

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: 57 Grove Street	Parcel ID #: 1938
Zoning District: Residence B	Total Land Area: 18,986 SF (0.44 Acres)
Property is Non-conforming by (circle all that apply): Frontage <input checked="" type="checkbox"/> Area <input type="checkbox"/> Setbacks <input type="checkbox"/>	

2 Existing GFA (6'8" headroom or greater)	3 Proposed GFA (6'8" headroom or greater)
1 st Floor Area: 1,035 SF	1 st Floor Area: 1,670 SF (Per Architectural Plans)
2 nd Floor Area: -	2 nd Floor Area: 1,580 SF (Per Architectural Plans)
Attic Area: -	Attic Area: 742 SF (Approximated from Architectural Plans)
Enclosed Porch: -	Enclosed Porch: -
Attached Garage: -	Attached Garage: 624 SF (Per Architectural Plans)
Detached Garage: -	Detached Garage: -
Other -	Other: -
Total Existing GFA: 1,035 SF	Total Proposed GFA: 4,616

4 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:

$$1200 \div (\text{lot size}) \underline{18,986} = \underline{0.06} + .24 = \underline{0.30} \times (\text{lot size}) \underline{18,986} = \underline{5,757 \text{ SF}} \text{ MAX FAR Allowed}$$

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

Calculate the following:

1.) Total Existing House GFA 1,035 SF x .5 = 518 Add these two numbers together = 1,553 SF
 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 3,581 ÷ Existing GFA SF 1,035 = 3.45 - 50% -----> 295% (Cannot exceed FAR above)

6 Building Inspections Division Review

Measurements and Calculations Prepared by: Goldsmith, Prest & Ringwall, Inc.

Date: 2/11/2022

Building Inspector Reviewed and Approved by:

Ray Mott

Date: 2/23/22

Grove Street & Assabet Ave - Building/Lot Chart
(Per Concord Mass GIS)

Street Address	Parcel ID	Lot Area (Square feet)	Living Area (Square feet)	Gross Area (Square feet)
22 Grove Street	1942	17,920	2,330	4,250
25 Grove Street	1944-1	12,760	2,905	5,086
37 Grove Street	1943-1	12,400	2,352	4,404
68 Grove Street	1937	36,000	3,799	8,077
75 Grove Street	1927	29,350	2,396	4,227
29 Assabet Ave	1910	17,600	2,205	4,290
39 Assabet Ave	1909	19,730	3,989	9,593
71 Assabet Ave	1906	14,719	2,780	5,502

