



Setti D. Warren
Mayor

City of Newton, Massachusetts

Department of Inspectional Services

1000 Commonwealth Avenue Newton, Massachusetts 02459

RECEIVED
Newton City Clerk

2016 DEC -9 PM 2:57

David A. Olson, CMC
Newton, MA 02459

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

John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 377 LANGLEY RD, NEWTON - MA 02459

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story		4,437 SQ/FT
2. Attached garage		(INCL.)
3. Second story		3,266 SQ/FT
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		-
5. Certain floor area above the second story ^{1b}		1,533 SQ/FT
6. Enclosed porches ^{2b}		-
7. Mass below first story ^{3b}		1,702 SQ/FT
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)		10,938 SQ/FT
B Lot size		23,540 SQ/FT
C FAR = A/B		0.46
Allowed FAR		
Allowable FAR		9,180 SQ/FT
Bonus of .02 if eligible ^{4b}		-
TOTAL Allowed FAR		9,180 SQ/FT