



Ruthanne Fuller
Mayor

City of Newton, Massachusetts

Department of Inspectional Services

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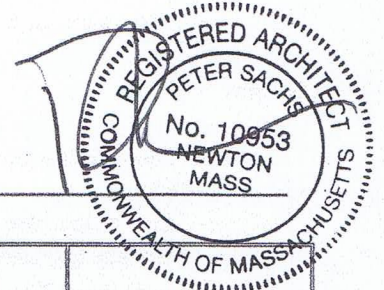
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John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 44 Ballard St. NEWTON



FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1099	1356
2. Attached garage 2 FLOORS	1758	2082
3. Second story	1051	1051
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	0	370
5. Certain floor area above the second story ^{1b}	629	683
6. Enclosed porches ^{2b}	0	0
7. Mass below first story ^{3b}	215	368
8. Detached garage	0	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	0
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	4752	5910
B Lot size	16,633	16,633
C FAR = A/B	.28	.35
Allowed FAR		
Allowable FAR	.33	.33
Bonus of .02 if eligible ^{4b}	.02	.02
TOTAL Allowed FAR	.35	.35