

Town of Concord
 Building Division
 and
 Zoning Enforcement
 141 Keyes Road
 Concord, MA 01742
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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: 399 Lowell Road

Parcel ID #: 1673

Zoning District: RA

Total Land Area: 4.37 acres

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

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

1st Floor Area: 2225

2nd Floor Area: 355

Attic Area: N/A

Enclosed Porch: N/A

Attached Garage: 22 x 26'-5" = 580

Detached Garage:

Other

Total Existing GFA: 3160

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

1st Floor Area: 360 SF

2nd Floor Area: 629 SF

Attic Area: N/A

Enclosed Porch: N/A

Attached Garage: N/A

Detached Garage: N/A

Other:

Total Proposed GFA: 989 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 $_3160 \times .5 = 1580$ Add these two numbers together = 4740

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 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 $989 \div$ Existing GFA SF $3160 = .313 - 50 = -.19\%$ (under 50% allowed by right)

5 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:

$1200 \div$ (lot size) $190,257 = .0063 + .24 = .2463 \times$ (lot size) $190,257 = 46,860$ MAX FAR Allowed

6 Building Inspections Division Review

Measurements and Calculations Prepared by: Julia Miner AIA NCARB

Date: Oct 30, 2022

Building Inspector Reviewed and Approved by:

Date: