



Ruthanne Fuller
Mayor

City of Newton, Massachusetts

Department of Inspectional Services

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John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 58 Greenlawn Avenue Existing FAR

Zoning District: SR2 Lot Size: 8,130 sf

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	1,395.707 sf
2. Attached garage	n/a
3. Second story	906.154 sf
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 ^{1b}	359.733 sf
6. Enclosed porches ^{2b}	n/a
7. Mass below first story ^{3b}	385.048 sf
8. Detached garage	338 sf
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)	168 sf
FAR of Proposed Structure(s)	
A. Total gross floor area (sum of rows 1-9 above)	3,552.642 sf
B. Lot size	8,130 sf
C. FAR = A/B	0.43698
Allowed FAR	
Allowable FAR	0.41079
Bonus of .02 if eligible ^{4b}	
TOTAL Allowed FAR	



#297-22



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FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 58 Greenlawn Avenue (Proposed FAR Calc)

Zoning District: SR2 Lot Size: 8,130 sf

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	1,395.707 sf
2. Attached garage	n/a
3. Second story	1,003.643 sf
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 ^{1b}	359.733 sf
6. Enclosed porches ^{2b}	n/a
7. Mass below first story ^{3b}	385.048 sf
8. Detached garage	338 sf
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)	168 sf
FAR of Proposed Structure(s)	
A. Total gross floor area (sum of rows 1-9 above)	3,650.131 sf
B. Lot size	8,130 sf
C. FAR = A/B	0.44897
Allowed FAR	
Allowable FAR	0.41079
Bonus of .02 if eligible ^{4b}	
TOTAL Allowed FAR	

