



Setti D. Warren
Mayor

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Candace Havens
Director

Deborah Pierce
1075 Washington Street
Newton, MA, 02465

October 9, 2012

Dear Ms. Pierce,

I am writing regarding the letter, dated October 2nd, that you submitted concerning your proposed addition at 126-128 Westland Road in Newton, Massachusetts. You requested a determination of whether your proposed attic space will count as part of the FAR for the property.

Based on the information you provided, the attic level of the existing two family structure has a total of 314 square feet greater than five feet in height, with only 24% of that area greater than seven feet in height. Your proposed dormer additions would increase the area of the attic level to 409 square feet, with a total of 40% of that area greater than seven feet in height. The definition of gross floor area for residential structures, per Section 30-1, excludes floor area above the second story which does not have a ceiling height of seven feet over at least 50% of its required floor area. After conferring with the Commissioner of Inspectional Services, we are in agreement that your proposed attic addition would not qualify as gross floor area for the purposes of calculating FAR.

I hope this information is helpful. If you have any further questions, please do not hesitate to contact me again.

Sincerely,

Seth Zeren
Chief Zoning Code Official
City of Newton, MA

Cc: John Lojek, Commissioner of Inspectional Services
Eve Tapper, Chief Planner for Current Planning