

Town of Concord
 Building Division
 and
 Zoning Enforcement
 141 Keyes Road
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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: 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): ~~Frontage/Area/Setbacks~~

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

1st Floor Area: 1432

2nd Floor Area: 1332

Attic Area: 0

Enclosed Porch: 0

Attached Garage: 592

Detached Garage: 0

Other: 0

Total Existing GFA: 3456

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

1st Floor Area: + 999 = 1331

2nd Floor Area: 1332

Attic Area: 0

Enclosed Porch: 0

Attached Garage: 592

Detached Garage:

Other: 0

Total Proposed GFA: +999 = 4455

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: $(\text{proposed sf}) 1400 \div (\text{existing sf}) 1600 = .88$ (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

Measurements and Calculations Prepared by: Michael Gresty

Date: Feb 12, 2024

Building Inspector Reviewed and Approved by:

Date: