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Acting Director

## ZONING REVIEW MEMORANDUM

Date: May 17, 2016

To: John Lojek, Commissioner of Inspectional Services

From: Jane Santosuosso, Chief Zoning Code Official  
Alexandra Ananth, Chief Planner for Current Planning

Cc: Chris and Susan Kim, applicants  
Peter Sachs, architect  
James Freas, Acting Director of Planning and Development  
Ouida Young, Associate City Solicitor

RE: **Request to allow a three-story single-family structure**

Applicant: Chris and Susan Kim	
Site: 65 Oakmont Road	SBL: 65012 0008
Zoning: SR3	Lot Area: 13,301 square feet
Current use: Single-family dwelling	Proposed use: No change

### BACKGROUND:

The property at 65 Oakmont Road consists of a 13,301 square foot lot at the corner of Oakmont Road and Jackson Street improved with a single-family ranch style dwelling constructed in 1948. Due to the average grade of the property, the structure has two stories, though it functions as a single-story structure. The applicant proposes to add a second floor, which will create a three-story structure for the purposes of zoning, requiring a special permit.

The following review is based on plans and materials submitted to date as noted below.

- Zoning Review Application, prepared by Peter Sachs, architect, dated 4/18/2016
- Area Plan, signed and stamped by Joseph R. Porter, surveyor, dated 3/21/2016
- Site Plan-Proposed Conditions, signed and stamped by Joseph R. Porter, surveyor, dated 3/18/2016
- Architectural Plans, prepared by Peter Sachs, architect, dated 2/2/2016

**ADMINISTRATIVE DETERMINATIONS:**

1. The average grade plane surrounding the structure creates 2 stories per Section 1.5.4.D through F. Section 3.1.3 allows a maximum of 2.5 stories in the SR3 zoning district. To add a second story of living space creates a three story structure. A special permit pursuant to Sections 3.1.3 is required to allow a three-story single-family dwelling.

SR3 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	13,301 square feet	No change
Frontage	80 feet	133.5 feet	No change
Setbacks <ul style="list-style-type: none"> <li>• Front (Oakmont)</li> <li>• Front (Jackson)</li> <li>• Side</li> <li>• Rear</li> </ul>	25 feet 25 feet 7.5 feet 15 feet	26.9 feet +/-40 feet 11.4 feet 61 feet	25 feet 27.2 feet No change 60.4 feet
Building Height	36	21 feet	31 feet
Max Number of Stories	2.5	2	<b>3</b>
FAR	.39	.20	.38

1. See "Zoning Relief Summary" below:

Zoning Relief Required		
<i>Ordinance</i>		<i>Action Required</i>
§1.5.4.D- F §3.1.3,	Request to allow three stories	S.P. per §7.3.3