



Ruthanne Fuller
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

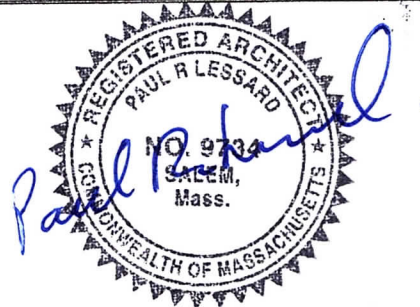
John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 44 BILLINGS PARK

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1483	1551
2. Attached garage	0	0
3. Second story	1487	1487
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	0	0
5. Certain floor area above the second story ^{1b}	997	997
6. Enclosed porches ^{2b}	0	0
7. Mass below first story ^{3b}	742	742
8. Detached garage	361	880
9. Area above detached garages with a ceiling height of 7' or greater	0	539
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	0	0
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	5,070	6,196
B Lot size	9,014	9,014
C FAR = A/B	.56	.69
Allowed FAR		
Allowable FAR	.40	.40
Bonus of .02 if eligible ^{4b}	.40	.40
TOTAL Allowed FAR	.40	.40



7.27.20