



Ruthanne Fuller  
Mayor

## City of Newton, Massachusetts

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Commissioner

### FLOOR AREA RATIO WORKSHEET

*For Residential Single and Two Family Structures*

Property address: 115 Elinor Road, Newton, MA - Existing

Zoning District: SR-3

Lot Size: 10,352

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	1,556
2. Attached garage	*
3. Second story	N/A
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	N/A
5. Certain floor area above the second story <sup>1b</sup>	N/A
6. Enclosed porches <sup>2b</sup>	N/A
7. Mass below first story <sup>3b</sup> Counts as first floor given average grade height	1,556
8. Detached garage	N/A
9. Area above detached garages with a ceiling height of 7' or greater	N/A
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	N/A
FAR of Proposed Structure(s)	
A. Total gross floor area (sum of rows 1-9 above)	<b>3,112</b>
B. Lot size	10,352
C. FAR = A/B	.30
Allowed FAR	
Allowable FAR	0.41
Bonus of .02 if eligible <sup>4b</sup>	N/A
TOTAL Allowed FAR	0.41

\* Attached garage included in basement total

Please note FAR sheet provided based on information from existing conditions survey provided by Everett Brooks dated May 14, 2021