



SEE SUB 2 RESPONSES IN RED BELOW

January 26, 2026

Attn: Chris Luthi
4737 37th Ave SW
Bellevue, WA 98005
Via: Email

RE: **ADU25-016** Review Letter 1; 3427 72nd PI SE, Mercer Island, WA 98040

Dear Chris,

The City of Mercer Island Community Planning and Development Department has completed a review for compliance with the zoning code, Title 19 of the Mercer Island City Code (MICC) for the above Accessory Dwelling Unit application. The following issues need to be addressed in your resubmission:

Planning:

1. Please submit an updated Code Compliance Matrix. The Matrix submitted appears to be for an outdated code section. This code was updated on June 30th, 2025, and this ADU project was vested October 29th, 2025. Please use the updated MICC 19.02.030 for this section. **Updated matrix uploaded**
2. Please demonstrate compliance with MICC 19.02.030(B)(1). The lot appears to be 7,500 sqft, below the 8,400 sqft minimum. **Lot meets the standard of 19.02.020.(1) - see attached deeds for verification that the lot existed in its current form prior to Sept 28th 1960**
3. To comply with MICC 19.02.030(B)(5), please respond to comments on associated building permit 2510-046. Please update the ADU25-016 planset to be consistent with the building permit.
Planset updated

Thanks,
Chris Luthi
ARCHITECT
2.23.26

Cont May 17-54

4446010

May 5-54 (TAX PD 129845)

Robert J. Ehlers and Norma Deane Ehlers hw

to Richard C. Haverfield and Linda L. Haverfield hw

The S $\frac{1}{2}$ of Lot 8 and all of Lots 9 and 10 Blk~~5~~ 5 of
C.C. Calkins 1st Add to East Seattle, acc to vol
4 of plats pg 88 rec of kcw

The pp is \$2300. of wch \$500. has been pd rect acked and bal
of pp shall be pd \$35. or more on Jun 5-54 and \$35. or more on th
5th day of each mo thafter such payt to inc int at 6% pa unti;
the prin bal of this cont with int is pd in full

Sd payts to be applied first to int and bal on ~~maxim~~ prin

Pur agree to take possession May 5-54

Pur agree to pay bef del --- sm as 3175609 ---

wd ---

XCN OK

(M1 STCo 803 2nd Ave Seattle)

(S)

D June 18 54 TxPd on Contr E84990 4456555
Mar 26 54 \$10.00 \$1.65 IRS \$1.50 STX
F H Nelson and ~~Kxxxx~~ Grace L Nelson hwf
to Robert J Ehlers and Norma Deane Ehlers hwf

gbsc&confirm

S $\frac{1}{2}$ of Lot 8 and all of Lots 9 and 10 Blk 5 C C Calkins
1st Addn to East Seattle Vol 4 of Plats pg 88 rec of
sd co

This dd is gvn and accepted as complete fulfilmt by sellers
of a cert real est contr for above desc prop ent into Mar
26 53 bet the above gtors as sellers and the above gtees
as purch; therefore this dd does not warrnt against acts
or things done or suffered to be done, by the gtee herein
or by their successors in int

Cvat ltg to G W by, thro or under fp and not otherwise

XCN OK

Ml F H Nelson & Co Box 16 Mercer Island Wn

Fld by STCO

hb