

ZONING REQUIREMENTS

RESIDENCE DISTRICT "A"

LOT AREA	20,000 SF
FRONTAGE	125 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	25 FEET*
SIDE	15 FEET
REAR	15 FEET

*IN ALL RESIDENCE DISTRICTS, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS.

ALL YARD LOCATIONS TO BE CONFIRMED WITH BUILDING INSPECTOR PRIOR TO COMPLETION OF FINAL PERMIT PLANS.

IMPERVIOUS COVERAGE

EXISTING	4,831± SF	OR	25.9%
PROPOSED	6,870± SF	OR	37.0%

GENERAL NOTES

- PROPERTY LINE DATA AND TOPOGRAPHIC SURVEY BY MORAN SURVEY INCORPORATED AUGUST 2021.
- SUPPLEMENTAL TOPOGRAPHIC SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. MARCH 8, 2022.
- THE PROPOSED POOL AND ASSOCIATED FENCING SHOWN ON THIS PLAN ARE PREVIOUSLY APPROVED AS SHOWN HEREON. SAID APPLICATION IS ON FILE WITH THE HINGHAM BUILDING DEPARTMENT UNDER RICHARD BENOIT DATED OCTOBER 21, 2021.

HINGHAM ZONING BY-LAW NOTES

- §V.4. DIMENSIONAL AND DESIGN REQUIREMENTS
- c. THE MAXIMUM AREA OF AN ACCESSORY DWELLING UNIT SHALL BE THE LESSER OF 750 SQUARE FEET OR 30% OF THE GROSS FLOOR AREA OF THE PRINCIPAL DWELLING. FOR THIS CALCULATION, THE GROSS FLOOR AREA SHALL BE AS DEFINED IN SECTION VI OF THIS BY-LAW.
- §VI. DEFINITIONS - GROSS FLOOR AREA
THE SUM OF THE HORIZONTAL SURFACES OF ALL FLOORS OF A BUILDING MEASURED FROM THE INTERIOR FACES OF EXTERIOR WALLS OR FROM THE CENTERLINES OF PARTY WALLS, INCLUDING ALL PORCHES OR BALCONIES. AREAS USED FOR ACCESSORY GARAGE PURPOSES AND AREAS USED EXCLUSIVELY FOR HEATING, COOLING, MECHANICAL AND ELECTRICAL EQUIPMENT NECESSARY TO THE OPERATION OF THE BUILDING MAY BE EXCLUDED FROM GFA.
- PROPOSED PRINCIPAL DWELLING GROSS FLOOR AREA = 2,240± S.F.
2,240 S.F. x 30% = 672± S.F.
672± S.F. = MAXIMUM AREA OF AN ACCESSORY DWELLING UNIT
662± S.F. ACCESSORY DWELLING UNIT PROPOSED
- f. WATER AND SEWER UTILITIES SERVING THE ACCESSORY DWELLING UNIT SHALL NOT BE METERED SEPARATELY FROM THE PRINCIPAL DWELLING.
- g. ADDITIONAL OR MODIFIED LANDSCAPING, FENCES OR OTHER BUFFERS MAY BE REQUIRED TO PROTECT ADJUTING PROPERTIES FROM POTENTIAL NEGATIVE VISUAL OR AUDITORY IMPACTS OF THE ACCESSORY DWELLING UNIT.
- h. THE PARKING REQUIREMENTS FOR AN ACCESSORY DWELLING UNIT IS ONE SPACE PER BEDROOM IN ADDITION TO THE MINIMUM REQUIRED PARKING SPACE FOR A SINGLE-FAMILY DWELLING.
- 2 PARKING SPACES REQUIRED PER DWELLING UNIT
2 UNITS x 2 SPACES = 4 SPACES REQUIRED
2 PRINCIPAL DWELLING BEDROOMS + 1 ACCESSORY DWELLING BEDROOM = 3
4 + 3 = 7 SPACES REQUIRED
8 SPACES + 1 GARAGE SPACE = 9 SPACES PROPOSED

LOCUS OWNER:
SARAH C. HANLON TRUSTEE
138 NOKOMIS ROAD
HINGHAM, MA 02043
ASSESSOR'S LOT #26-129
DEED BOOK: 55382, PAGE: 115
PLAN BOOK 3, PAGE: 709

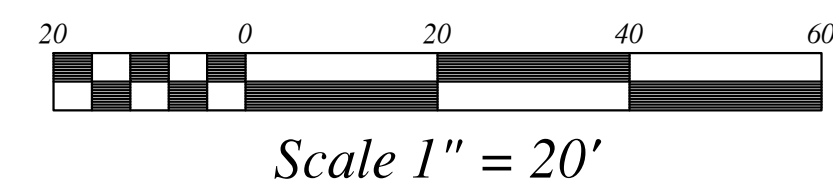
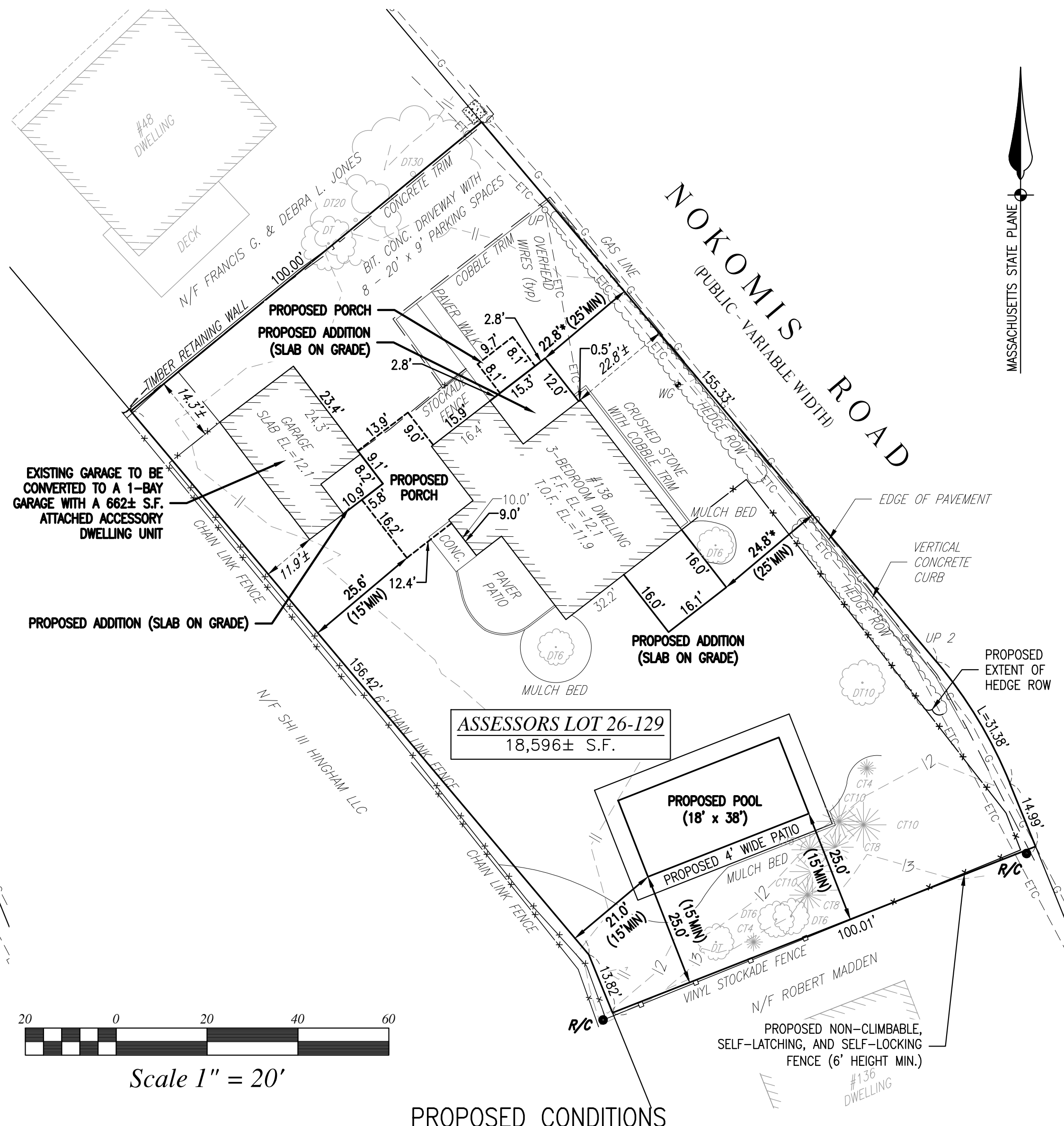
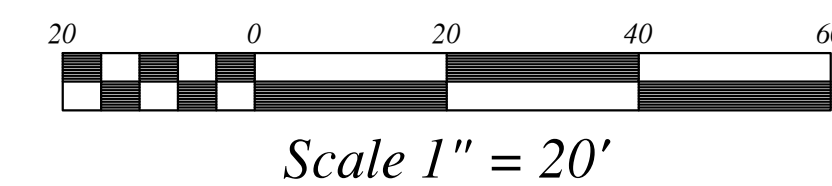
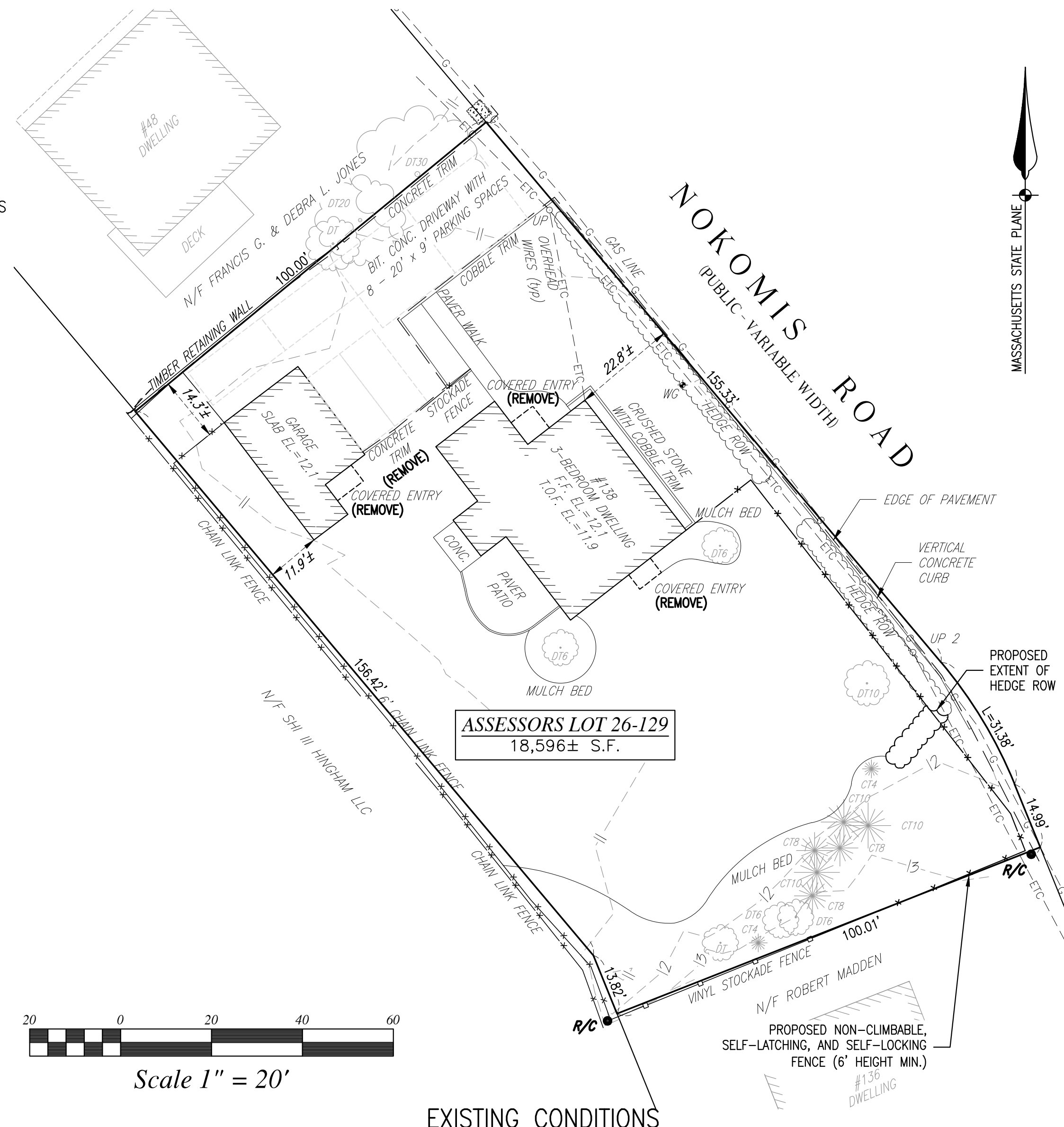
FEMA:
LOCUS LIES WITHIN THE FEMA FLOOD ZONE X AS SHOWN ON THE F.I.R.M. MAP #25023C0018J EFFECTIVE 7/17/2012 AS AMENDED BY LOMR 15-01-0904P EFFECTIVE 8/14/2015.

- PLAN REFERENCES:**
- PLAN BOOK: 2, PAGE: 731
 - L.C. CONFIRMATION #38846A
 - PLAN BOOK: 5, PAGE: 270
 - PLAN BOOK: 4, PAGE: 181

I CERTIFY THAT THE LOCATION OF THE EXISTING STRUCTURES AS SHOWN ON THIS PLAN ARE CORRECT AND ARE THE RESULT OF AN ACTUAL "ON THE GROUND" SURVEY PERFORMED BY MORAN SURVEYING INC. IN AUGUST 2021



STEPHEN F. MORAN
41611
09.19.21
DATE



CERTIFIED PLOT PLAN FOR PROPOSED ADDITION #138 NOKOMIS ROAD HINGHAM, MASSACHUSETTS

PREPARED FOR:
SARAH HANLON
149 STAYNER DRIVE
HINGHAM, MA 02043

MARCH 14, 2022
SCALE: 1"=20'
JOB No. 22-010

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