



Ruthanne Fuller
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Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address:

244 DUDLEY ROAD, NEWTON, MA 02459

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	3,926	4,264
2. Attached garage	-	12,406
3. Second story	2,693	2,693
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	-	-
5. Certain floor area above the second story ^{1b}	-	-
6. Enclosed porches ^{2b}	-	-
7. Mass below first story ^{3b}	-	-
8. Detached garage	857	-
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)	7,476	19,363
B Lot size	267,786	267,786
C FAR = A/B	.03	.07
Allowed FAR		
Allowable FAR	.26	.26
Bonus of .02 if eligible ^{4b}	-	-
TOTAL Allowed FAR	.26	.26



Timothy Burke