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Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 20 MORTON ST.

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1,390	1,933
2. Attached garage <i>SIZE 698 S.F. (PART OF MASS BELOW 1ST)</i>	—	ON MASS BELOW 1ST
3. Second story	1,146	1,933
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	—	—
5. Certain floor area above the second story ^{1b}	610	1,024
6. Enclosed porches ^{2b}	—	—
7. Mass below first story ^{3b}	138	765
8. Detached garage	431	—
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)	3,715	5,655
B Lot size	15,064	15,064
C FAR = A/B	0.25	0.38
Allowed FAR		
Allowable FAR	0.33	0.33
Bonus of .02 if eligible ^{4b}	—	—
TOTAL Allowed FAR	0.33	0.33

