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FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 14 Hollis Street, Newton

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1,489 sf	1,897 sf
2. Attached garage	n/a	n/a
3. Second story	1,310 sf	1,310 sf
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)		356 sf
5. Certain floor area above the second story ^{1b}	665 sf	665 sf
6. Enclosed porches ^{2b}	n/a	n/a
7. Mass below first story ^{3b}	655 sf	960 sf
8. Detached garage	260 sf	590 sf
9. Area above detached garages with a ceiling height of 7' or greater	n/a	n/a
1 Other detached accessory buildings (one detached building up to 0. 120 sq. ft. is exempt)	n/a	n/a
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	4,379 sf	5,778 sf
B Lot size	9,811 sf	9,811 sf
C FAR = A/B	0.45	0.59
Allowed FAR		
Allowable FAR	0.48	0.48
Bonus of .02 if eligible ^{4b}	0.02	0.02
TOTAL Allowed FAR	0.50	0.50



03.01.21