at the Hendrycks home (4936 Three Points Blvd, Mound, MN 55364).

My family has known the Hendrycks family for over 20 years while they have lived in this home. They have talked often about the desire to expand their deck in order to have friends and family over to enjoy a meal and the view. The current state of the deck does not allow this.

This proposed adjustment will have no negative impact on us or other neighbors. No views will be affected from the surrounding homes.

We believe the enhancement will be positive. Updates like these can increase the overall property value, which can also benefit others, and will make the home one others will be appealed to in the future.

The lake is a big reason many choose to live in this community, and allowing this variance will give this family moments they can share together and with others to take in the views, have a meal, or simply have the space to relax.

We support approval of this variance request, and we thank you for your consideration.

Sincerely,

Jeff & Kelly Velander
4949 Three Points Blvd
Mound MN 55364

Subject: Support for Deck Variance Request

To whom it may concern,

We are writing as a neighboring resident to express my support for the requested variance to extend a portion of the deck at the Hendrycks home (4936 Three Points Blvd Mound, MN 55364).

From our perspective, this proposed adjustment will have no negative impact on neighboring properties. The extension does not impede views of any homes around it. The character and openness of the area will remain unchanged.

We believe the enhancement will have a positive effect. By making the deck more functional—specifically allowing space for a table and more practical use—it increases the livability of the home. Improvements like this tend to contribute to overall property values in the neighborhood, as they make homes more usable and appealing for families.

Many residents choose to live in this area because of the lake and the opportunity to enjoy its views. Expanding the deck in this manner simply allows the Hendrycks to better experience and appreciate that setting from their own property, without detracting from others.

For these reasons, we fully support approval of this variance request. Thank you for your consideration.

Sincerely,

The Brown's (Seth & Megan)
1701 Shorewood Lane
Mound, MN



HARDCOVER CALCULATIONS

(IMPERVIOUS SURFACE COVERAGE)

PROPERTY ADDRESS:	<u>4936 THREE POINTS BLVD.</u>	
OWNER'S NAME:	<u>PHILIP HENDRYCKS</u>	

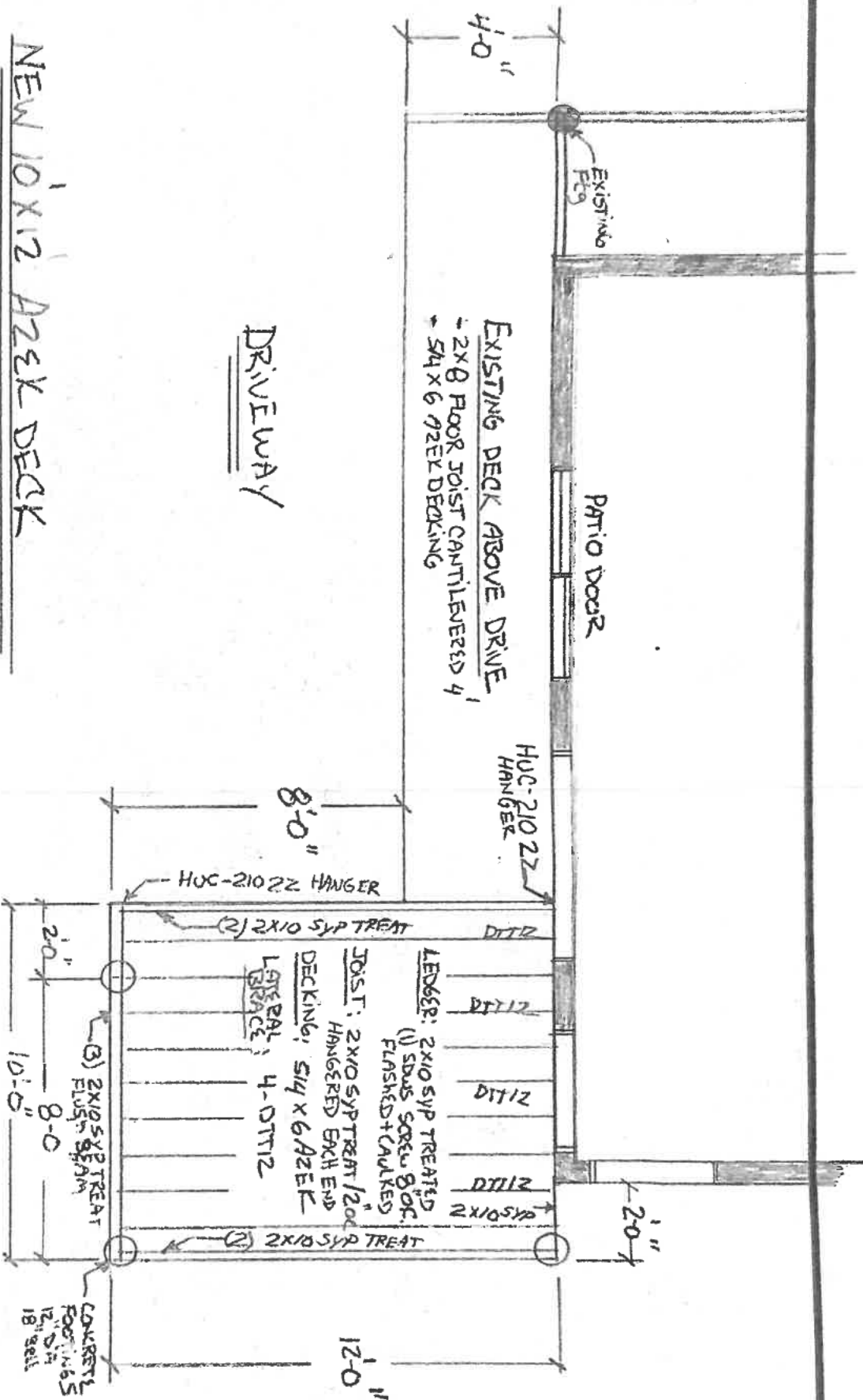
LOT AREA _____	SQ. FT. X 30% = (for all lots)	
LOT AREA <u>6302</u>	SQ. FT. X 40% = (for Lots of Record)	<u>2521</u>

* Existing Lots of Record may have 40 percent coverage provided that techniques are utilized, as outlined in Zoning Ordinance Section 129-385 (see back). A plan must be submitted and approved by the Building Official.

	LENGTH	X	WIDTH	=	SQ FT	
HOUSE	<u>HOUSE</u>	X	_____	=	<u>1276</u>	
	_____	X	_____	=	_____	
TOTAL HOUSE						<u>1276</u>
DETACHED BUILDINGS (GARAGE/SHED)	_____	X	_____	=	_____	
	_____	X	_____	=	_____	
TOTAL DETACHED BUILDINGS						<u>0</u>
DRIVEWAY, PARKING AREAS, SIDEWALKS, ETC.	<u>DRIVE</u>	X	_____	=	<u>553</u>	
	<u>CONC. WALK</u>		_____	=	<u>232</u>	
	<u>PATIO + STEPS</u>	X	_____	=	<u>219</u>	
	<u>PAVER PAD</u>		_____	=	<u>18</u>	
	<u>STEPPING STONES</u>	X	_____	=	<u>6</u>	
TOTAL DRIVEWAY, ETC						<u>1028</u>
DECKS Open decks (1/4" min. Opening between boards) with a pervious surface under are not counted as hardcover.	_____	X	_____	=	_____	
	_____	X	_____	=	_____	
	_____	X	_____	=	_____	
TOTAL DECK						
	<u>A/C PAD</u>	X	_____	=	<u>7</u>	
	<u>RET. WALLS</u>	X	_____	=	<u>9</u>	
TOTAL OTHER						<u>16</u>
TOTAL HARDCOVER / IMPERVIOUS SURFACE						<u>2320</u>

<input checked="" type="radio"/> UNDER / <input type="radio"/> OVER (indicate difference)	<u>201</u>
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PREPARED BY GROMBERG + ASSOCIATES, INC. DATE 6-26-25



NEW 10'x12' AZEK DECK

DRIVEWAY

4936 3 POINTS BLVD MOUND 55364
 PHIL + AMY HENDRYCKS 952-200-8119
 SCALE: 1/4" = 1'-0"
 DATE: 4-26-26
 APPROVED BY: _____
 DRAWN BY: _____
 REVISIONS: _____

TWO TEACHER CONSTRUCTION INC
 STEFFAN MADSEN 612-598-2191
 DRAWING NUMBER



