



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: 33 BERKELEY CT.

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	1,615	1,615
2. Attached garage	—	—
3. Second story	1,207	1,207
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	—	—
5. Certain floor area above the second story ^{1c}	549	549
6. Enclosed porches ^{2b}	—	—
7. Mass below first story ^{3b}	416	416
8. Detached garage	291	700
9. Area above detached garages with a ceiling height of 7' or greater	—	466
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)	4,078	4,953
B. Lot size	11,097	11,097
C. FAR = A/B	.37	.45
Allowed FAR		
Allowable FAR	.33	.33
Bonus of .02 if eligible ^{4b}	—	—
TOTAL Allowed FAR	.33	.33

