



Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Planning and Development
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1120
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(617) 796-1086
www.newtonma.gov

Bamey Heath
Director

GENERAL PERMIT APPLICATION

PROJECT # _____ ZONING DISTRICT: SR-3 DATE RECEIVED: March 7, 2022

PROJECT DESCRIPTION: An attic expansion of a Single Family Residence using a dormer that occupies less than 30% of the existing roof.

PROPERTY LOCATION INFORMATION

STREET ADDRESS: 17 Jerome Ave, City/Zip: Newton MA 02465

LEGAL DESCRIPTION (SECTION, BLOCK, LOT): _____

PROPERTY OWNER INFORMATION

NAME: Dan & Jules Myung PHONE: 617.650.5090 ALT. PHONE: _____

MAILING ADDRESS: 17 Jerome Ave, Newton MA 02465 E-MAIL ADDRESS: Julesko@gmail.com

PROPERTY OWNER CONSENT

I am (we are) the owner(s) of the property subject to this application and I (we) consent as follows:

- 1. This application for a land use permit or administrative approval for development on my (our) property is made with my permission.
- 2. I (we) grant permission for officials and employees of the City of Newton to access my property for the purposes of this application.

X _____ March 7, 2022
(Property Owner Signature) (Date)

X _____ March 7, 2022
(Property Owner Signature) (Date)

NOTICE: The City of Newton staff may need access to the subject property during regular business hours and will attempt to contact the applicant/agent prior to any visit. Further, members of a regulatory authority of the city may visit the property as well.

APPLICANT / AGENT INFORMATION

NAME: Philip Glenn for Rebel Builders PHONE: 508.762.7527 ALT. PHONE: _____

MAILING ADDRESS: 997 Chestnut St, Apt 5 Newton MA E-MAIL ADDRESS: Philip@RebelDesignBuild.com

X _____ March 7, 2022
(Applicant/Agent Signature) (Date)

NOTICE: The applicant/agent is the primary contact and may be any individual representing the establishment or property owner. The applicant/agent must also be legally authorized to make decisions on behalf of the Property Owner(s) in regards to the application.

OFFICE USE ONLY BELOW THIS LINE

CHECK APPROPRIATE PERMIT OR REVIEW PROCESS (CHECK ALL BEING SUBMITTED)

<input type="checkbox"/> Zoning Review Application	<input type="checkbox"/> Comprehensive Permit
<input type="checkbox"/> Administrative Site Plan Review	<input type="checkbox"/> Variance Application
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Historic Preservation Review
<input type="checkbox"/> Special Permit/Site Plan Approval	<input type="checkbox"/> Conservation Commission Review
<input type="checkbox"/> Fence Appeal	<input type="checkbox"/> Other, describe _____

Comments: _____

PERMIT INTAKE INITIALS
AND DATE STAMP

NOTE: This form **MUST** accompany all other Department of Planning and Development applications.





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Barney Heath
Director

ZONING REVIEW APPLICATION

DATE: March 7, 2022

PROJECT ADDRESS: 17 Jerome Ave, Newton, MA 02465

PROJECT INFORMATION

CURRENT USE: Single Family Residence

PROPOSED USE: Single Family Residence

PROJECT DESCRIPTION (Briefly describe the project below):

Our Clients have a growing family are a seeking a Special Permit to expand the use of their current home by expanding the footprint of their attic in order to dedicate their second floor to their children. We are seeking to increase the currently non-conforming FAR of 0.51 by 6 points to 0.57. This increase will allow their pre-teen children to each have a room they can grow into by moving the parents' Main Suite into the current attic space.

SITE INFORMATION

DESCRIBE THE CURRENT AND PAST USES, SITE, AND/OR STRUCTURE INFORMATION AS IT RELATES TO THIS APPLICATION:

In this project, we are demolishing a maximum of 30% of the roof to provide a new attic dormer for the Maine Suite. We are not increasing the height of the building at all. We are also converting an existing first floor bathroom into an expanded kitchen using induction cooktops and energy efficient Mini Splits throughout to comply with forthcoming energy code standards.

IF KNOWN, ANY PRIOR SPECIAL PERMITS, VARIANCES, EASEMENTS, AND/OR SPECIAL RESTRICTIONS?

To our knowledge, there are no further Special Permits or Variences on this project. As previously noted, the site setbacks are currently out of compliance and for that reason we are not altering them in any way. The current FAR is slightly over compliance and we seek a Special Permit to maximize utility, circulation and function throughout the home.

PROJECT PLANS SHOULD INCLUDE THE FOLLOWING SITE INFORMATION IN CURRENT AND PROPOSED CONDITIONS:

REQUIRED SUBMITTAL CHECKLIST (CHECK ALL BEING SUBMITTED)					
<input checked="" type="checkbox"/>	Lot Size	<input checked="" type="checkbox"/>	Front Setback	<input checked="" type="checkbox"/>	Lot Coverage
<input checked="" type="checkbox"/>	Lot Frontage	<input checked="" type="checkbox"/>	Side Setbacks	<input checked="" type="checkbox"/>	Open Space
<input checked="" type="checkbox"/>	Building Height	<input checked="" type="checkbox"/>	Rear Setback	<input checked="" type="checkbox"/>	Floor Area Ratio
<input checked="" type="checkbox"/>	Lot Area Per Unit	<input checked="" type="checkbox"/>	Number of Stories	<input checked="" type="checkbox"/>	Parking

(All plans **MUST** be signed, stamped, dated, drawn to scale, and clearly labeled. An inaccurate or incomplete application will **NOT** be accepted. As necessary, the additional information may be requested. Please review the reverse of this form for additional information.)

NOTE This Application **MUST** be accompanied by a General Permit Application.





Ruthanne Fuller
Mayor

City of Newton, Massachusetts
Department of Inspectional Services
1000 Commonwealth Avenue Newton, Massachusetts 02459

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(617) 796-1060
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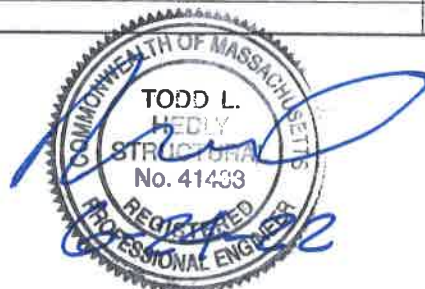
John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 17 Jerome Ave. Newton MA 02465

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	718.41 SF	759.46 SF
2. Attached garage		
3. Second story	562.50 SF	585.27 SF
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		
5. Certain floor area above the second story ^{1b}	69.09 SF	161.68 SF
6. Enclosed porches ^{2b}		
7. Mass below first story ^{3b}		
8. Detached garage		
9. Area above detached garages with a ceiling height of 7' or greater		
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)		
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	1,350 SF	1,506.41 SF
B Lot size	2,640 SF	2,640 SF
C FAR = A/B	0.51	0.57
Allowed FAR		
Allowable FAR	0.48	0.48
Bonus of .02 if eligible ^{4b}		0.02
TOTAL Allowed FAR	0.48	0.50



Allowable FAR (as of October 15, 2011- Amendment Ordinance No. Z-77)
 One-and Two-Family Residences in Residential Districts

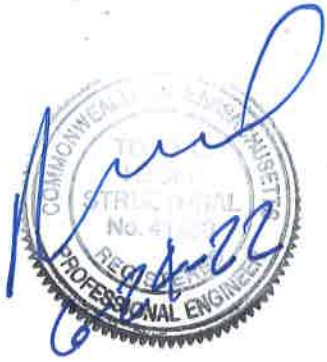
SR1		SR2		SR3	
Lot Size (sq. ft.)	Allowable FAR*	Lot Size (sq. ft.)	Allowable FAR*	Lot Size (sq. ft.)	Allowable FAR*
<= 5,333	.46	<= 5,333	.46	<= 7,217	.48
5,334-6,000	.45	5,334-6,000	.45	7,218-7,652	.47
6,001-6,666	.44	6,001-6,666	.44	7,653-8,086	.46
6,667-7,151	.43	6,667-7,294	.43	8,087-8,521	.45
7,152-7,454	.42	7,295-7,882	.42	8,522-8,956	.44
7,455-7,757	.41	7,883-8,470	.41	8,957-9,391	.43
7,758-8,060	.40	8,471-9,058	.40	9,392-9,826	.42
8,061-8,363	.39	9,059-9,647	.39	9,827-10,833	.41
8,364-8,666	.38	9,648-10,500	.38	10,834-12,499	.40
8,667-8,969	.37	10,501-11,500	.37	12,500-14,166	.39
8,970-9,272	.36	11,501-12,500	.36	14,167-21,250	.38
9,273-9,575	.35	12,501-13,500	.35	21,251-23,750	.37
9,576-9,878	.34	13,501-14,500	.34	23,751 and above	.36
9,879-11,250	.33	14,501 and above	.33		
11,251-13,750	.32				
13,751-15,833	.31				
15,834-17,500	.30				
17,501-19,166	.29				
19,167-21,250	.28				
21,251-23,750	.27				
23,751 and above	.26				

MR1		MR2/MR3	
Lot Size (sq. ft.)	Allowable FAR*	Lot Size (sq. ft.)	Allowable FAR*
<= 5,199	.58	<= 5,199	.58
5,200-5,599	.57	5,200-5,599	.57
5,600-5,999	.56	5,600-5,999	.56
6,000-6,399	.55	6,000-6,399	.55
6,400-6,799	.54	6,400-6,799	.54
6,800-7,294	.53	6,800-10,250	.53
7,295-7,882	.52	10,251-10,750	.52
7,883-8,470	.51	10,751-11,250	.51
8,471-9,058	.50	11,251-11,750	.50
9,059-9,647	.49	11,751-12,250	.49
9,648-15,500	.48	12,251-12,750	.48
15,501-16,500	.47	12,751-13,250	.47
16,501-17,500	.46	13,251-13,750	.46
17,501-18,500	.45	13,751-14,250	.45
18,501-19,500	.44	14,251-14,750	.44
19,501-20,500	.43	14,751-15,500	.43
20,501-21,500	.42	15,501-16,500	.42
21,501-22,500	.41	16,501-17,500	.41
22,501-23,500	.40	17,501-18,500	.40
23,501-24,500	.39	18,501-19,500	.39
24,501 and above	.38	19,501 and above	.38

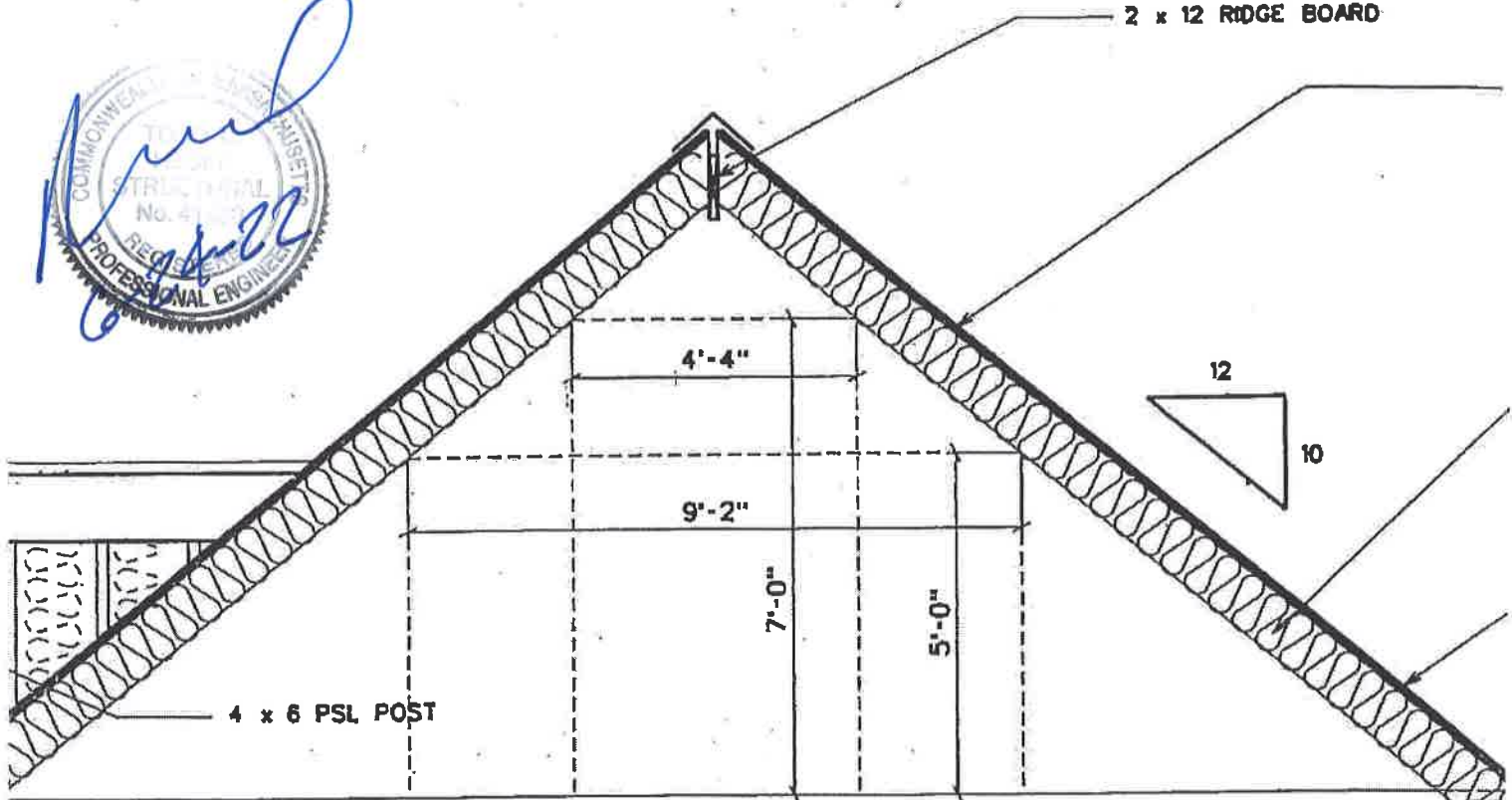


*Does not include .02 bonus if eligible.

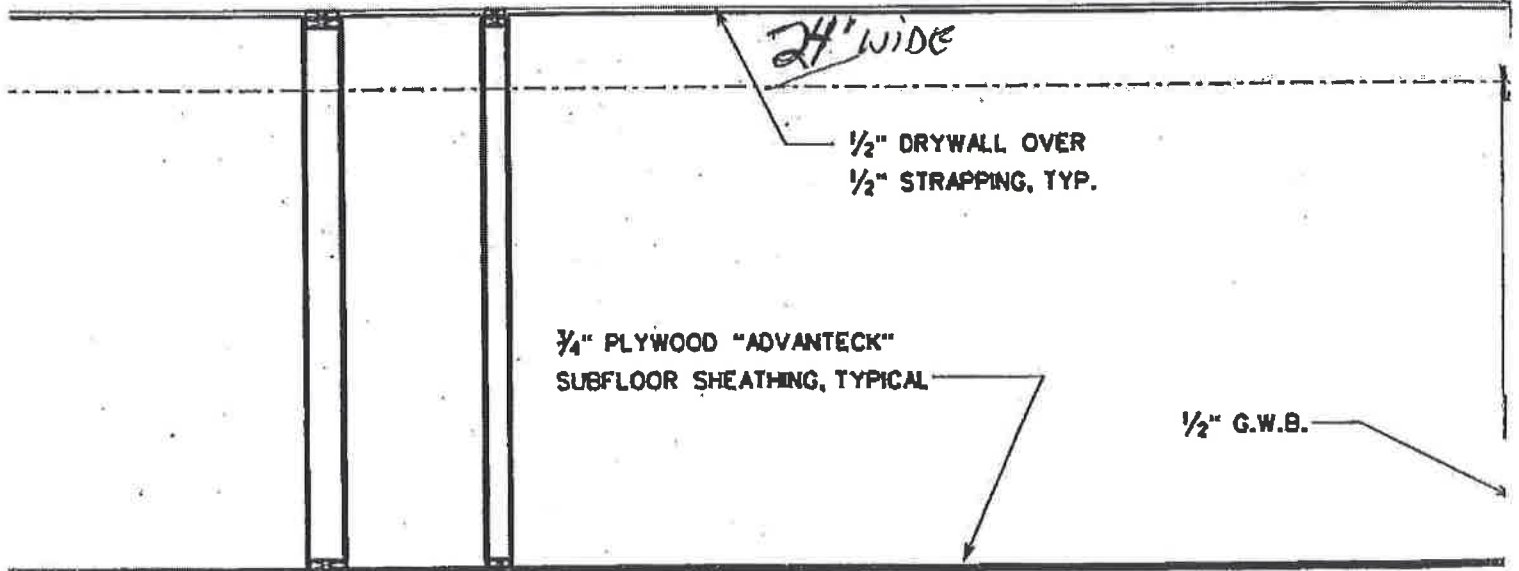
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2 x 12 RIDGE BOARD



2 x 10 CEILING JOISTS AT 16" O.C.

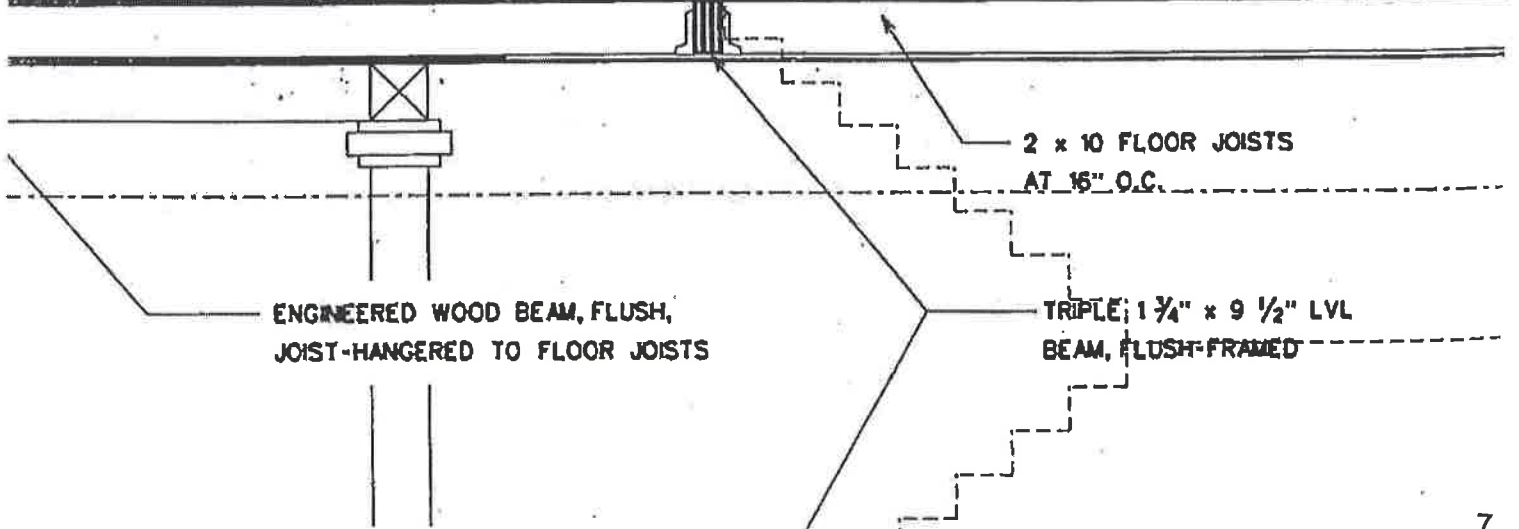


24" WIDE

1/2" DRYWALL OVER
1/2" STRAPPING, TYP.

3/4" PLYWOOD "ADVANTECK"
SUBFLOOR SHEATHING, TYPICAL

1/2" G.W.B.



2 x 10 FLOOR JOISTS
AT 16" O.C.

TRIPLE 1 3/4" x 9 1/2" LVL
BEAM, FLUSH-FRAMED

ENGINEERED WOOD BEAM, FLUSH,
JOIST-HANGERED TO FLOOR JOISTS