



Ruthanne Fuller  
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: 4 Clarendon Street, Newtonville MA 02460

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story (new vestibule next to greenhouse)	963	1009
2. Attached garage	0	0
3. Second story	411	1090
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	0	0
5. Certain floor area above the second story <sup>1b</sup>	0	507
6. Enclosed porches <sup>2b</sup> (existing front porch and new greenhouse)	155	269
7. Mass below first story <sup>3b</sup>	0	0
8. Detached garage	254	254
9. Area above detached garages with a ceiling height of 7' or greater	0	0
10. Other detached accessory buildings (one detached building up to 120 sq. ft. is exempt)	0	0
FAR of Proposed Structure(s)		
A Total gross floor area (sum of rows 1-9 above)	1783	3129
B Lot size	5934	5934
C FAR = A/B	0.300	0.527
Allowed FAR		
Allowable FAR	0.56	0.56
Bonus of .02 if eligible <sup>4b</sup>		
TOTAL Allowed FAR	0.56	0.56

prepared by Henry Finch, Architect, Newton MA 02468  
21 December 2021