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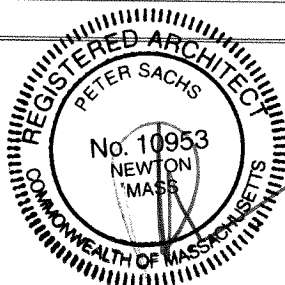
John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 208 Homer St. Newton, MA.

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1,997 SF	1,987 SF
2. Attached garage	-	-
3. Second story	1,721 SF	1,621 SF
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		
5. Certain floor area above the second story ¹⁰	629 SF	629 SF
6. Enclosed porches ^{2b}	-	-
7. Mass below first story ^{3b} 50% of basement	850 SF	850 SF
8. Detached garage	270 SF	-
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)	4,347	5,013
B Lot size	8,220	8,220
C FAR = A/B	.52	.61
Allowed FAR		
Allowable FAR	.41	
Bonus of .02 if eligible ^{4b}		
TOTAL Allowed FAR	.41	.61



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Barney S. Heath
Director

Newton Historical Commission Demolition Review Decision

Date: 2/8/17

Zoning & Dev. Review Project# 17020026

Address of structure: 208 Homer Street

Type of building : house and garage

If partial demolition, feature to be demolished is rear addition, demolish garage

The building or structure:

is is not x in a National Register or local historic district not visible from a public way.

is is not x on the National Register or eligible for listing.

is is not x importantly associated with historic person(s), events, or architectural or social history

is x is not historically or architecturally important for period, style, architect, builder, or context.

is is not x located within 150 feet of a historic district and contextually similar.

is **NOT HISTORICALLY SIGNIFICANT** as defined by the Newton Demolition Delay Ordinance.
Demolition is not delayed and no further review is required.

is x **HISTORICALLY SIGNIFICANT** as defined by the Newton Demolition Delay Ordinance (See below).

The Newton Historical Commission staff:

x **APPROVES** the proposed project based upon materials submitted see below for conditions (if any).
Demolition is not delayed, further staff review may be required.

 DOES NOT APPROVE and the project requires
Newton Historical Commission review (See below).

The Newton Historical Commission finds the building or structure:

is **NOT PREFERABLY PRESERVED**
Demolition is not delayed and no further review is required.

is **PREFERABLY PRESERVED – (SEE BELOW).**

Delay of Demolition:

 is in effect until

 has been waived - see attached for conditions **

Determination made by:

Final review of plans
required

Owner of Record:

Please Note: if demolition does not occur within two years of the date of expiration of the demolition delay, the demolition will require a resubmittal to the Historical Commission for review and may result in another demolition delay.