



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

**Date:** March 2, 2026

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

**From:** Brad Sturman  
John Magcawas  
Sturman Architects

**Re:** Rogers Residence  
5255 E Mercer Way  
Mercer Island, WA 98040  
Tax Id # 192405-9019

**Subj.:** Criteria Compliance Narrative for ADU

**NARRATIVE:**

The application meets the review criteria for an ADU because it meets the requirements of MICC 19.07.030 as shown below.

**MICC 19.07.030(B):**

This project meets the minimum required lot size for R-15 as the lot is 16,553 SF. The proposed ADU is greater than 220 SF but less than 1,000 SF and meets all the development standards as stated in MICC 19.02.020.

With the criteria stated within MICC 19.07.030, we believe that the project meets the requirements of an ADU.

**Sincerely,**  
**Sturman Architects,**  
Brad Sturman and John Magcawas