



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

Date: July 31, 2025
To: City of Mercer Island
Community Planning & Development

From: Kati Eitzman – Sturman Architects
Brad Sturman – Sturman Architects

Re: RKK Construction Residence
4115 78th Ave SE
Mercer Island, WA 98040
Parcel ID 362350-0210

Subj.: ADU Code Compliance Narrative

This application for an attached ADU meets all applicable requirements set forth in MICC 19.020.030.

MICC19.02.030.B - Requirements

1. The lot is zoned as R-9.6, is 9,930 square feet and meets minimum width and depth requirements.
2. One attached ADU is being proposed in conjunction with the construction of a new primary single-family residence.
3. Reserved.
4. The area of the attached ADU will be 597 square feet, within the allowable 220-1,000 square foot range.
5. The ADU will be upheld to all development standards as those required for a principal unit.
6. The attached ADU will be in the basement of the proposed primary residence.
7. The attached ADU will be in the basement of the proposed primary residence.
8. As the ADU is located within the lower level of the primary residence, its roof pitch, windows, and siding will all match the primary residence in size and style.
9. Four parking spaces will be provided for the proposed residence, exceeding the required three spaces for the primary residence, and thus meeting the ADU parking requirement.
10. Not applicable.

The proposed project will comply with all local, state, and federal regulations including those specified by MICC 19.020.030.

Sincerely,
Kati Eitzman, Sturman Architects
Brad Sturman, Sturman Architects