



April 28, 2026

Attention: Madelyn Nelson, Assistant Planner
City of Mercer Island Community Planning and Development
9611 SE 36th ST, Mercer Island

Project Address: 4526 89th Ave SE, 98040
Permit Number: 2510-099 / ADU26-004

RE: ADU26-004 Request for Information1

Please accept the following information requested in your letter dated April 24,2026

ADU26-004, 4526 89th Ave SE. Permit # 2510-099

1. Project Narrative

- a. Demolition of existing structure and construction of a new single-family residence with an incorporated ADU.

2. Code Compliance Matrix.

JayMarc's compliance to the ADU requirements are identified in **BLUE CAP** font below the zoning requirement found in Mercer Island Code Section 19.02.030 – Accessory dwelling units shown below

19.02.030 - Accessory dwelling units.

A.

Purpose. It is the purpose of this legislation to implement the policy provisions of the housing element of the city's comprehensive plan by eliminating barriers to accessory dwelling units in single-family residential neighborhoods and provide for affordable housing. Also, to provide homeowners with a means of obtaining rental income, companionship, security and services through tenants in either the accessory dwelling unit or principal unit of the single-family dwelling.

B.

Requirements for accessory dwelling units. Accessory dwelling units are permitted as subordinate to a single-family or middle housing dwelling; provided, the following requirements are met:



1.

The minimum lot size for the principal unit under MICC [19.02.020\(A\)](#) is satisfied.

THE LOT IS WITHIN THE 9.6 ZONING THAT STATES LOTS AREAS SHALL BE AT LEAST 9,600 SF. THE EXISTING LOT IS 10,126 SF

2.

Number of units. Up to two attached or detached accessory dwelling units are permitted per lot pursuant to subsection 6 below.

ONE ADU UNIT IS PROPOSED

3.

Reserved.

N/A

4.

Size and scale. The square footage of the accessory dwelling unit shall be a minimum of 220 square feet and a maximum of 1,000 square feet, excluding any garage area;

THE ADU SQUARE FOOTAGE IS:
MAIN LEVEL – 139 SF
UPPER LEVEL – 685 SF
TOTAL ADU = 824 SF – WITHIN THE SQUARE FOOTAGE NOTED

5.

Development standards. Except as noted in this section, development standards applicable to ADUs are the same as those required for principal unit as defined in MICC [19.02.020](#).

NOTED

6.

Detached accessory dwelling units may be sited at a lot line if the lot line abuts a public alley.

N/A – ADU IS NOT DETACHED

7.



Location. An accessory dwelling unit may be added to or included within the principal unit, or located in a detached structure.

ADU MEETS THESE REQUIREMENTS

8.

Additions. Additions to an existing structure or newly constructed detached structures created for the purpose of developing an accessory dwelling unit shall be designed consistent with the existing roof pitch, siding, and windows of the principal dwelling unit.

N/A ADU DESIGN IS INCORPORATED WITH THE PRINCIPAL STRUCTURE

9.

Parking. All single-family dwellings with an accessory dwelling unit shall meet the parking requirements pursuant to MICC [19.02.020\(G\)](#) applicable to the dwelling if it did not have such an accessory dwelling unit, except as provided below:

ADU FULFILLS THE NOTED ZONING REQUIREMENT

a.

Accessory dwelling units within one-half mile walking distance of a major transit stop are not required to provide additional parking.

b.

One off-street parking space is required per unit with development of accessory dwelling units on lots of 6,000 square feet or smaller before any zero lot line subdivisions or lot splits.

c.

Two off-street parking spaces are required per unit with development of accessory dwelling units on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits.

10.

Conversion of existing structures. Existing structures, including legally nonconforming structures, may be converted into accessory dwelling units.

N/A

C.



Exceptions—Ceiling height. All existing accessory dwelling units that are located within a single-family dwelling, which was legally constructed but does not now comply with current ceiling height requirements of the construction codes set forth in MICC [title 17](#), shall be allowed to continue in their present form.

NOTED

D.

Frontage improvements. Public street improvements are not required as a condition of permitting accessory dwelling units.

NOTED

E.

Sale of accessory dwelling units. Accessory dwelling units located on a unit lot may be sold individually from the principal unit. Condominium units originally constructed as accessory dwelling units may be sold or otherwise conveyed individually from the principal unit.

NOTED

3. Affidavit of Ownership –

Copy of Current Title dated July 11, 2025 is included with the building permit submittal. We trust this fulfills the requirements outlined in this section

4. Affidavit of Agent Authority

Signed and notarized documents is included.

In addition to the noted items a separate plan sheet is included clearly delineating the ADU portion of the residence.

Please let us know if this addresses the request for information.

Thank you.

Paul Ollestad
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