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Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 351 Otis St.

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story (At Basement level)	1,528 sf.	1,782 sf.
2. Attached garage	0	675 sf.
3. Second story (At First Floor level)	1,696 sf.	2,054 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} (At Second Floor level) (At Attic level)	1,522 sf. 937 sf.	2,439 sf. 937 sf.
6. Enclosed porches ^{2b}	0	0
7. Mass below first story ^{3b}	0	0
8. Detached garage	363 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	0
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	6,046 sf.	7,887 sf.
B Lot size	18,681 sf.	18,681 sf.
C FAR = A/B	.32	.42
Allowed FAR		
Allowable FAR	.33	.33
Bonus of .02 if eligible ^{4b}	-	-
TOTAL Allowed FAR	.33	.33

