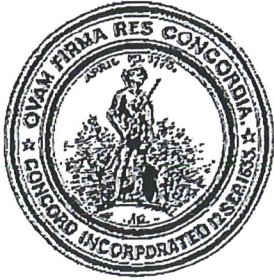


Town of Concord
 Building Division
 and
 Zoning Enforcement
 141 Keyes Road
 Concord, MA 01742
 Tel: (978) 318-3280
 www.concordma.gov



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: <u>83 Monument St</u> | Parcel ID #: <u>1288</u> |
| Zoning District: <u>Residence B</u> | Total Land Area: <u>22,777</u> # |
| Property is Non-conforming by (circle all that apply): <u>Frontage/Area/Setbacks</u> | |

| 2 Existing GFA (6'8" headroom or greater) | 3 Proposed GFA (6'8" headroom or greater) |
|---|---|
| 1 st Floor Area: <u>848</u> | 1 st Floor Area: <u>2095</u> # |
| 2 nd Floor Area: <u>848</u> | 2 nd Floor Area: <u>1922</u> # |
| Attic Area: <u>-</u> | Attic Area: <u>-</u> |
| Enclosed Porch: <u>-</u> | Enclosed Porch: <u>-</u> |
| Attached Garage: <u>-</u> | Attached Garage: <u>(in bsmt)</u> |
| Detached Garage: <u>-</u> | Detached Garage: <u>-</u> |
| Other: <u>-</u> | Other: <u>-</u> |
| Total Existing GFA: <u>1696</u> # | Total Proposed GFA: <u>4017</u> # |

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

Calculate the following:

- Total Existing House GFA 1696 x .5 = 848 Add these two numbers together = 2544 #
 This is your maximum gross floor area allowed by right without a Special Permit.
- Does your proposed project exceed the 50% allowed by right? Yes or No
 If yes, a Special Permit is required.
- 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 4017 ÷ Existing GFA SF 1696 = 2.4 - 50 = 47 %

5 ZBA Section 6.2.13 (Maximum Floor Area Ratio Allowed)

Calculate the following:
 $1200 \div (\text{lot size}) \frac{22,777}{.0526} = .2926 + .24 = \frac{22,777}{666.48} \times (\text{lot size}) = 666.48$ MAX FAR Allowed

6 Building Inspections Division Review

| | |
|---|----------------------|
| Measurements and Calculations Prepared by: | Date: |
| Building Inspector Reviewed and Approved by: <u>[Signature]</u> | Date: <u>2/24/20</u> |