

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/Area/Setbacks	

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: 532 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: 4,406

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 $\underline{1,035 \text{ SF}} \times .5 = \underline{518}$ Add these two numbers together = $\underline{1,553 \text{ SF}}$

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) $\underline{1400} \div$ (existing sf) $\underline{1600} = .88$ (or 88%) - 50 = 38% (over the 50% allowed by right)

Proposed Addition GFA SF $\underline{3,371} \div$ Existing GFA SF $\underline{1,035} = \underline{3.25}$ - 50% -----> $\underline{275\%}$ (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 Myette

Date: 3/23/2022