

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: 62 Crest Street	Parcel ID #: 3775
Zoning District: District C	Total Land Area: 8950.6 SF
Property is Non-conforming by (circle all that apply): Frontage/Area/Setbacks	

2 Existing GFA (6'8" headroom or greater)	3 Proposed GFA (6'8" headroom or greater)
1st Floor Area: 770.73 SF	1st Floor Area: 1234.44 SF
2nd Floor Area: 538.40 SF	2nd Floor Area: 1115.39
Attic Area:	Attic Area:
Enclosed Porch: NA	Enclosed Porch: NA
Attached Garage:	Attached Garage:
Detached Garage:	Detached Garage:
Other:	Other: Attached Yard Storage 48.90 SF
Total Existing GFA: 1309.13	Total Proposed GFA: 2398.73

4 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:
 $1200 \div (\text{lot size}) 8950.6 = .134.24 = .374 \times (\text{lot size}) 8950.6 = 3348.14$ 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 $1309.13 \times .5 = 654.56$ Add these two numbers together = 1963.69
 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) $1400 \div (\text{existing sf}) 1600 = .88$ (or 88%) - 50 = 38% (over the 50% allowed by right)
 Proposed Addition GFA SF $1089.60 \div \text{Existing GFA SF } 1309.13 = 83.23 - 50 = 33.2$ % (Cannot exceed FAR above)

6 Building Inspections Division Review

Measurements and Calculations Prepared by: <u>Stephen Casentini, Architect</u>	Date: <u>1-2-2026</u>
Building Inspector Reviewed and Approved by: <u>[Signature]</u>	Date: <u>1/22/26</u>

Donovan Residence -
 62 Crest Street,
 Concord, MA 01742

FAR Calculations Worksheet

12 November 2025

Component Description	Existing Areas (SF)	Proposed Change (SF)	Total Existing + Proposed Contributing Areas
Basement Floor (NA)	0.00	0.00	0.00
First Floor	770.73	512.61	1283.34
Second Floor	538.40	576.99	1115.39
Total Floor Area	1309.13	1089.60	2398.73

Zoning District (Single Family Residence District - C)	C
Lot Area (SF Recorded, without easement)	8950.60
Max FAR = $.24 + (1200 / \text{Lot Area})$	0.37
FAR Maximum SF	3348.14