

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: 309 Strawberry Hill Road

Parcel ID #:1984-7-1

Zoning District: Residential A-A

Total Land Area: 85,630 SF

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

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

1st Floor Area: 1,588 SF

2nd Floor Area: 1,120 SF

Attic Area: N/A

Enclosed Porch: N/A

Attached Garage: N/A

Detached Garage: 800 SF

Other: 299 Strawberry Hill Rd Condo: 6,917 SF

Total Existing GFA: 10,425 SF

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

1st Floor Area: 1,588 SF

2nd Floor Area: 1,120 SF

Attic Area: N/A

Enclosed Porch: N/A

Attached Garage: N/A

Detached Garage: 976 SF

Other: 299 Strawberry Hill Rd Condo: 6,917 SF

Total Proposed GFA: 10,601 SF

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

Calculate the following:

1.) Total Existing House GFA 10,425 x .5 = 5,213 Add these two numbers together = 15,638
 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) 85,630 = .014 + .24 = .254 x (lot size) 85,630 = 21,751 MAX FAR Allowed

6 Building Inspections Division Review

Measurements and Calculations Prepared by: Charles Beck

Date: 2/17/22

Building Inspector Reviewed and Approved by:

Date: