

CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 JUN 15 AM 10:28

BZA Application Form

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Number: 126732

General Information

The undersigned hereby petitions the Board of Zoning Appeal for the following:

Special Permit: X

Variance: X

Appeal:

PETITIONER: Samuel Ribnick and Caroline Lowenthal

PETITIONER'S ADDRESS: 62 Fulkerson St., Cambridge, MA 02141

LOCATION OF PROPERTY: 62 Fulkerson St., Cambridge, MA

TYPE OF OCCUPANCY: Residential

ZONING DISTRICT: Residence C-1 Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

Proposal to build an addition in the rear of the house and move the deck a few feet over, both of which would extend an existing non-conforming side setback requiring relief from Table of Dimensional Standards.

To install new windows on non-conforming side.

SECTIONS OF ZONING ORDINANCE CITED:

Article: 5.000 Section: 5.31 (Table of Dimensional Requirements).

Article: 8.000 Section: 8.22.2c (Enlargement of Non-Conforming Structure).

Original
Signature(s):


(Petitioner (s) / Owner)

Samuel Ribnick

(Print Name)

Address:

Tel. No.

617-823-3606

E-Mail Address:

sribnick@gmail.com

Date: 6/15/21

BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to
The Secretary of the Board of Zoning Appeals.

I/We Samuel Ribnick and Caroline Lowenthal
(OWNER)

Address: 62 Fulkerson St, Cambridge MA 02141

State that I/We own the property located at 62 Fulkerson St,
which is the subject of this zoning application.

The record title of this property is in the name of Samuel Ribnick
and Caroline Lowenthal

*Pursuant to a deed of duly recorded in the date 4/30/21, Middlesex South
County Registry of Deeds at Book 77662, Page 138; or
Middlesex Registry District of Land Court, Certificate No. _____
Book _____ Page _____

[Signature]
SIGNATURE BY LAND OWNER OR
AUTHORIZED TRUSTEE, OFFICER OR AGENT*

*Written evidence of Agent's standing to represent petitioner may be requested.

Commonwealth of Massachusetts, County of Middlesex South
The above-name Samuel Ribnick and Caroline Lowenthal personally appeared before me,
this 28th of May, 2021, and made oath that the above statement is true.

My commission expires 01-17-25 (Notary Seal) [Signature] Notary Meredit A. Patey

- If ownership is not shown in recorded deed, e.g. if by court order, agent deed, or inheritance, please include documentation.



SUPPORTING STATEMENT FOR A VARIANCE

EACH OF THE FOLLOWING REQUIREMENTS FOR A VARIANCE MUST BE ESTABLISHED AND SET FORTH IN COMPLETE DETAIL BY THE APPLICANT IN ACCORDANCE WITH MGL 40A, SECTION 10.

- A)** A literal enforcement of the provisions of this Ordinance would involve a substantial hardship, financial or otherwise, to the petitioner or appellant for the following reasons:

Existing porch is severely deteriorated and must be rebuilt to be safe. Literal enforcement of the side setback and FAR ordinance would prevent the porch replacement from being used effectively as living space, requiring significant expense to rebuild the porch safely but without achieving sufficient usable space.

- B)** The hardship is owing to the following circumstances relating to the soil conditions, shape or topography of such land or structures and especially affecting such land or structures by not affecting generally the zoning district in which it is located for the following reasons:

The house, one of many similar row houses on the street, was built in 1873 to nearly fill the entire width of the lot, leaving only a small side setback that is now non-conforming. The existing non-conforming conditions would make it impossible to make needed alterations without a variance.

- C) DESIRABLE RELIEF MAY BE GRANTED WITHOUT EITHER:**

- 1)** Desirable relief may be granted without substantial detriment to the public good for the following reasons:

The proposed alterations are entirely in the rear of the house, where there is a large rear setback. The addition would not impact any public space or public view.

- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:

The property has significant private open space in the rear, ensuring that the lot will continue to have usable open space. The existing side yard is only a shared walkway, and does not contribute to the requirement to have usable open space. Extending the non-conforming side setback will only slightly reduce the usable space.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form

SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for 62 Fulkerson St., Cambridge, MA (location) would not be a detriment to the public interest because:

A) Requirements of the Ordinance can or will be met for the following reasons:

The proposed addition would not adversely affect neighboring residences and does not change the use of the property.

B) Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:

The entire addition is in the rear of the property, and would not lead to any changes in traffic, access or egress since occupants would still use the same shared easement. The addition is not visible from the street and does not alter the front facade in any way, preserving the building's contribution to existing neighborhood character.

C) The continued operation of or the development of adjacent uses as permitted in the Zoning Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:

The adjacent properties are all residential, and the addition would have no impact on their use. In fact, the project will significantly improve and beautify the very poor and unsafe external conditions currently existing at the property, benefiting the neighboring residents.

D) Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:

The proposed addition would improve the safety and exterior conditions of the existing house, as the current porch conditions were deemed unsafe by the home inspector. Neighbors strongly support the improvements, as indicated by the attached letters of support.

E) For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:

The addition does not change the use of the property, as it would remain residential.

***If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.**

BZA Application Form**DIMENSIONAL INFORMATION****Applicant:** Samuel Ribnick and Caroline Lowenthal**Present Use/Occupancy:** Residential**Location:** 62 Fulkerson St.**Zone:** Residence C-1 Zone**Phone:** 617-823-3606**Requested Use/Occupancy:** Residential

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	1703	2002	1952	(max.)
<u>LOT AREA:</u>	2603	2603	N/A	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	0.65	0.77	0.75	
<u>LOT AREA OF EACH DWELLING UNIT</u>	N/A	N/A	N/A	
<u>SIZE OF LOT:</u>				
WIDTH	26.82	26.82	50	
DEPTH	89.18	89.18	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	1	1	10	
REAR	48.34	43.08	20	
LEFT SIDE	2.5	2.5	7.5	
RIGHT SIDE	0	0	7.5	
<u>SIZE OF BUILDING:</u>				
HEIGHT	25.38	26.0	35	
WIDTH	24.75	24.75	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	53%	47%	30%	
<u>NO. OF DWELLING UNITS:</u>	1	1	N/A	
<u>NO. OF PARKING SPACES:</u>	N/A	N/A	N/A	
<u>NO. OF LOADING AREAS:</u>	N/A	N/A	N/A	
<u>DISTANCE TO NEAREST BLDG. ON SAME LOT</u>	N/A	N/A	N/A	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



City of Cambridge

MASSACHUSETTS

BOARD OF ZONING APPEAL

831 Mass Avenue, Cambridge, MA.
(617) 349-6100

BZA

POSTING NOTICE – PICK UP SHEET

The undersigned picked up the notice board for the Board of Zoning Appeals Hearing.

Name: Caroline Lowenthal Date: 7/12/21
(Print)

Address: 62 Fulkerson St.

Case No. BZA-126732

Hearing Date: 7/29/21

Thank you,
Bza Members



66 CENTRAL STREET STE. 2
WELLESLEY, MA 02482
(781) 431-7400
WWW.KRAUSAB.COM

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DIMENSIONS SHOWN. VERIFY ALL DIMENSIONS ON
SITE AND NOTIFY ARCHITECT OF ANY
DISCREPANCIES.

DATE	REVISIONS

PROJECT NAME:

ALTERATIONS TO:
62 FULKERSON STREET
CAMBRIDGE, MA

DRAWING NAME:

TITLE SHEET

DATE:	06.03.21
PROJECT NO:	20018
SCALE:	N.T.S.
DRAWN BY:	JJ/CK

DRAWING NO.

T1.1

PROJECT INFORMATION

PROJECT DESCRIPTION:	ALTERATIONS TO SINGLE FAMILY RESIDENCE
BUILDING TYPE:	DETACHED SINGLE-FAMILY DWELLING
BUILDING CODE REFERENCES:	MASS. ONE- AND TWO-FAMILY DWELLING CODE - 9th ED. IECC 2015 ENERGY CODE WITH MASS AMENDMENTS

SHEET INDEX:

DWG #:	Drawing Title:	Issue Dates:		
		ZBA 06.03.21	-	-
ARCHITECTURAL:				
T1.1	TITLE SHEET	X		
EC1.1	EXISTING BASEMENT & FIRST FLOOR PLANS	X		
EC1.2	EXISTING SECOND FLOOR PLAN	X		
EC2.1	EXISTING EXTERIOR ELEVATIONS	X		
A1.1	PROPOSED BASEMENT & FIRST FLOOR PLANS	X		
A1.2	PROPOSED SECOND FLOOR PLAN	X		
A2.1	PROPOSED EXTERIOR ELEVATIONS	X		
-	-			



PROPOSED ALTERATIONS TO SINGLE FAMILY RESIDENCE
62 FULKERSON STREET
CAMBRIDGE, MASSACHUSETTS



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DATE	REVISIONS

PROJECT NAME:

ALTERATIONS TO:
62 FULKERSON STREET
CAMBRIDGE, MA

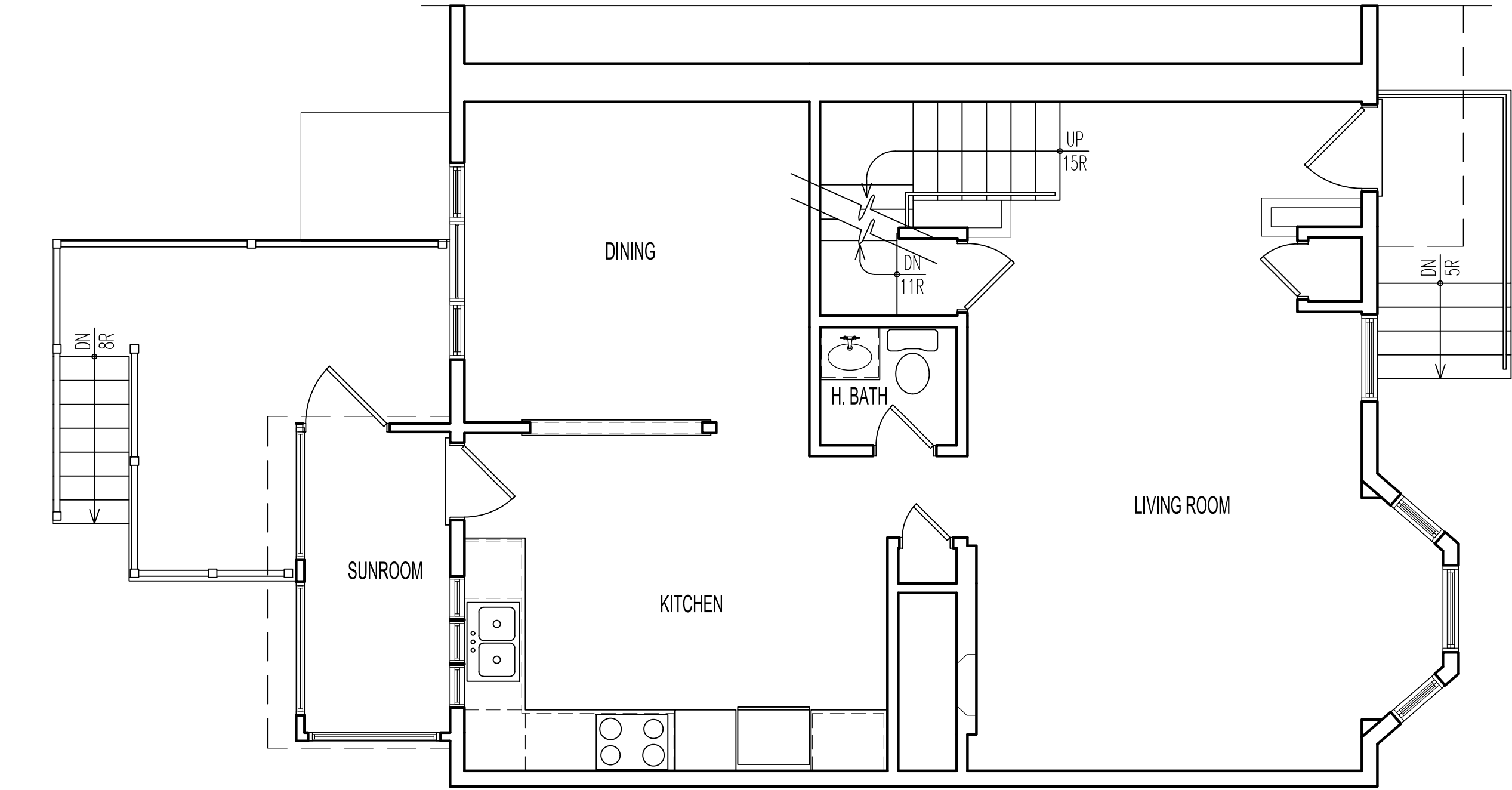
DRAWING NAME:

EXISTING BASEMENT &
FIRST FLOOR PLANS

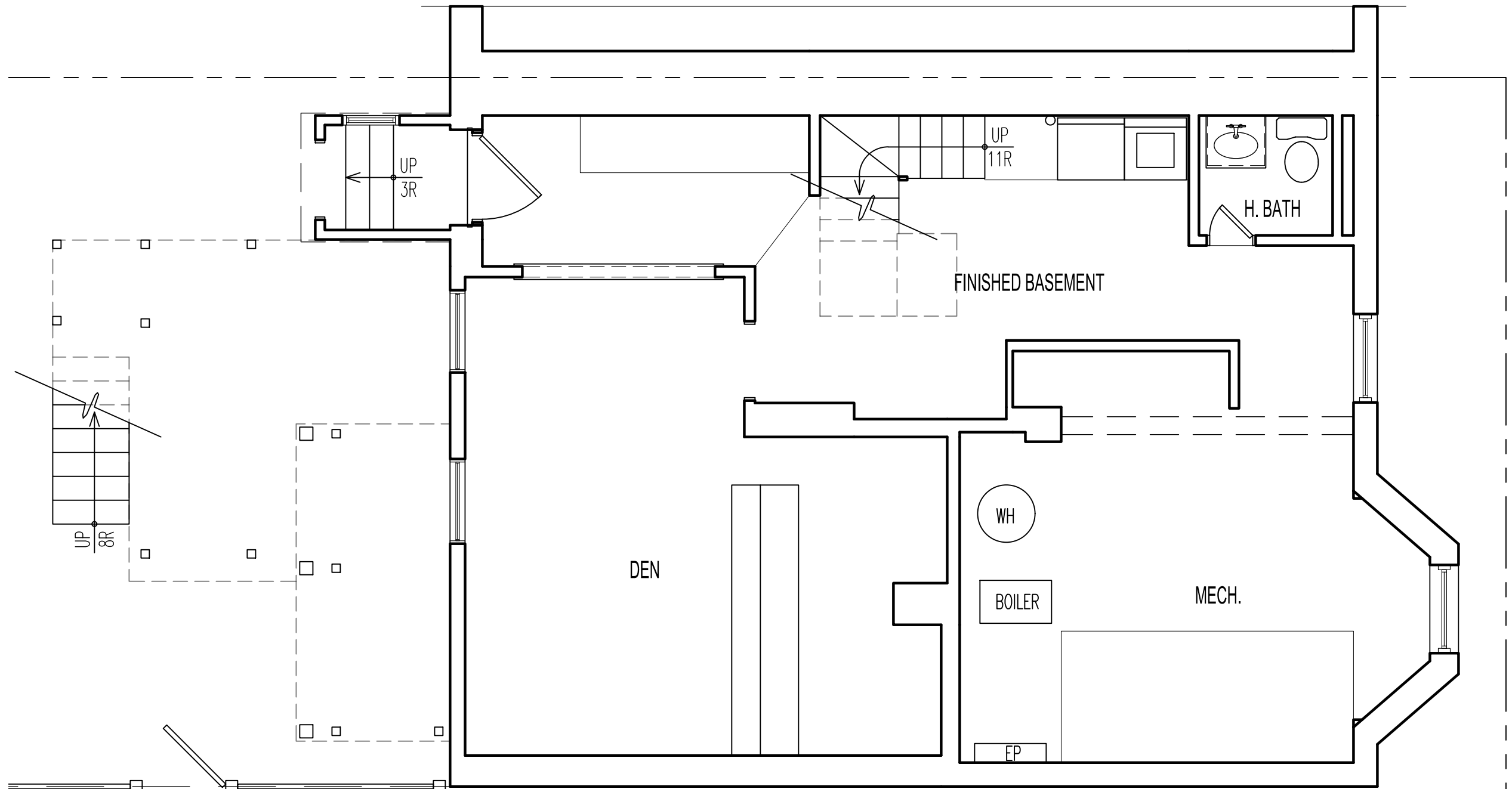
DATE:	06.03.21
PROJECT NO:	21022
SCALE:	1/4"=1'-0"
DRAWN BY:	JJ/CK

DRAWING NO.

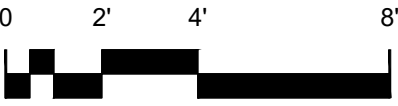
EC1.1



1 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"



0 EXISTING BASEMENT FLOOR PLAN
1/4" = 1'-0"





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DATE	REVISIONS

PROJECT NAME:

ALTERATIONS TO:
62 FULKERSON STREET
CAMBRIDGE, MA

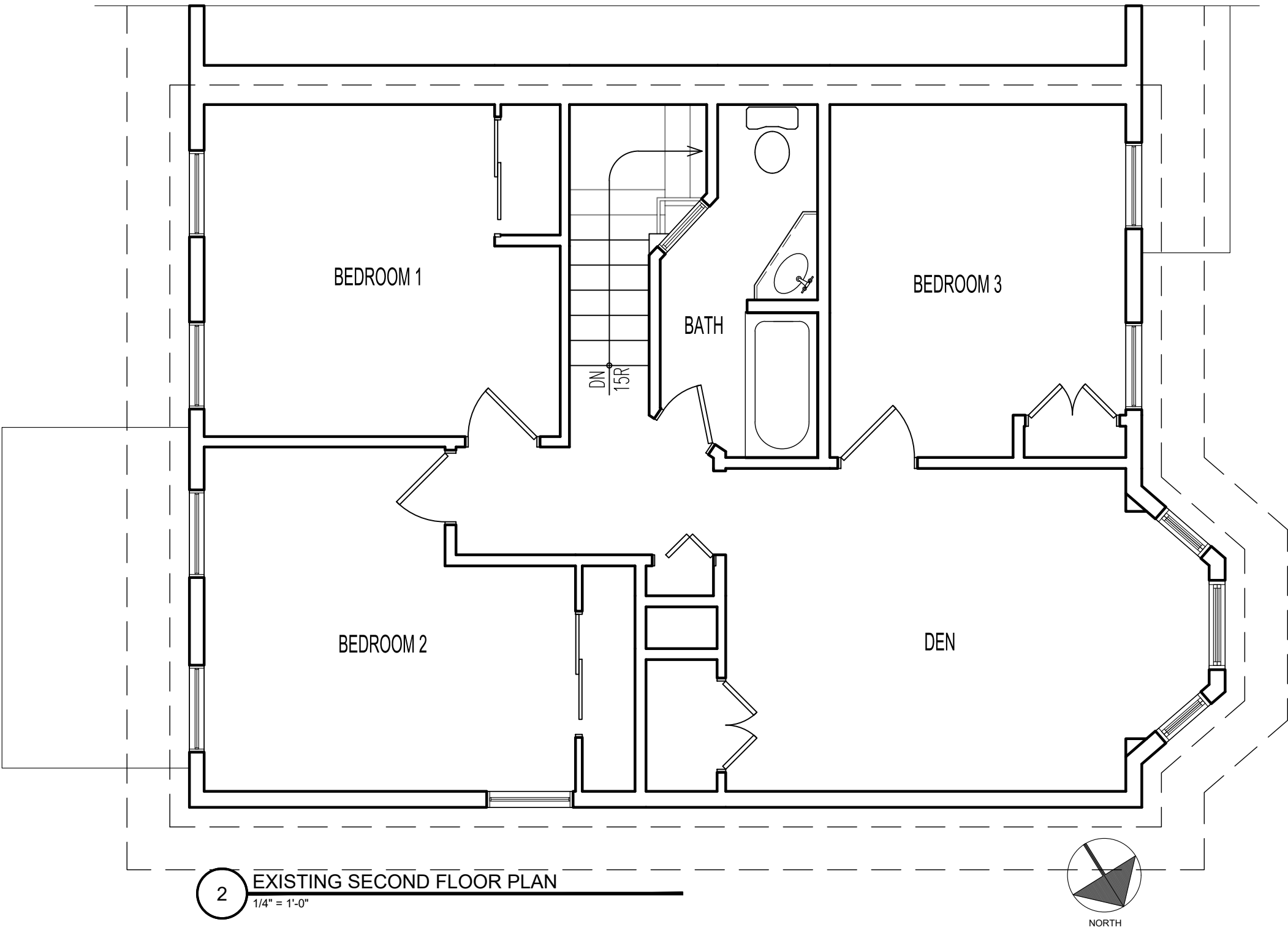
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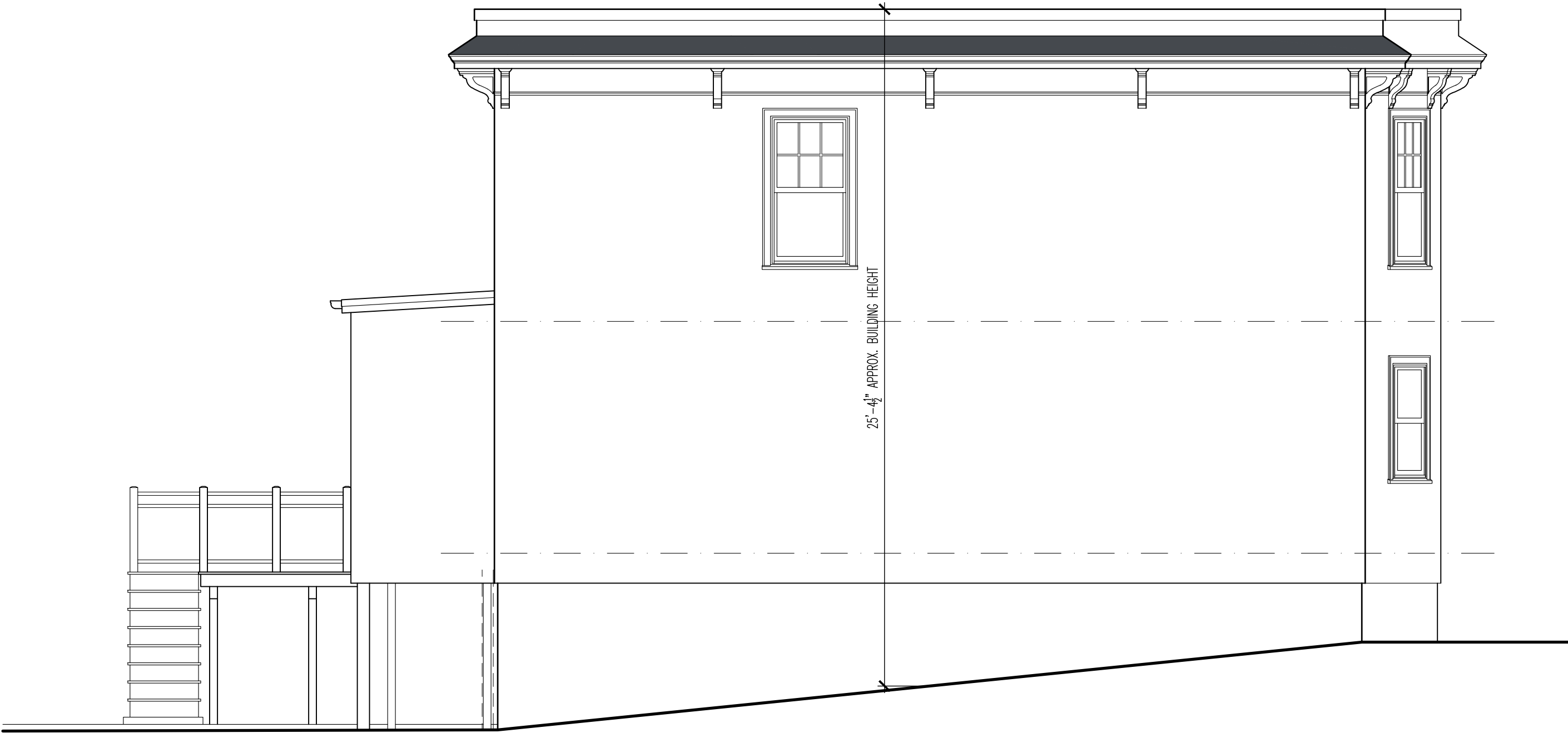
EXISTING SECOND
FLOOR PLAN

DATE:	06.03.21
PROJECT NO:	21022
SCALE:	1/4"=1'-0"
DRAWN BY:	JJ/CK

DRAWING NO.

EC1.2





2 EXISTING NORTH ELEVATION
1/4"=1'-0"



3 EXISTING EAST ELEVATION
1/4"=1'-0"



1 EXISTING WEST (FRONT) ELEVATION
1/4"=1'-0"



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DATE	REVISIONS

PROJECT NAME:

ALTERATIONS TO:
62 FULKERSON STREET
CAMBRIDGE, MA

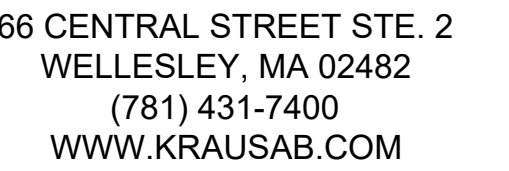
DRAWING NAME:

EXISTING EXTERIOR
ELEVATIONS

DATE:	06.03.21
PROJECT NO:	21022
SCALE:	1/4"=1'-0"
DRAWN BY:	JJ/CK

DRAWING NO.

EC2.1



DO NOT SCALE THE DRAWINGS. USE ALL DIMENSIONS SHOWN. VERIFY ALL DIMENSIONS ON SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

DATE	REVISIONS

PROJECT NAME:

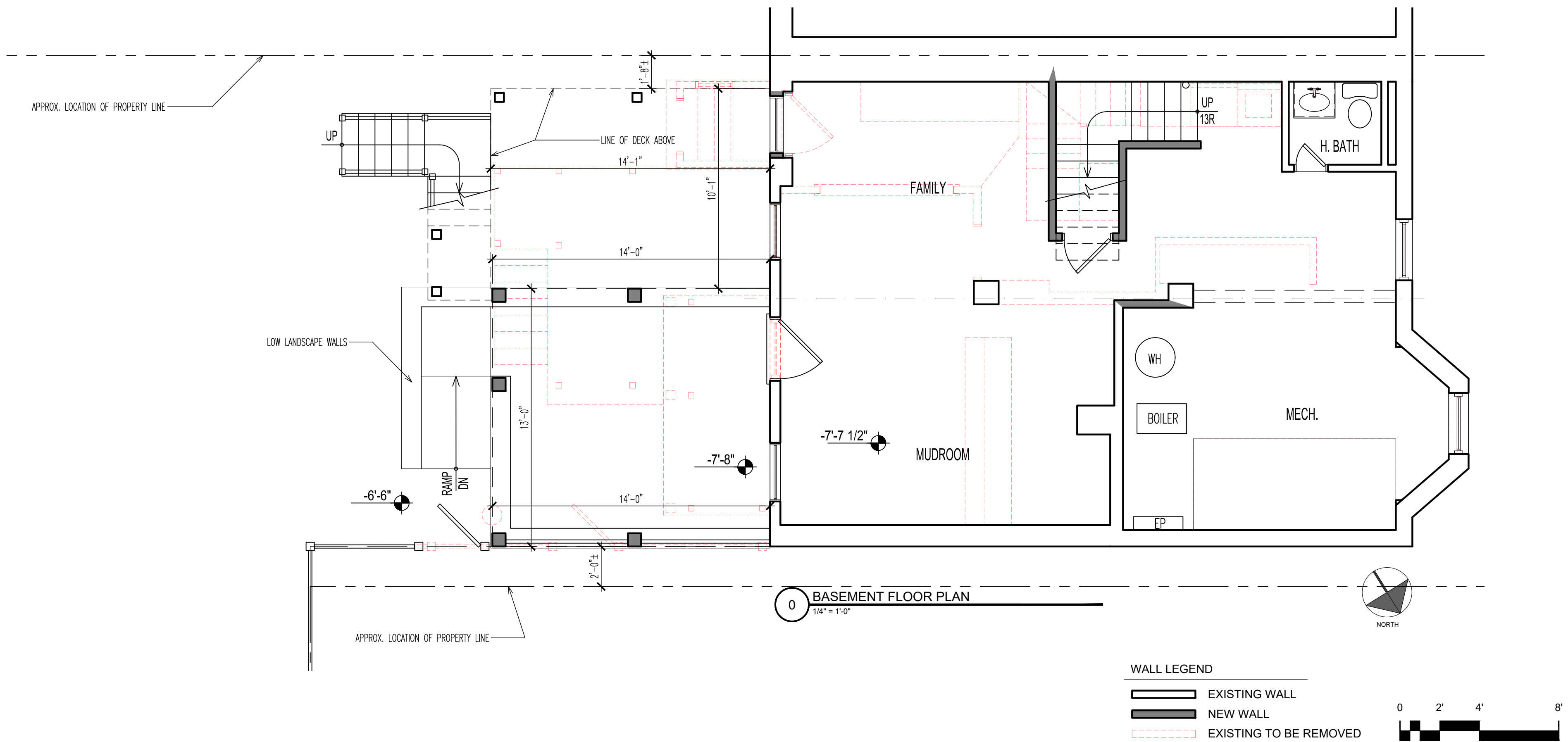
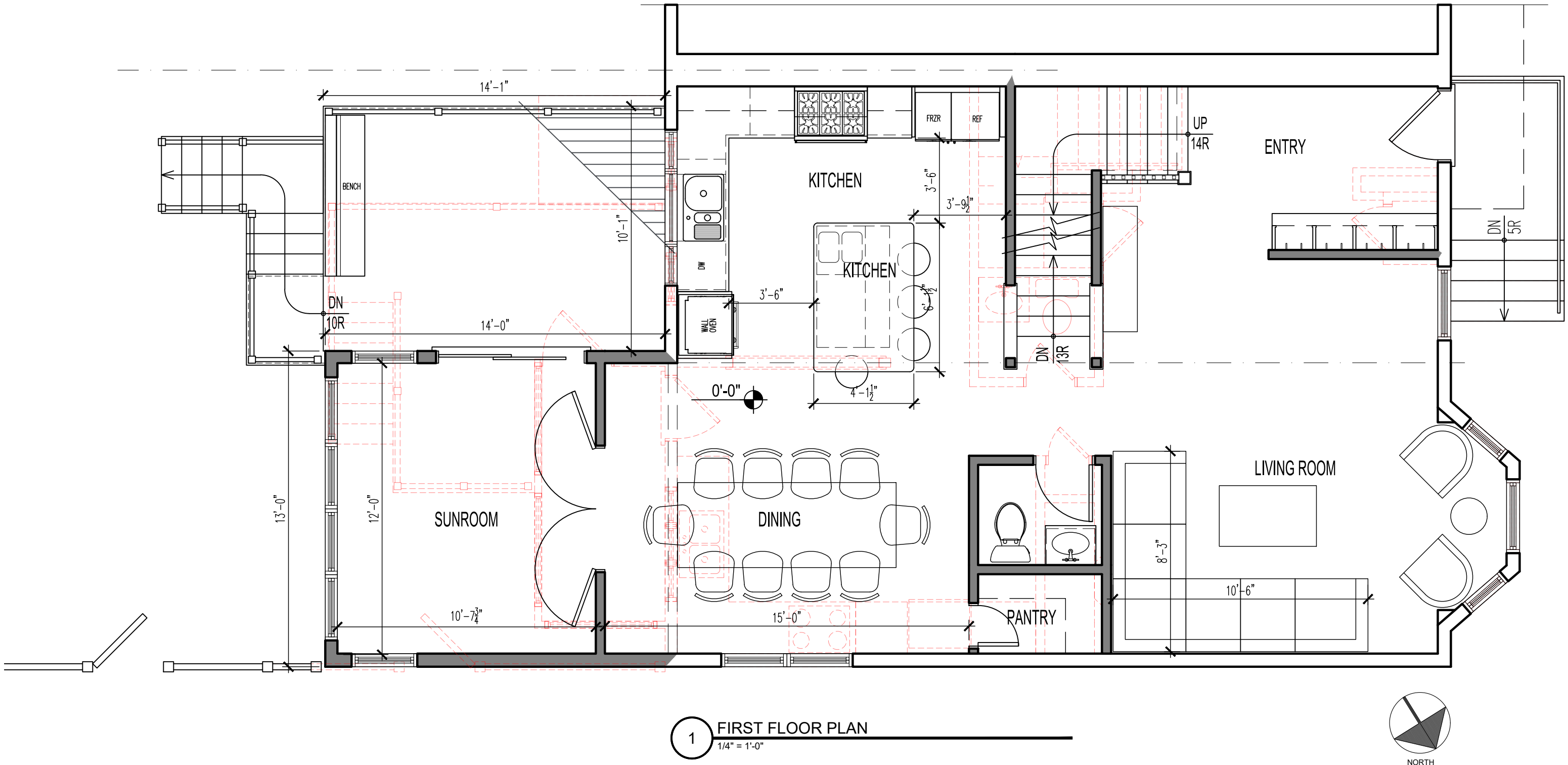
ALTERATIONS TO:
62 FULKERSON STREET
CAMBRIDGE, MA

PROPOSED BASEMENT & FIRST FLOOR PLANS

TE:	06.03.21
OBJECT NO:	21022
SCALE:	1/4"=1'-0"
DRAWN BY:	JJ/CK

WING NO. _____

A1.1





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DISCREPANCIES.

DATE	REVISIONS

PROJECT NAME:

ALTERATIONS TO:
62 FULKERSON STREET
CAMBRIDGE, MA

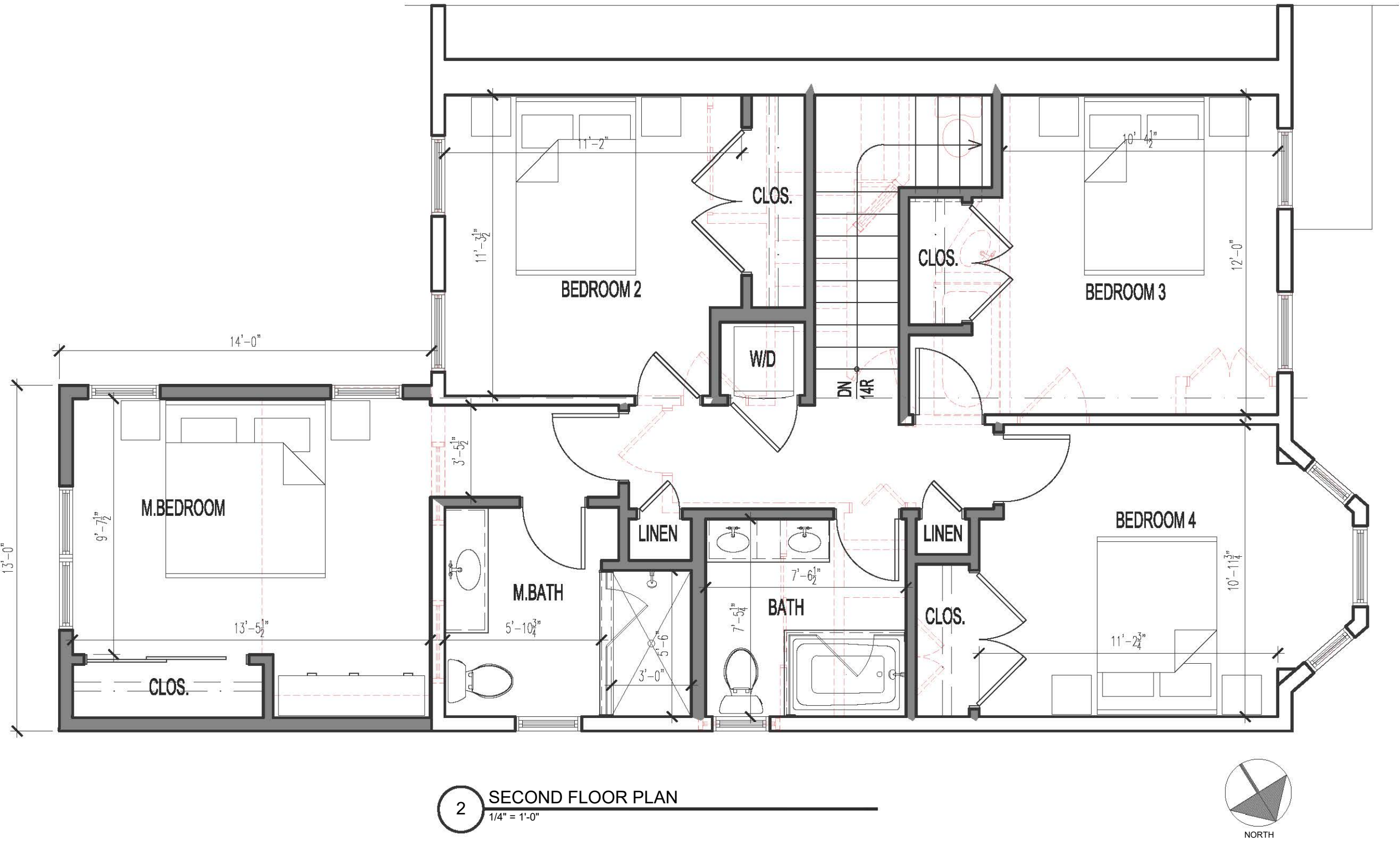
DRAWING NAME:

PROPOSED SECOND
FLOOR PLAN

DATE:	06.03.21
PROJECT NO:	21022
SCALE:	1/4"=1'-0"
DRAWN BY:	JJ/CK

DRAWING NO.

A1.2



2 SECOND FLOOR PLAN
1/4" = 1'-0"

- WALL LEGEND
- EXISTING WALL
 - NEW WALL
 - EXISTING TO BE REMOVED





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DISCREPANCIES.

DATE	REVISIONS

PROJECT NAME:

ALTERATIONS TO:
62 FULKERSON STREET
CAMBRIDGE, MA

DRAWING NAME:

PROPOSED EXTERIOR
ELEVATIONS

DATE:	06.03.21
PROJECT NO:	21022
SCALE:	1/4"=1'-0"
DRAWN BY:	CK

DRAWING NO.

A2.1



4 PROPOSED SOUTH ELEVATION
1/4"=1'-0"



3 PROPOSED EAST ELEVATION
1/4"=1'-0"



2 PROPOSED NORTH ELEVATION
1/4"=1'-0"



1 PROPOSED WEST (FRONT) ELEVATION
1/4"=1'-0"

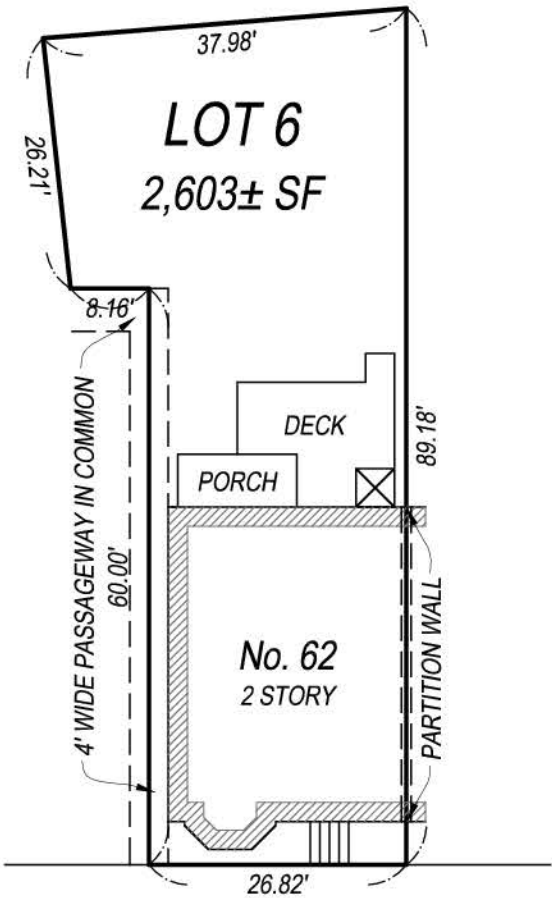
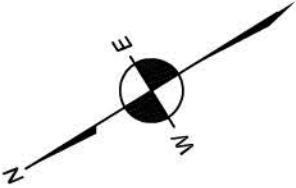


MORTGAGE INSPECTION PLAN

LOCATION:62 FULKERSON STREET
CITY, STATE:CAMBRIDGE, MA
APPLICANT: RIBNICK
CERTIFIED TO:
DATE: 04-13-2021



21-04189
BOSTON
SURVEY, INC.
P.O. BOX 290220
CHARLESTOWN, MA 02129
T (617) 242-1313; F (617) 242-1616
WWW.BOSTONSURVEYINC.COM



FULKERSON STREET

SCALE: 1" = 20'

FLOOD DETERMINATION

According to Federal Emergency Management Agency maps, the major improvements on this property fall in as area designated as
ZONE: X
COMMUNITY PANEL No. 25017C0577E
EFFECTIVE DATE: 6/4/2010

REFERENCES

DEED REF: 11020/188
PLAN REF: 113/15

NOTE: To show an accurate scale this plan must be printed on legal sized paper (8.5" x 14")

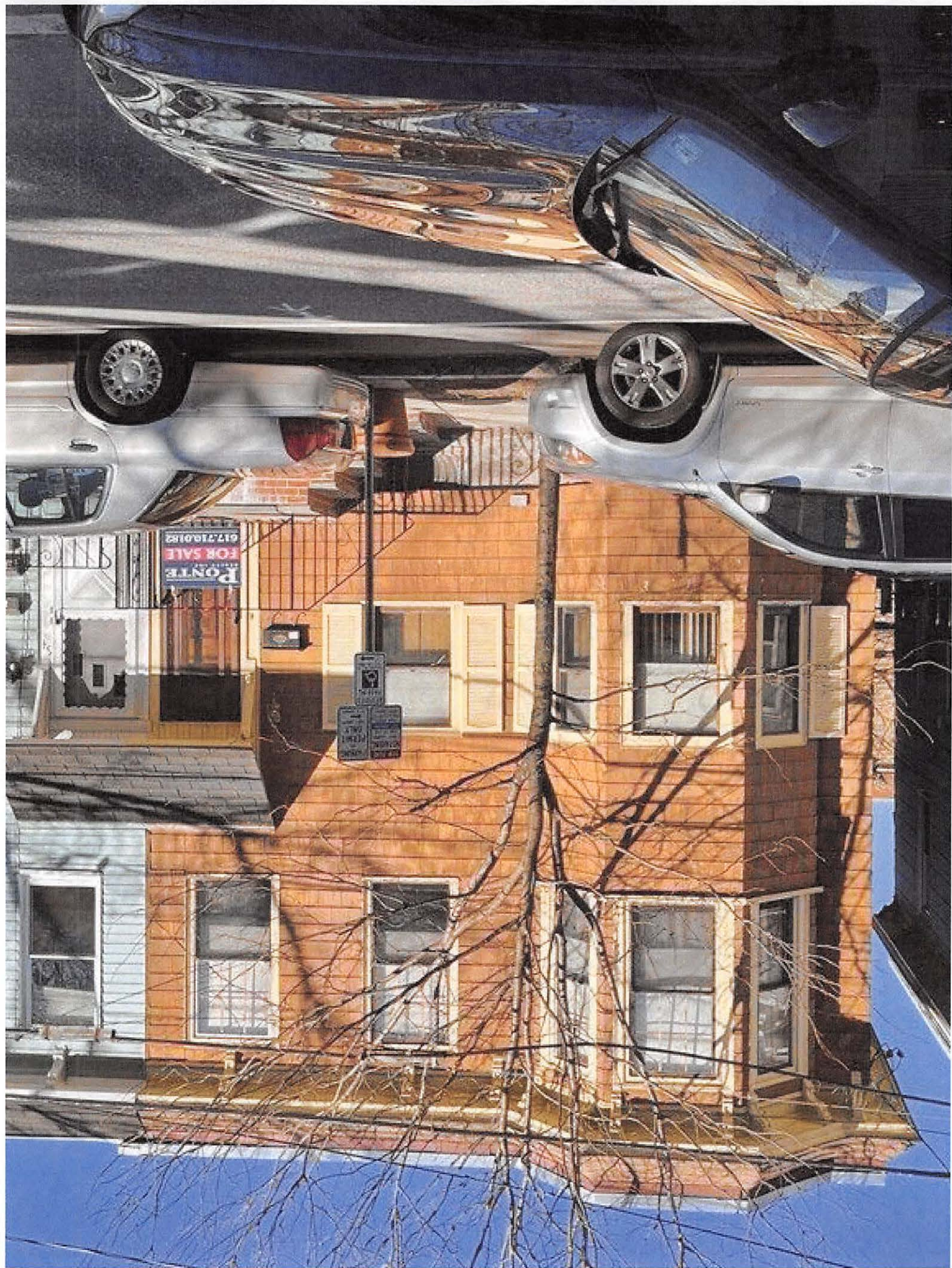
The permanent structures are approximately located on the ground as shown. They either conformed to the setback requirements of the local zoning ordinances in effect at the time of construction, or are exempt from violation enforcement action under M.G.L. Title VII, Chapter 40A, Section 7, and that are no encroachments of major improvements across property lines except as shown and noted hereon.

This is not a boundary or title insurance survey. This plan should not be used for construction, recording purposes or verification of property lines.

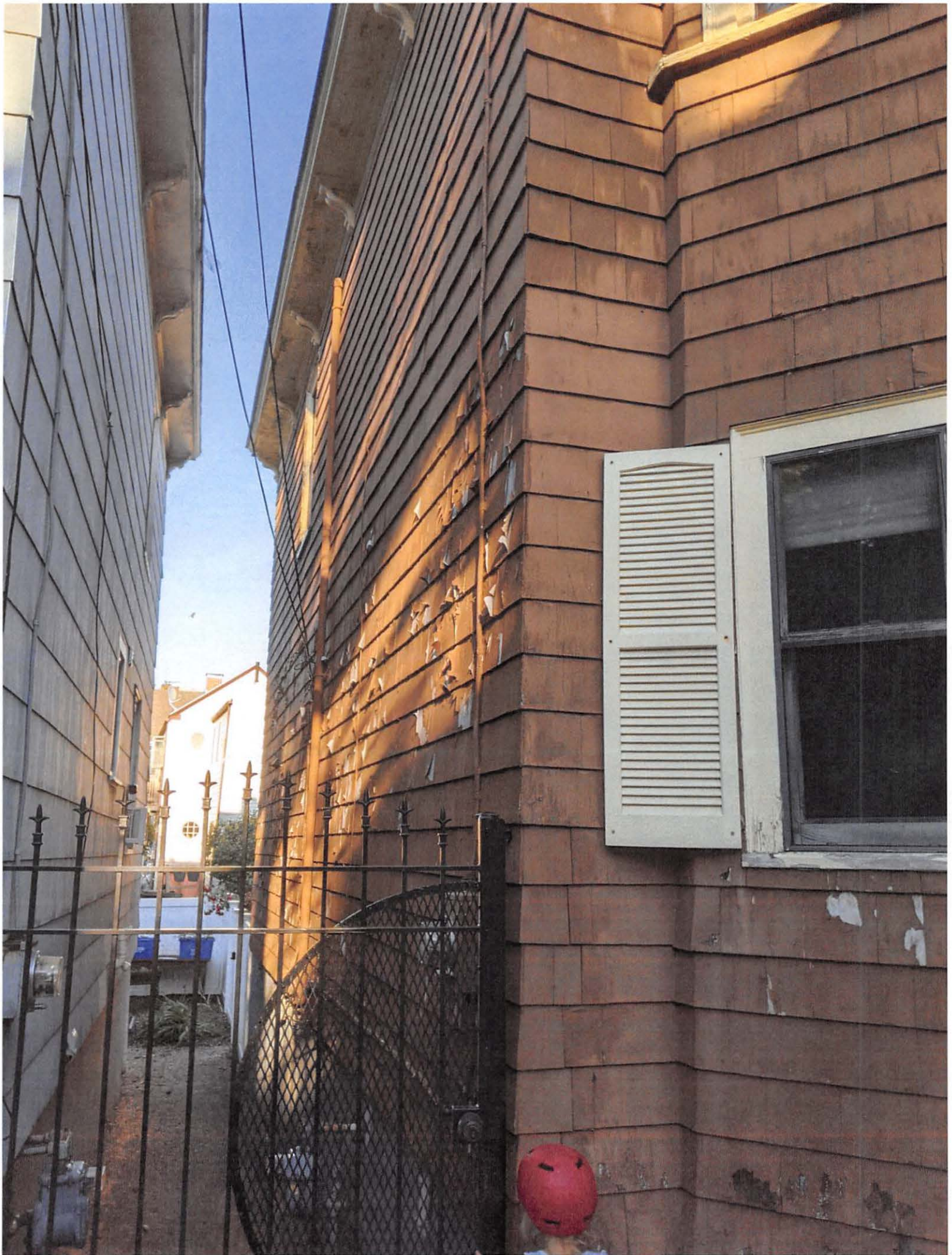


George C. Collins, PLS









To: City of Cambridge

Re: Renovation and addition at 62 Fulkerson Street

We, the undersigned neighbors of Caroline Lowenthal and Sam Ribnick, have no objection to their plan to build an addition on the back of their house replacing and expanding the enclosed porch on the first floor and expanding the second floor over the same footprint. They have communicated well with us and we understand the project and are fully supportive.

Sincerely,

Name:

Robert V. Tharek
54 Fulkerson St
Cambridge, MA 02141

Address:

Name:

Mary Tharek
54 Fulkerson St #2

Address:

Name:

Jimmy Mercado
56 Fulkerson St 2nd.

Address:

Name:

LOIS DiMaio
Lois DiMaio
56 Fulkerson St
CAMB. MA

Address:

Name:

~~Lois~~ JoAnne Nelson
58 Fulkerson St
Cam MA 02141

Address:

Name:

RONALD RAINIGH
58 FAULKERSON ST
CAMB. MA 02141
Raadd Rainigh

Address:

Name:

Alison Joyce
64 Fulkerson St.
Cambridge MA #2
02141

Address:

Name:

Agnese Curatolo
64 Fulkerson St Apt 4
Cambridge MA
02141

Address:

Name:

DANIEL GOLDSMITH
71 FULKERSON ST #201
CAMBRIDGE MA 02141

Address:

Name:

Ray Li ##
183 Spring St. #1
Cambridge, MA 02141

Address:

Name:

Robert V. Travas Jr.
54 Fulkerson St.
Cambridge, MA 02141

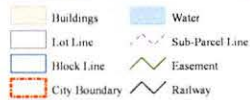
Address:

BLOCK 33



City of Cambridge
Assessing Department

795 Massachusetts Ave
Cambridge, MA 02139



10 Lot Number
33 Block Number
10 Cam Street Number
(125.0) Deed Dimension

100 Parcel size in Sq Ft
44.0LC Land Court Dimension
65.0 Survey Dimensions

DISCLAIMER
All Parcel Property shown on this map was compiled from existing Assessors Tax Maps
dated 1975 to 2010 and maintained by the City Assessors Office and the Department
of Public Works. Subsequent to completion the data was compiled using the City of
Cambridge Geographic Information System (GIS). Parcels have not been created
from survey and may be subject to existing provisions only.
The City of Cambridge assumes no legal responsibility for information shown on this map.



0 12.5 25 50 Feet
1 inch = 29 feet



Parcel Block Map

33

33-105
RAMACHANDRAN, KALI A. &
INDRADEVI VYRAVANADAN
63-71 FULKERSON ST., #209
CAMBRIDGE, MA 02141

33-105
ZHANG, XIANG, GENMU ZHANG &
MEIYUN ZHANG
71 FULKERSON ST., #103
CAMBRIDGE, MA 02141

33-105
HEALEY, MICHAEL D.
C/O PETER KRAUSE
31 SIXTH ST
CAMBRIDGE, MA 02141

33-7
DIBIASE, GIRO
719 CAMBRIDGE STREET
CAMBRIDGE, MA 02141

33-95
KOSKI, JOYCE &
CITY OF CAMBRIDGE TAX TITLE
53R EIGHT ST
CAMBRIDGE, MA 02141-1731

33-105
KENEMUTH, SARAH E.,
TRUSTEE THE SARAH KENEMUTH FAM TRUST
63-71 FULKERSON ST., #102
CAMBRIDGE, MA 02141

33-105
LADDIS, STEPHEN J.
71 FULKERSON ST. UNIT#111
CAMBRIDGE, MA 02141

33-105
WAHID, ZABIA,
TRUSTEE THE 72 FULKERSON ST REALTY TRUST
15 PENACOOK LANE
NATICK, MA 01760

33-56
TRAVERS, ROBERT V. & MARY TRAVERS
TRUSTE OF THE TRAVERS REALTY TRUST.
54 FULKERSON ST
CAMBRIDGE, MA 02141

33-96
BROWN, STEPHEN E.
47 EIGHTH ST
CAMBRIDGE, MA 02141

33-73
SANO, KATHLEEN J.
177 SPRING ST
CAMBRIDGE, MA 02141

33-105
MASSACHUSETTS INSTITUTE OF TECHNOLOGY
OFFICE OF THE TREASURER
ONE BROADWAY, 9TH FL, SUITE 200
CAMBRIDGE, MA 02142

33-90
LI RAY & SARAH ELIZABETH LI
183 SPRING ST
CAMBRIDGE, MA 02141

33-54
RONALD R. RAIRIGH & JOANNE NELSON,
TRS RONALD RAIRIGH & JOANNE NELSON ETAL
58 FULKERSON ST.
CAMBRIDGE, MA 02141

33-97
XURE, LLC
C/O ALINA HSU
223 EGREMONT PLAIN RD., #95
GREAT BARRINGTON, MA 01230

33-105
KENNEDY, SOFIA S. & ARJUNA J. COSTA
41 KINGS HIGHWAY NORTH
WESTPORT, CT 06880

33-105
JOHNSTON, ERIKA E.
71 FULKERSON ST., UNIT #302
CAMBRIDGE, MA 02141

33-105
FINCH, DIANNE M. & BRIAN J. CLAYDON
71 FULKERSON ST. #307
CAMBRIDGE, MA 02141

33-80
RODRIGUES, JAMES A. & NANCY R. RODRIGUES
55 EIGHTH ST
CAMBRIDGE, MA 02141-1544

33-105
MCKEARNEY, SCOTT A.
TR. OF THE MARY J. MCKEARNEY IRREV TRT
45 LOWE ST
TEWSBURY, MA 01876

62 Fulkerson St.
Petitioner
SAMUEL RIBNICK & CAROLINE LOWENTHAL
23 SIXTH STREET
CAMBRIDGE, MA 02141

33-105
ARNAOUT, RAMY &
CITY OF CAMBRIDGE TAX TITLE
508 HEALTH ST. #2
CHESTNUT HILL, MA 02467

33-105
ROGER, STEPHEN D.
71 FULKERSON ST. UNIT#303
CAMBRIDGE, MA 02141

33-92
STEVENS, MICHAEL L. & PAOLA REBUSCO
179 SPRING ST
CAMBRIDGE, MA 02141-2038

33-105
ALVAREZ, LUIS & LUCY D. ALVAREZ,
TRS THE 71 FULKERSON ST UNIT 204 REALTY TR
3 STONEWALL RD
LEXINGTON, MA 02421

33-105
KENNEDY, SOFIA S. & ARJUNA J. COSTA
41 KIGS HIGHWAY NORTH
WESTPORT, CT 06880

33-69
ANDREW'S ANGELS LLC
7 SUMMIT RD
MEDFORD, MA 02155

33-105
WANG, DANNIE
63-71 FULKERSON ST UNIT 301
CAMBRIDGE, MA 02141

33-91
CAVALHO, MADALENA &
CITY OF CAMBRIDGE TAX TITLE
43 BLANEY AVE
PEABODY, MA 01960

33-105
JONES, RITA M.
71 FULKERSON ST., #101
CAMBRIDGE, MA 02141

62 Fulkerson St.

33-94
ADAMS, JONATHAN & MONICA ADAMS
4234 Q ST
EUREKA , CA 95503

33-105
HAND, JOHN T. & JANET L. GHATTAS
71 FULKERSON ST., #113
CAMBRIDGE, MA 02141

33-105
GOLDSMITH, DANIEL KUBSIK &
KELLY SHERMAN GOLDSMITH
71 FULKERSON ST., #201
CAMBRIDGE, MA 02141

33-94
DONOVAN, WILLIAM J. & ANNE E. BEAMISH
49 EIGHTH ST.
CAMBRIDGE, MA 02141

33-105
FALCONE, ERIC
71 FULKERSON ST UNIT #206
CAMBRIDGE, MA 02141

33-63
RAKOFF-NAHOUM, SETH & KATHERINE O'NEILL
52 FULKERSON ST
CAMBRIDGE, MA 02141

33-53
DIMAIO, LOIS
56 FULKERSON ST.
CAMBRIDGE, MA 02141-1507

33-55
CAMELIO, DOMINIC R. & FRANCES M. CAMELIO
62 FULKERSON ST
CAMBRIDGE, MA 02141-1507

33-64
TRAVERS, ROBERT V. & MARY TRAVERS
TRUSTEE OF THE TRAVERS REALTY TRUST.
54 FULKERSON ST
CAMBRIDGE, MA 02141-1507

33-89
DELAURI, ATTILIO C.
175 FEULEY ST.
REVERE, MA 02151

33-98
GIORGIO, DEBRA J.
186 THORNDIKE ST
CAMBRIDGE, MA 02141

33-105
XU, XIAOCUN
20 PRENTISS LANE
BELMONT, MA 02478

33-105
PAVLINIC, MARTIN & KALYN PAVLINIC
TRUSTEES OF THE UNIT #304 REALTY TRUST
71 FULKERSON ST 304
CAMBRIDGE, MA 02141

33-105
CAO, YUAN
71 FULKERSON ST., #110
CAMBRIDGE, MA 02141

33-105
CUE, JONATHAN C. & MARIA A. CUE
TRS. THE JONATHAN C. CUE REVOC. TRUST
28 HARDING RD
LEXINGTON, MA 02420

33-105
FUNK, SALLY J.
71 FULKERSON ST., #205
CAMBRIDGE, MA 02141



CAMBRIDGE HISTORICAL COMMISSION

831 Massachusetts Avenue, 2nd Fl., Cambridge, Massachusetts 02139

Telephone: 617 349 4683 Fax: 617 349 3116 TTY: 617 349 6112

E-mail: histcomm@cambridgema.gov URL: <http://www.cambridgema.gov/Historic>

Bruce A. Irving, *Chair*; Susannah Barton Tobin, *Vice Chair*; Charles M. Sullivan, *Executive Director*
William G. Barry, Jr., Robert G. Crocker, Joseph V. Ferrara, Chandra Harrington, Jo M. Solet, *Members*
Gavin W. Kleespies, Paula A. Paris, Kyle Sheffield, *Alternates*

CERTIFICATE OF NONAPPLICABILITY

Property: 62 Fulkerson St (ECNCD Study)

Applicant: Sam Ribnick

The Cambridge Historical Commission hereby certifies, pursuant to the Massachusetts Historic Districts Act and the Cambridge Historical Commission Ordinance, that the work described below does not involve any activity requiring issuance of a Certificate of Appropriateness or Hardship:

Full renovation including restoration of window openings at front bay; add windows to north side elevation; construct addition at rear.

Permit #126732

This certificate is granted upon the condition that the work authorized herein is commenced within six months after the date of issuance. If the work authorized by this certificate is not commenced within six months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding six months each may be allowed in writing by the Chair.

Case Number: 4609

Date of Certificate: June 16, 2021

Attest: A true and correct copy of decision filed with the office of the City Clerk and the Cambridge Historical Commission on June 16, 2021.

By Bruce A. Irving/EH, Chair.

.....
Twenty days have elapsed since the filing of this decision.
No appeal has been filed _____. Appeal has been filed _____.

Date _____, City Clerk

BZA APPLICATION FORM

DIMENSIONAL INFORMATION

APPLICANT: Sam Ribnick and Caroline Lowenthal PRESENT USE/OCCUPANCY: Residential
LOCATION: 62 Fulkerson St, Cambridge MA 02141 ZONE: C-1
PHONE: 617-823-3606 REQUESTED USE/OCCUPANCY: Residential

	<u>EXISTING</u> <u>CONDITIONS</u>	<u>REQUESTED</u> <u>CONDITIONS</u>	<u>ORDINANCE</u> <u>REQUIREMENTS</u> ¹	
TOTAL GROSS FLOOR AREA:	<u>1703</u>	<u>1924</u>	<u>2002</u>	(max.)
LOT AREA:	<u>2603</u>		<u>n/a</u>	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA: ²	<u>0.65</u>	<u>0.74</u>	<u>0.75</u>	(max.)
LOT AREA FOR EACH DWELLING UNIT:	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	(min.)
SIZE OF LOT:				
WIDTH	<u>26.82</u>		<u>50</u>	(min.)
DEPTH	<u>89.18</u>		<u>n/a</u>	
Setbacks in Feet:				
FRONT	<u>1</u>	<u>1</u>	<u>10</u>	(min.)
REAR	<u>48.34</u>	<u>48</u>	<u>20</u>	(min.)
LEFT SIDE	<u>2.5</u>	<u>2.5</u>	<u>7.5</u>	(min.)
RIGHT SIDE	<u>0</u>	<u>0</u>	<u>7.5</u>	(min.)
SIZE OF BLDG.:				
HEIGHT	<u>25.38</u>	<u>26</u>	<u>35</u>	(max.)
LENGTH	<u>40.58</u>	<u>40.58</u>	<u>n/a</u>	
WIDTH	<u>24.75</u>	<u>24.75</u>	<u>n/a</u>	
RATIO OF USABLE OPEN SPACE TO LOT AREA: ³	<u>53%</u>	<u>47%</u>	<u>30%</u>	(min.)
NO. OF DWELLING UNITS:	<u>1</u>	<u>1</u>		(max.)
NO. OF PARKING SPACES:	<u>n/a</u>	<u>n/a</u>		(min./max)
NO. OF LOADING AREAS:	<u>n/a</u>	<u>n/a</u>		(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT:	<u>n/a</u>	<u>n/a</u>		(min.)

Describe where applicable, other occupancies on same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g.; wood frame, concrete, brick, steel, etc.

1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.



66 CENTRAL STREET STE. 2
WELLESLEY, MA 02482
(781) 431-7400
WWW.KRAUSAB.COM

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DISCREPANCIES.

DATE REVISIONS

PROJECT NAME

ALTERATIONS TO:
62 FULKERSON STREET
CAMBRIDGE, MA

DRAWING NAME

PROPOSED BASEMENT
& FIRST FLOOR PLANS

DATE: 07.23.21

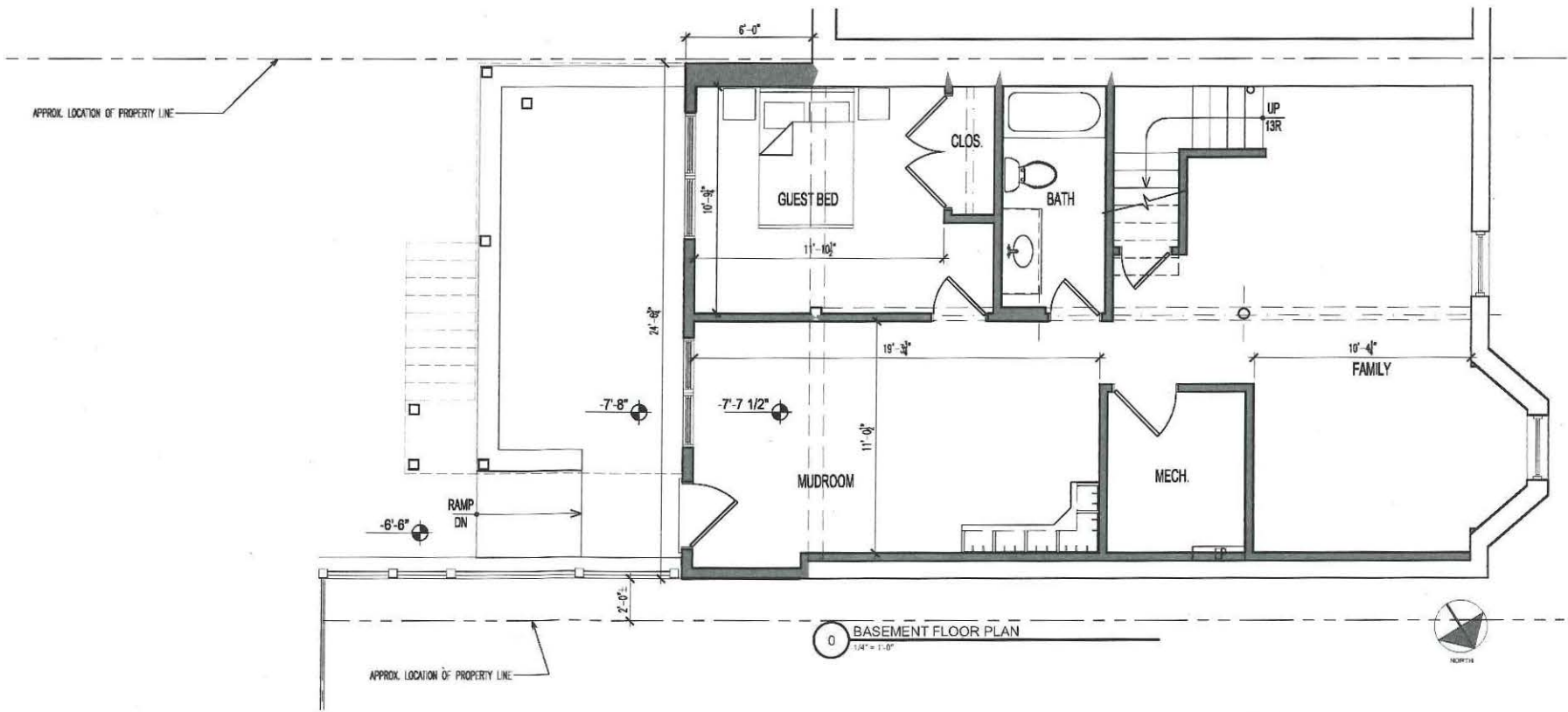
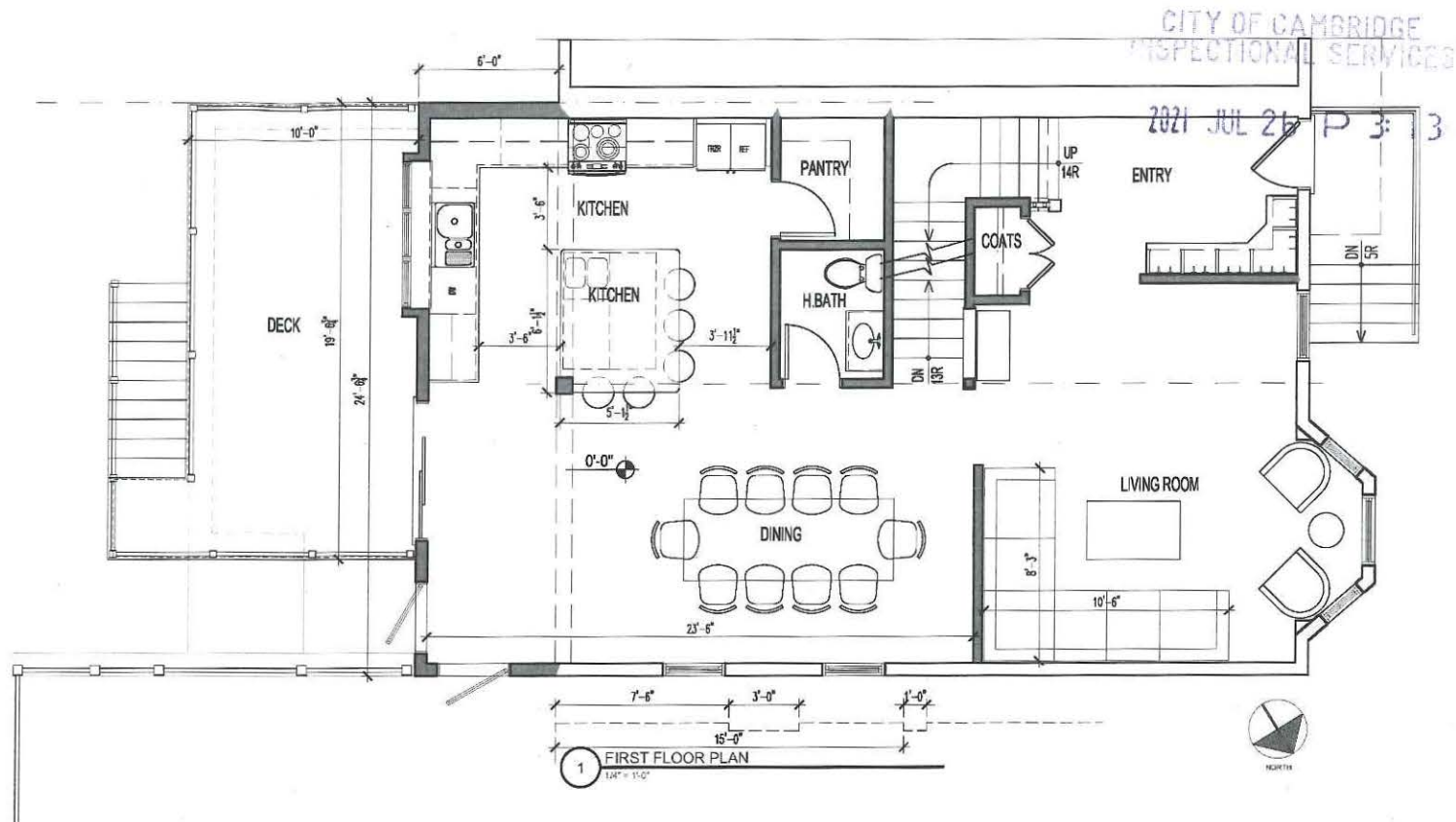
PROJECT NO: 21022

SCALE: 1/4"=1'-0"

DRAWN BY: JJ/CK

DRAWING NO.

A1.1



WALL LEGEND

EXISTING WALL
NEW WALL



2024 07 26 - REVISION 78A



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DISCREPANCIES.

DATE	REVISIONS

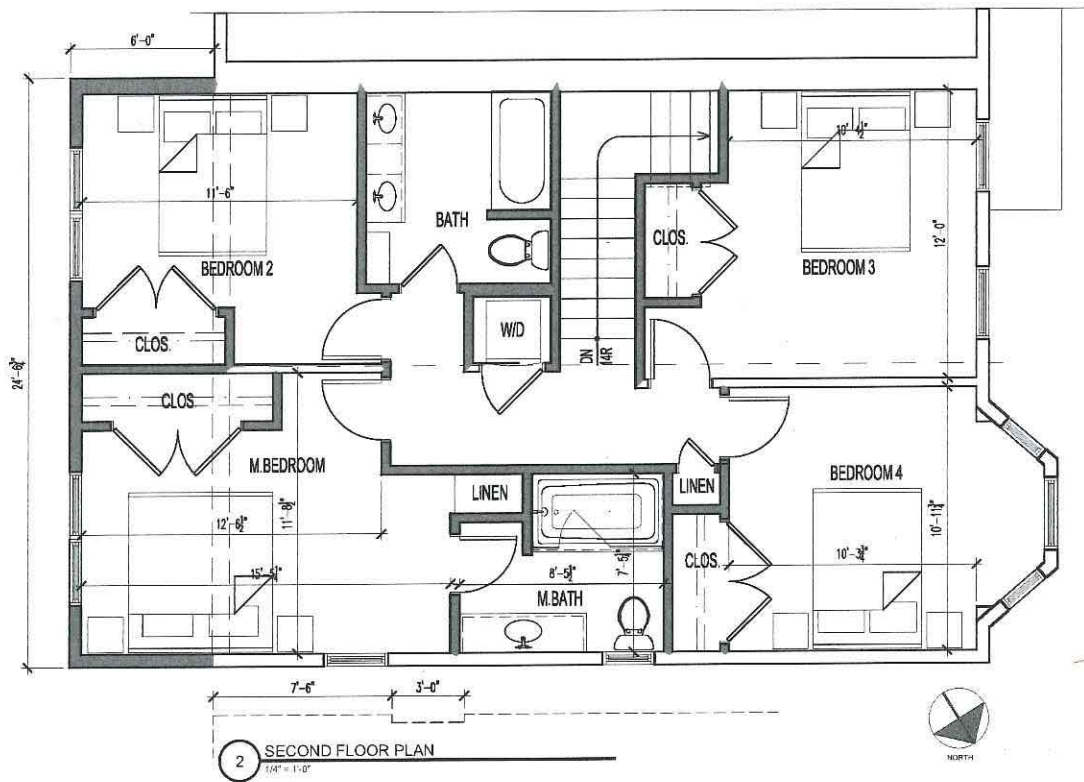
PROJECT NAME:
**ALTERATIONS TO:
62 FULKERSON STREET
CAMBRIDGE, MA**

DRAWING NAME:
**PROPOSED SECOND
FLOOR PLAN**

DATE:	07.23.21
PROJECT NO:	21022
SCALE:	1/4"=1'-0"
DRAWN BY:	JJ/CK

DRAWING NO.

A1.2



2 SECOND FLOOR PLAN
1/8" = 1'-0"

WALL LEGEND	
	EXISTING WALL
	NEW WALL





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DISCREPANCIES.

DATE	REVISIONS

PROJECT NAME:

ALTERATIONS TO:
62 FULKERSON STREET
CAMBRIDGE, MA

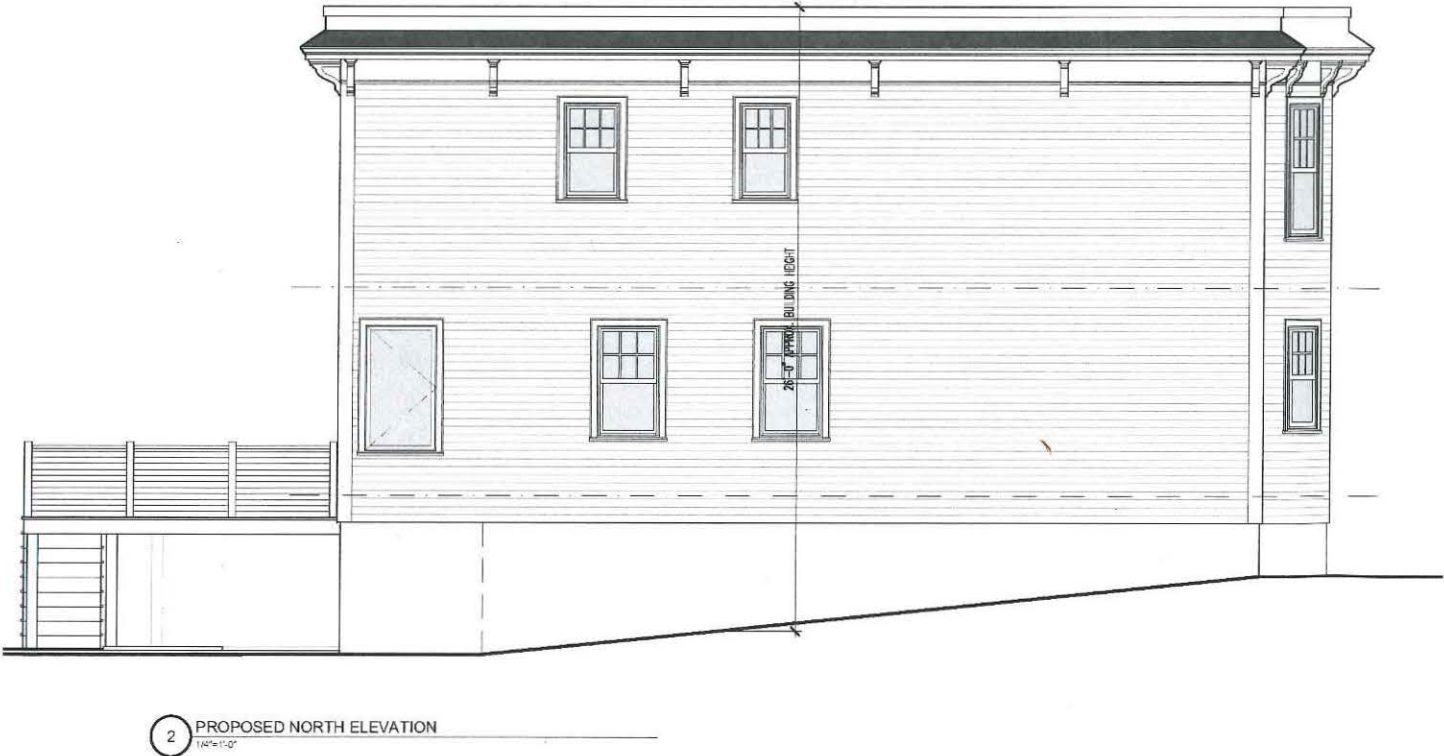
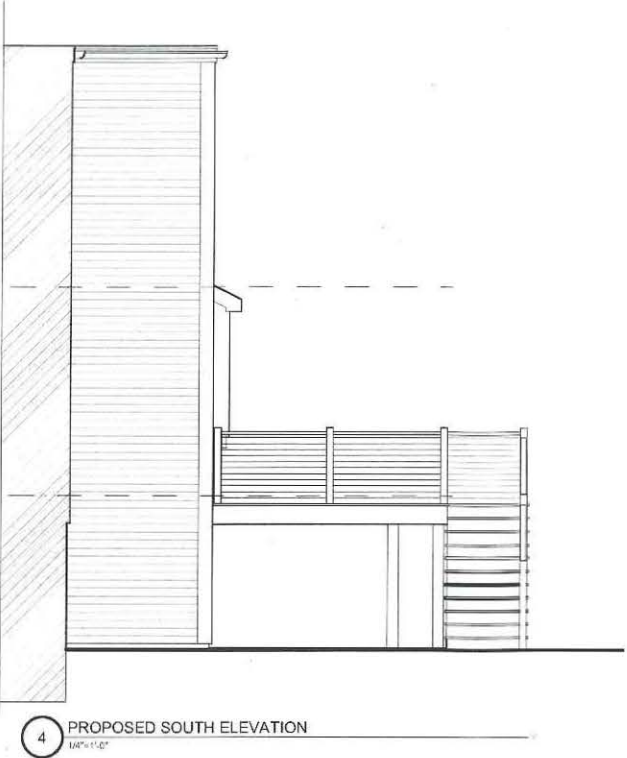
DRAWING NAME:

PROPOSED EXTERIOR
ELEVATIONS

DATE:	07.23.21
PROJECT NO:	21022
SCALE:	1/4"=1'-0"
DRAWN BY:	JJ/CK

DRAWING NO.

A2.1



2024 07 26 - REVISED 78A