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FLOOR AREA RATIO WORKSHEET

For Residential Single and Two Family Structures

Property address: 74-76 CUMMINGS RD Newton

FAR Calculations for Regulations Effective As Of October 15, 2011			TOTAL
Inputs (square feet)			
	EXISTING	PROPOSED	
1. First story	1180	1123	2303
2. Attached garage	NA	525	525
3. Second story	1186	1413	2599
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	NA	NA	
5. Certain floor area above the second story ^{1b}	746	0	
6. Enclosed porches ^{2b}	NA	NA	
7. Mass below first story ^{3b}	0	0	
8. Detached garage	NA	NA	
9. Area above detached garages with a ceiling height of 7' or greater	NA	NA	
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	NA	NA	
FAR of Proposed Structure(s)			
A Total gross floor area (sum of rows 1-9 above)	3112	3061	6173
B Lot size	17,528	17,528	
C FAR = A/B	.1775	.1746	.5522
Allowed FAR			
Allowable FAR	.33	.33	
Bonus of .02 if eligible ^{4b}	NA	NA	
TOTAL Allowed FAR	5784	5784	

SEEKING RELIEF FOR 382 SQ FT

