



**#395-22**

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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: 136-144 HANCOCK STREET**

FAR Calculations for Regulations Effective As Of October 15, 2011		
Inputs (square feet)		
	EXISTING	PROPOSED
1. First story	9678	12924
2. Attached garage	276	-
3. Second story (Area over garage not included in 2004)	8669	12011
4. Atria, open wells, and other vertical spaces (if not counted in first/second story)	-	-
5. Certain floor area above the second story	4098	7703
6. Enclosed porches <sup>2b</sup>	-	-
7. Mass below first story <sup>3b</sup>	3323	3687
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)	26044	36325
B Lot size	58492	58492
C FAR = A/B	.45*	.62
Allowed FAR		
Allowable FAR	NA*	NA**
Bonus of .02 if eligible <sup>4b</sup>		
TOTAL Allowed FAR	NA*	NA**

\* FAR applicable to 2F dwellings

\*\* FAR is not applicable to multi-family dwellings