

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: 1264-1266 MAIN STREET Parcel ID #: 6693
 Zoning District: WCB Total Land Area: 3,750 SQFT
 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 st Floor Area:	<u>1302</u>	1 st Floor Area:	<u>1300</u>
2 nd Floor Area:	<u>1204</u>	2 nd Floor Area:	<u>1204</u>
Attic Area:	<u>355</u>	Attic Area:	<u>355</u>
Enclosed Porch:	<u>0</u>	Enclosed Porch:	<u>0</u>
Attached Garage:	<u>0</u>	Attached Garage:	<u>0</u>
Detached Garage:	<u>0</u>	Detached Garage:	<u>0</u>
Other:	<u>0</u>	Other:	<u>0</u>
Total Existing GFA:	<u>2,861</u>	Total Proposed GFA:	<u>2,801</u>

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

Calculate the following:

1.) Total Existing House GFA 2,861 x .5 = 1,403 Add these two numbers together = 4,264
 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 0 ÷ Existing GFA SF 0 = 0 - 50 = 0 %

5 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:

1200 ÷ (lot size) 3,750 = .32 + .24 = .56 x (lot size) 3,750 = 2,100 MAX FAR Allowed

6 Building Inspections Division Review

Measurements and Calculations Prepared by: MATT SEPE Date: 1/15/22
 Building Inspector Reviewed and Approved by: Ray Matto Date: 2/15/22