

Town of Concord
 Building Division
 and
 Zoning Enforcement
 141 Keyes Road
 Concord, MA 01742
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 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>23 AND 25 LAURE ST.</u>	Parcel ID #: <u>1284</u>
Zoning District: <u>RES C AND RES B</u>	Total Land Area: <u>17,537</u>
Property is Non-conforming by (circle all that apply): Frontage/Area/Setbacks <u>4/2</u>	

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

1 st Floor Area: <u>3,152</u>
2 nd Floor Area: <u>293</u>
Attic Area: <u>HOUSE AT 6'-8" or greater</u>
Enclosed Porch: <u>N/A</u>
Attached Garage: <u>N/A</u>
Detached Garage: <u>340</u>
Other: _____
Total Existing GFA: <u>3905</u>

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

1 st Floor Area: <u>3,670</u>
2 nd Floor Area: <u>933</u>
Attic Area: <u>HOUSE AT 6'-8" or greater</u>
Enclosed Porch: <u>N/A</u>
Attached Garage: <u>319</u>
Detached Garage: <u>HOUSE</u>
Other: _____
Total Proposed GFA: <u>4922</u>

4 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:

$$1200 \div (\text{lot size}) \underline{17537} = .07 + .24 = .31 \times (\text{lot size}) \underline{17537} = \underline{5436} \text{ MAX FAR Allowed}$$

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

Calculate the following: N/A

- Total Existing House GFA _____ x .5 = _____ Add these two numbers together = _____
 This is your maximum gross floor area allowed by right without a Special Permit.
- Does your proposed project exceed the 50% allowed by right? Yes or No
 If yes, a Special Permit is required.
- 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 = _____ % (Cannot exceed FAR above)

6 Building Inspections Division Review

Measurements and Calculations Prepared by:	Date:
Building Inspector Reviewed and Approved by:	Date: