

December 8, 2025

To: City of Mercer Island
Community Planning & Development

From: Jeff & Jennifer Wenzel

Re: Wenzel Residence
8612 SE 78th St
Mercer Island, WA 98040
Parcel ID 5451220150

Subj.: ADU Code Compliance Narrative

This application for a conversion/attached ADU meets all applicable requirements set forth in MICC 19.020.030.

MICC19.020.030.B – Requirements

1. The lot is zoned as R-9.6, is 9,800 square feet, and meets minimum width and depth requirements.
2. One attached/converted ADU is being proposed in conjunction with the existing primary residence.
3. Reserved.
4. The area of the attached/converted ADU will be 320 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 dwelling unit.
6. The ADU is attached to and located within the existing residence.
7. The attached ADU is created by converting an existing room within the principal dwelling at the ground level. It is fully contained within the existing building envelope.
8. The ADU is located within the main level of the primary residence, its roof pitch, windows, and siding will all match the primary residence in size and style.

9. Four off-street parking spaces will be provided for the residence meeting the ADU parking requirement.

10. The ADU is a conversion of an existing finished 320 sq ft room within the principal dwelling. This project does not include any expansion of the existing building footprint.

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

Sincerely,

Jeff and Jennifer Wenzel