



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: 43 PRINCE ST.

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1,716 sf.	4,557 sf.
2. Attached garage	0	867 sf.
3. Second story	1,456 sf.	2,294 sf.
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}	711 sf.	1,223 sf.
6. Enclosed porches ^{2b}	0	0
7. Mass below first story ^{3b}	0	0
8. Detached garage (including 175 sf. attached shed)	701 sf.	0
9. Area above detached garages with a ceiling height of 7' or greater	0	0
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	0	(175 - 120 =) 55 sf.
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	4,584 sf.	8,996 sf.
B Lot size	27,800 sf.	27,800 sf.
C FAR = A/B	.16	.32
Allowed FAR		
Allowable FAR	.26	.26
Bonus of .02 if eligible ^{4b}	-	-
TOTAL Allowed FAR	.26	.26

