

Project Narrative

Property Location: **6830 96TH Ave SE, Mercer island, WA 98040**

File No. ADU20-001-Luo ADU

Client: **Xinmin Luo**

Date:9/8/2021

My client Xinmin Luo would like to convert an existing portion of a single family residence to an Accessory Dwelling Unit (ADU) for the property located at 6830 96th Ave SE (King County Parcel # 258070-0030) on Jan 2, 2020. Due to covid, it was on held, now I would like to help her to complete the application.

Per last comments on Jan 16th 2020 by Nicole Gaudette, a project narrative describing how the project complies with the criteria for an ADU per MICC 19.02.030(B)(1) through (9):

B1. Owner Occupancy. Owner Ms. Luo's family is and will occupy the main portion of the house.

B2. Number of Occupants. The total number of occupants in both the principal dwelling unit an accessory dwelling unit combined shall not exceed the maximum number established for a family as defined in MICC 19.16.010. Since Luo's family has 4 family members, the ADU will contain no more than 2 people.

B3 Subdivision. We are not intended to subdivide or otherwise segregated in ownership from principal dwelling unit.

B4. Size and Scale. The ADU shall be minimum of 220 sqft to a max of 900 sqft. The proposed ADU is 641 sqft that within the required limit.

B5. Location. This ADU is included within the principal unit.

B6 Entrances. The single-family dwelling containing the accessory dwelling unit shall have only one entrance on each front or street side of the residence. We only have one entrance on each street side.

B9 Parking. All single-family dwellings with an accessory dwelling unit shall meet the parking requirements pursuant to MICC 19.02.020(G) applicable to the dwelling if it did not have such an accessory dwelling unit. Per MICC 19.02.020(G) 3 parking is

required with two covered stalls. Currently the house has 3 inside parking in the garage that meets the requirements.

Please see enclosed floor plans and site plans to show how the proposed ADU meets all the requirements.

Feel free to contact me at the meantime if any additional info is required. Thanks!

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