

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

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|---|-----------------------------|
| Address: 262 Virginia Rd | Parcel ID #: 4262-5 |
| Zoning District: A | Total Land Area: 1.64 acres |
| Property is Non-conforming by (circle all that apply): <u>Frontage</u> /Area/Setbacks | |

| 2 Existing GFA (6'8" headroom or greater) | 3 Proposed GFA (6'8" headroom or greater) |
|---|---|
| 1 st Floor Area: 1432 | 1 st Floor Area: + 999 = 1331 2431 |
| 2 nd Floor Area: 1332 | 2 nd Floor Area: 1332 |
| Attic Area: 0 | Attic Area: 0 |
| Enclosed Porch: 0 | Enclosed Porch: 0 |
| Attached Garage: 592 | Attached Garage: 592 |
| Detached Garage: 0 | Detached Garage: |
| Other: 0 | Other: 0 |
| Total Existing GFA: 3456 | Total Proposed GFA: +999 = 4455 |

OK
 11/4/24

4 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following: 1.63 acres = 71002 SF
 $1200 \div (\text{lot size}) 71002 = .017 + .24 = .257 \times (\text{lot size}) 71002 = 18240$ 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 3456 $\times .5 = 1728$ Add these two numbers together = 5184
 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 \div (existing sf) 1600 = .88 (or 88%) - 50 = 38% (over the 50% allowed by right)
 Proposed Addition GFA SF 999 \div Existing GFA SF 3456 = 28.9 - 50 = -21.1 % (Cannot exceed FAR above)

6 Building Inspections Division Review

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|---|--------------------|
| Measurements and Calculations Prepared by: Michael Gresty | Date: Feb 12, 2024 |
| Building Inspector Reviewed and Approved by: | Date: |