



Ruthanne Fuller
Mayor

City of Newton, Massachusetts

Department of Inspectional Services

1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1060
Fax
(617) 796-1086
Email
ISD@newtonma.gov
www.newtonma.gov

John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 34 Westbourne Road

existing

Zoning District: SR2

Lot Size: 7,640 s.f.

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	1,234.744 s.f.
2. Attached garage	n/a
3. Second story	1,225.435 s.f.
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}	607.374 s.f.
6. Enclosed porches ^{2b}	n/a
7. Mass below first story ^{3b}	n/a
8. Detached garage	324 s.f.
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)	3,391.553 s.f.
B. Lot size	7,640 s.f.
C. FAR = A/B	0.44392
Allowed FAR	
Allowable FAR	0.41912
Bonus of .02 if eligible ^{4b}	
TOTAL Allowed FAR	





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2. Attached garage	n/a
3. Second story	1,225.435 s.f.
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}	607.374 s.f.
6. Enclosed porches ^{2b}	n/a
7. Mass below first story ^{3b}	n/a
8. Detached garage	528 s.f.
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)	3,595.533 s.f.
B. Lot size	7,640 s.f.
C. FAR = A/B	0.47062
Allowed FAR	
Allowable FAR	0.41912
Bonus of .02 if eligible ^{4b}	
TOTAL Allowed FAR	

