

19 Kimball Beach Road – FAR / Neighborhood Comparison Exhibit

Prepared for: Hingham Planning Board

Date: January 2026

1. Proposed Home Details

Feature

Proposed

1st Floor

1,473 sq ft

2nd Floor

2,000 sq ft

Garage

533 sq ft (attached)

Total Gross Floor Area

4,006 sq ft

Lot Size

8,833 sq ft

Stories

2 + full basement

Proposed Impervious Area

2,966 sq ft

Proposed Pervious Area

5,866 sq ft

2. FAR Calculations (Contextual)

Definitions:

$$\text{FAR} = (1\text{st} + 2\text{nd floor area}) \div \text{lot size}$$

Living Area Only

3,473 sq ft

8,833 sq ft

0.39

### 3. Neighborhood Comparison (within ~300 ft)

Address

Lot Size (sq ft)

Living Area (sq ft)

Living Area FAR

Notes

38 Kimball Beach Rd

8,772

3,000

0.34

Typical lot / scale

81 Kimball Beach Rd

10,641

3,780

0.36

Larger lot, larger home

93 Kimball Beach Rd

6,080

3,274

0.54

Smaller lot, larger house

83 Kimball Beach Rd

3,182

3,000

0.94

Very dense lot, visually larger mass

Observation: proposed home is within neighborhood norms in both lot size and scaled building footprint.

### 4. Scale & Massing Context

Living area FAR (0.39) is well within the range of nearby homes (0.34–0.54).

Impervious surface increase of ~389 sq ft maintains >50% pervious coverage, supporting stormwater and visual openness.

Planning-Board Talking Points:

FAR numbers are for context only; Hingham does not require numeric FAR compliance in single-family zones.

Proposed home's scale and massing are compatible with nearby homes.

Impervious surface increase is minimal relative to lot size and neighborhood norms.

Design balances neighborhood character with modern functional requirements.