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John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 71 Withington Road

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1,460 sf	1,460 sf
2. Attached garage Included in basement		
3. Second story	1,460 sf	1,460 sf
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		
5. Certain floor area above the second story ^{1b}	362 sf	536 sf
6. Enclosed porches ^{2b}	n/a	n/a
7. Mass below first story ^{3b} 50% x 1,460 sf = 730 sf	730 sf	730 sf
8. Detached garage	none	none
9. Area above detached garages with a ceiling height of 7' or greater	n/a	n/a
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	none	none
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	4,012 sf	4,186 sf
B Lot size	5,000 sf	5,000 sf
C FAR = A/B	.80	.83
Allowed FAR		
Allowable FAR	.58	.58
Bonus of .02 if eligible ^{4b}		.60
TOTAL Allowed FAR	.58 = 2900 sf	.60 = 3,000 sf.

