DEVELOPMENT INFORMATION PACKET

# 6 Oakdale Street

Jamaica Plain, MA 02130 · Three-family dwelling, built 1865

**THE BOSTON HOME TEAM**
Gibson Sotheby's International Realty

**9,600 sf lot · 3F-5000 zoning · 3 units · 0.6 FAR · 63.6 ft frontage · Abuts the Southwest Corridor**

**Asking: $1.495M**

> This packet summarizes parcel, assessing, survey, and zoning data for 6 Oakdale Street, together with the items a developer should independently verify before underwriting. It is a starting point for diligence — not a zoning determination or legal advice. Where sources disagree, both figures are shown and the conflict is flagged rather than resolved.





6 Oakdale Street in restored condition — undated photographs from the owner's records. Present exterior condition is described in Section 08.

## 01 The Opportunity

6 Oakdale Street is a **9,600 square foot lot** in Jamaica Plain's **3F-5000** three-family residential subdistrict, improved with an 1865 Mansard-roofed three-family.

The lot is **roughly 63.6 feet wide and just over 150 feet deep**, with the house pushed to the front and **73 feet of open rear yard** behind it. The east boundary runs along MBTA land — the Southwest Corridor — so there is no abutting structure on that side. Current owner had an addition designed for this building in 2005, with a curb cut survey following in 2008.

## 02 Parcel & Building

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| **Parcel ID** | 1900451000 |
| **Lot size** | 9,600 sf |
| **Frontage** | 63.61 ft on Oakdale Street |
| **Depth** | 151.16 ft west line · 154.20 ft east line |
| **Rear line** | 63.15 ft |
| **Land use** | Three-family dwelling |
| **Year built** | 1865 |
| **Gross area** | 4,644 sf |
| **Living area** | 2,959.5 sf |
| **Rooms** | 5 bedrooms · 3 full baths · 3 kitchens |
| **Construction** | Frame / clapboard, stone foundation, slate roof, Mansard structure |
| **Stories** | 2.5 per Assessing · 3 per the 2008 survey — see Section 04 |
| **Condition** | Interior fair, exterior fair — no remodeling recorded to any kitchen or bath |
| **Existing driveway** | 17.7 ft wide, west side |
| **Parking** | 4 spaces |

Sources: City of Boston Assessing records; plan accompanying curb cut application, Slaneyside Land Surveyors, Stephen T. LaMonica P.L.S. No. 32658, dated 04/24/08. Owner of record on that plan: Frederick Vetterlein, Deed Bk 8313 Pg 415.



Lot boundary, approximate. The house occupies the front third; roughly 73 feet of open yard runs behind it to the rear line. Red line is skewed due to aerial camera angle and not a representation of actual dimensions.

## 03 Zoning & Dimensional Requirements

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| **Zoning district** | Jamaica Plain Neighborhood (Article 55) |
| **Subdistrict** | 3F-5000 — Three-Family Residential |
| **Minimum lot area** | 7,000 sf — the lot is 9,600 sf |
| **Minimum lot frontage** | 40 ft |
| **Minimum lot width** | 40 ft |
| **Front yard** | 15 ft |
| **Side yard** | 7 ft |
| **Rear yard** | 20 ft |
| **Maximum height** | 35 ft / 3 stories |
| **Minimum usable open space** | 1,750 sf |
| **Maximum FAR** | 0.6 |
| **Maximum density** | 3 dwelling units |

Dimensional requirements as stated on the stamped 2008 survey plan. Zoning district and density per the City of Boston Zoning Viewer and Article 55. The 7,000 sf minimum is the district floor for building, not a constraint here — the lot is 9,600 sf. Requirements should still be re-confirmed against the current Article 55 text.

### How the lot measures against them

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| **Lot area** | 9,600 sf against a 7,000 sf minimum — conforming, 2,600 sf over |
| **Frontage** | 63.61 ft against a 40 ft minimum — Conforming |
| **Existing front setback** | ≈ 19.6 ft against a 15 ft requirement — Conforming |
| **Existing east side setback** | ≈ 15.8 ft against a 7 ft requirement - Conforming |
| **Existing rear setback** | ≈ 73.1 ft against a 20 ft requirement - Conforming |

## 04 Dimensional Capacity

Setbacks do not constrain this site. At the district's 0.6 FAR, the entire site supports only **5,760 sf** of floor area across all levels. **FAR is the binding constraint, not the yards.**

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| **FAR-allowed floor area** | 5,760 sf (9,600 × 0.6) |
| **Existing gross area** | 4,644 sf — remaining capacity ≈ 1,116 sf |
| **Existing living area** | 2,959.5 sf — remaining capacity ≈ 2,800 sf |

# 05 Prior Plans & Precedents

Two documents from prior ownership come with the property: a set of additional drawings from 2005 and a stamped survey from 2008. The drawings are an old idea and are included simply because they exist.

### Proposed addition — WRAdesign, August 12, 2005

Sheets A4 and A5 of a scheme by WRAdesign (71 Rossmore Road, Jamaica Plain) at 1/8" = 1'-0", showing left, right, and rear elevations of an addition to the existing structure, plus an entry detail. New massing sits to the rear and side as a separate gabled volume against the original Mansard.

The scheme was never built and was drawn under a prior version of the zoning code. It carries no approval and is not an entitled envelope — it is shown as a record of what has been considered here before.



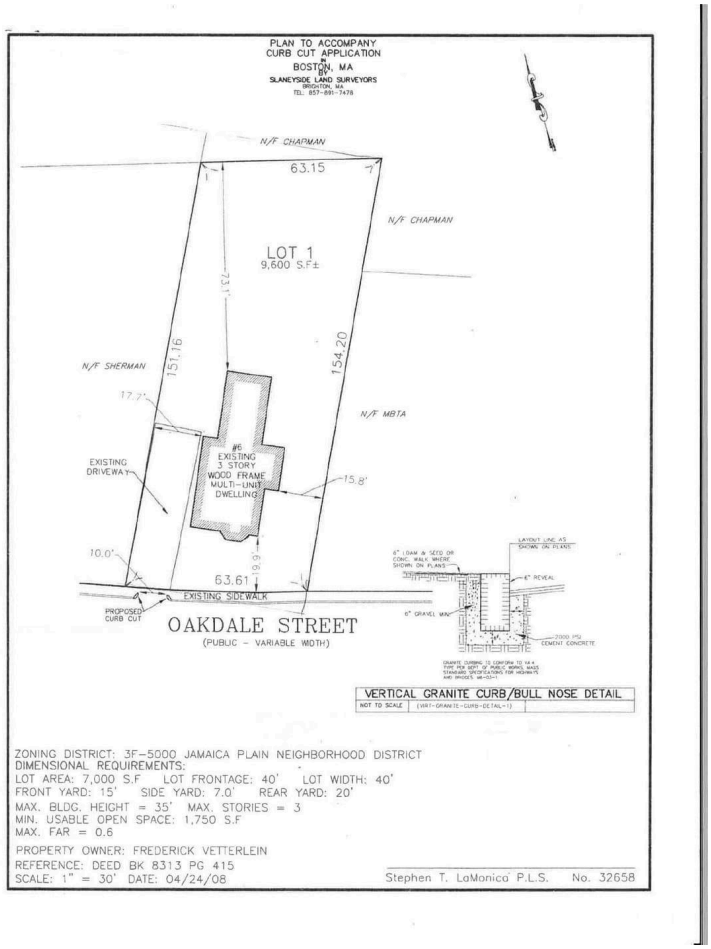

Sheet A4 — left elevation and entry detail, WRAdesign, August 2005.




Sheet A5 — right and rear elevations, WRAdesign, August 2005.

## Curb cut application survey — April 24, 2008

A plan accompanying a curb cut application, prepared by Slaneyside Land Surveyors and stamped by **Stephen T. LaMonica, P.L.S. No. 32658**. It carries the lot dimensions, the existing building footprint and setbacks, the 17.7-foot existing driveway, a proposed curb cut at the west edge of the frontage, the abutters of record, and the dimensional requirements table reproduced in Section 03.




Plan accompanying curb cut application — Slaneyside Land Surveyors, 1" = 30', April 24, 2008.

## Expansion precedents in Jamaica Plain

- 91 Green Street
- 95 Green Street
- 97 Green Street
- 32 Rockview Street
- 73A Spring Park Avenue
- 305 Chestnut Avenue

Nearby properties where the original structure was kept and substantially added to. Source: MLS PIN; the scope of work at each has not been independently verified.

## 06 Location & the Exit

What is important to buyers?  Two Orange Line stops are inside a ten-minute walk — **Green Street at 970 feet, Stony Brook at 0.30 miles**. The east lot line adjoins the Southwest Corridor rather than a neighbor's siding. Jamaica Pond is a twenty-minute walk.

The land east of the lot is MBTA — the Southwest Corridor Park, built over and alongside the Orange Line right-of-way. A **community garden** sits between the lot and the corridor, with more parkland across the street.  All units have southern exposure.




Walking distances from 6 Oakdale Street, drawn to true plan scale. The corridor is plotted along the alignment between the two station coordinates. Distances are straight-line; walk times estimated.

## 07 Condo Resale Ceiling

What the top of the Jamaica Plain condo market has paid per square foot, drawn from **562 closed condo sales** between October 2024 and October 2026. Ranked by sale price divided by living area, one sale per building. New construction and renovations are not filtered out — finish level is what the number measures.

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| **1,000 – 1,400 sf** | $824 – $857 / sf |
| **Over 1,400 sf** | $820 – $954 / sf |
| **Top sale in the pool** | 38 Spring Park Ave #2 — $954/sf · 2,071 sf · July 2026 |
| **Recency** | 7 of the 11 ranked sales closed in 2026 |

✓ **The ceiling is held by a conversion, not new construction.**

38 Spring Park Ave #2 — an 1893 building converted in 2026 — set the top of the market at $954/sf. The two highest sales in the 1,000–1,400 sf band are also conversions of pre-1910 buildings: 25 Cranston St #2 (1901 / 2021) at $857/sf and 11 Eliot St #2 (1905 / 2019) at $847/sf.

Source: MLS PIN closed sales via the BHT MLS pipeline, pulled 10/12/2026. Resale proof point: 25 Cranston St #2 sold twice inside the window, at $791/sf in October 2024 and $857/sf in March 2026 — about 8% in 17 months.

## 08 Items to Investigate

### Open space adjacency

The zoning map shows land zoned **OS-RC (Open Space — Recreation, Conservation)** immediately east of the parcel, between the lot line and Lawndale Terrace, with additional OS-RC land across Lawndale Terrace. The 2008 survey names the east abutter of record as the **MBTA** — consistent with Southwest Corridor land, but ownership and zoning designation are separate questions and both bear on what approvals a project needs.

! **Parks Commission approval may be required.**

Boston Municipal Code § 7-4.11 requires written permission from the Parks and Recreation Commission before any building is erected or altered within 100 feet of a park or parkway. § 7-4.12 sets specific setbacks from certain named parks and parkways. At roughly 63 feet wide, a 100-foot radius likely reaches the entire site. Confirm the exact boundary, whether the adjacent land triggers either provision, and what approval or setback would apply.

### Demolition and historic review

The structure dates to 1865 and retains its slate Mansard roof, bay, and porch detail. Any path involving demolition — full or partial — should begin with confirmation of what demolition-delay or landmarks review applies, and on what timeline. This has not been determined.

### Building condition

Paint is visibly failing and the slate is original. Neither the seller nor the broker makes any representation as to the condition of the structure, foundation, roof, or any building system.



Present condition, October 2026 — the same elevations shown on page 1.

## 09 Next Steps

Site walks by appointment. Offering terms and process are handled directly.

### Available on request

- Plan accompanying curb cut application — Slaneyside Land Surveyors, stamped, 04/24/08
- Proposed addition elevations — WRAdesign, sheets A4 and A5, 08/12/05
- City of Boston Assessing record card
- Zoning Viewer excerpt for parcel 1900451000

[Note: confirm whether full plan sets exist beyond A4 and A5, and whether permit history attaches to either document.]


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