

ZONING SUMMARY + CALCULATIONS

GENERAL INFORMATION

148 Auburndale Avenue, West Newton, MA
 Zoning Classification: Single Residence 3: SR-3
 Lot / Block Number:
 Year of Existing Lot Creation: Before 12/7/1953

Total Site Area (per Plot Plan by Land Engineering + Environmental Services) 6,616.00 SF

DIMENSIONAL / AREA CONSTRAINTS:

	Allowed	Existing	Proposed
Lot Area (min.)	7,000.00	6,616	6,616
FAR Floor Area (summary below)	3,234.11	1,583	2,381
Building Footprint:		943	1,158
Basement (Floor Area > 1/2 story below Ave. Grade)		-	-
Level 1		943	1,171
Level 2		640	1,053
Loft/Attic Level (Floor Area < Gross Area Min./Ht. Min.)		-	170
Lot Coverage (max.)	30%	14.3%	17.5%
Usable Open Space (min.)	50%	79.4%	74.7%
Impervious Walks and Drives:			
Front Walk/Stoop		NA	NA
Side Walkway/Stoop		NA	NA
Rear Terrace/Stoop (Reduced 120 SF)		NA	NA
Driveway		386.00	386.00
Roofed Building Footprint Areas		976.00	1,287.00
TOTAL NON-OPEN SPACES:		1,362.00	1,673.00
Lot Frontage (ft.) (min.)	70'	158.21	No Change
Lot Perimeter (ft.)		325	No Change
Build Factor (max.):			
=(((Lot Perimeter)(Lot Perimeter)/Lot Area))/(Lot Area/Lot Area (min.))	20	16.93	16.93
			Conform
FAR:			
Allowable FAR (max.)	0.488832	0.24	0.36
=(0.48-(0.000023(lot area - 7000)))		Conform	Conform
GSF Area TOTAL:	3,234.11	1,583.00	2,381.00
		Conform	Conform

FAR CALCULATIONS BY LEVEL:

Level B Floor Area [Below Grade Space]		1,151.18	1,151.18
Lesser of:			
A. 50% of the GSF Area of the Mass Below Grade:	648.00	324.00	324.00
OR			
B. FAR Area Calculation Below Ave. Grade Plane:			
Length of Perimeter Walls >=4' height (X)		0	0
Total Perimeter Length (Y)		142.83	142.83
=(X/Y)*Gross Floor Area Below Grade Plane [0'/106'-1 1/2"*648]		0	0
Level B FAR Floor Area		0	0
	Ave. Ceiling Ht./10'	Gross Area SF	Gross Area SF
Level 1 + Garage FAR Floor Area		943.00	1,158.00
Main House	1.00	943.00	1158.00
Level 2 FAR Floor Area		640.00	1,053.00
Loft/Attic FAR Floor Area		-	170.00
Attic Roof Area 1	1.00	-	170.00
Attic Roof Area 2	1.00	-	0.00
TOTAL FAR FLOOR AREA:		1,583	2,381

SETBACKS: (pre 12/07/1953)

Front Yard: (and Left Side Yard for Corner Lot)	25'	Non-Conform	Non-Conform
Side Yard:	7.5'	Conform	Conform
Rear Yard:	15'	Conform	Conform
Accessory Building Setback:	5'	None	Conform