



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: 15 BEAUMONT AVE.

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story (BASEMENT IS FIRST FLOOR)	870 s.f.	1,276 s.f.
2. Attached garage	251 s.f.	243 s.f.
3. Second story	1,148 s.f.	1,545 s.f.
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	—	—
5. Certain floor area above the second story ^{1b} Third story Attic	1,002 s.f. 0	1,369 s.f. 0
6. Enclosed porches ^{2b}	—	—
7. Mass below first story ^{3b} (BASEMENT IS FIRST STORY)	—	—
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)	3,271 s.f.	4,433 s.f.
B Lot size	10,685 s.f.	10,685 s.f.
C FAR = A/B	.31	.41
Allowed FAR		
Allowable FAR	.37	.37
Bonus of .02 if eligible ^{4b}	—	.02
TOTAL Allowed FAR	.37	.39

