



Ruthanne Fuller  
Mayor

## City of Newton, Massachusetts

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John Lojek  
Commissioner

### FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 96 LENOX STREET

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	2164	2278
2. Attached garage		688
3. Second story	2180	2790
4. Atria, open wells, and other vertical spaces (if not counted in first/second story) Certain floor area above the second story <sup>1b</sup>		
5.	1292	1292
6. Enclosed porches <sup>2b</sup>		
7. Mass below first story <sup>3b</sup>	2003	2095
8. Detached garage	825	
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)	8464	9143
B Lot size	19,071	19,071
C FAR = A/B	0.4438	0.4794
Allowed FAR		
Allowable FAR	0.29	0.29
Bonus of .02 if eligible <sup>4b</sup>		
TOTAL Allowed FAR	0.29	0.29





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