

Town of Concord  
 Building Division  
 and  
 Zoning Enforcement  
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# Gross Floor Area and Floor Area Ratio

## Calculations Worksheet

Reference Zoning Bylaw Section 6.2.13 Maximum Floor Area Ratio & 7.1.5 Non-conforming Structures

Existing house measurement includes all areas with 6'8" headroom or greater excluding basements, open or screened porches, and decks.

Extension of a structure by more than fifty percent (50%) is based on the aggregate of all expansions undertaken within a consecutive five(5) year period.

All measurements are taken from the outside corners of exterior walls

A Special Permit is required if your allowed GFA allowed exceeds your allowable FAR

**PROPOSED WORK MUST MEET ALL DIMENSIONAL REGULATIONS SPECIFIED BY THE TOWN OF CONCORD ZONING BYLAWS**

### 1 Property Information

Address: 44 Devens Street

Parcel ID #: 0171

Zoning District: Residence C

Total Land Area: 14659 sq.ft.

Property is Non-conforming by (circle all that apply): Frontage/Area/Setbacks

### 2 Existing GFA (6'8" headroom or greater)

### 3 Proposed GFA (6'8" headroom or greater)

1<sup>st</sup> Floor Area: 1943

1<sup>st</sup> Floor Area: 1943

2<sup>nd</sup> Floor Area: 1326

2<sup>nd</sup> Floor Area: 1714

Attic Area:

Attic Area:

Enclosed Porch:

Enclosed Porch:

Attached Garage:

Attached Garage:

Detached Garage: 440

Detached Garage: 440

Other

Other:

Total Existing GFA: 3709

Total Proposed GFA: 4097

### 4 ZBL Section 7.1.5 (Non-Conforming Structure - Gross Floor Area 50% greater than existing)

Calculate the following:

1.) Total Existing House GFA 3709 x .5 = 1854.5 Add these two numbers together = 5563.5

This is your maximum gross floor area allowed by right without a Special Permit.

2.) Does your proposed project exceed the 50% allowed by right? Yes or No

If yes, a Special Permit is required.

3.) To determine what the percentage of the proposed addition that is over the 50% allowed by right, divide the sq. ft. of the proposed addition by the sq. ft. of the existing home.

EXAMPLE: (proposed sf) 1400 ÷ (existing sf) 1600 = .88 (or 88%) - 50 = 38% (over the 50% allowed by right)

Proposed Addition GFA SF \_\_\_\_\_ ÷ Existing GFA SF \_\_\_\_\_ = \_\_\_\_\_ - 50 = \_\_\_\_\_ %

### 5 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:

1200 ÷ (lot size) 14659 = 0.08186 + .24 = 0.32186 x (lot size) 14659 = 4718.16 MAX FAR Allowed

### 6 Building Inspections Division Review

Measurements and Calculations Prepared by:

Date:

Building Inspector Reviewed and Approved by: *Ray Matteo*

Date: *5/28/2020*