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John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 63-65 BROADWAY

Zoning District: MR-1 Lot Size: 18,000 ± S.F.

FAR Calculations for Regulations Effective As Of October 15, 2011	
Inputs (square feet)	
1. First story	3,045
2. Attached garage	1,177
3. Second story	3,646
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	-
5. Certain floor area above the second story ^{1b}	-
6. Enclosed porches ^{2b}	-
7. Mass below first story ^{3b}	-
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)	7,868
B. Lot size	18,000 ±
C. FAR = A/B	.44
Allowed FAR	
Allowable FAR	.45
Bonus of .02 if eligible ^{4b}	
TOTAL Allowed FAR	.43