



Setti D. Warren  
Mayor

**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

John Lojek  
Commissioner

**FLOOR AREA RATIO WORKSHEET**

*For Residential Single and Two Family Structures*

Property address: 66-68 WARWICK ROAD

Zoning District: SR-3 Lot Size: 5,673 SF

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	1,370
2. Attached garage	-
3. Second story	1,370
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	-
5. Certain floor area above the second story <sup>1b</sup>	724
6. Enclosed porches <sup>2b</sup>	*
7. Mass below first story <sup>3b</sup>	1,370
8. Detached garage	378
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)	5,212
B. Lot size	5,673
C. FAR = A/B	.92
Allowed FAR	
Allowable FAR	.48
Bonus of .02 if eligible <sup>4b</sup>	-
TOTAL Allowed FAR	.48

\* PROPOSED EXISTING 2ND FL FRONT PORCH TO BE  
ENCLOSED TOTAL SQ FOOTAGE = 135 SF

