

8



Setti D. Warren
Mayor

City of Newton, Massachusetts
Department of Inspectional Services
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1060
Telefax
(617) 796-1086
TDD/TTY
(617) 796-1089
www.newtonma.gov

John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 1158 Beacon Street, Newton, MA 02460

Zoning District: BU2 **Lot Size:** 20,443 square feet (SF)

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	4,770
2. Attached garage	N/A
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 ^{1b}	N/A
6. Enclosed porches ^{2b}	N/A
7. Mass below first story ^{3b}	N/A
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)	4,770
B. Lot size	20,443
C. FAR = A/B	0.23
Allowed FAR	
Allowable FAR	1.0
Bonus of .02 if eligible ^{4b}	
TOTAL Allowed FAR	1.0