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FLOOR AREA RATIO WORKSHEET

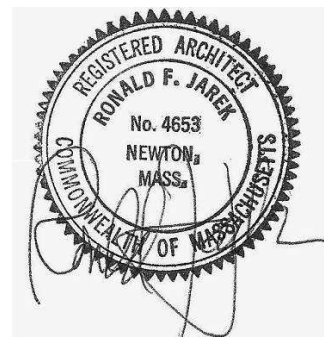
For Residential Single and Two Family Structures

Property address: 219 Melrose St

Zoning District: SR-3

Lot Size: 16,976 SF

| FAR Calculations for Regulations Effective As Of October 15, 2011 | |
|--|-----------------|
| Inputs (square feet) | |
| 1. First story | 2,435 SF |
| 2. Attached garage | 941 SF |
| 3. Second story | 3,373 SF |
| 4. Atria, open wells, and other vertical spaces (if not counted in first/second story) | |
| 5. Certain floor area above the second story ^{1b} | |
| 6. Enclosed porches ^{2b} | |
| 7. Mass below first story ^{3b} | |
| 8. Detached garage | |
| 9. Area above detached garages with a ceiling height of 7' or greater | |
| 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) | 6,749 SF |
| B. Lot size | 16,976 SF |
| C. FAR = A/B | 0.398 |
| Allowed FAR | |
| Allowable FAR | 0.38 |
| Bonus of .02 if eligible ^{4b} | 0.40 |
| TOTAL Allowed FAR | 6,790 SF |



10-11-22