



February 14, 2022

**CITY OF NEWTON  
INSPECTIONAL SERVICES DEPARTMENT  
NEWTON CITY HALL**

**REFERENCE: 157 Langley Road  
Newton, MA  
Proposed FAR**

Gentlemen,

The following are proposed FAR calculations based on drawings prepared by this office:

**FLOOR AREA RATIO:  
Zoning District: MR1**

Lot Size:	14886 square feet
Maximum House Size Allowed:	
(14886 sf x .48):	7145 sf
Basement: X= 100.5 feet, Y = 257.5 Feet	
100/257.5x 3365 =	1307 sf
First Floor:	3643 sf
Second Floor:	3334 sf
Attic:	0 sf
Total Proposed FAR:	8284 sf
	(6976 sf Not including Basement Which conforms to the Zoning Bylaw)

If you have any questions please do not hesitate to call.

Very truly yours,

Michael McKay



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