



City of Newton, Massachusetts
Department of Inspectional Services

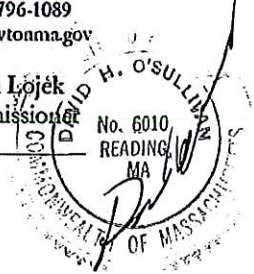
1000 Commonwealth Avenue Newton, Massachusetts 02459

Telephone
(617) 796-1060
Telefax
(617) 796-1086
TDD/TTY
(617) 796-1089
www.newtonma.gov



3/6/2017

John Lojék
Commissioner



FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 23 HOWE RD.

DAYS OF 1/12/2017 REVISION
SPECIAL PERMIT 11/20/17

FAR Calculations for Regulations Effective As Of October 15, 2011		↓	↓
Inputs (square feet)			
	EXISTING	PROPOSED	REVISION
1. First story $(1526 - 155 \text{ [KITCHEN VOLUMN]}) = 1371$		1371	1610
2. Attached garage		∅	
3. Second story		1153	1481
4. Atria, open wells, and other vertical spaces (if not counted in first/second story) $155 \times 14.25 = 2209/10$ Certain floor area above the second story ^{1b}		221	∅
5.		533	∅
6. Enclosed porches ^{2b}		∅	∅
7. Mass below first story ^{3b} $1526 \times 50\% = 763$		763	763
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)		4041	3854
B Lot size		6591	6591
C FAR = A/B		0.6131	.5847
Allowed FAR			
Allowable FAR			
Bonus of .02 if eligible ^{4b}			
TOTAL Allowed FAR			

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