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Ms. Grace Manahan
Planner
City of Mercer Island
Community Planning & Development Dept.

Project 2209-241

The proposed ADU at 7875 85th Place SE Mercer Island, WA complies with the requirements as described in MICC 19.02.030 (B) as follows.

The new ADU will be created within the existing dwelling located at the above address. The principal dwelling unit will be continuously owner occupied. The number of occupants for the ADU and the principal residence will be (4) total, which complies with MICC 19.16.010. No subdivision of ownership will take place on this parcel in the creation of the ADU. The ADU meets both the minimum square footage, (220) as well as the maximum allowed (900). The proposed ADU is (414) sf. The existing house with proposed additions is (3,834) sf. The proposed ADU is 11% of the existing home which complies with the 80% maximum. The primary residence has an entrance located on the North elevation. The ADU entrance will be located on the South elevation. The unit will be constructed within the envelope of the existing house with no new roof or additional building footprint added. New windows and doors will be incorporated in the project which will be consistent with the existing building materials. Two existing covered parking spaces and 2 uncovered parking spaces currently exist on the site.

Thank you,

Chris Lewis