

**HINGHAM ZONING BYLAW**

HEIGHT, BUILDING  
THE VERTICAL DISTANCE FROM GRADE PLANE TO THE HEIGHT OF THE HIGHEST ROOF SURFACE, PEAK OR PARAPET.

GRADE PLANE  
A REFERENCE PLANE REPRESENTING THE AVERAGE OF FINISHED GRADE INTERSECTING THE BUILDING AT ALL EXTERIOR WALLS. WHERE THE FINISHED GRADE SLOPES AWAY FROM THE EXTERIOR WALLS, THE REFERENCE PLANE FOR SUCH SIDE OF THE BUILDING SHALL BE ESTABLISHED BY USING, INSTEAD OF THE MEASUREMENT AT THE BUILDING, THE AVERAGE OF THE LOWEST POINTS WITHIN THE AREA BETWEEN THE BUILDING AND THE LOT LINE OR, WHERE THE LOT LINE IS MORE THAN 10 FEET FROM THE BUILDING, BETWEEN THE BUILDING AND A POINT 10 FEET FROM THE BUILDING.

**GRADE PLAN = (9.0 + 9.8 + 11.9 + 11.9 + 10.0 + 9.0)/6 = 10.3**

RIDGE EL.=43.20

FIRST FLOOR EL.=14.00

GRADE PLANE EL.=10.30



**BUILDING HEIGHT**

SCALE 1" = 10'

**FLOOD VENT - DESIGN**

PROPOSED CRAWLSPACE = 1,214 S.F.  
PROPOSED - SINGLE SMART VENT MODEL 1540-520  
1 VENT/200 S.F. OF CRAWLSPACE REQUIRED

1,214 S.F. CRAWLSPACE/200 S.F. PER VENT = 6.1 **7 SMART VENTS REQUIRED**  
**7 SMART VENTS PROVIDED**

PROPOSED GARAGE 2' ABOVE BFE - **NO FLOOD VENTS REQUIRED**

**FLOOD STORAGE VOLUME**

	EXISTING	PROPOSED
VOLUME OF STRUCTURE WITHIN FLOOD ZONE BFE 10.0	344 CF	1,384 CF
COMPENSATORY FLOOD STORAGE	0 CF	1,214 CF (CRAWLSPACE)
NET FLOOD STORAGE VOLUME LOST	344 CF	170 CF

\*THE PROPOSED CONDITIONS PROVIDE 1,214 CF MORE FLOOD STORAGE VOLUME

**ZONING DATA**

DISTRICT: RESIDENCE A & FLOOD PLAIN OVERLAY DISTRICT

	REQUIRED	EXISTING	PROPOSED
LOT AREA	20,000 S.F.	5,107 S.F.	5,107 S.F.
LOT FRONTAGE	125 FT	60.00 FT	60.00 FT
FRONT YARD	25 FT	15.6 FT	15.9 FT
SIDE YARD	15 FT	12.1 FT, 6.7 FT	12.6 FT, 6.9 FT
REAR YARD	15 FT	31.4 FT	15.6 FT
MAX BUILDING HEIGHT	35 FT 2.5 STORIES	17± FT	32.9 FT 2.5 STORIES

**HINGHAM ZONING BYLAW**

**I-1 SITE PLAN REVIEW SECTION 2(b)(i)**

\*AREA OF LAND DISTURBANCE = 4,650 SF < 5,000 SF MINOR SITE PLAN REVIEW NOT REQUIRED\*

**III-I NONCONFORMING CONDITIONS**

- FOR THE PURPOSES OF THIS SECTION III-I, THE ALTERATION OF, ADDITION TO, RECONSTRUCTION OF, EXTENSION OF, OR STRUCTURAL CHANGE IN AN EXISTING NONCONFORMING SINGLE OR TWO-FAMILY DWELLING SHALL NOT BE CONSIDERED THE EXTENSION OF A NONCONFORMING USE OR STRUCTURE PROVIDED THAT:
  - THE ALTERATION OF, ADDITION TO, RECONSTRUCTION OF, EXTENSION OF, OR STRUCTURAL CHANGE IN THE NONCONFORMING SINGLE OR TWO-FAMILY DWELLING DOES NOT FURTHER REDUCE THE MINIMUM LINEAR MEASUREMENT OF THE EXISTING NONCONFORMING DIMENSIONS.

**IV-C GENERAL INTENSITY PROVISIONS**

- PROJECTIONS NOTHING HEREIN SHALL PREVENT THE PROJECTION OF STEPS, GUTTERS, BAY WINDOWS, TERRACES, OUTSIDE CHIMNEYS, STOOPS, PIAZZAS OR PORCHES NOT EXCEEDING THIRTY (30) SQUARE FEET IN AREA, EAVES, CORNICES, WINDOW SILLS OR BELT COURSES OF THE MAIN STRUCTURE OR ACCESSORY BUILDINGS INTO ANY FRONT, SIDE OR REAR YARD SPACES; PROVIDED, HOWEVER, THAT ANY DEVICE THAT SUPPLIES USABLE FLOOR AREA TO A STRUCTURE SHALL NOT CONSTITUTE A PROJECTION FOR THE PURPOSE OF THIS BY-LAW.

**NOTES:**

- PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND THE TOWN OF HINGHAM ASSESSORS DEPARTMENT.
- TOPOGRAPHY INFORMATION SHOWN ON THIS PLAN IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY GRADY CONSULTING, L.L.C. ON SEPTEMBER 13, 2024.
- SUBJECT SITE IS IN THE RESIDENCE A ZONING DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
- EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE ONLY AND ARE TO BE CONSIDERED APPROXIMATE. GRADY CONSULTING, L.L.C. DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN. WATER, GAS, ELECTRIC AND SEWER LOCATIONS ARE UNKNOWN. CONTRACTOR SHALL NOTIFY DIGSAFE PRIOR TO CONSTRUCTION.
- ALL ELEVATIONS ARE BASED ON N.A.V.D.88 DATUM

**FLOOD NOTE:**

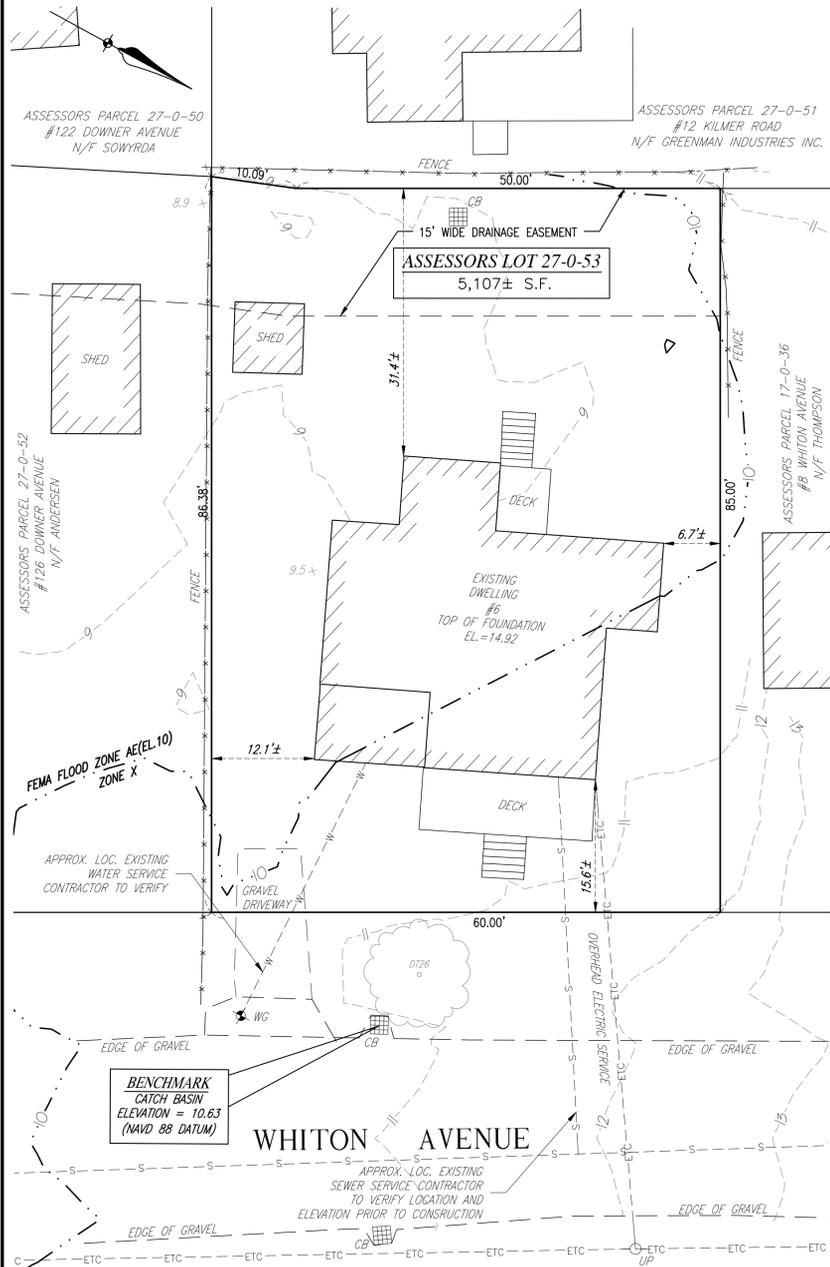
THIS PROPERTY IS LOCATED IN A ZONE AE (EL.10) AS DEPICTED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 25023C 0019J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012.

**RECORD OWNER:**

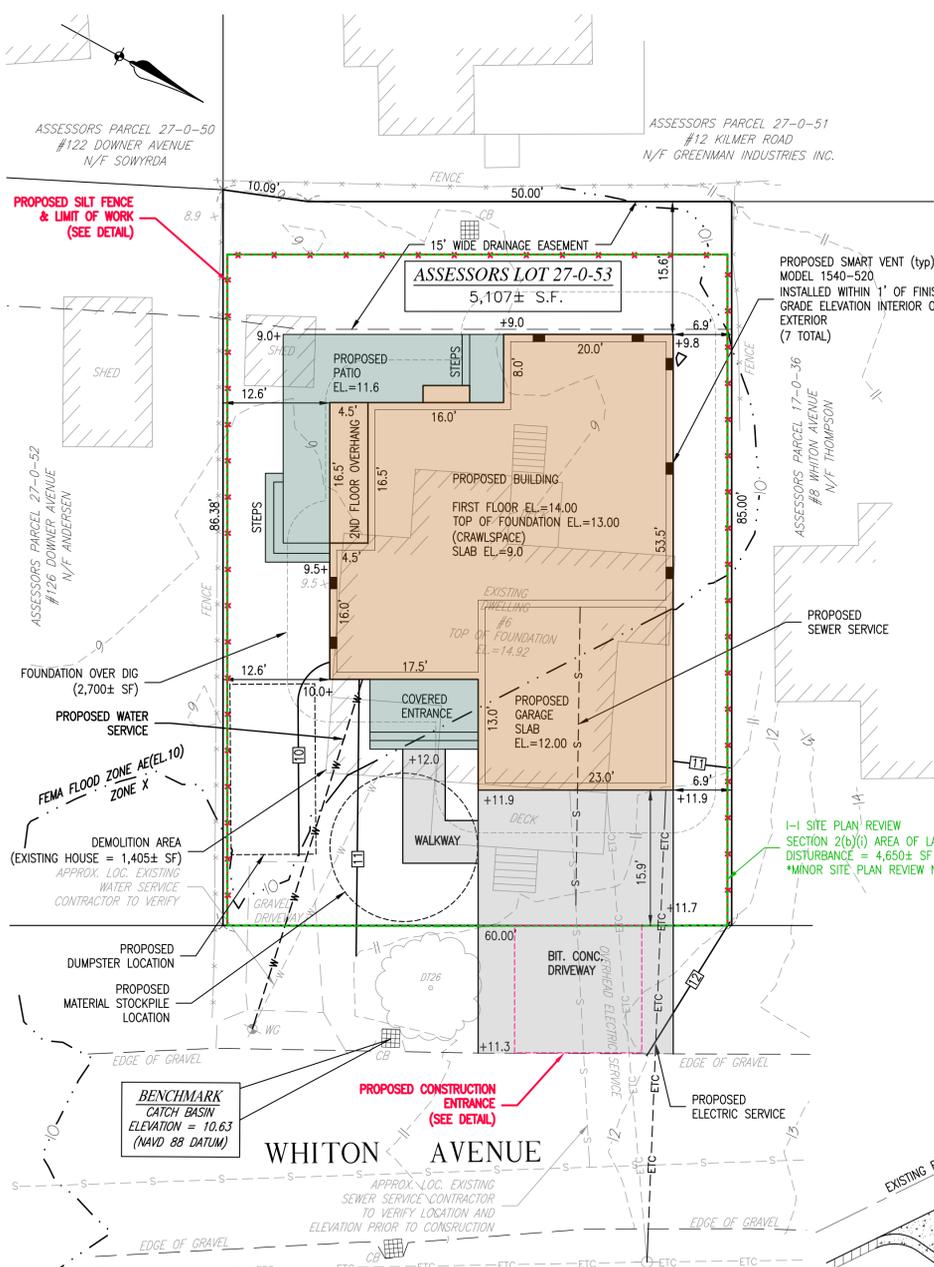
ASSESSORS PARCEL 27-0-53  
ALR HOMES LLC  
47 G STREET  
BOSTON, MA 02127  
DEED BOOK 59286 PAGE 324

**PLAN REFERENCES**

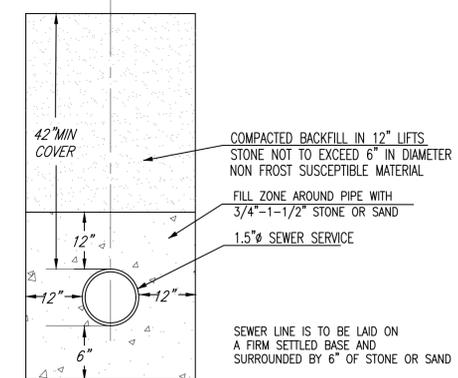
- PLAN BOOK 4 PAGE 137
- PLAN BOOK 4 PAGE 747
- PLAN BOOK 26 PAGE 545
- PLAN BOOK 60 PAGE 659
- HINGHAM HIGHWAY LAYOUT PLATE 42-27



**EXISTING CONDITIONS**

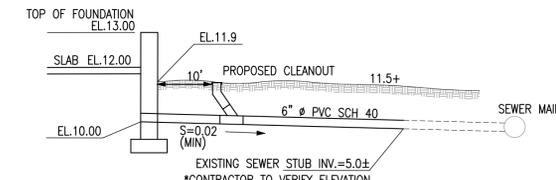


**PROPOSED CONDITIONS**



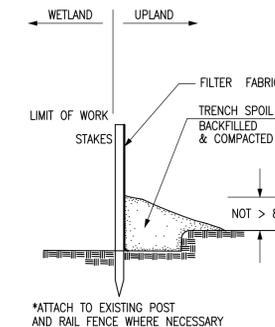
**TYPICAL SEWER TRENCH DETAIL**

(NOT TO SCALE)



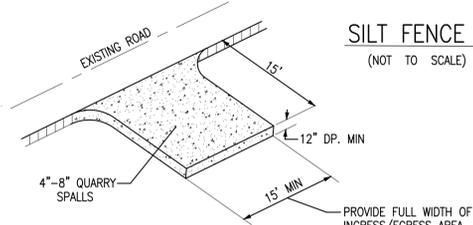
**SEWER CONNECTION PROFILE**

(NOT TO SCALE)



**SILT FENCE**

(NOT TO SCALE)



**CONSTRUCTION ENTRANCE**

(NOT TO SCALE)



Scale 1" = 10'



**SITE PLAN**

ASSESSORS LOT 27-0-53  
#6 WHITON AVENUE  
HINGHAM, MASSACHUSETTS

PREPARED FOR:  
DOUG KEACH  
ALR HOMES LLC  
47 G STREET  
BOSTON, MA 02127

OCTOBER 11, 2024  
SCALE: 1"=10'  
JOB No. 24-261

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