

Mayor

City of Newton, Massachusetts

Department of Inspectional Services
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John Lojek Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address:	333 OTK	<u>57.</u>		
Zoning Dist	trict: <u>5122</u>		Lot Size: 24,547	

FAR Calculations for Regulations Effective As Of October 15, 2011 Inputs (square feet) 1. First story 2. Attached garage EXACTIHA: O FRANCED 379 379 1967 4. Atria, open wells, and other vertical spaces (if not counted in first/second story) 5. Certain floor area above the second story 10 6. Enclosed porches 20 7. Mass below first story 30 8. Detached garage 9. Area above detached garages with a ceiling height of 7' or greater 10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt) FAR of Proposed Structure(s) A. Total gross floor area (sum of rows 1-9 above) B. Lot size C. FAR = A/B EXACTING 0, 3 Allowed FAR				
Inputs (square feet) 1. First story 2. Attached garage EXACTING: 0 FRANCED: 379 3. Second story 4. Atria, open wells, and other vertical spaces (if not counted in first/second story) 5. Certain floor area above the second story 6. Enclosed porches 7. Mass below first story 8. Detached garage 9. Area above detached garages with a ceiling height of 7' or greater 10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt) FAR of Proposed Structure(s) A. Total gross floor area (sum of rows 1-9 above) B. Lot size C. FAR = A/B EXACTING 0, 3 Allowed FAR				1
1. First story 2. Attached garage EXACTINE: O PROSED: 379 3. Second story 4. Atria, open wells, and other vertical spaces (if not counted in first/second story) 5. Certain floor area above the second story 6. Enclosed porches ^{2b} 7. Mass below first story ^{3b} EXACTINE IBB C 509; 8. Detached garage 9. Area above detached garages with a ceiling height of 7' or greater 10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt) FAR of Proposed Structure(s) A. Total gross floor area (sum of rows 1-9 above) B. Lot size C. FAR = A/B EXACTINE 0.3 Allowed FAR				
2. Attached garage EXISTING: O PROSED: 379 379		Inputs (square feet)		
3. Second story 4. Atria, open wells, and other vertical spaces (if not counted in first/second story) 5. Certain floor area above the second story 6. Enclosed porches ^{2b} 7. Mass below first story ^{3b} 8. Detached garage 9. Area above detached garages with a ceiling height of 7' or greater 10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt) FAR of Proposed Structure(s) A. Total gross floor area (sum of rows 1-9 above) B. Lot size C. FAR = A/B EXISTING 6. 3. Allowed FAR	1. First story		1.870,	_
4. Atria, open wells, and other vertical spaces (if not counted in first/second story) 5. Certain floor area above the second story ^{1b} 6. Enclosed porches ^{2b} 7. Mass below first story ^{3b} 8. Detached garage 9. Area above detached garages with a ceiling height of 7' or greater 10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt) FAR of Proposed Structure(s) A. Total gross floor area (sum of rows 1-9 above) B. Lot size C. FAR = A/B EXISTING 0.3 Allowed FAR	2. Attached garage	EXISTING: 0 / PROPOSED: 379	379 M	ANSED.
5. Certain floor area above the second story ^{1b} 6. Enclosed porches ^{2b} 7. Mass below first story ^{3b} 8. Detached garage 9. Area above detached garages with a ceiling height of 7' or greater 10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt) FAR of Proposed Structure(s) A. Total gross floor area (sum of rows 1-9 above) B. Lot size C. FAR = A/B EXISTING 6. Allowed FAR	3. Second story		1667	
6. Enclosed porches ^{2b} 7. Mass below first story ^{3b} EXISTING 1632 L 509. = 917 8. Detached garage 1206 9. Area above detached garages with a ceiling height of 7' or greater 10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt) FAR of Proposed Structure(s) A. Total gross floor area (sum of rows 1-9 above) B. Lot size C. FAR = A/B EXISTING 561 C. FAR = A/B EXISTING 0.31 Allowed FAR	4. Atria, open wells, and o	other vertical spaces (if not counted in first/second story)	' 0	
7. Mass below first story 3b EXISTING 1832 & 50% = 917 8. Detached garage 1209 9. Area above detached garages with a ceiling height of 7' or greater 776 10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt) FAR of Proposed Structure(s) A. Total gross floor area (sum of rows 1-9 above) B. Lot size C. FAR = A/B EXISTING 0.3 Allowed FAR	5. Certain floor area above	122		
8. Detached garage 9. Area above detached garages with a ceiling height of 7' or greater 10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt) FAR of Proposed Structure(s) A. Total gross floor area (sum of rows 1-9 above) B. Lot size C. FAR = A/B EXISTING 0.3 Allowed FAR	6. Enclosed porches ^{2b}		0	
9. Area above detached garages with a ceiling height of 7' or greater 10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt) FAR of Proposed Structure(s) A. Total gross floor area (sum of rows 1-9 above) B. Lot size C. FAR = A/B EXISTING 0.3 Allowed FAR	 Mass below first story^{3t} 	EXISTING 1832 C 50% =	917	
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt) FAR of Proposed Structure(s) A. Total gross floor area (sum of rows 1-9 above) EXAMINATION OF THE PROPOSED STRUCTURE (S) C. FAR = A/B EXAMINATION OF THE PROPOSED STRUCTURE (S) Allowed FAR	8. Detached garage		1200	
FAR of Proposed Structure(s) A. Total gross floor area (sum of rows 1-9 above) B. Lot size C. FAR = A/B EXISTING 0.3 Allowed FAR	9. Area above detached ga	776		
A. Total gross floor area (sum of rows 1-9 above)	10. Other detached accesso	ory buildings (one detached building up to 120 sq. ft. is exempt)	0	-
(sum of rows 1-9 above) B. Lot size C. FAR = A/B EXISTING 0.3 Allowed FAR		FAR of Proposed Structure(s)		
C. FAR = A/B EXISTING 0.3 0.32 PROPS		existing,561	7940	PROPOSET
Allowed FAR	B. Lot size		24,547	
Allowed FAR	C. $FAR = A/B$	EXISTING 0.31	032	PHOTOSED
				رجد داد ا
Allowable FAR	Allowable FAR		0.33	
Bonus of .02 if eligible ^{4b} 0.02	Bonus of .02 if eligible4b			
TOTAL Allowed FAR				

