

Town of Concord  
 Building Division  
 and  
 Zoning Enforcement  
 141 Keyes Road  
 Concord, MA 01742  
 Tel: (978) 318-3280  
 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>35 BELKNAP STREET</u>	Parcel ID #:
Zoning District: <u>R-B</u>	Total Land Area: <u>10,963</u>
Property is Non-conforming by (circle all that apply): Frontage/Area/Setbacks	

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

1 <sup>st</sup> Floor Area:	<u>1553.7 SQ.FT.</u>
2 <sup>nd</sup> Floor Area:	<u>1202.6 SQ.FT.</u>
Attic Area:	<u>-</u>
Enclosed Porch:	<u>-</u>
Attached Garage:	<u>-</u>
Detached Garage:	<u>658</u>
Other:	
Total Existing GFA:	<u>3414.3 SQ.FT.</u>

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

1 <sup>st</sup> Floor Area:	<u>27.3 SQ.FT.</u>
2 <sup>nd</sup> Floor Area:	<u>224.4 SQ.FT.</u>
Attic Area:	
Enclosed Porch:	
Attached Garage:	
Detached Garage:	
Other:	
Total Proposed GFA:	<u>3645.7 SQ.FT.</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 3414.3 x .5 = 1707.1 Add these two numbers together = 5121.4  
 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) 10,963 = .109 + .24 = .349 x (lot size) 10,963 = 3826 MAX FAR Allowed

### 6. Building Inspections Division Review

Measurements and Calculations Prepared by:	Date:
Building Inspector Reviewed and Approved by: <u>[Signature]</u>	Date: