

December 8, 2025

To: City of Mercer Island
Community Planning and Development

From: Jeff & Jennifer Wenzel

Re: Wenzel Residence
86121 SE 78th St
Mercer Island, WA 98040

Subj.: ADU Project Narrative

The property is developed with an existing 3010 sq. ft. single-family home on a 9,800 sq.ft. lot. The home includes an attached garage, driveway parking, and an existing 320 sq. ft. bonus room at the main level.

The project proposes to convert the existing bonus room into an attached ADU of 320 sq. ft. The ADU will be entirely within the current building envelope; no change to the house footprint or height is proposed.

The ADU layout (Sheet A1.0 – ADU & SITE PLAN) includes a combined living/sleeping area, kitchen, and bathroom. Work is primarily interior: minor non-structural partition changes, new finishes, plumbing, and electrical. Exterior work will be limited to replacing existing windows and the door serving the ADU space.

The ADU has a dedicated exterior entry at the south side of the house, while the main house will continue to use the existing north front entry. The ADU is intended for long-term residential use (family member/tenant/caregiver).

Parking will continue to be provided by the two-car garage plus two spaces in the driveway. The ADU will use existing water, sewer, and electrical services to the house with new interior connections, and will be heated and cooled by a new mini split.

In summary, this is a small internal conversion of an existing finished room to create one attached ADU, with only minor exterior modifications and no expansion of the existing building footprint.

Sincerely,

Jeff and Jennifer Wenzel

