

Town of Concord
 Building Division
 and
 Zoning Enforcement
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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: 34 Pond St. Parcel ID #: _____
 Zoning District: C Total Land Area: 6081
 Property is Non-conforming by (circle all that apply): Frontage/ Area / Setbacks

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

1st Floor Area: 837.70
 2nd Floor Area: 551.25
 Attic Area: -
 Enclosed Porch: -
 Attached Garage: -
 Detached Garage: - No Foundation
 Other shed - No foundation
 Total Existing GFA: 1388.95

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

1st Floor Area: 837.70 + 395 = 1232.70
 2nd Floor Area: 551.25 + 437 = 988.25
 Attic Area: -
 Enclosed Porch: -
 Attached Garage: -
 Detached Garage: -
 Other: -
 Total Proposed GFA: 2221

4 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:
 $1200 \div (\text{lot size}) \frac{6081}{6081} = .197 + .24 = .44 \times (\text{lot size}) \frac{6081}{6081} = 2675$ MAX FAR Allowed 2221 < 2675 ^{OK}

5 ZBL Section 7.1.5 (Non-Conforming Structure - Gross Floor Area 50% greater than existing)

Calculate the following:
 1.) Total Existing House GFA 1388.95 x .5 = 694.475 Add these two numbers together = 2083.425
 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 832 ÷ Existing GFA SF 1388.95 = .60 - 50 = 10 % (Cannot exceed FAR above)

6 Building Inspections Division Review

Measurements and Calculations Prepared by: Nancy Dickinson Dickinson Architects Date: 01/12/26
 Building Inspector Reviewed and Approved by: [Signature] Date: 1/28/26