



Ruthanne Fuller  
Mayor

## City of Newton, Massachusetts

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John Lojek  
Commissioner

### FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 29 Hawthorne Ave.

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	898	1,562
2. Attached garage		
3. Second story	898	1,450
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		
Certain floor area above the second story <sup>1b</sup>		
5.		
6. Enclosed porches <sup>2b</sup>		
7. Mass below first story <sup>3b</sup>		
8. Detached garage	428	612
9. Area above detached garages with a ceiling height of 7' or greater		
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)		
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	2,224	3,624
B Lot size	9,790	9,790
C FAR = A/B	.23	.37
Allowed FAR		
Allowable FAR	.34	.34
Bonus of .02 if eligible <sup>4b</sup>		
TOTAL Allowed FAR	.34	.34