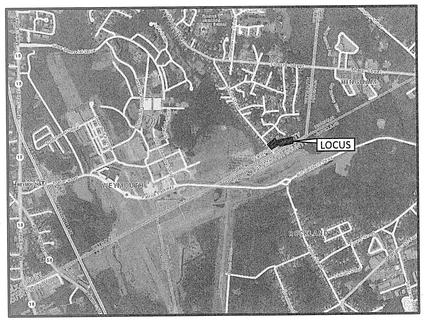


LOCUS MAP
SCALE: 1"=2,000'

N/F
WALTER W. JR. & MARGARET HIRTLE
ASSESSORS: 59-612-50

N/F
DONALD L. & VIRGINIA RIZZITANO
ASSESSORS: 59-612-44

20' WIDE SEWER EASEMENT

N/F
COLLEEN & DOZIER MCCARTY
ASSESSORS: 55-612-71

N/F
JAMES M. MELODY
ASSESSORS: 55-612-70

N/F
WEYMOUTH REDEVELOPMENT
ASSESSORS: 59-613-56

N/F
CHRISTINE M. MARIANO
ASSESSORS: 59-612-54

N 51°02'05" E
238.45'

S 38°54'47" E
77.71'

N 77°06'49" E
105.07'

S 02°07'14" W
48.63'

N 77°06'47" E
50.28'

N 77°06'47" E
194.67'

N 12°53'11" W
93.72'

N 77°06'49" E
341.03'

S 04°30'51" E
143.16'

LOT 1
25,000 S.F.
LOT SHAPE FACTOR=29.86

OPEN SPACE
43,421 S.F.

EXISTING DWELLING
(NO. 640)

LOT 2
25,000 S.F.
LOT SHAPE FACTOR=34.60

N 51°02'05" E
124.08'

75.00'

N 40°23'27" W
150.90'

75.90'

S 51°11'07" W
90.00'

S 51°11'07" W
146.94'

N 39°33'53" W
75.25'

N 40°24'53" W
9.00'

70.30'

352.80'

S 77°18'17" W
282.50'

UNION STREET
(PUBLIC R.O.W.)

N/F
SOUTHFIELD DEVELOPMENT
ASSESSORS: 58-596-37

N/F
SOUTHFIELD DEVELOPMENT
ASSESSORS: 58-596-36

TOWN OF WEYMOUTH
TOWN OF ROCKLAND

0 30 60 90
SCALE IN FEET: 1"=30'

ZONING REQUIREMENTS
R-1 RESIDENCE

MINIMUM FRONTYARD	18'
MINIMUM SIDEYARD	10' 20' of another bldg.
MINIMUM REAR YARD	24' or 1/5 of lot depth
MINIMUM LOT WIDTH	120'
LOT COVERAGE	30%
MINIMUM LOT AREA	25,000 SQUARE FEET PER DWELLING UNIT

$$\text{LOT SHAPE FACTOR} = \frac{\text{PERIMETER}^2}{\text{LOT AREA}}$$

COMMONWEALTH OF MASSACHUSETTS
JEFFREY A. COUTURE
CIVIL
No. 47984
REGISTERED PROFESSIONAL ENGINEER

No.	Date	Revision Description	Chkd. by	Apprvd. by

scale: 1"=30'
date: JAN. 14, 2021
drawn: MSK
checked: ABT
approved: ABT
drawing number: ZBA-1

project:
640 UNION STREET
WEYMOUTH, MASSACHUSETTS

client:
RYDER DEVELOPMENT CORPORATION
741 BROAD STREET
WEYMOUTH, MASSACHUSETTS

drawing title:
ZONING BOARD OF APPEALS PLAN

SITEC
ENGINEERING & ENVIRONMENTAL CONSULTANTS, INC.
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Marshfield, MA 02050
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File No. SE20-1510