

# SPACE CRAFT

architecture

5 Raymond Street  
Lexington, MA 02421

781/674-2100  
781/674-2111 (fax)

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## Neighborhood Summary



RECEIVED  
Newton City, CT  
2013 AUG 13 PM 11:21  
David A. Olson, CTLS  
Newton, MA 02459

Lot	Max F.A.R.	Assumed F.A.R.	Existing SF	By Right SF
11 Beechcroft Road	.31	.24	3683 SF	4746 SF
12 Beechcroft Road	.26	.28	7333 SF	6811 SF
20 Beechcroft Road	.33	.38	4270 SF	3665 SF
25 Beechcroft Road	.28	.15	3123 SF	5808 SF
30 Beechcroft Road	.31	.22	3376 SF	4578 SF
37 Beechcroft Road	.26	.20	5157 SF	6545 SF
38 Beechcroft Road	.29	.25	4896 SF	5527 SF
32 Farlow Road	.26	.10	6039 SF	14918 SF
56 Farlow Road	.26	.17	4973 SF	7576 SF
78 Farlow Road	.27	.21	5068 SF	6379 SF
88 Farlow Road	.31	.35	5114 SF	4520 SF

The above is calculated using only First, Second, Detached Garage, and Enclosed Porch via Property Record Cards

38 Beechcroft Road	Actual F.A.R.	Actual SF
Existing	.28	5390 SF
Proposed	.35	6724 SF

The above includes First, Second, Detached/Attached Garage, Attic, Basement, Open Wells, Enclosed Porch

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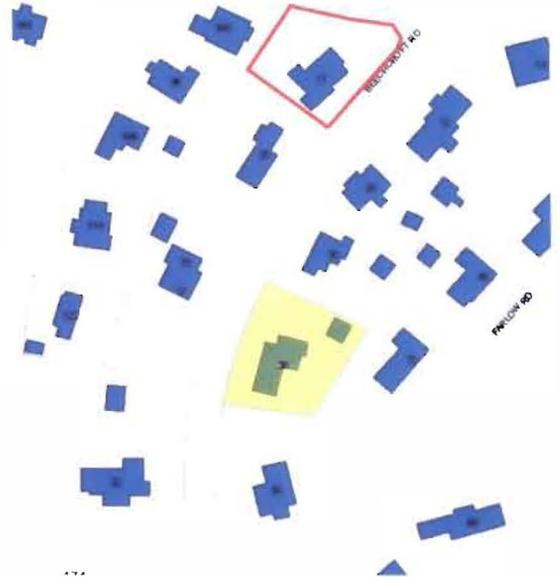
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## 11 Beechcroft Road

<i>Max F.A.R. Allowed</i>	.31
<i>Assumed Existing F.A.R.*</i>	.24
<i>Existing SF*</i>	3683 SF
<i>Max SF by Right</i>	4746 SF

\*Includes First, Second, Detached Garage,  
Enclosed Porch



13 August 2013

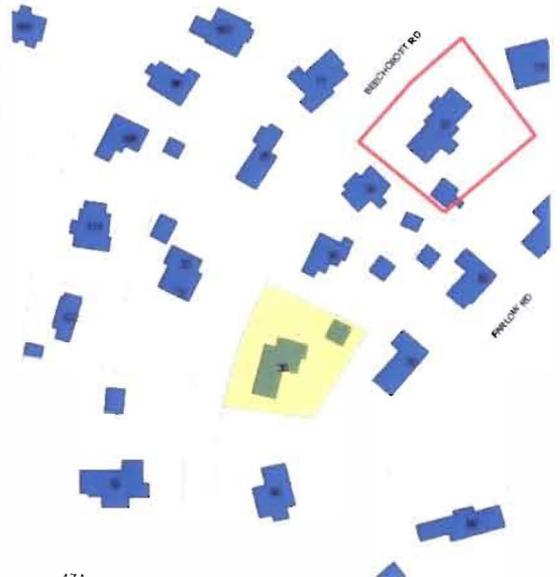
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### 12 Beechcroft Road

<i>Max F.A.R. Allowed</i>	.26
<i>Assumed Existing F.A.R.*</i>	.28
<i>Existing SF*</i>	7333 SF
<i>Max SF by Right</i>	6811 SF

\*Includes First, Second, Detached Garage,  
Enclosed Porch



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## 20 Beechcroft Road

<i>Max F.A.R. Allowed</i>	.33
<i>Assumed Existing F.A.R.*</i>	.38
<i>Existing SF*</i>	4270 SF
<i>Max SF by Right</i>	3665 SF

\*Includes First, Second, Detached Garage,  
Enclosed Porch



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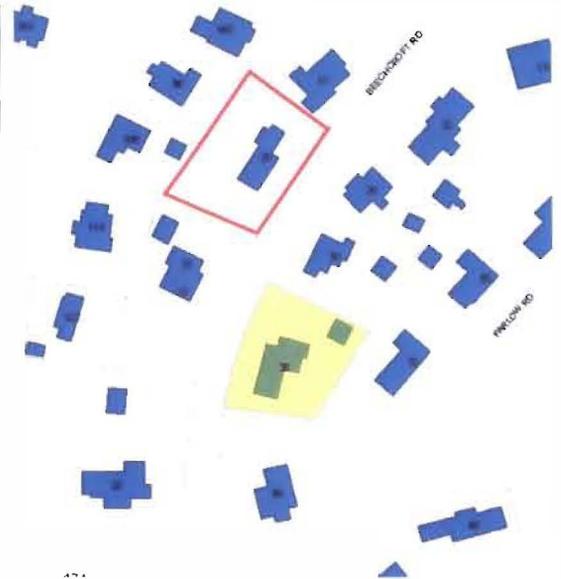
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## 25 Beechcroft Road

<i>Max F.A.R. Allowed</i>	.23
<i>Assumed Existing F.A.R.*</i>	.15
<i>Existing SF*</i>	3123 SF
<i>Max SF by Right</i>	5808 SF

\*Includes First, Second, Detached Garage,  
Enclosed Porch



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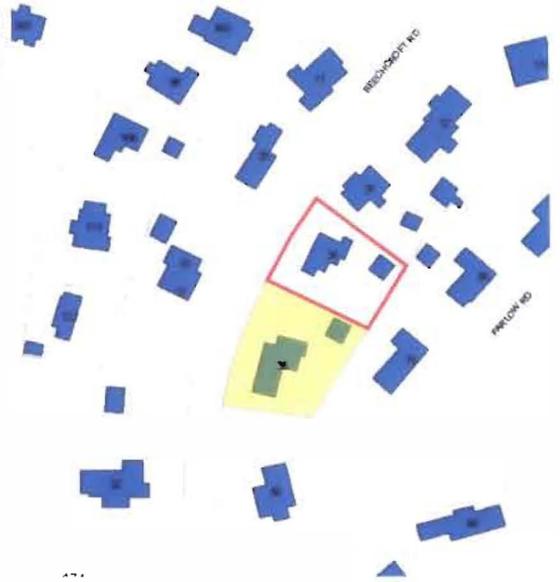
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## 30 Beechcroft Road

<i>Max F.A.R. Allowed</i>	.31
<i>Assumed Existing F.A.R.*</i>	.22
<i>Existing SF*</i>	3376 SF
<i>Max SF by Right</i>	4578 SF

\*Includes First, Second, Detached Garage, Enclosed Porch



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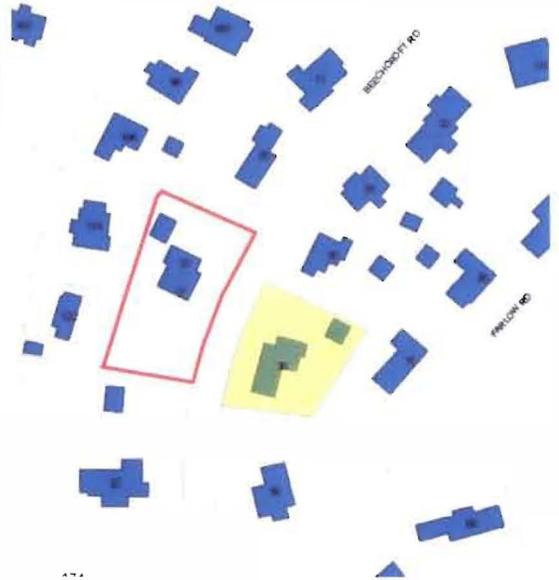
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**37 Beechcroft Road**

<i>Max F.A.R. Allowed</i>	.26
<i>Assumed Existing F.A.R.*</i>	.20
<i>Existing SF*</i>	5157 SF
<i>Max SF by Right</i>	6545 SF

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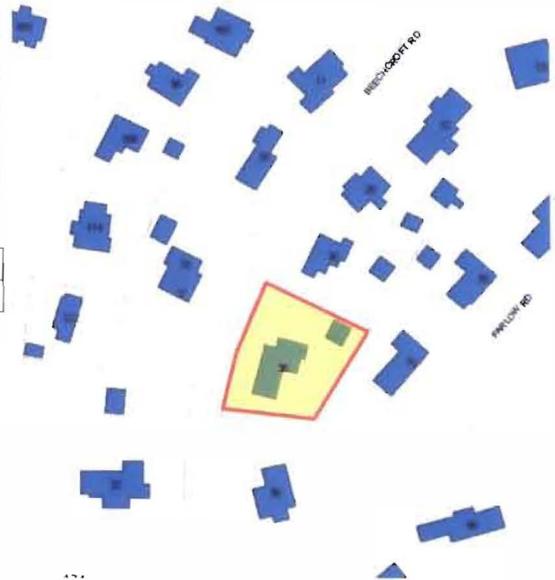
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## 38 Beechcroft Road

Max F.A.R. Allowed	.29
Existing F.A.R.*	.25
Actual	.28
Existing SF*	4896 SF
Actual	5390 SF
Max SF by Right	5527 SF

Proposed F.A.R.	.35
Proposed SF	6724 SF

\*Includes First, Second, Detached Garage, Enclosed Porch



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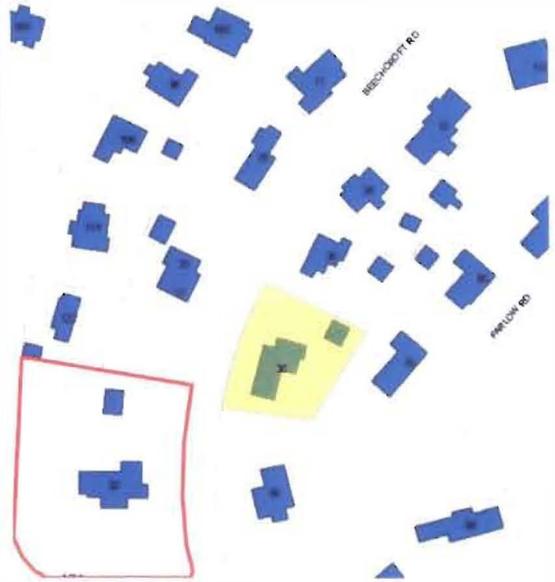
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## 32 Farlow Road

<i>Max F.A.R. Allowed</i>	.26
<i>Assumed Existing F.A.R.*</i>	.10
<i>Existing SF*</i>	6039 SF
<i>Max SF by Right</i>	14918 SF

\*Includes First, Second, Detached Garage,  
Enclosed Porch



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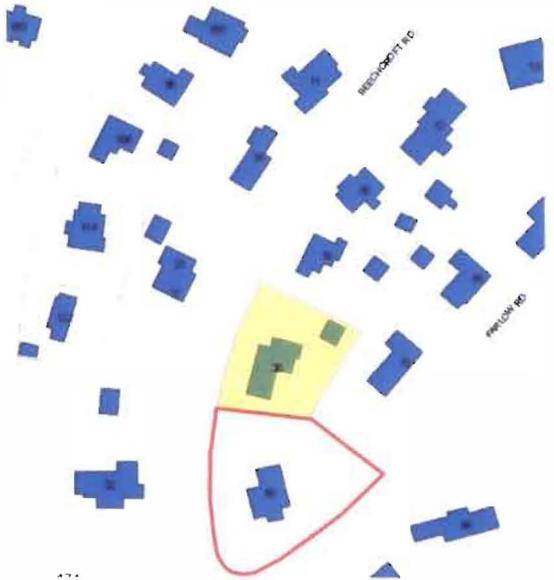
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## 56 Farlow Road

<i>Max F.A.R. Allowed</i>	.26
<i>Assumed Existing F.A.R.*</i>	.17
<i>Existing SF*</i>	4973 SF
<i>Max SF by Right</i>	7576 SF

\*Includes First, Second, Detached Garage,  
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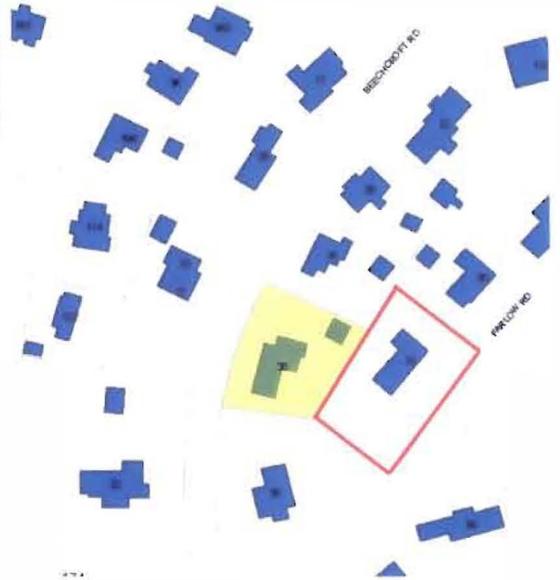
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## 78 Farlow Road

<i>Max F.A.R. Allowed</i>	.27
<i>Assumed Existing F.A.R.*</i>	.21
<i>Existing SF*</i>	5068 SF
<i>Max SF by Right</i>	6379 SF

\*Includes First, Second, Detached Garage,  
Enclosed Porch



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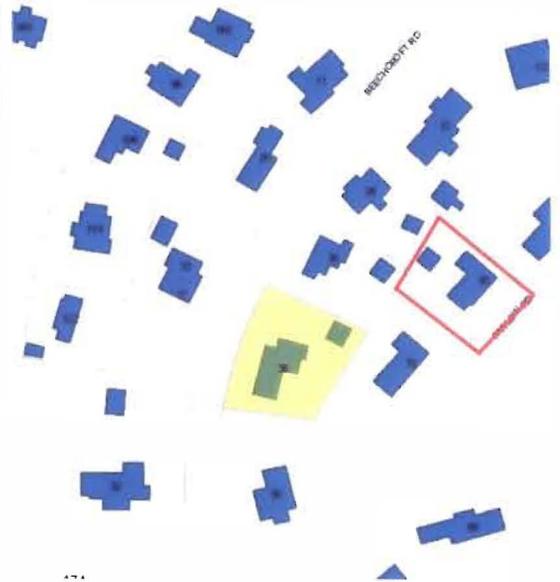
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## 88 Farlow Road

<i>Max F.A.R. Allowed</i>	.31
<i>Assumed Existing F.A.R.*</i>	.35
<i>Existing SF*</i>	5114 SF
<i>Max SF by Right</i>	4520 SF

\*Includes First, Second, Detached Garage,  
Enclosed Porch



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