



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

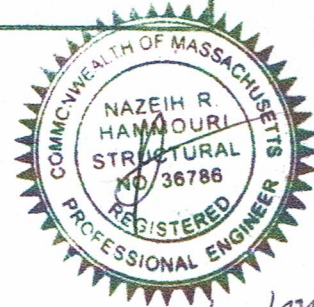
John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 146 LANGLEY RD, NEWTON

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1,812.23	154.56
2. Attached garage		
3. Second story	1,334.15	620.74
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		
5. Certain floor area above the second story ^{1b}		
6. Enclosed porches ^{2b}		299.22
7. Mass below first story ^{3b}		
8. Detached garage		698.75
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)	3,146.38	1,773.27
B Lot size	10,312	10,312
C FAR = A/B	0.31	0.17
Allowed FAR		
Allowable FAR		
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR		



10/22/20