

PROJECT F.A.R. COMPARISON		
7 ARLINGTON AVENUE - OAK BLUFFS		
7/21/22		
	UNIT	VALUE
NOTE: ALL PARCEL AND BUILDING S.F FROM ASSESSORS CARD PARCEL S.F. AND NET AREA EXCEPT AS NOTED.		
7 ARLINGTON AVENUE PARCEL / BUILDING SIZE:		
7 ARLINGTON - EXISTING PARCEL SIZE (ASSESSORS - PARCEL # 3-15-0 S.F.)	SQ. FT.	25,700
7 ARLINGTON - EXISTING BUILDING SIZE (ASSESSORS - PARCEL # 3-15-0 NET AREA)	SQ. FT.	2,233
7 ARLINGTON - PROPOSED BUILDING SIZE (INCLUDES BASEMENT) (SULLIVAN ASSOCIATES ARCHITECTS)	SQ. FT.	4,460
7 ARLINGTON F.A.R. AND DIMENSIONS:		
7 ARLINGTON - EXISTING F.A.R. - PARCEL: 25,700 SF / BUILDING: 2,233 SF	%	0.09
7 ARLINGTON - PROPOSED F.A.R. - PARCEL: 25,700 SF / BUILDING: 4,460 SF (SULLIVAN ASSOCIATES ARCHITECTS)	%	0.17
7 ARLINGTON - WIDTH OF EXISTING PRIMARY FACADE FACING EAST CHOP DRIVE	FT.	23'-6"
7 ARLINGTON - WIDTH OF PROPOSED PRIMARY FACADE FACING EAST CHOP DRIVE	FT.	23'-6"
7 ARLINGTON - EXISTING RIDGE HEIGHT OF TOWER FROM GRADE	FT.	29'-0"
7 ARLINGTON - PROPOSED RIDGE HEIGHT OF TOWER FROM GRADE	FT.	31'-0"
F.A.R. OF NEARBY BUILDINGS ON ARLINGTON / MILL SQUARE ROAD / EAST CHOP DRIVE:		
11 ARLINGTON AVE, - PARCEL: 13,504 SF / BUILDING: 2,539 SF (ABUTS 7 ARLINGTON AVE)	%	0.19
15 MILL SQ. RD. - PARCEL: 12,757 SF / BUILDING: 2,784 SF	%	0.28
17 MILL SQ. RD. - PARCEL: 17,424 SF / BUILDING: 2,234 SF	%	0.13
19 MILL SQ. RD. - DEMOLISHED BUILDING - PARCEL: 16,553 SF / BUILDING: 2,187	%	0.13
19 MILL SQ. RD. - APPROVED BUILDING - PARCEL: 16,553 SF / BUILDING: 5,182 SF (FROM APPLICANTS MVC PRESENTATION)	%	0.31
21 MILL SQ. RD. - PARCEL: 19,602 SF / BUILDING: 2,905 SF	%	0.15
25 MILL SQ. RD. - PARCEL: 13,068 SF / BUILDING: 1,367 SF	%	0.10
68 EAST CHOP DR. - PARCEL: 33,977 SF / BUILDING: 5,005 SF	%	0.15
80 EAST CHOP DR. - PARCEL: 20,909 SF / BUILDING: 1,919 SF	%	0.09
84 EAST CHOP DR. - PARCEL: 11,761 SF / BUILDING: 3,072 SF	%	0.26
89 EAST CHOP DR. - PARCEL: 34,800 SF / BUILDING: 3,989 SF	%	0.11
94 EAST CHOP DR. - PARCEL: 8,712 SF / BUILDING: 1,398 SF (ABUTS 7 ARLINGTON AVE)	%	0.16
97 EAST CHOP DR. - PARCEL: 28,750 SF / BUILDING: 3,915 SF (DIRECTLY ACROSS EAST CHOP DR. FROM 7 ARLINGTON)	%	0.14
105 EAST CHOP DR. - PARCEL: 28,745 SF / BUILDING: 3,787 SF	%	0.13
AVERAGE OF BUILDING IN THE 'NEIGHBORHOOD'	%	0.17
F.A.R. OF BUILDINGS FROM HIGHEST TO LOWEST:		
1. 19 MILL SQ. RD. - APPROVED BUILDING - PARCEL: 16,553 SF / BUILDING: 5,182 SF (FROM APPLICANTS MVC PRESENTATION)	%	0.31
2. 15 MILL SQ. RD. - PARCEL: 12,757 SF / BUILDING: 2,784 SF	%	0.28
3. 84 EAST CHOP DR. - PARCEL: 11,761 SF / BUILDING: 3,072 SF	%	0.26
4. 7 ARLINGTON - PARCEL: 25,700 SF / BUILDING: 4,460 SF (SULLIVAN ASSOCIATES ARCHITECTS)	%	0.17
5. 11 ARLINGTON AVE, - PARCEL: 13,504 SF / BUILDING: 2,539 SF	%	0.19
6. 94 EAST CHOP DR. - PARCEL: 8,712 SF / BUILDING: 1,398 SF (ABUTS 7 ARLINGTON AVE)	%	0.16
7. 21 MILL SQ. RD. - PARCEL: 19,602 SF / BUILDING: 2,905 SF	%	0.15
7. 68 EAST CHOP DR. - PARCEL: 33,977 SF / BUILDING: 5,005 SF	%	0.15
8. 97 EAST CHOP DR. - PARCEL: 28,750 SF / BUILDING: 3,915 SF (DIRECTLY ACROSS EAST CHOP DR. FROM 7 ARLINGTON)	%	0.14
9. 105 EAST CHOP DR. - PARCEL: 28,745 SF / BUILDING: 3,787 SF	%	0.13
9. 17 MILL SQ. RD. - PARCEL: 17,424 SF / BUILDING: 2,234 SF	%	0.13
10. 89 EAST CHOP DR. - PARCEL: 34,800 SF / BUILDING: 3,989 SF	%	0.11
11. 25 MILL SQ. RD. - PARCEL: 13,068 SF / BUILDING: 1,367 SF	%	0.10
12. 80 EAST CHOP DR. - PARCEL: 20,909 SF / BUILDING: 1,919 SF	%	0.09
LARGEST TO SMALLEST PARCELS LISTED ABOVE:		
1. 89 EAST CHOP DR. - PARCEL: 34,800 SF / BUILDING: 3,989 SF	SQ. FT.	34,800
2. 68 EAST CHOP DR. - PARCEL: 33,977 SF / BUILDING: 5,005 SF	SQ. FT.	33,977
3. 97 EAST CHOP DR. - PARCEL: 28,750 SF / BUILDING: 3,915 SF (DIRECTLY ACROSS EAST CHOP DR. FROM 7 ARLINGTON)	SQ. FT.	28,750
4. 105 EAST CHOP DR. - PARCEL: 28,745 SF / BUILDING: 3,787 SF	SQ. FT.	28,745
5. 7 ARLINGTON - PARCEL: 25,700 SF / BUILDING: 3,604 SF	SQ. FT.	25,700
6. 80 EAST CHOP DR. - PARCEL: 20,909 SF / BUILDING: 1,919 SF	SQ. FT.	20,909
7. 21 MILL SQ. RD. - PARCEL: 19,602 SF / BUILDING: 2,905 SF	SQ. FT.	19,602
8. 17 MILL SQ. RD. - PARCEL: 17,424 SF / BUILDING: 2,234 SF	SQ. FT.	17,424
9. 19 MILL SQ. RD. - APPROVED BUILDING - PARCEL: 16,553 SF / BUILDING: 5,182 SF (FROM APPLICANTS MVC PRESENTATION)	SQ. FT.	16,553
10. 11 ARLINGTON AVE, - PARCEL: 13,504 SF / BUILDING: 2,539 SF	SQ. FT.	13,504
11. 25 MILL SQ. RD. - PARCEL: 13,068 SF / BUILDING: 1,367 SF	SQ. FT.	13,068
12. 15 MILL SQ. RD. - PARCEL: 12,757 SF / BUILDING: 2,784 SF	SQ. FT.	12,757
13. 84 EAST CHOP DR. - PARCEL: 11,761 SF / BUILDING: 3,072 SF	SQ. FT.	11,761
14. 94 EAST CHOP DR. - PARCEL: 8,712 SF / BUILDING: 1,398 SF (ABUTS 7 ARLINGTON AVE)	SQ. FT.	8,712
AVERAGE	SQ. FT.	20,447