



City of Burien
400 SW 152nd Street
Suite 300
Burien, WA 98166-1911

P 206.241.4647
F 206.248.5539

burienwa.gov

August 1, 2025

Jon Bearscope
1428 SW 137th St
Burien WA, 98166
jonbearscope@protonmail.ch

Subject Property: **1428 SW 137th Street**
 Burien, WA 98166
 Parcel No. 1760600333

File No.: PLA25-2118

In response to your request for information regarding the above-referenced property, we have researched our files and present the following:

1. The current zoning classification for the subject property is:

The property is zoned Residential 2 (R-2).

2. What are the allowed land uses of the subject property?

The R-2 zone allows for the following residential and non-residential uses, subject to any special use conditions noted in the table:

Table 19.15.015.1
Uses Permitted in Residential Zones

Use	R-1	R-2	R-3	R-4(A)	R-5(A)	Special Regulations
RESIDENTIAL_(B)						
Single Detached Dwelling Unit	P	P	P			Only one single detached dwelling unit is permitted per lot.
Cottage Housing Development	P _(H)	P _(H)	P _(H)			
Permanent Supportive Housing	P	P	P	P	P	The number and configuration of Permanent Supportive Housing units are restricted to the total number of units per lot. See BMC Table 19.15.015.2.C Dimensional Standards for Residential Zone.
Transitional Housing	P	P	P	P	P	The number and configuration of Transitional Housing units are restricted to the total number of units per lot. See BMC Table 19.15.015.2.C Dimensional Standards for Residential Zone.
Congregate Housing				P	P	
Townhouse	P _(H)	P _(H)	P _(H)	P	P	
Apartment	P _(H)	P _(H)	P _(H)	P	P	1. Ground floor uses not listed in this section or permitted in the respective zone may be granted under BMC 19.15.001.A.v. 2. See BMC Chapter 19.17 and BMC 19.47.220 for regulations and limitations on ground floor uses, apartment complex accessory uses, live/work units, and artist studios/dwelling.
Community Residential Facility	Type 2	Type 2	Type 2	Type 1	Type 1	
Senior Assisted Housing _(E)				Type 1	Type 1	
Nursing Home _(E)				Type 1	Type 1	
NONRESIDENTIAL USES						
Cemetery	Type 2	Type 2	Type 2			Columbarium or mausoleum structures must be set back 100 feet minimum from property lines adjoining residential zones.
Government Facility	Type 2	Type 2	Type 2	Type 2	Type 2	
Cultural Facility				P _(F)	P _(F)	
Community Facility				P _(F)	P _(F)	
RESIDENTIAL_(B)						
Use	R-1	R-2	R-3	R-4(A)	R-5(A)	Special Regulations
Community Garden	P	P	P	P	P	A Director-approved land use agreement shall be executed between the landowner and those interested in gardening on private land. The agreement shall include Community Garden Rules to maintain the property safely and prevent disturbances to neighboring property owners and residents.
Convenience Retail				P	P	
Corner Store	P _(C,D)	P _(D)	P _(D)			
Day Care Centers _(E)	P _(G)	P _(G)	P _(G)	P	P	
Eating and Drinking Establishment	P _(C,D)	P _(D)	P _(D)	P	P	
Enhanced Services Facility	Type 2	Type 2	Type 2	Type 2	Type 2	See BMC 19.17.310 – Enhanced services facilities.
Essential Public Facility	Type 2	Type 2	Type 2	Type 2	Type 2	1. Shall be designed, located, constructed, and buffered to blend into their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light, and glare impacts. 2. Shall comply with the criteria for siting found in the Burien Comprehensive Plan.
Golf Course		Type 2				Structures, driving ranges, and lighted areas shall maintain a minimum distance of 50 feet from property lines adjoining residential zones.
Office	P _(C,D)	P _(D)	P _(D)	P	P	
Personal Wireless Service Facility	P	P	P	P	P	See Chapter 19.50 BMC.
Public Park and Recreational Facilities	P	P	P	P	P	Lighting for structures and fields shall be directed away from residential areas. No special review process if the City Council approves the project design through a public review process, including posting a notice board at the site and notice to neighbors; otherwise, a Type 2 review process is required.
Public Utility	Type 2	Type 2	Type 2	Type 2	Type 2	Shall be designed, located, constructed, and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light, and glare impacts.
Religious Facility	P _(F)	P _(F)	P _(F)	P _(F)	P _(F)	
School _(E)	P	P	P	Type 2	Type 2	

Special Use Conditions:

- (A) Development subject to BMC 19.47 Commercial and Multifamily Design Standards
- (B) See BMC 19.17 for accessory uses and regulations for ADUs, Bed and Breakfasts, Home Occupations, and Family Day Care Homes.
- (C) Only permitted on a corner lot as defined per BMC 19.10.
- (D) Uses are considered Neighborhood Commercial and subject to the limitations per BMC 19.17.085 "Neighborhood Commercial".
- (E) New use not permitted in Air and Noise Impact Overlay. See BMC 19.17.145.
- (F) Type 1 review required for proposals over up to 2,000 sq ft in gross floor area.
- (G) Day Care Center is allowed only within or accessory to a religious facility or school.
- (H) Use permitted and regulated only as a form of middle housing. The allowed number of units limits the middle housing type on a lot. See BMC Table 19.15.015.2.C Dimensional Standards for Residential Zone to determine the number of units per lot.

3. What are the density limitations for the subject property?

The R-2 zone allows for a baseline of 4 dwelling units per lot, not per the minimum lot size. Accessory dwelling units are counted towards the total number of units per lot. Properties within the R-2 zone are eligible for up to 2 bonus units subject to the following conditions:

Preservation bonus unit: In R-2 there may be one additional unit above the baseline dwelling units per lot, if one existing dwelling unit is preserved on the lot; provided the primary dwelling unit meets the BMC 19.17.155 criteria and may be used with other bonus unit incentives.

Qualifying transit proximity or affordability bonus unit: In R-2 one bonus unit is granted above the baseline dwelling units per lot, provided at least one unit on the lot is affordable under BMC 19.17.135 or the project is located within ¼ mile of a qualifying transit stop.

4. What are the building height and setback regulations of the subject property?

The R-2 zone has a maximum building height of 35ft. The R-2 zone also has a required front setback of 15ft and a required interior setback of 5ft. Information regarding projections allowed within the required setback area is contained within BMC 19.17.230.

5. Are there any applicable overlays or development restrictions for the subject property?

The subject property is located within a mapped landslide hazard area. Any alterations or development within a landslide hazard area is subject to the critical area requirements contained in BMC 19.40. Requirements within the critical areas chapter take precedence over the dimensional standards for the zone contained in BMC 19.15. The subject property is not within any other zoning overlay.

This information was researched on August 1, 2025, by the undersigned, per request and as a public service. The undersigned certifies that the above information contained herein is believed to be accurate and is based upon, or relates to, the information supplied by the requester.

Please call the undersigned at (206) 507-2540 if you have any questions or concerns.

Sincerely,

Natasha Kolostyak

Name: Natasha Kolostyak
Title: Assistant Planner

Department: Community Development
Email: natashak@burienwa.gov