



17 Jerome Ave.

Jules & Daniel Myung

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Prepared for:
City of Newton, MA
Zoning Board
DRT Meeting



Initial Assessment

Myung Residence

Purpose

- Expand existing Kitchen and increase functionality
- Create a en-suite bedroom with office and bathroom
- Maximize footprint of Attic and create a seamless conversion with existing rooms of the house

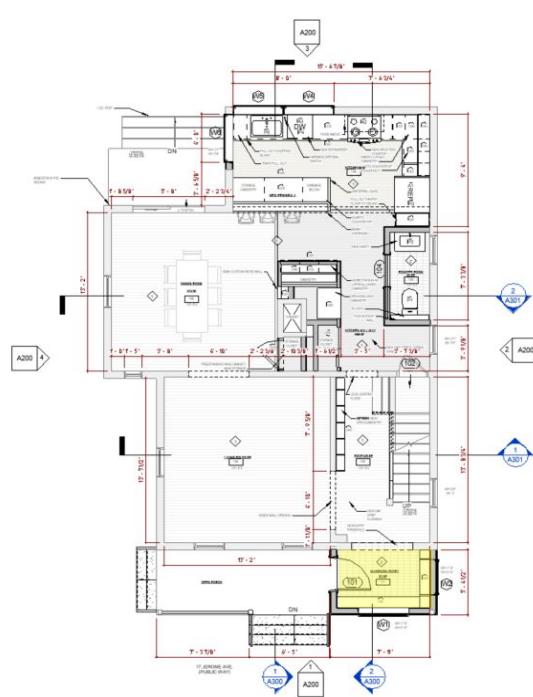
Main Scope

1. Create main bedroom with bathroom, closet, studio space and office nook
2. Frame new dormer at attic and raise overhead height of roof
3. Frame new stairs to code leading to attic
4. Frame new bedrooms and bathroom at second floor
5. Upgrade electrical panels
6. Improve insulation (spray foam/ closed cell insulation)
7. Expand kitchen and frame new powder room at first floor

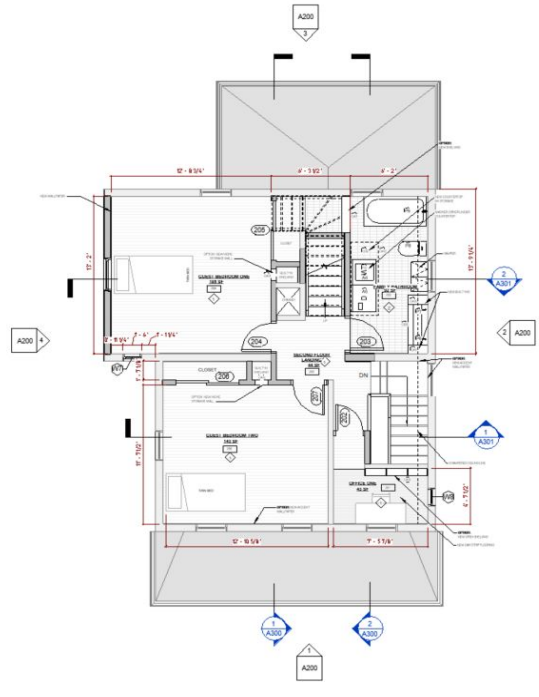
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Floor Plans

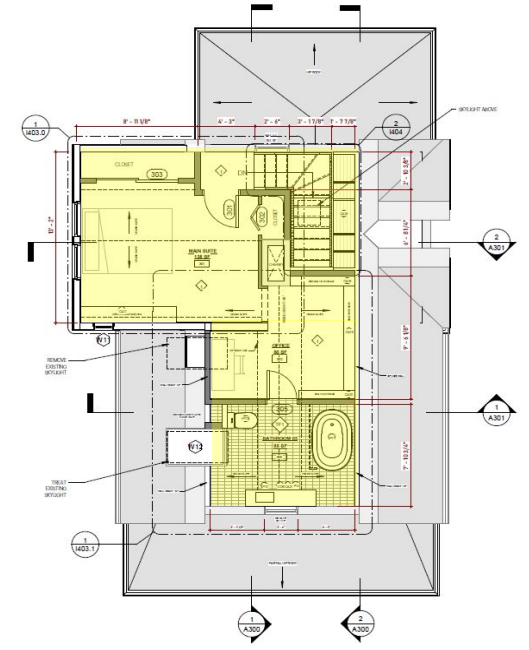
Myung Residence



FIRST FLOOR



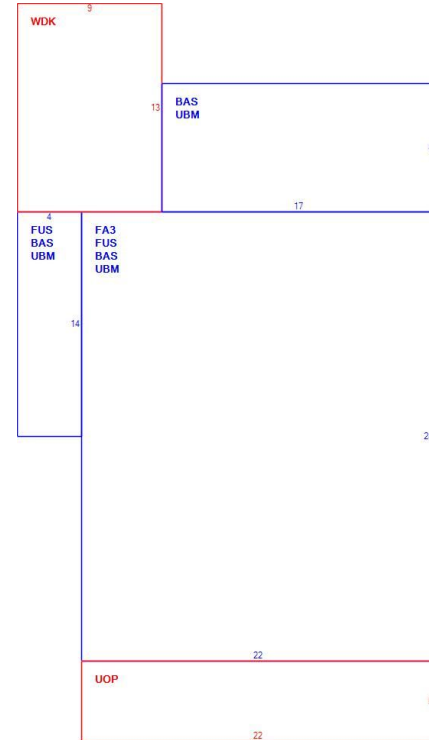
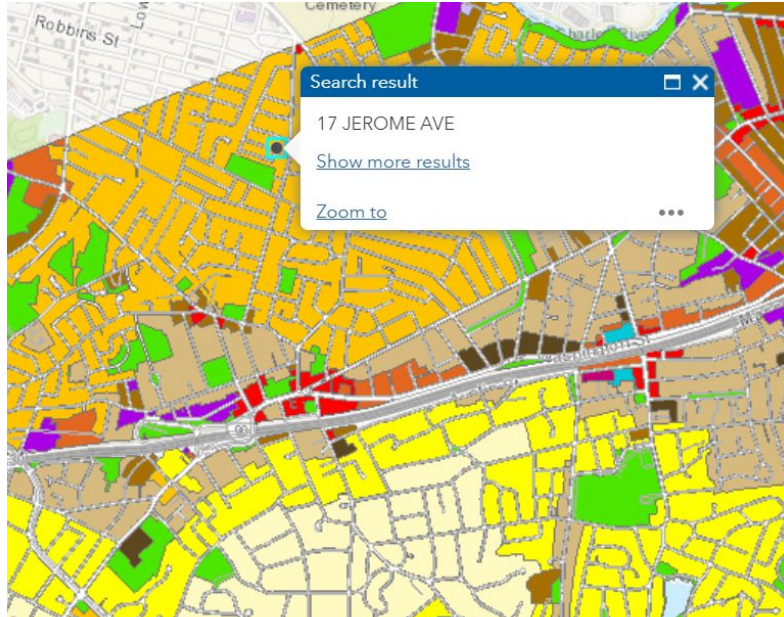
SECOND FLOOR



ATTIC FLOOR

Project Location

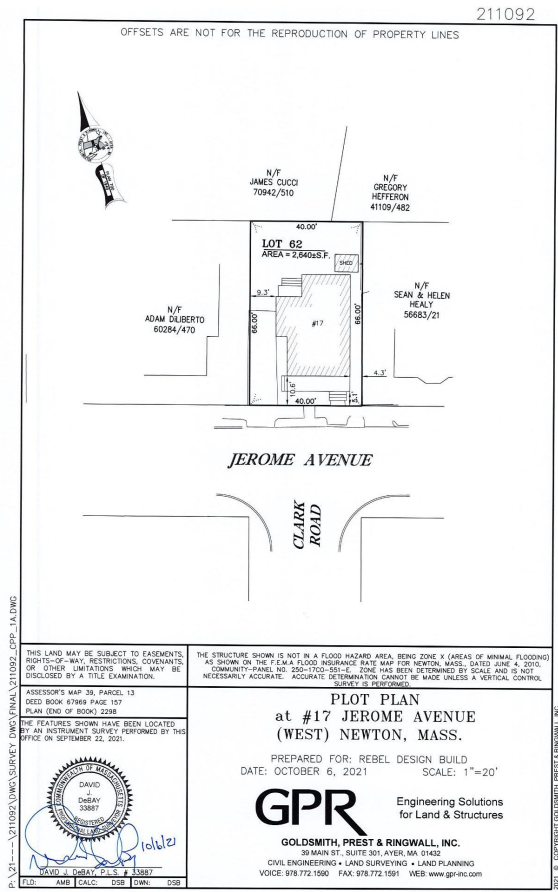
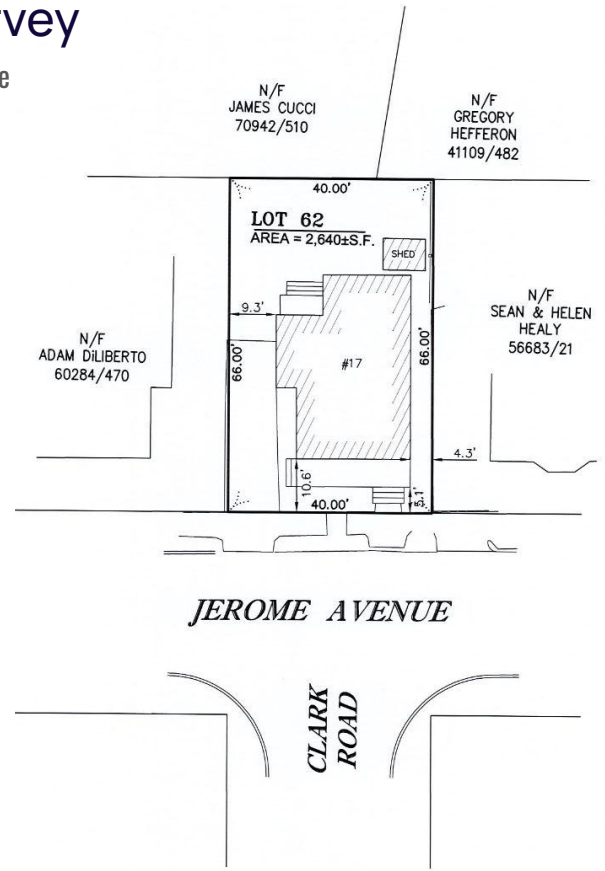
Myung Residence



FROM ASSESSORS DATABASE

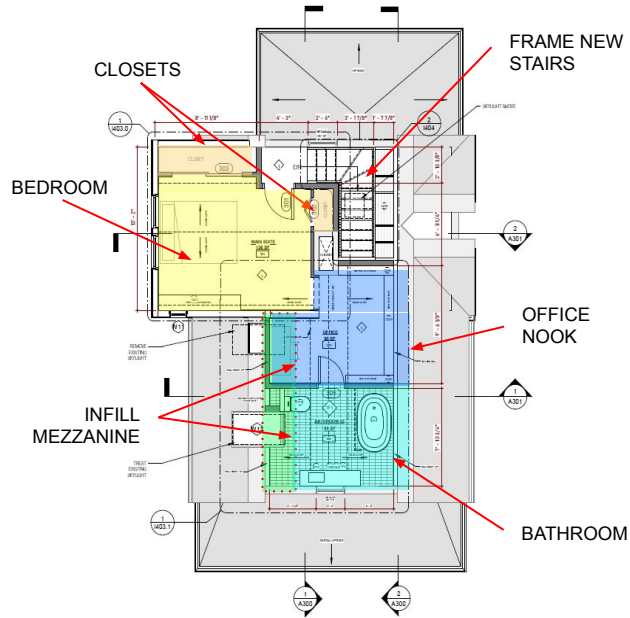
Site Survey

Myung Residence

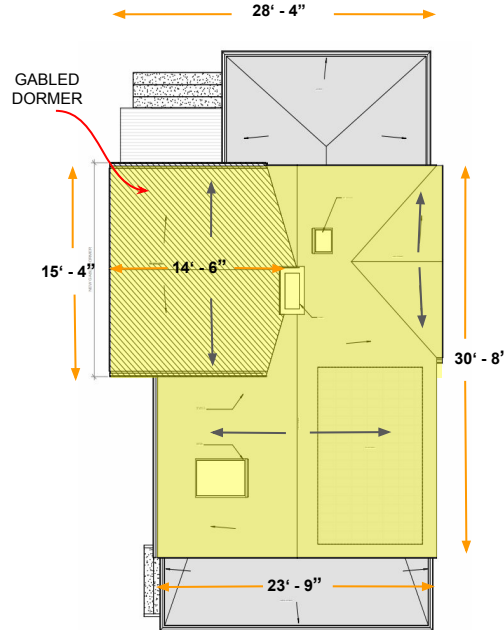


Dormer Proposal

Myung Residence



Attic Plan - Proposed



Roof Plan - Proposed

Attic Scope:

1. Demo partial attic roof & stairs.
2. Frame new dormer addition higher, with bearing walls.
3. Reinforce floor joists and hang existing hipped roof to new beams.
4. Frame new stairs to attic and partition walls.
5. Frame & install (2) windows a
6. Install new asphalt shingle roof, gutters, and waterproof transitions to existing roof.
7. Install new siding as needed.
8. Refinish stairs, railing and trim.
9. Insulate new attic areas.
10. Plaster and paint new finish areas.
11. Plumb and install new vanity, toilet and shower.
12. Upgrade electrical service to house.

Zoning Analysis

Myung Residence

General Requirements

Year Built: **1894**

Lots created before December 7, **1953** (referred to as 'Before 12/7/1953') use a different set of density and dimensional standards than lots created on or after December 7, 1953 (referred to as 'On or After 12/7/1953'), as shown in the tables in Sec. 3.1.3.

MAIN BUILDING

LOT AREA: 2,640 sq ft

LOT COVERAGE: /2,640

USABLE OPEN SPACE: ?

LOT FRONTAGE: 40 FT

HEIGHT: 30' (2 ½ STORY)

FRONT: 3'

SIDE: 9'-3"

REAR: 18'

ACCESSORY BUILDING

HEIGHT: 18 FLAT/ 22 SLOPED [½ STORY]

FRONT: MIN = MAIN BUILDING

SIDE: 5FT

REAR: 5FT

	SR1	SR2	SR3
Lot Dimensions (On or After 12/7/1953)			
(A) Lot Area (min)	25,000 sf	15,000 sf	10,000 sf
Lot Area Per Unit (min)	25,000 sf	15,000 sf	10,000 sf
(B) Lot Coverage (max)	15%	20%	30%
(C) Open Space (min)	70%	65%	50%
(D) Lot Frontage (min)	140'	100'	80'
Build Factor (max)	30	25	20
Lot Dimensions (Before 12/7/1953)			
(A) Lot Area (min)	15,000 sf	10,000 sf	7,000 sf
Lot Area Per Unit (min)	25,000 sf	15,000 sf	10,000 sf
(B) Lot Coverage (max)	20%	30%	30%
(C) Usable Open Space (min)	65%	50%	50%
(D) Lot Frontage (min)	100'	80'	70'
Build Factor (max)	30	25	20

	SR1	SR2	SR3
Principal Building Height			
Sloped Roof (max)	36'	36'	36'
Flat Roof (max)	30'	30'	30'
(H) Stories (max)	2.5	2.5	2.5
(H) Stories by Special Permit (max)	3	3	3
Floor Area Ratio			
All Lot Sizes	see Sec. 3.1.9		

(Ord. No. S-260, 08/03/87; Ord. No. S-288, 12/07/87; Ord. No. T-173, 09/16/91; Ord. No. V-112, 04/23/97; Ord. No. V-113, 04/23/97; Ord. No. V-122, 07/14/97; Ord. No. Z-77, 02/22/11; Ord. No. A-73, 04/04/16; Ord. No. A-99, 01/17/17; Ord. No. B-2, 02-20-18)

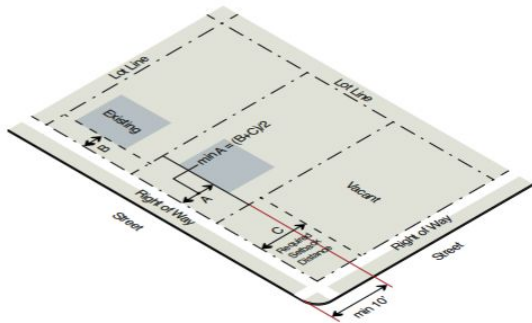
	SR1	SR2	SR3
Principal Building Setbacks (On or After 12/7/1953)			
(E) Front (min)*	40'	30'	30'
(F) Side (min)	20'	15'	10'
(G) Rear (min)	25'	15'	15'
Principal Building Setbacks (Before 12/7/1953)			
(E) Front (min)*	25'	25'	25'
(F) Side (min)	12.5'	7.5'	7.5'
(G) Rear (min)	25'	15'	15'

* See [Sec. 1.5.3](#) for setback averaging requirement.

Zoning Analysis

Myung Residence

- B. No building need be set back more than the average of the setbacks of the buildings on the nearest lot on either side, a vacant lot or a lot occupied by a building set back more than the required distance for its district to be counted as though occupied by a building set back such required distance. Averaging applies only to the front setback. In no case shall any part of a building in a residence district extend nearer the street line than 10 feet.



FAR

1. For construction on lots created before 12/7/1953, an additional increase in FAR of 0.02 above the amount shown in the table below shall be allowed, provided that new construction proposed using additional FAR granted under this paragraph shall comply with setback requirements for post-1953 lots. Any increase in FAR granted through this paragraph may not create or increase nonconformities with respect to lot coverage or open space and may not be used in conjunction with Sec. 7.8.2.B.

2. An increased FAR may be allowed by special permit if the proposed structure is consistent with and not in derogation of the size, scale and design of other structures in the neighborhood

	Lot Size (sf)	Equation for Determining Maximum FAR	Maximum FAR Range
SR 3	4,999 sf or less	--	0.48
	5,000 to 6,999 sf	--	0.48
	7,000 to 9,999 sf	$0.48 - (0.000023 \text{ (lot size - 7,000)})$	0.48 to 0.41
	10,000 to 14,999 sf	$0.41 - (0.000006 \text{ (lot size - 10,000)})$	0.41 to 0.38
	15,000 to 19,999 sf	--	0.38
	20,000 to 24,999 sf	$0.38 - (0.000004 \text{ (lot size - 20,000)})$	0.38 to 0.36
	25,000 sf or more	--	0.36

Zoning Analysis

Myung Residence

Images for illustration purposes only*

Half Story

B1 = 2/5 A

A: 588 SF

B1: SF allowed to have head height +7 ft

B1 : 392 SF

FAR: $0.48 + .02 = 2640SF/2 = 1320 SF$

B2: SF allowed with FAR : $1320 - (588*2)$

B2 : 144 SF

FAR Calculator

The calculator below estimates FAR limits under the new FAR regulations.
(Make sure to **not** use commas in the lot size)

Zone

SR1 SR2 SR3
 MR1 MR2/MR3

Lot Size

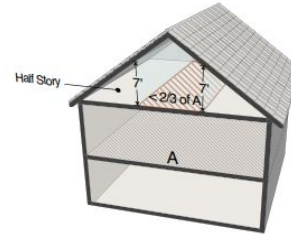
Zone: sr3

Lot Size: 2640 square feet

Maximum FAR: 0.48

Maximum Gross Floor Area: 1267 square feet

- C. **Story, Half.** A story directly under a sloping roof where the area with a ceiling height of 7 feet or greater is less than 2/3 of the area of the story next below.



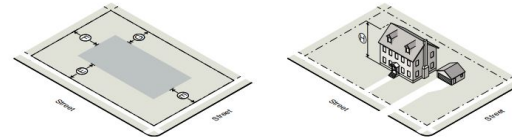
1. **Defined.** A projection built out from a sloping roof, usually containing a window or vent.
2. Except as may be allowed by special permit in accordance with [Sec. 7.3](#), the following restrictions apply to dormers above the second story in single- and two-family dwellings and to dormers in accessory structures.
 - a. A roof line overhang shall be continued between the dormer and the story next below so as to avoid the appearance of an uninterrupted wall plane extending beyond two stories.



We can only have **144SF** with a height of 7' or more.

The proposed **148SF** design currently exceeds City of Newton zoning ordinances by 4SF.

* A bonus of .02 is available for construction on lots created before December 7, 1953, provided that new construction complies with setback requirements for post-1953 lots and the new construction does not create or increase nonconformities with respect to lot coverage or open space. The bonus also may not be used in conjunction with Section 30.21 (c) of the Zoning Ordinance, the de minimis rule.

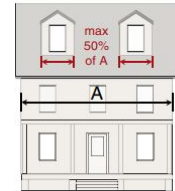


	SR1	SR2	SR3		SR1	SR2	SR3
Principal Building Setbacks (On or After 12/7/1953)				Principal Building Height			
Ⓐ Front (min)*	40'	30'	30'	Sloped Roof (max)	36'	36'	36'
Ⓑ Side (min)	20'	15'	10'	Flat Roof (max)	30'	30'	30'
Ⓒ Rear (min)	25'	15'	15'	Ⓓ Stories (max)	2.5	2.5	2.5
Principal Building Setbacks (Before 12/7/1953)				Ⓔ Stories by Special Permit (max)			
Ⓐ Front (min)*	25'	25'	25'		3	3	3
Ⓑ Side (min)	12.5'	7.5'	7.5'	Floor Area Ratio			
Ⓒ Rear (min)	25'	15'	15'	All Lot Sizes see Sec. 3.1.9			

* See [Sec. 1.5.3](#) for setback averaging requirement.

(Ord. No. S-300, 08/03/87; Ord. No. S-288, 10/07/87; Ord. No. 1-173, 02/16/91; Ord. No. V-112, 04/23/97; Ord. No. V-113, 04/23/97; Ord. No. V-122, 07/14/97; Ord. No. Z-77, 02/22/11; Ord. No. A-73, 04/04/16; Ord. No. A-99, 01/17/17; Ord. No. B-2, 02-20-18)

- a. A dormer may be no wider than 50 percent of the length of the exterior wall of the story next below. Where more than one dormer is located on the same side of the roof, the width of all dormers combined may not exceed 50 percent of the length of the exterior wall next below.



FAR - Zoning Review Memorandum

Myung Residence

SR3 Zone	Required	Existing	Proposed
Lot Size	7,000 square feet	2,640 square feet	No change
Frontage	70 feet	40 feet	No change
Setbacks			
<ul style="list-style-type: none"> • Front • Side • Side • Rear 	25 feet 7.5 feet 7.5 feet 15 feet	3.1 feet 9.3 feet 4.3 feet 19.4 feet	No change No change No change No change
Max Number of Stories	2.5	2.5	No change
Max Height	36 feet	32.5 feet	32.5 feet
FAR	.48	.51	.57*
Max Lot Coverage	30%	37%	No change
Min. Open Space	50%	67%	No change

*Requires relief

Zoning Analysis - Existing Photos

Myung Residence

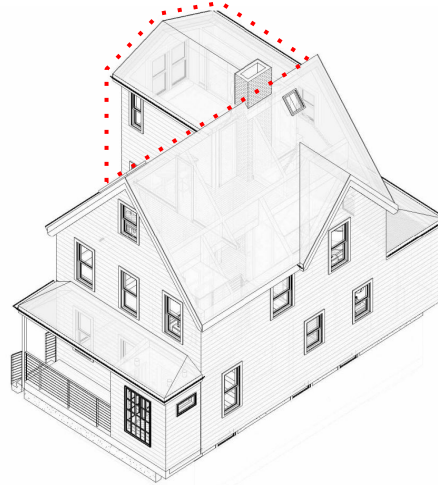


Proposed 3D Models

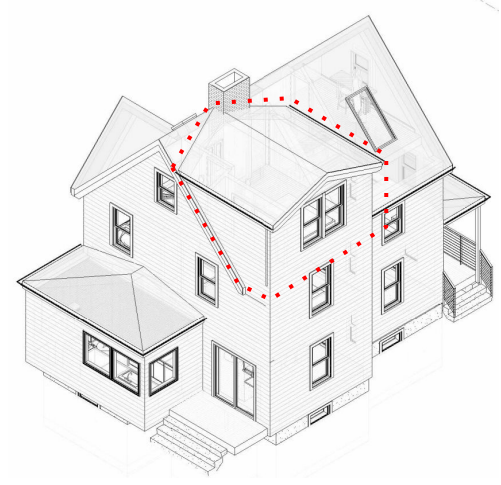
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FRONT CURRENT



FRONT PROPOSED

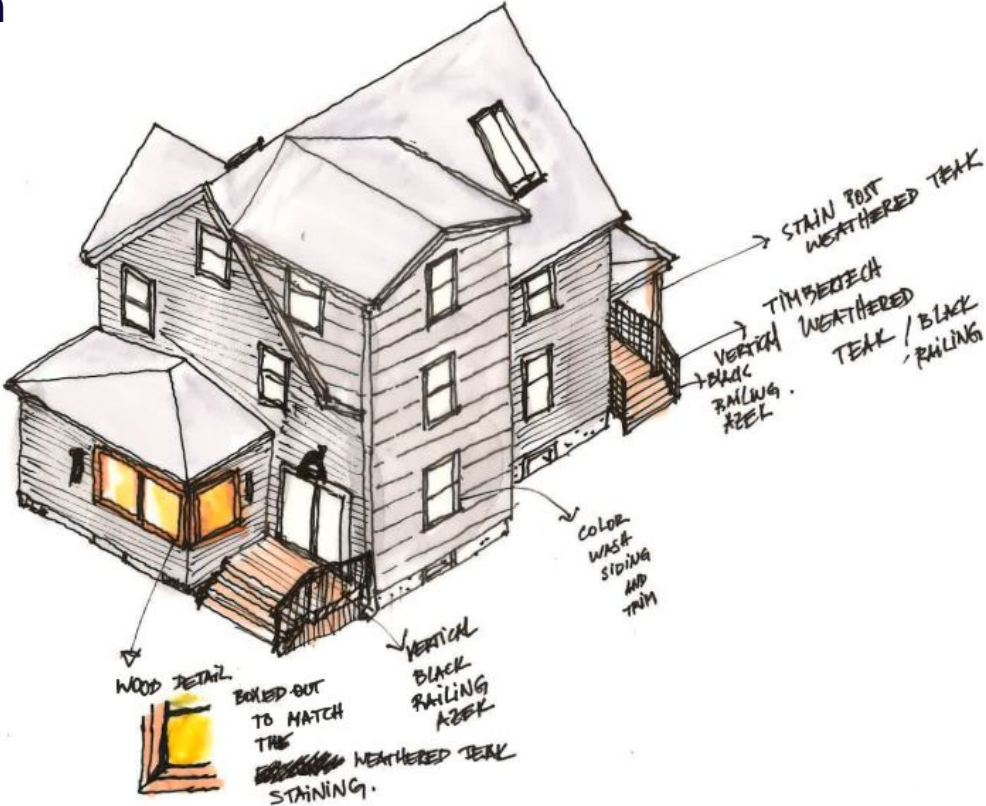


REAR PROPOSED

*Sketch is for reference of possible layout. Design would explore the best solutions to accomplish the renovation goals.

Proposed Sketch

Myung Residence



*Sketch is for reference of possible layout. Design would explore the best solutions to accomplish the renovation goals.

Proposed Renderings - Dark Color Scheme

Myung Residence



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Proposed Renderings - Light Color Scheme

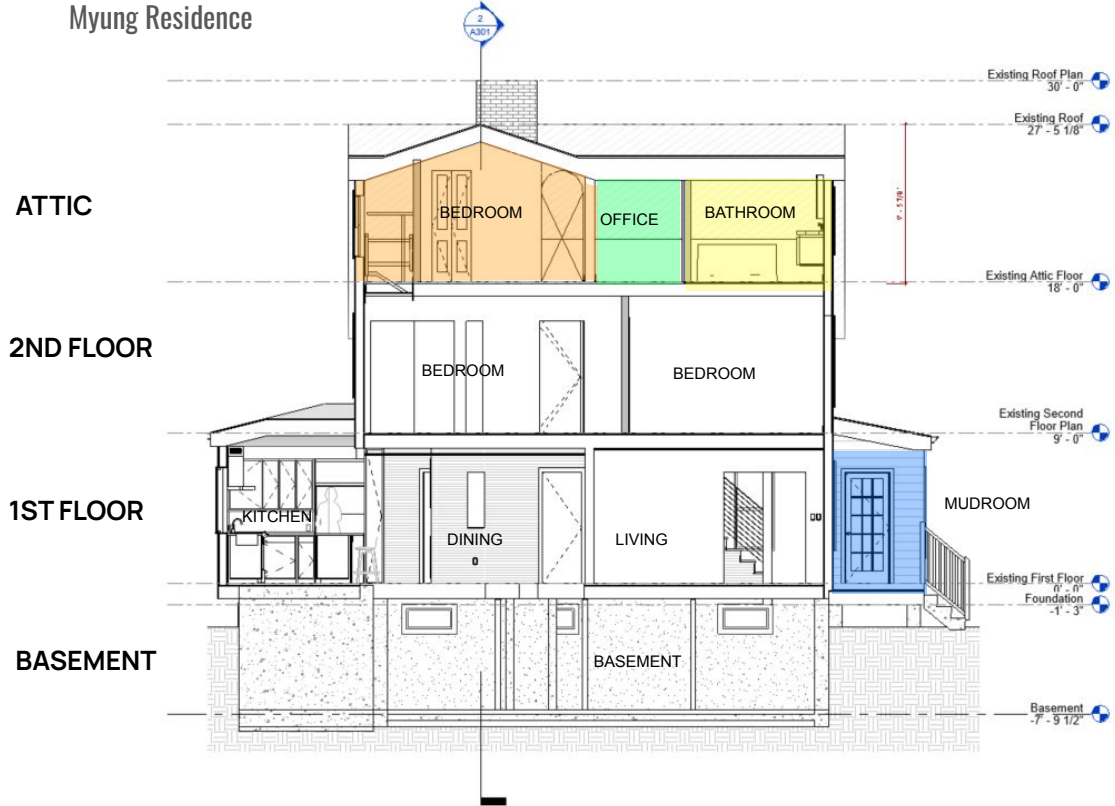
Myung Residence



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Proposed Schematic - Longitudinal Section

Myung Residence



PROPOSED BUILDING HEIGHT = 27'-5 1/8"

STORIES = 2.5

MAX BUILDING HEIGHT ALLOWED BY ZONING = 36'-0"

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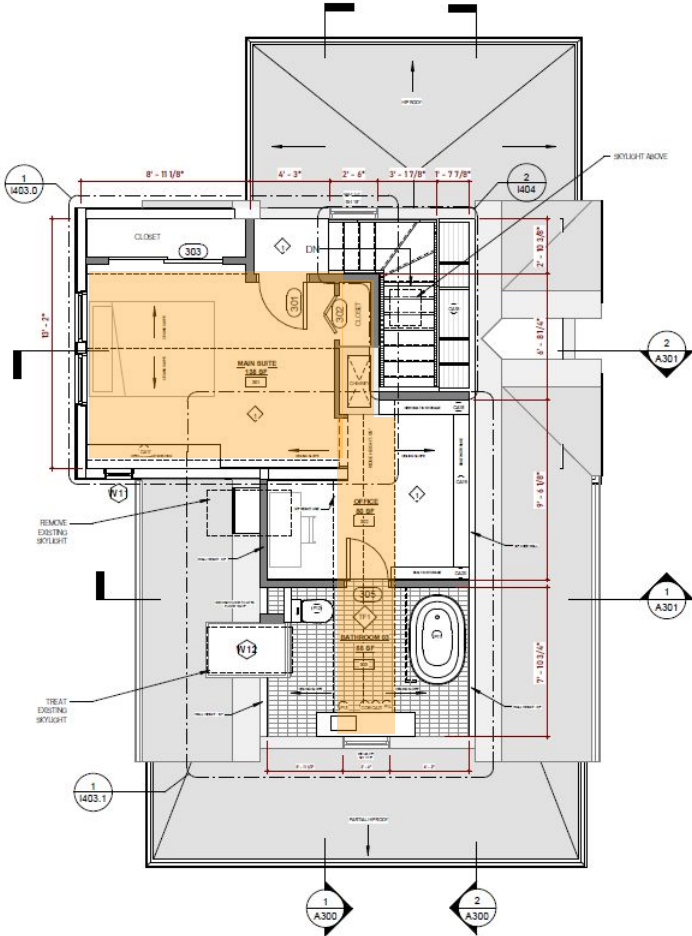


THANK YOU

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Attic Plan

Myung Residence

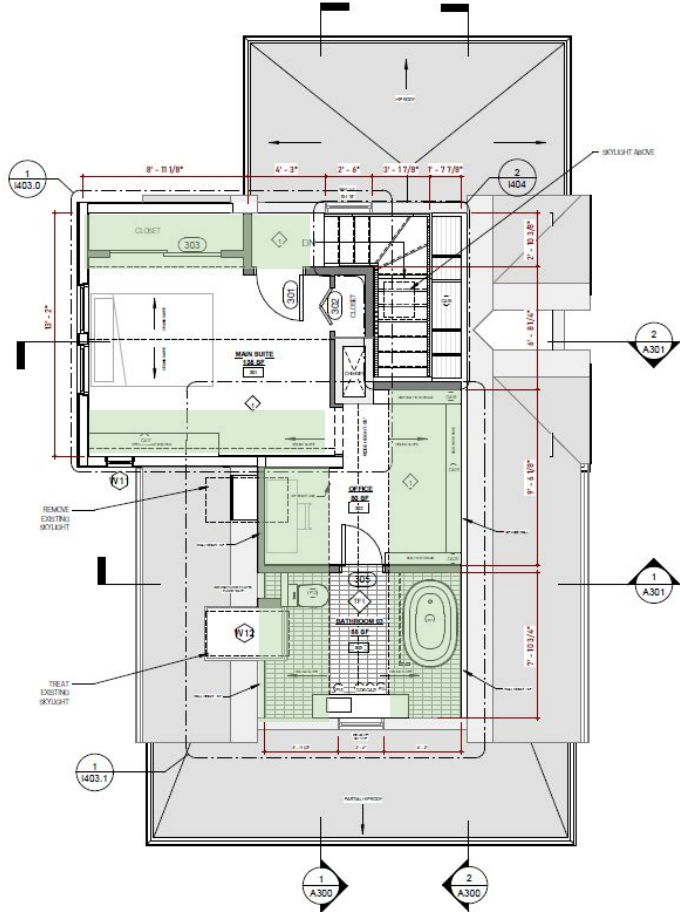


**ATTIC PLAN - FLOOR AREA 7FT
HEIGHT OR ABOVE = 148 SQ FT**

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Attic Plan

Myung Residence

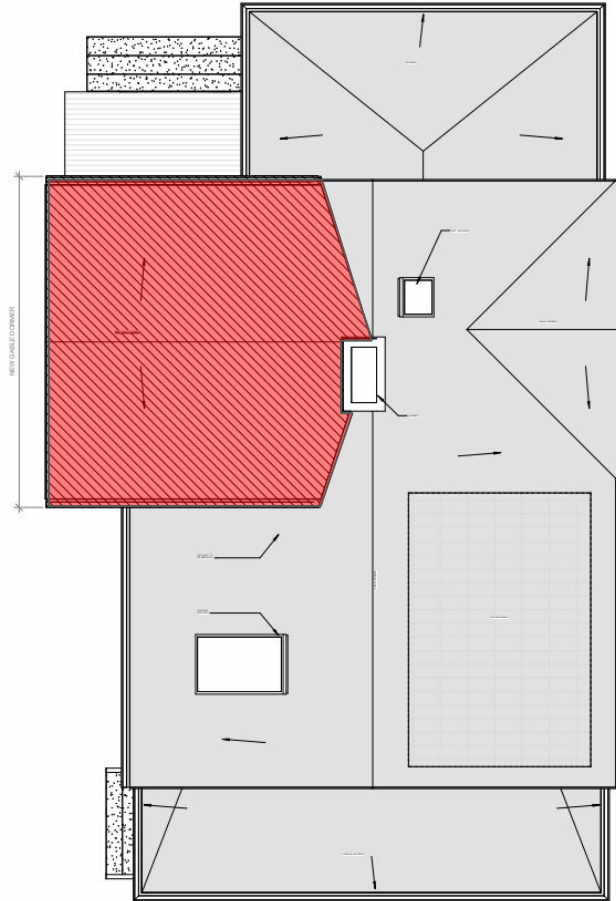


**ATTIC PLAN - FLOOR AREA BELOW
7 FT IN HEIGHT = 298 SQ FT**

*Sketch is for reference of possible layout. Design would explore the best solutions to accomplish the renovation goals.

Roof Plan

Myung Residence



Images for illustration purposes only*

ROOF PLAN - ROOF WORK AREA =
235 SQ FT

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