

Permit Application, Project Narrative for ADU Permit

Prepared for: City of Mercer Island

Applicant: Danli Wang, the owner of the Property

Purpose: Conditional Use Permit Application and ADU Permit Application for the same dwelling unit

Date: April 18, 2024

1. Site information:

Address: 8430 SE 47Th PL, Mercer Island, WA 98040

Property type: Single family with additional dwelling unit built on top of detached garage, which was approved by the city of Mercer Island, Building Permit # 1711-080

Owner: Danli Wang

2. Project initiation: Danli Wang is a divorced single mom to two young children who are 8 and 7 years of age. She's a full-time mom without employment income. In order to generate income to support herself and her children, she's making plans to rent out the detached dwelling unit that is subordinate to her primary house. She's applying for ADU permit for potential long term rental. The current structure of the property meets all Mercer Island municipal codes pertaining to ADU permit and no modifications will be made.

3. A pre-application meeting has been conducted. See attached meeting notes.

4. ADU Project Narrative

- a. The Building Permit was granted to the detached dwelling unit on top of the detached garage by the city of Mercer Island in 2020 (permit No. 1711-080). Although the building meets all ADU requirements, Danli Wang's ex-husband Craig Pazarena opted to not apply for ADU permit. See attached record with the King County.
- b. ADU permit will be for the additional dwelling unit built on top of the garage that's subordinate to the existing single-family dwelling.
- c. The building permit (see attached) for the construction of the accessory dwelling unit was granted in 2020 upon the completion of the building. Danli Wang is the owner.
- d. Owner Occupancy: It has been occupied by Danli Wang, the owner of the property since the end of 2017, and Danli Wang and her two children will continue to live in the primary dwelling unit all year round.
- e. Number of occupants: Danli Wang and her two children; 2 to 3 occupants in the ADU.
- f. Subdivision: ADU will not be subdivided or segregated in ownership from the principal dwelling unit. The entire property is owned by Danli Wang.
- g. Size and scale: The total square footage of the accessory dwelling unit is about 800 square feet excluding any garage area. It has two bedrooms, one bathroom, and one

general area that serves the function of kitchen and living room. Total square footage of the living space of the entire property is about 3,000 square feet excluding garage area. So the ADU is about 26% of the total living space of the property.

- h. Location: The ADU is detached from the principal dwelling unit.
- i. Entrance: there is only one street entrance to both the primary and accessory dwelling units.
- j. Additions: No more additions to be added. The entire property was designed with consistent roof pitch, siding, and windows. The building was approved by the city of Mercer Island in 2020.
- k. Detached structures: ADU was permitted in a detached structure and the completed building was approved.
- l. Parking: The property has 3 car garage parking that was approved by the city of Mercer Island. Only one garage is utilized daily by the owner Danli Wang. Tenants will be able to use the rest of the garage space on the property without resorting to street parking.

5. Attachments:

This building has already been built and approved by the City. Building Permit # 1711-080

- a. Pre-Application Meeting Notes by Molly McGuire
- b. Development Application Form
- c. ADU Permit Application
- d. Building Permit # 1711-080 for the ADU
- e. Title Report
- f. Development Plan Set
 - i. Survey
 - ii. Site Plan
 - iii. Tree Plan
 - iv. Hazard report from the City – No Hazard found
 - v. Critical Area Staff Report
- g. ADU Affidavit Signed by Danli Wang

