



Ruthanne Fuller
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FLOOR AREA RATIO WORKSHEET

17 June, 2019

For Residential Single and Two Family Structures

Property address: 349 Dedham Street, Newton, MA - Beth Menachem Chabad

Zoning District: SR-1 Lot Size: 33,697

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	8,465sf
2. Attached garage	NA
3. Second story	NA
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	NA
5. Certain floor area above the second story ^{1b}	NA
6. Enclosed porches ^{2b}	NA
7. Mass below first story ^{3b}	3,280sf
8. Detached garage	NA
9. Area above detached garages with a ceiling height of 7' or greater	NA
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	NA
FAR of Proposed Structure(s)	
A. Total gross floor area (sum of rows 1-9 above)	11,745sf
B. Lot size	33,697sf
C. FAR = A/B	.348 FAR (.35)
Allowed FAR	
Allowable FAR	.36 Dover Waiver
Bonus of .02 if eligible ^{4b}	NA
TOTAL Allowed FAR	.36 Dover Waiver

