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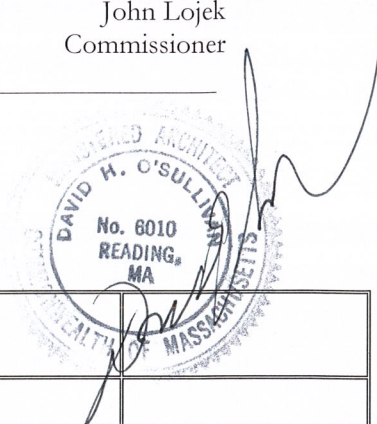
City of Newton, Massachusetts
Department of Inspectional Services
1000 Commonwealth Avenue Newton, Massachusetts 02459

Ruthanne Fuller
Mayor

John Lojek
Commissioner

FLOOR AREA RATIO WORKSHEET
For Residential Single and Two Family Structures

Property address: **27 VILLAGE CIRCLE**



FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1558	1783
2. Attached garage	483	483
3. Second story (Area over garage not included in 2004)	1992*	1992
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	130	130
5. Certain floor area above the second story	797*	797
6. Enclosed porches ^{2b}	-	-
7. Mass below first story ^{3b}	779*	810
8. Detached garage	-	-
9. Area above detached garages with a ceiling height of 7' or greater	-	-
10. Other detached accessory buildings (1 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)	5739**	5995
B Lot size	10791	10791
C FAR = A/B	.53***	.56
Allowed FAR		
Allowable FAR (Definition Changed since 2004)		.37
Bonus of .02 if eligible ^{4b}		.02
TOTAL Allowed FAR		.39

*Area not counted in 2004 when house built; now counted

** Total area in 2004 was 3759; difference of 1980 is attributed to 2011 change in regulations

*** In 2004 Allowed FAR was .35