

January 8, 2021

Lauren Anderson, Planner
City of Mercer Island – Community Planning & Development
Mercer Island, WA 98040



Project: **8110 Residence – ADU20-008 Detached Accessory Dwelling Unit**
8110 SE 70th Street, Mercer Island, WA 98040

Dear Ms Anderson:

Please accept this letter as a formal response to your Request for Information, dated January 5, 2021 to the DADU Application, dated November 16, 2020. My hope is that we have addressed all comments, and that your application review may continue.

1. **Provide the city a copy of the completed ADU Affidavit that has been recorded with King County. The recorded copy will have a barcode sticker and recording number.**
 - Attached, please find a copy of the recorded ADU Affidavit.
 - Electronically recorded with King County on January 7, 2021
 - Instrument Number: 20210107001828
2. **Please label the DADU entrance on the Site Plan.**
 - Attached, please find revised A1.0 Site Plan, noting DADU Entry.
3. **Please provide a letter/document stating how the proposed DADU complies with MICC 19.02.030(B), including how the DADU design is consistent with the roof pitch, siding and windows of the proposed principal dwelling unit (main house).**

B. Requirements for Accessory Dwelling Units. One accessory dwelling unit is permitted as subordinate to an existing single-family dwelling; provided, the following requirements are met:

1. *Owner Occupancy.* Either the principal dwelling unit or the accessory dwelling unit must be occupied by an owner of the property or an immediate family member of the property owner. Owner occupancy is defined as a property owner, as reflected in title records, who makes his or her legal residence at the site, as evidenced by voter registration, vehicle registration, or similar means, and actually resides at the site more than six months out of any given year.

- **The Principal dwelling unit will be occupied by the owner of the property.**

2. *Number of Occupants.* The total number of occupants in both the principal dwelling unit and accessory dwelling unit combined shall not exceed the maximum number established for a family as defined in MICC 19.16.010 plus any live-in household employees of such family.

- **The total number of occupants in both the principal and accessory dwelling units combined will be less than six.**

3. Subdivision. Accessory dwelling units shall not be subdivided or otherwise segregated in ownership from the principal dwelling unit.

- **The ADU will not be subdivided or segregated in ownership from the principal dwelling unit.**

4. *Size and Scale.* The square footage of the accessory dwelling unit shall be a minimum of 220 square feet and a maximum of 900 square feet, excluding any garage area; provided, the square footage of the accessory dwelling unit shall not exceed 80 percent of the total square footage of the primary dwelling unit, excluding the garage area, as it exists or as it may be modified.

- **The ADU will be 851.71 square feet, 30% of the total square footage of the primary dwelling unit, excluding garage area.**

5. *Location.* The accessory dwelling unit may be added to or included within the principal unit, or located in a detached structure.

- **The ADU will be located in a detached structure.**

6. *Entrances.* The single-family dwelling containing the accessory dwelling unit shall have only one entrance on each front or street side of the residence except where more than one entrance existed on or before January 17, 1995.

- **The ADU entry faces West, while the primary residence entry faces South.**

7. *Additions.* Additions to an existing structure or newly constructed detached structures created for the purpose of developing an accessory dwelling unit shall be designed consistent with the existing roof pitch, siding, and windows of the principal dwelling unit.

- **This newly constructed ADU is designed to be consistent with the newly constructed principal dwelling unit, as follows:**
 - **ADU roof pitch is similar in its angled pitch to that of the principal residence (2:12 and 3 ½:12), as seen on A1.1 Site Section and A2.02 Roof Plan. The detached ADU roof is slightly curved to further embed its roofline into the natural downhill sloped topography of this site, making it even less conspicuous from public view and more integrated with the landscaping.**
 - **The ADU's siding, windows, doors, trim and decking and all other finishes will aesthetically match those of the principal residence. The design intent is for it to appear as the primary residence's downhill Guest House.**

8. *Detached Structures.* Accessory dwelling units shall be permitted in a detached structure.

- **The proposed ADU will be a detached structure.**

9. *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)(b), the proposed principal dwelling is 2,784.07 (excluding Garage) and will provide two attached Garage (covered) parking stalls with additional surface parking available.**

Thank you for your attention to detail. Please do not hesitate to let us know if we can provide any additional info.

Sincerely,

A handwritten signature in black ink, appearing to read 'Suzanne S. Zahr', written in a cursive style.

Suzanne S. Zahr
Suzanne Zahr, Inc.