

River Stone - Neighborhood Analysis

	Address	Lot Area (SF)	Front Setback	Side Setbacks (North/South)		Rear
Opposite (west) side of Ward Street	37 Ward Street ¹	65560	94	260	20.5	90
	49 Ward Street ²	595971	63.3	96.8	95 (house) 49.7 (gagage)	230(+)
	57 Ward Street	65776	57	56	25	197
	63 Ward Street ³	16860	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	60984	44	33	37	158	
Average of all Ward						
Street Abutters	130952	51	57	36	151	
Residence B						
Zoning Requirement	30000	35	20	20	20	
Proposed		7.1 (deck)	5.6 (deck)			
River Stone Project	290545	17 (dwellings)	15 (dwellings)	10	20	

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/hingham/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 Project Plans (EX-1), prepared by MEG, revised through 3/9/18

⁸Jehovas Witness, not a residential use