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John Lojek  
Commissioner

**FLOOR AREA RATIO WORKSHEET**

For Residential Single and Two Family Structures

Property address: 15 ROBERTS AVE, NEWTON, MA 02460



FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1157	1157
2. Attached garage	NA	NA
3. Second story	1157	1215
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	NA	NA
5. Certain floor area above the second story <sup>1b</sup>	0	0
6. Enclosed porches <sup>2b</sup>	56	36
7. Mass below first story <sup>3b</sup>	0	0
8. Detached garage	NA	NA
9. Area above detached garages with a ceiling height of 7' or greater	NA	NA
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	NA	NA
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	2,370	2,908
B Lot size	5,081	5,081
C FAR = A/B	.46	.57
Allowed FAR		
Allowable FAR	.58	.58
Bonus of .02 if eligible <sup>4b</sup>		
TOTAL Allowed FAR		

Ex 1st story SF  
976  
181  
1157 (not including porches)

Ex Enclosed porches SF  
25 front  
31 basement access  
56

Ex 2nd story  
Same  
Ex. Basement  
①  $\frac{461}{1140} \times 50\% = 570$   
②  $x=0$   
 $y = \text{perimeter}$   
 $\frac{0}{y} \times \text{floor area} = 0$

EX ATTIC  
→ 198 sf required floor area (5' underside of rafters)  
→ 17 sf minimum ceiling  
170

Proposed 1st story  
Same

Proposed 2nd story  
1157  
+ 58  
1215

Proposed Enclosed porch  
36 sf basement access