



**S T U R M A N**  
A R C H I T E C T S

**Date:** June 26, 2024

**To:** City of Mercer Island Building Department  
9611 SE 36<sup>th</sup> Street  
Mercer Island, WA 98040

**From:** Brad Sturman  
Sturman Architects

**Re:** Ford ADU  
6805 32nd Street  
Mercer Island, WA 98040  
Tax Id # 935910-0325

**Subj.:** Project Narrative/Criteria Compliance

**NARRATIVE:**

The project is located on a 22,759 SF lot which includes a potential slide and erosion hazard. The location of work will be located at the detached 2-story garage on the NE corner of the lot. The garage itself is within the front yard setback. Any work done will not increase the nonconformity of this structure.

The proposed ADU will be located on the 2<sup>nd</sup> floor of the detached garage. The 2<sup>nd</sup> floor was originally a conditioned bonus room with an existing kitchenette. The conversion of this space will include converting the kitchenette into a full kitchen with a new sink, refrigerator, and cooktop/range. This ADU conversion will also conform to MICC 19.02.030 and will be under the 900 SF max allowed GFA for ADU's.

The roof above this kitchen will also be removed and reworked into a gable roof. This gable roof will not increase the structures nonconformity. With this new roof, new beams and posts will be needed per the structural drawings but no new footings will be needed.

**Sincerely,**  
**Sturman Architects,**  
Brad Sturman