

Town of Concord
 Building Division
 and
 Zoning Enforcement
 141 Keyes Road
 Concord, MA 01742
 Tel: (978) 318-3280
 www.concordma.gov



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: <u>61 Bartlett Hill Road</u>	Parcel ID #: <u>1248-3</u>
Zoning District: <u>B</u>	Total Land Area: <u>21,010 SF</u>
Property is Non-conforming by (circle all that apply): Frontage/Area/ <u>Setbacks</u>	

2 Existing GFA (6'8" headroom or greater)	3 Proposed GFA (6'8" headroom or greater)
1 st Floor Area: <u>1456</u>	1 st Floor Area: <u>2284</u>
2 nd Floor Area: <u>1019</u>	2 nd Floor Area: <u>1107</u>
Attic Area: <u>0</u>	Attic Area: <u>293</u>
Enclosed Porch: <u>0</u>	Enclosed Porch: <u>0</u>
Attached Garage: <u>576</u>	Attached Garage: <u>576</u>
Detached Garage: <u>0</u>	Detached Garage: <u>0</u>
Other: <u>0</u>	Other: <u>0</u>
Total Existing GFA: <u>3051 SF</u>	Total Proposed GFA: <u>4,260</u>

4 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:

$1200 \div (\text{lot size}) \underline{21010} = \underline{.057} + .24 = \underline{.0297} \times (\text{lot size}) \underline{21010} = \underline{6242}$ MAX FAR Allowed

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

Calculate the following:

1.) Total Existing House GFA 3051 $\times .5 = \underline{1525.5}$ Add these two numbers together = 4576.50
 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: $(\text{proposed sf}) \underline{1400} \div (\text{existing sf}) \underline{1600} = .88$ (or 88%) - 50 = 38% (over the 50% allowed by right)

Proposed Addition GFA SF _____ \div Existing GFA SF _____ = _____ - 50 = _____ % (Cannot exceed FAR above)

6 Building Inspections Division Review

Measurements and Calculations Prepared by:

Date:

Building Inspector Reviewed and Approved by:

Date: