

River Stone - Ward Street Neighborhood Analysis

	Address	Lot Area (SF) Per Dwelling	Front Setback	Side Setbacks		Rear Setback
				North	South	
Opposite (west) side of Ward Street	37 Ward Street ¹	65560	94	260	20.5 95 (house)	90
	49 Ward Street ²	595971	63.3	96.8	49.7 (gagage)	230 (+)
	57 Ward Street	65776	57 36 (house)	56	25	197
	63 Ward Street ³	<i>16860</i>	32 (garage)	72	23	55
	65 Ward Street ⁴	267561	49	18	11	500 (+)
	100 Old Ward Street	616810	400 (+)	540 (+)	15	290 (+)
	77 Ward Street	55321	88	80	75	140
	87 Ward Street ⁵	40511	35	6	84	150 115 (house)
	95 Ward Street ⁶	35719	30	68	40	87 (garage)
Same (east) side of Ward Street	18 Ward Street	39204	34	22	31	230
	30 Ward Street	38768	36.5	29	33	244
	38 Ward Street⁷	23958	40	45.5	27	140
	42 Ward Street⁷	24394	36.5	26.5	36	140
	48 Ward Street⁷	22216	36.5	25	24.5	112
	56 Ward Street⁷	22216	40	22	27	132
	64 Ward Street⁷	20909	44	20	23	111
	90 Ward Street^{7,8}	274428	77	60	85	225
Average of Ward St						
Direct Abutters		25410	44	33	37	158
Average of all Ward Street Abutters		121985	70	85	37	181
Residence B						
Zoning Requirement	30000	35	20	20	20	
Proposed 3/9/18		7.1 (deck)	15.1 (deck)			5.6 (deck)
River Stone Project	9080	17 (dwellings)	10 (dwelling)	10		15 (dwellings)
Proposed 4/25/18		5.7 (deck)	15.1 (deck)			5.6 (deck)
River Stone Project	9080	15 (dwellings)	10 (dwelling)	10		15 (dwellings)

Table Notes:

Bolded text identifies direct abutters to the Project on Ward Street

Italicized text identifies nonconforming dimensions

Sources:

Unless specifically attributed to another source, all dimensions were measured from the Hingham MapsOnline program, <https://www.mapsonline.net/hinghamma/staff.html>

¹Lot Area, Front and So. Side Setbacks derived from "As-Built Plan of Land," prepared by Russell A. Wheatley Co., Inc., dated 3/3/200, on file in Building Department

²Lot Area and Setbacks derived from "Foundation As-Built Plan," prepared by Nantasket Survey Engineering, LLC, dated 10/14/14, on file in Building Department

³Lot Area and Setbacks derived from "Schematic Site Plan," prepared by EL Margetts & Sons, Inc., approved by Hingham Building Department 8/2/95

⁴Lot Area and Setbacks derived from "Proposed House Addition Plan," prepared by J. Read Corporation Engineering, dated 8/28/03, on file in Building Department; Note: House predates zoning (ca. 1939 according to

⁵House predates zoning (ca. 1890 according to Assessor)

⁶House predates current front yard setback requirement (ca. 1951 according to Assessor)

⁷Setback values derived by scale from River Stone Plans (EX-1), prepared by MEG, revised through 3/9/18

⁸Jehovas Witness, not a residential use. Excluded from "Average Lot Area Per Dwelling" Calculations.

**River Stone
Autumn Circle Neighborhood Comparison**

	Address	Lot Area (SF) Per Dwelling	Front Setback Setback	Side Setbacks		Rear Setback
				Left	Right	
Direct Abutters	9 Autumn Circle	20038	29	51	18	15
	11 Autumn Circle	20038	28	31	25.5	80
	18 Autumn Circle ¹	25700	27	20	44	45 22.7 (house)
	23 Autumn Circle ²	21700	42.9	47.2	65.8	16.8 (deck)
Abutters within 300', Not Direct	3 Autumn Circle ³	20909	61	37.5 (house) 17.5 (shed)	21.9	26.9
	5 Autumn Circle	23522	44	15	27	94
	7 Autumn Circle	22651	49	32	75	21
	13 Autumn Circle	20038	32	18	31	133
	14 Autumn Circle	39204	60	11.5	70	86
	15 Autumn Circle	20038	26.5	20	25	100
	16 Autumn Circle	21344	25	28	20	87
	17 Autumn Circle	20038	45 (secondary)	37 (primary) 57	N/A	32
	19 Autumn Circle	20038	35	28	24	28
	21 Autumn Circle	20038	39	24	30	104
Average of Autumn Cir. Direct Abutters		21869	32	37	38	39
Average of all Autumn Cir. Abutters		22521	38	29	37	66
Residence B						
Zoning Requirement	30000	35	20	20	20	
Proposed 4/25/18			5.7 (deck)	15.1 (deck)		5.6 (deck)
River Stone Project	9080		15 (dwellings)	10 (dwelling)	10	15 (dwellings)

Table Notes:

Italicized text identifies preexisting nonconforming dimensions

Sources:

Unless specifically attributed to another source, all dimensions were measured from the Hingham MapsOnline program, <https://www.mapsonline.net/hingham/staff.html>

¹ Setback values derived by scale from River Stone Project Plans (EX-1), prepared by MEG, revised through 4/25/18

² Lot area and setbacks dimensions derived from "Plot Plan, 23 Autumn Circle, Hingham, MA.," prepared by CCR Associates, Inc., dated 5/10/18, on file with the Zoning Office

³ Right side and rear setbacks derived from "Addition Plan, No. 3 Autumn Ln., Hingham, Mass.," prepared by Michael P. Antonino, PLS, dated 7/11/98, on file in the Building Department