
NEIGHBORHOOD ANALYSIS



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Project Name: 4 Del Prete Drive, Single Family Home Redevelopment
 Project Location: 4 Del Prete Drive, Hingham MA
 Project Number: 356-812

Date: 1/27/2026
 Prepared By: JDV
 Checked By: MKB

Address	Gross Floor Area (s.f.)*	Living Floor Area (s.f.)	Lot Size (acres)	GA /Lot Area	LA/Lot Area	
4 Del Prete Drive	3,265	1,468	0.24	0.31	0.14	<i>(existing condition)</i>
3 Del Prete Drive	2,954	1,344	0.20	0.34	0.15	
5 Del Prete Drive	2,478	1,092	0.18	0.32	0.14	
6 Del Prete Drive	5,895	3,518	0.28	0.48	0.29	
8 Del Prete Drive	4,729	2,862	0.47	0.23	0.14	
9 Del Prete Drive	3,922	2,268	0.50	0.18	0.10	
10 Del Prete Drive	4,919	2,902	0.46	0.25	0.14	
11 Del Prete Drive	7,755	4,278	0.55	0.32	0.18	
12 Del Prete Drive	7,443	4,084	0.48	0.36	0.20	
14 Del Prete Drive	5,430	2,704	0.48	0.26	0.13	
15 Del Prete Drive	5,909	2,568	0.58	0.23	0.10	
17 Del Prete Drive	6,540	3,580	0.53	0.28	0.16	
57 Hersey Street	2,784	1,560	0.20	0.32	0.18	
61 Hersey Street	2,484	1,224	0.21	0.27	0.13	
Average	4,751	2,532	0.38	0.30	0.16	

Proposed (Locus)	5,773	4,910	0.24	0.55	0.47
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*Gross Floor Area per Hingham Assessor's Card, which includes decks, porches, basements, crawlspaces, and garages.

*Living Floor Area per Hingham Assessor's Card