



CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2021 MAR -1 PM 2:41

OFFICE OF THE CITY CLERK
CAMBRIDGE, MASSACHUSETTS

BZA Application Form

BZA Number: 109178

General Information

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

Special Permit: _____

Variance: X

Appeal: _____

PETITIONER: Aaron Rubin and Julia Hallman C/O Edrick vanBeuzekom, AIA

PETITIONER'S ADDRESS: EvB Design 1310 Broadway, Somerville, MA 02144

LOCATION OF PROPERTY: 66 Clifton St., Cambridge, MA

TYPE OF OCCUPANCY: Single family residence

ZONING DISTRICT: Residence B Zone

REASON FOR PETITION:

/Additions/

DESCRIPTION OF PETITIONER'S PROPOSAL:

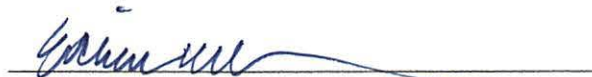
The owners wish to construct a 2nd story addition to their modest home which includes a bedroom and a bathroom. The addition will be above the existing kitchen and side entry porch, continuing the existing nonconformity to side and rear yard setbacks, and will increase the nonconforming FAR from 0.547 to 0.73. The existing lot is nonconforming to the required lot area (1795 sf vs. 5000 sf required), lot width (45' vs 50' required) and open space (0% meets dimensional requirements).

SECTIONS OF ZONING ORDINANCE CITED:

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

Article: 8.000 Section: 8.22.3 (Non-Conforming Structure).

Original
Signature(s):


(Petitioner (s) / Owner)

EDRICK VANBEUZEKOM
(Print Name)

Address:

CITY OF CAMBRIDGE

BOARD OF ZONING



897 Massachusetts Avenue, Cambridge MA 02139

01-734-0100

SEE APPLICATION FORM

REX Number 100178

General Information

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

Special Permit _____ Variance _____ Appeal _____

PETITIONER: Armen Sahin and John Hillborn, VQ Partners and Associates, AIA

PETITIONER'S ADDRESS: For Design: 120 Broadway, 201 Cambridge, MA 02142

LOCATION OF PROPERTY: 2100 ST. KENNEDY ST. Cambridge, MA

TYPE OF OCCUPANCY: Single Family Residence ZONING DISTRICT: R-1A

REASON FOR PETITION:

(Additional)

DESCRIPTION OF PETITIONER'S PROPOSAL:

The owners wish to construct a 2nd story addition to their modest home which includes a bedroom and a bathroom. The addition will be above the existing kitchen and side entry porch, containing two existing nonconformity to side and rear setbacks, and will increase the nonconforming FAR from 0.347 to 0.73. The existing lot is nonconforming to the required lot area (1705 sq. ft. vs. 8000 sq. ft. required) (47' vs 60' required) and open space (0 - meets dimensional requirements).

SECTIONS OF ZONING ORDINANCE CITED:

Article 5.000	Section 5.31 (Table of District and Requirements)
Article 8.000	Section 8.22.3 (Non-Conforming Structures)

Original
Signature(s):

(Petitioner(s) / Owner)

Armen Sahin
(Print Name)

Address

Tel. No. 617-686-2233
E-Mail Address: edrick@evbdesign.com

Date: 4/25/21

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 Julia Hallman
(OWNER)

Address: 66 Clifton Street, Cambridge MA 02140

State that I/We own the property located at 66 Clifton Street,
which is the subject of this zoning application.

The record title of this property is in the name of _____
Rubin, Aaron J and Julia A Hallman

*Pursuant to a deed of duly recorded in the date 8/13/2010, Middlesex South
County Registry of Deeds at Book 55169, Page 199; or

Middlesex Registry District of Land Court, Certificate No. _____

Book _____ Page _____.

Julia Hallman
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

The above-name Julia A Hallman personally appeared before me,
this 10th of February, 2021, and made oath that the above statement is true.

Theresa Kaufman Notary

My commission expires 01-27-2022 (Notary Seal)



THERESA KAUFMAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
January 28, 2022

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

THE UNITED STATES OF AMERICA

DO hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the

County of _____ State of _____

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:
- A literal enforcement of the provisions of this Ordinance would be a substantial hardship as the existing house is very small and the owners have a need for a normal size bedroom and and bathroom on the 2nd floor of their small house as they hope to have a family and they wish to remain in Cambridge. Moving elsewhere in Cambridge is not an affordable option.
- 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 hardship is owing to the small lot size which is less than half the minimum required area, and the position of the house close to rear and right side lot lines. Building on the left side of the house would block the front of the neighbor directly behind this property.
- 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:
- Desirable relief may be granted without substantial detriment to the public good because the proposed addition is set back from the street and will have minimal impact on views from the public way, and it will preserve the open space to the left of the house that provides light and views for the rear neighbor and visual relief along the public way.
- 2)** Desirable relief may be granted without nullifying or substantially derogating from the intent or purpose of this Ordinance for the following reasons:
- Desirable relief may be granted without nullifying or substantially derogating from the intent of the Ordinance because the proposed addition is small and in scale and character with the neighborhood. The total gross floor area would be less than half of the allowable if this were a conforming lot.

***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: Aaron Rubin and Julia Hallman

Present Use/Occupancy: Single family residence

Location: EvB Design 1310 Broadway

Zone: Residence B Zone

Phone: 617-686-2233

Requested Use/Occupancy: Single family residence

	<u>Existing Conditions</u>	<u>Requested Conditions</u>	<u>Ordinance Requirements</u>	
<u>TOTAL GROSS FLOOR AREA:</u>	982	1309	897.5	(max.)
<u>LOT AREA:</u>	1795	no change	5000	(min.)
<u>RATIO OF GROSS FLOOR AREA TO LOT AREA: ²</u>	0.547	0.73	0.5	
<u>LOT AREA OF EACH DWELLING UNIT</u>	1795	no change	2500	
<u>SIZE OF LOT:</u>				
WIDTH	45'	no change	50'	
DEPTH	40'	no change	N/A	
<u>SETBACKS IN FEET:</u>				
FRONT	2.07'	No change	15'	
REAR	4.0'	No change	25'	
LEFT SIDE	15.9'	No change	7'6" (sum of 20')	
RIGHT SIDE	1.5'	No change	7'6" (sum of 20')	
<u>SIZE OF BUILDING:</u>				
HEIGHT	22'-4"	23'-4"	35'	
WIDTH	33'-10"	No change	N/A	
<u>RATIO OF USABLE OPEN SPACE TO LOT AREA:</u>	0	No change	40%	
<u>NO. OF DWELLING UNITS:</u>	1	No change	1	
<u>NO. OF PARKING SPACES:</u>	1	No change	1	
<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'.

BZA Application Form

SPRING/FALL EQUINOX

9:00 AM

12:00 PM

3:00 PM

EXISTING



PROPOSED



1 Shadow Study - Equinoxes
Scale: 1/8" = 1'-0"

Aaron Rubin & Julia
Hallman Residence
66 Clifton St.
Cambridge, MA 02140

EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144
phone : (617) 623 2222

Project no:	66Clifton
Drawn by:	FM, VM, EvB, PH
Date:	04/05/21
Checked by:	EvB
Revisions:	

Notes:
Shadow Studies

R2.1

SUMMER SOLSTICE

9:00 AM

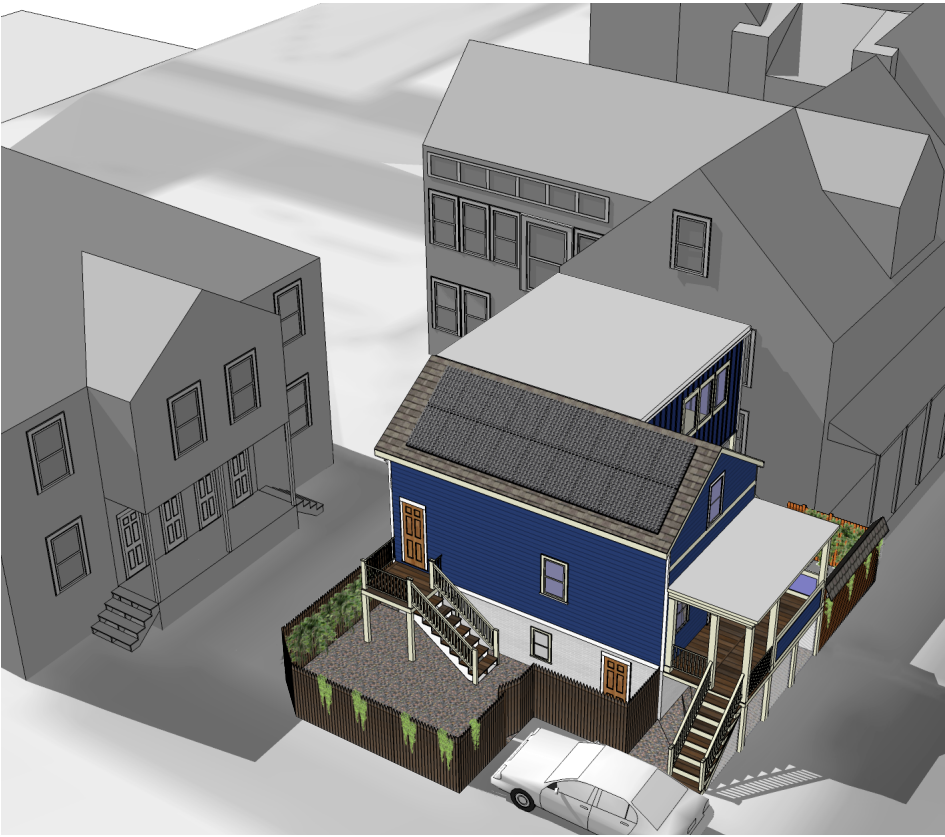
12:00 PM

3:00 PM

EXISTING



PROPOSED



1 Shadow Study - Summer Solstice
Scale: 1/8" = 1'-0"

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Project no:	66Clifton
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Date:	04/05/21
Checked by:	EvB
Revisions:	

Notes:
Shadow Studies

R2.2

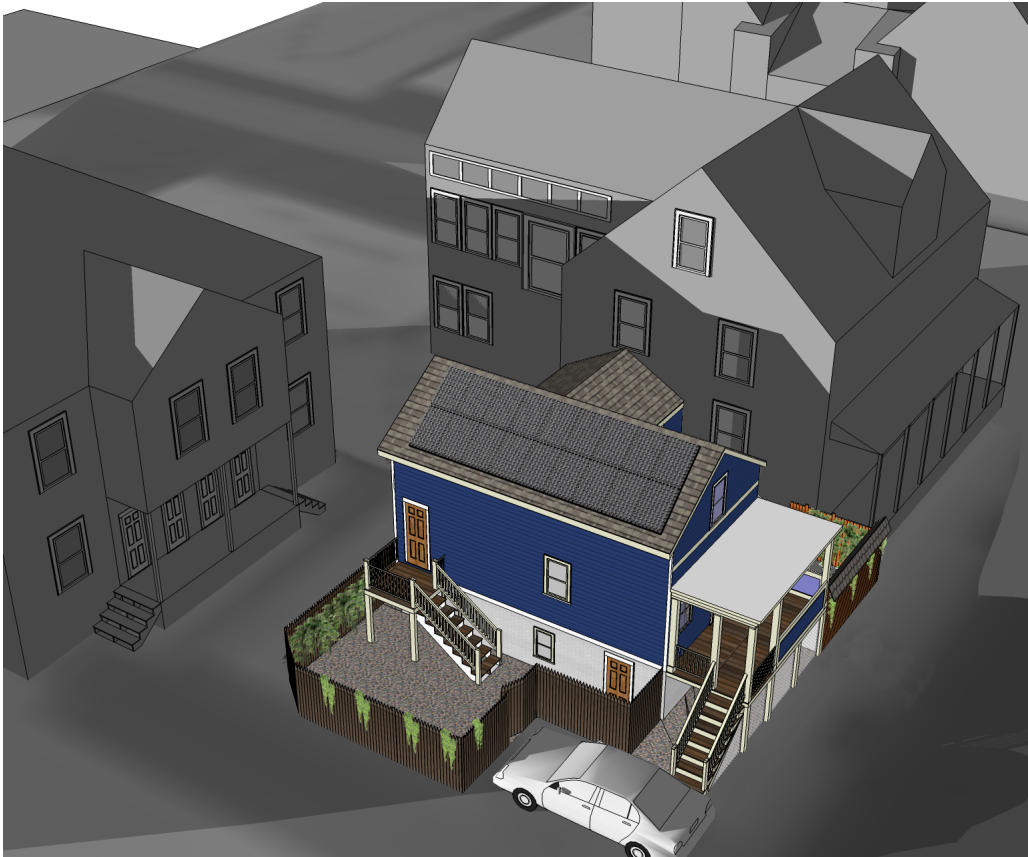
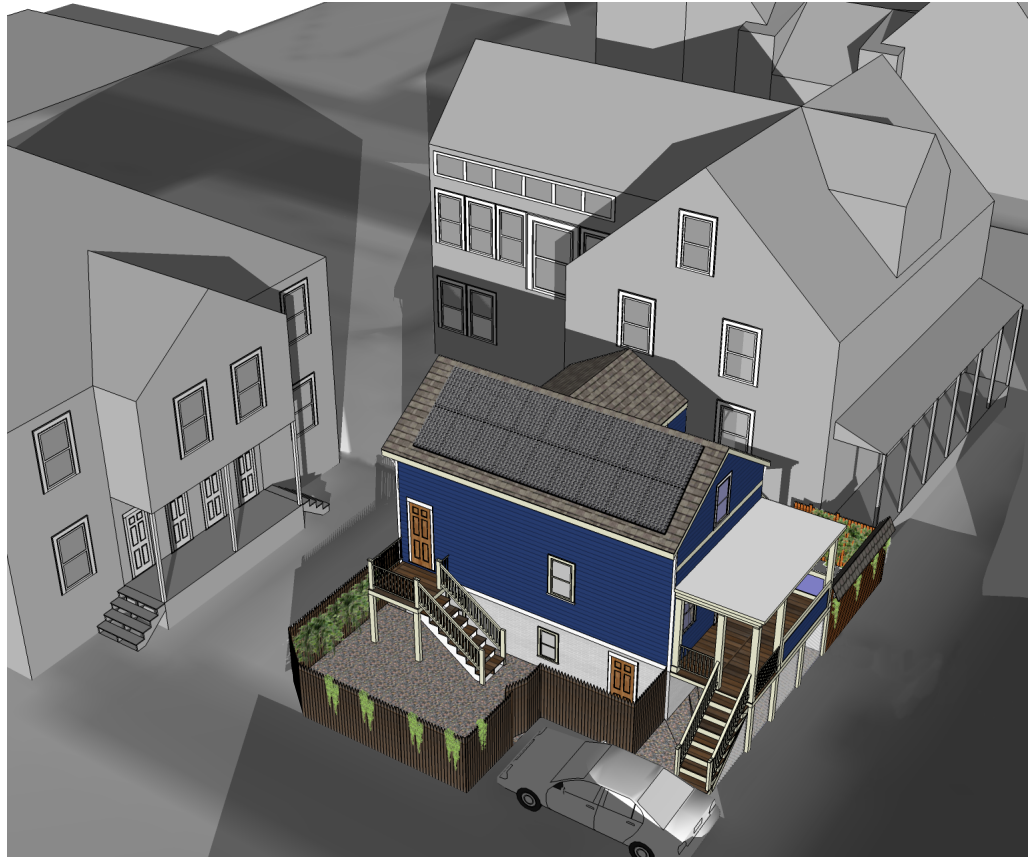
WINTER SOLSTICE

9:00 AM

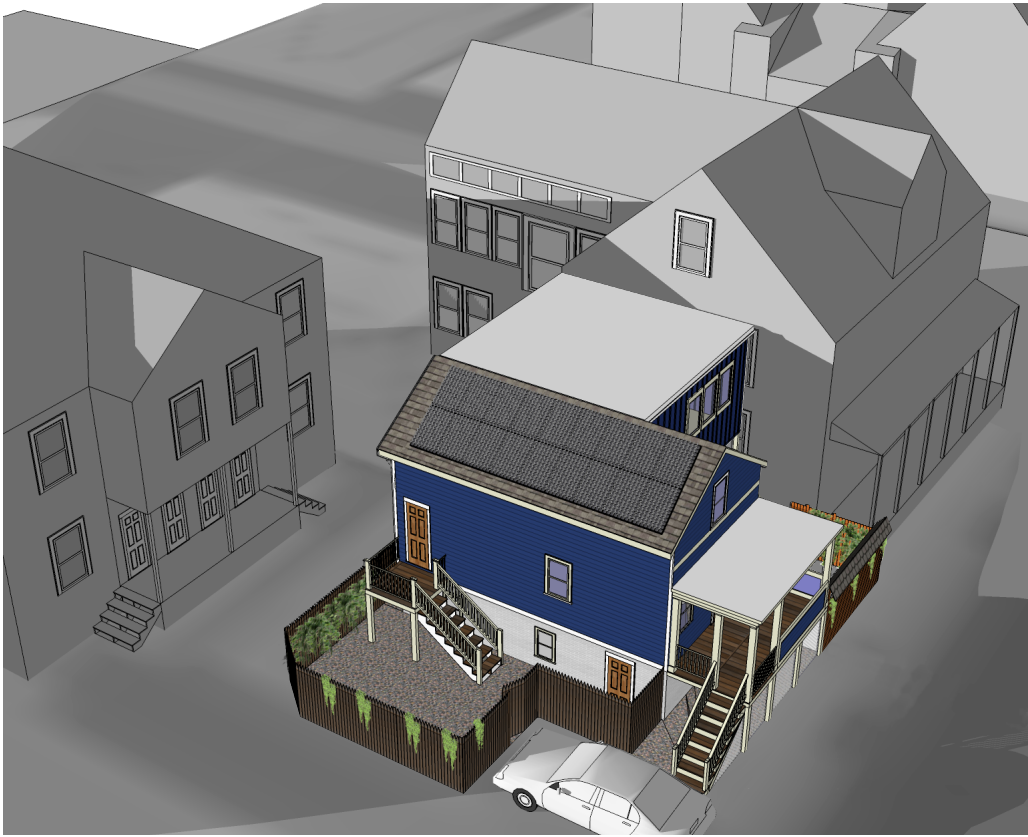
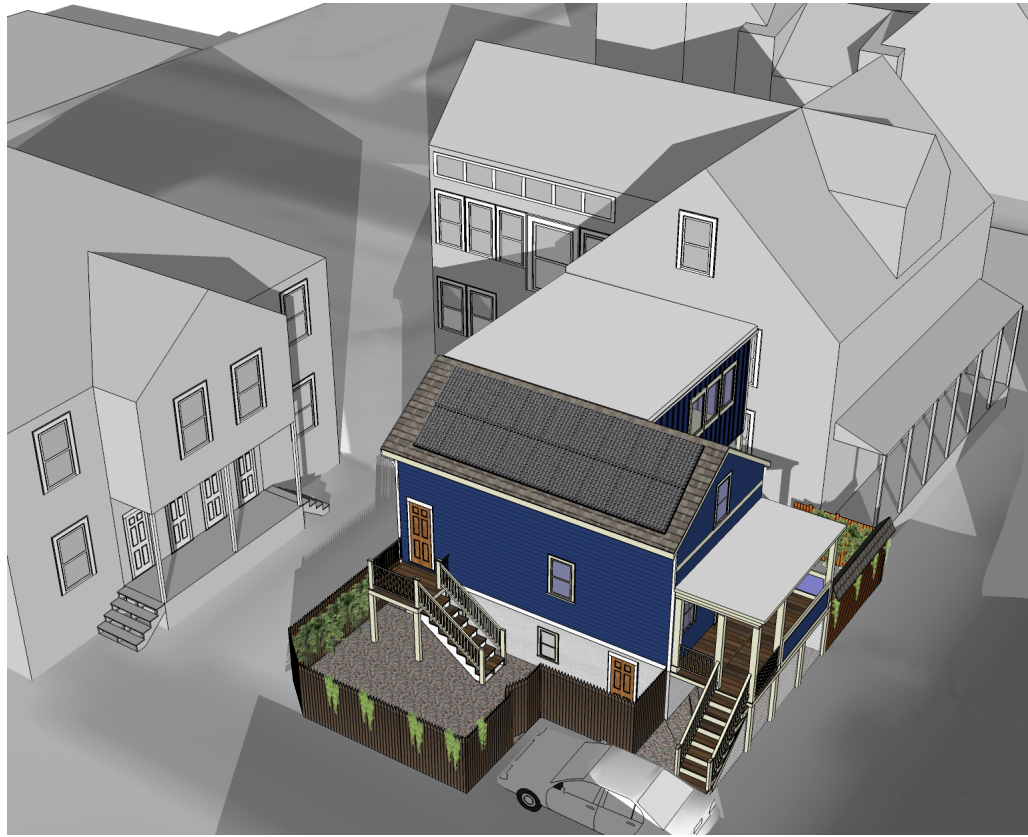
12:00 PM

3:00 PM

EXISTING



PROPOSED



1 Shadow Study - Winter Solstice
Scale: 1/8" = 1'-0"

Aaron Rubin & Julia
Hallman Residence
66 Clifton St.
Cambridge, MA 02140

EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144
phone : (617) 623 2222

Project no:	66Clifton
Drawn by:	FM, VM, EvB, PH
Date:	04/05/21
Checked by:	EvB
Revisions:	

Notes:
Shadow Studies

R2.3



Rubin/Hallman Residence

66 Clifton Street
Cambridge, MA 02140

EvB Design **EvB**

1310 Broadway
Somerville, MA 02144

Date:

04/05/21

Aaron Rubin & Julia Hallman Residence

66 Clifton Street
Cambridge, MA 02140

ISSUE DATE: January 27, 2021
For Zoning Review

Architect:

EvB Design

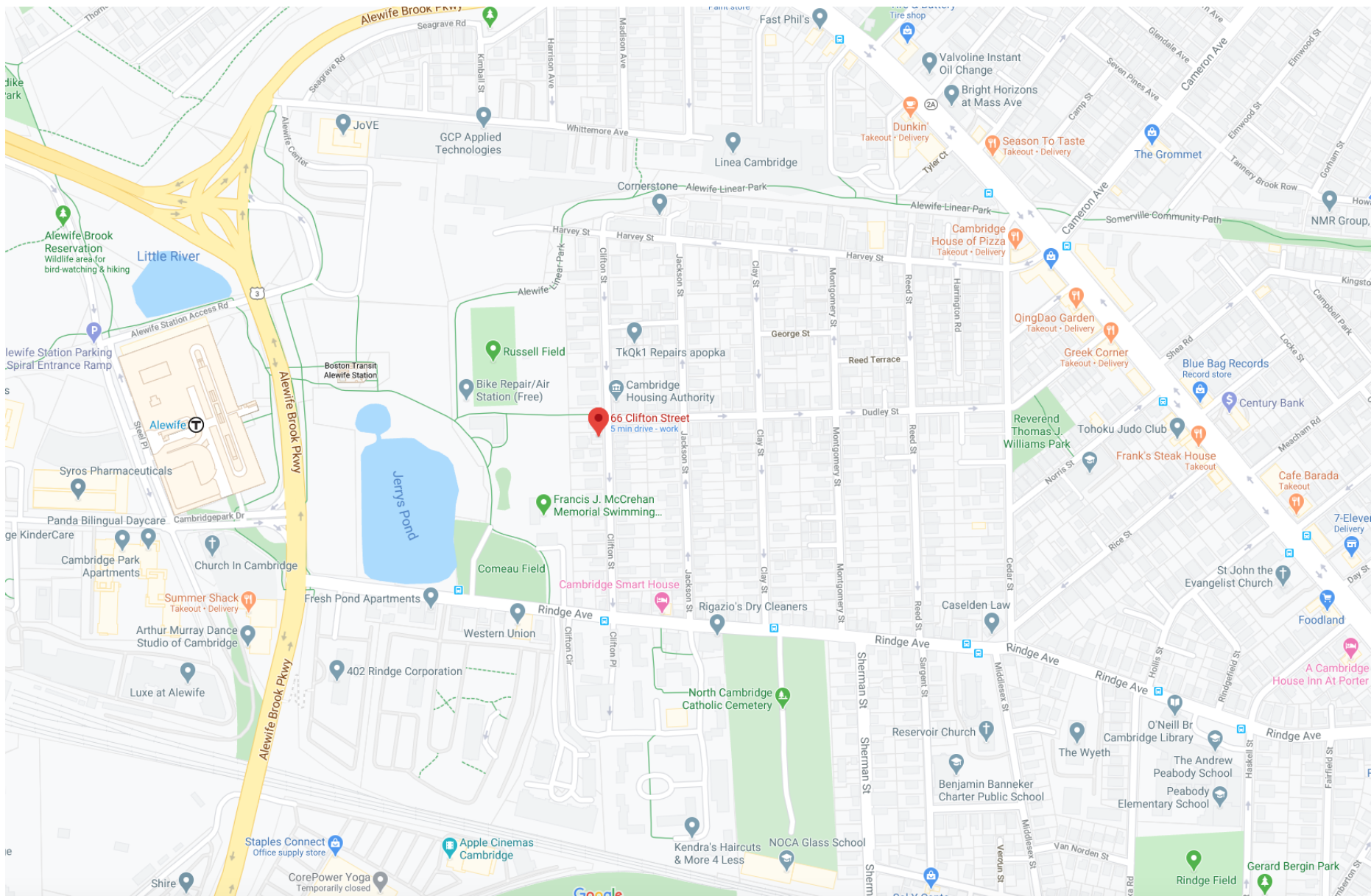
Edrick vanBeuzekom, AIA
1310 Broadway, Suite 200
Somerville, MA 02144
Tel: 617-623-2222

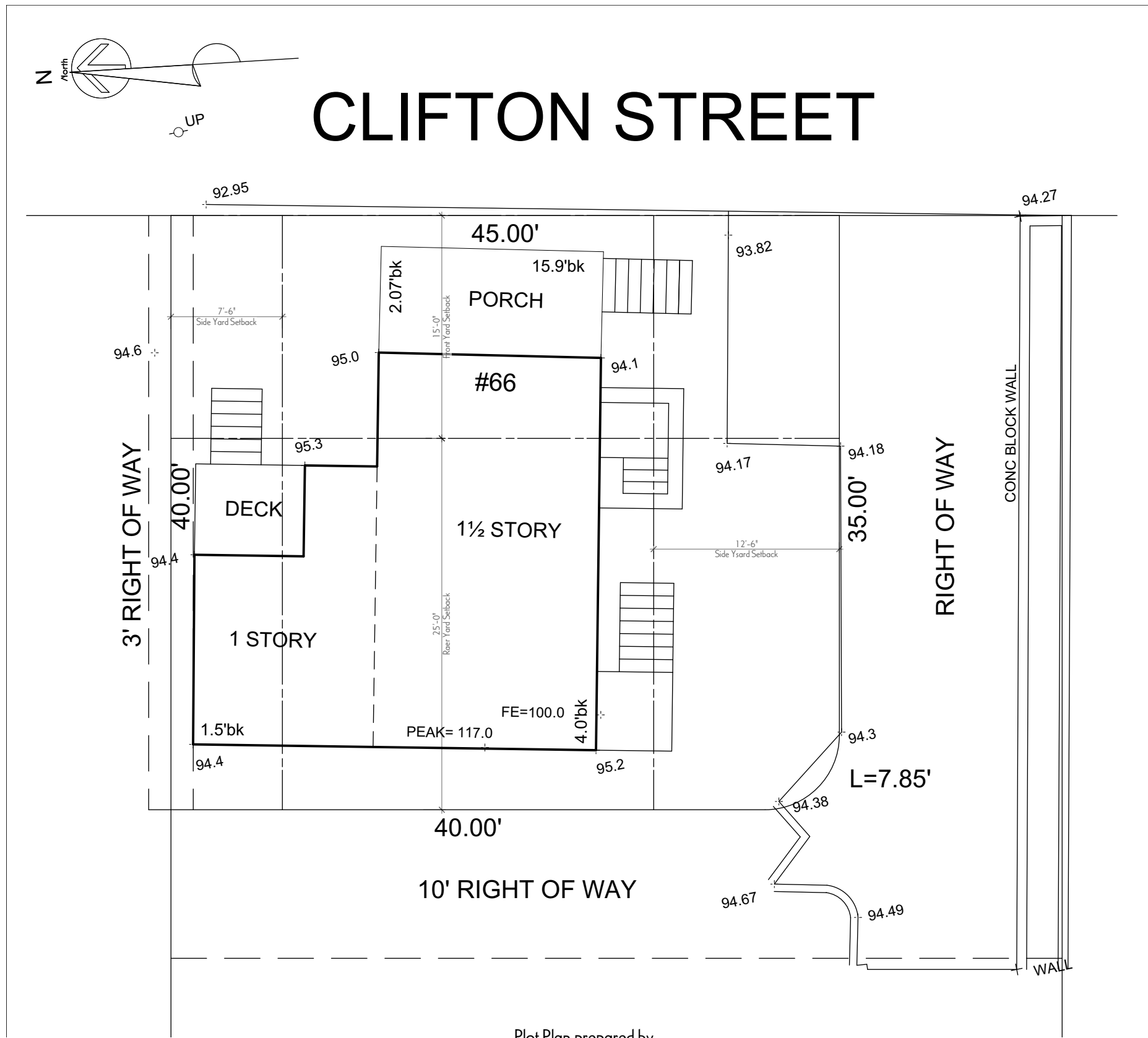
List Of Drawings:

Cover Sheet

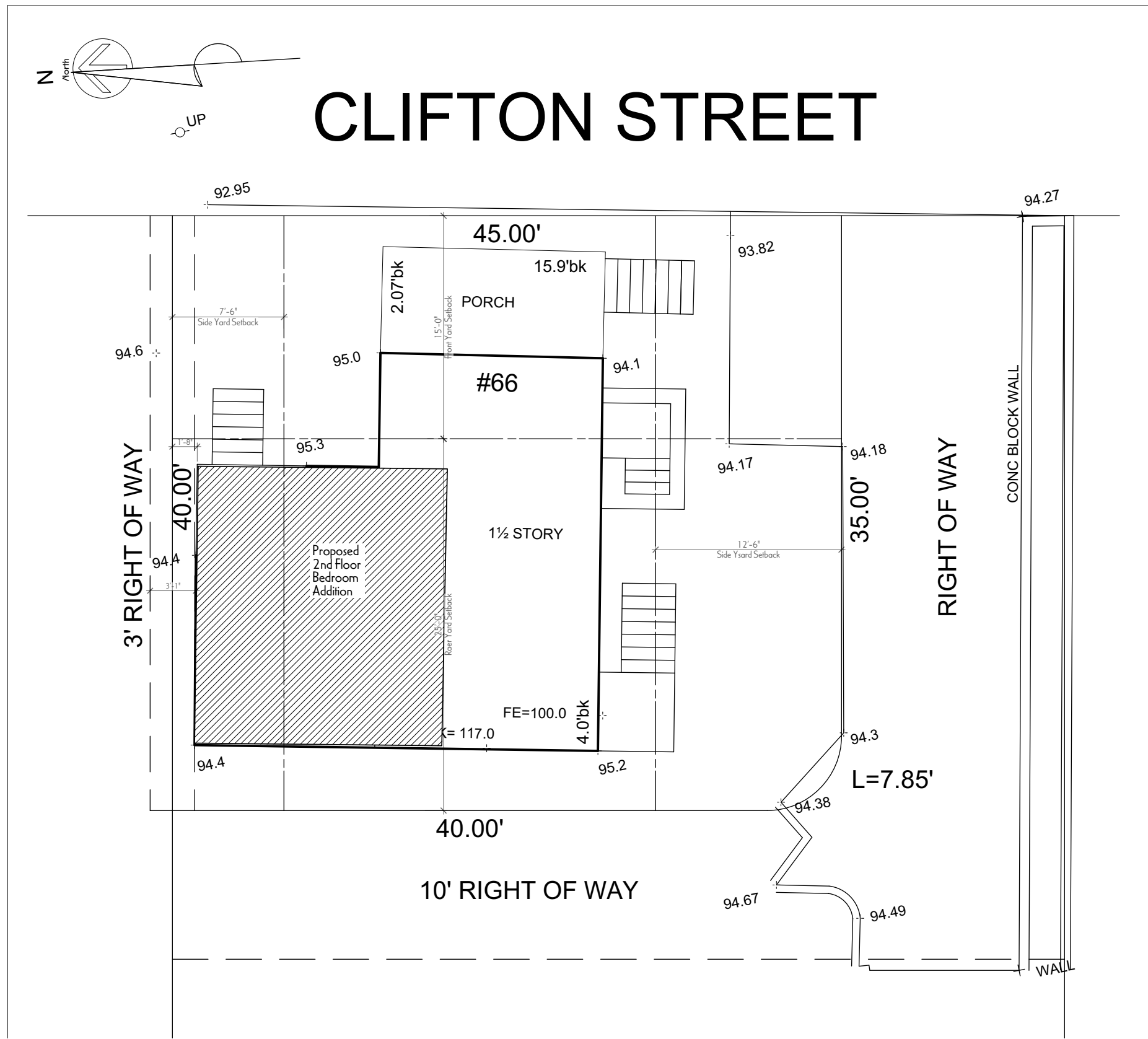
- C1.1 Existing & Proposed Site Plan
- FAR Existing & Proposed FAR
- A1.1 Proposed 1st Floor
- A1.2 Proposed 2nd Floor
- A1.3 Proposed Roof Plan
- A2.0 Proposed Elevations
- A2.1 Proposed Elevations (cont.)
- A2.2 Proposed Sections

- X1.0 Existing Basement
- X1.1 Existing First Floor
- X1.2 Existing Second Floor
- X1.3 Existing Roof plan
- X2.0 Existing Elevations
- X2.1 Existing Elevations
- X2.2 Existing Sections





1 Existing Site Plan
Scale: 1/8" = 1'-0"



2 Proposed Site Plan
Scale: 1/8" = 1'-0"

66 Clifton St. Zoning Table		Zone: RB			
		EXISTING CONDITIONS	REQUESTED DIMENSIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA (G.F.A.)		982 S.F.	1309 S.F.	2500 S.F.	(max.)
LOT AREA		1795 S.F.	NO CHANGE	5,000 S.F.	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA		0.547	0.73	0.5	(max.)
LOT AREA FOR EACH DWELLING UNIT (D.U.)		1795 S.F.	NO CHANGE	2500 S.F.	(min.)
SIZE OF LOT	-WIDTH	45'	NO CHANGE	50'	(min.)
	-DEPTH	40'	NO CHANGE	-	(min.)
SETBACKS (IN FEET)	-FRONT	2.07'	NO CHANGE	15' min.	(min.)
	-REAR	4.0'	NO CHANGE	25' min.	Note (c) table 5.1 Ch. 5.31
	-LEFT SIDE	15.9'	NO CHANGE	7'-6" min. (sum of 20)	(min.)
	-RIGHT SIDE	1.5'	NO CHANGE	7'-6" min. (sum of 20)	(min.)
SIZE OF BLDG.	-HEIGHT	22'-4"	23'-4"	35'	(max.)
	-LENGTH	33'-10"	NO CHANGE	-	(max.)
	-WIDTH	27'-10"	NO CHANGE	-	(max.)
RATIO OF PRIVATE OPEN SPACE TO LOT AREA		0%	NO CHANGE	40%	(min.)
NO. OF DWELLINGS		1	NO CHANGE	1	(max.)
NO. OF PARKING SPACES		1	NO CHANGE	1	(min./max.)
NO. OF LOADING AREAS		N/A	N/A	N/A	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	N/A	(min.)

Aaron Rubin & Julia
Hallman Residence
66 Clifton St.
Cambridge, MA 02140

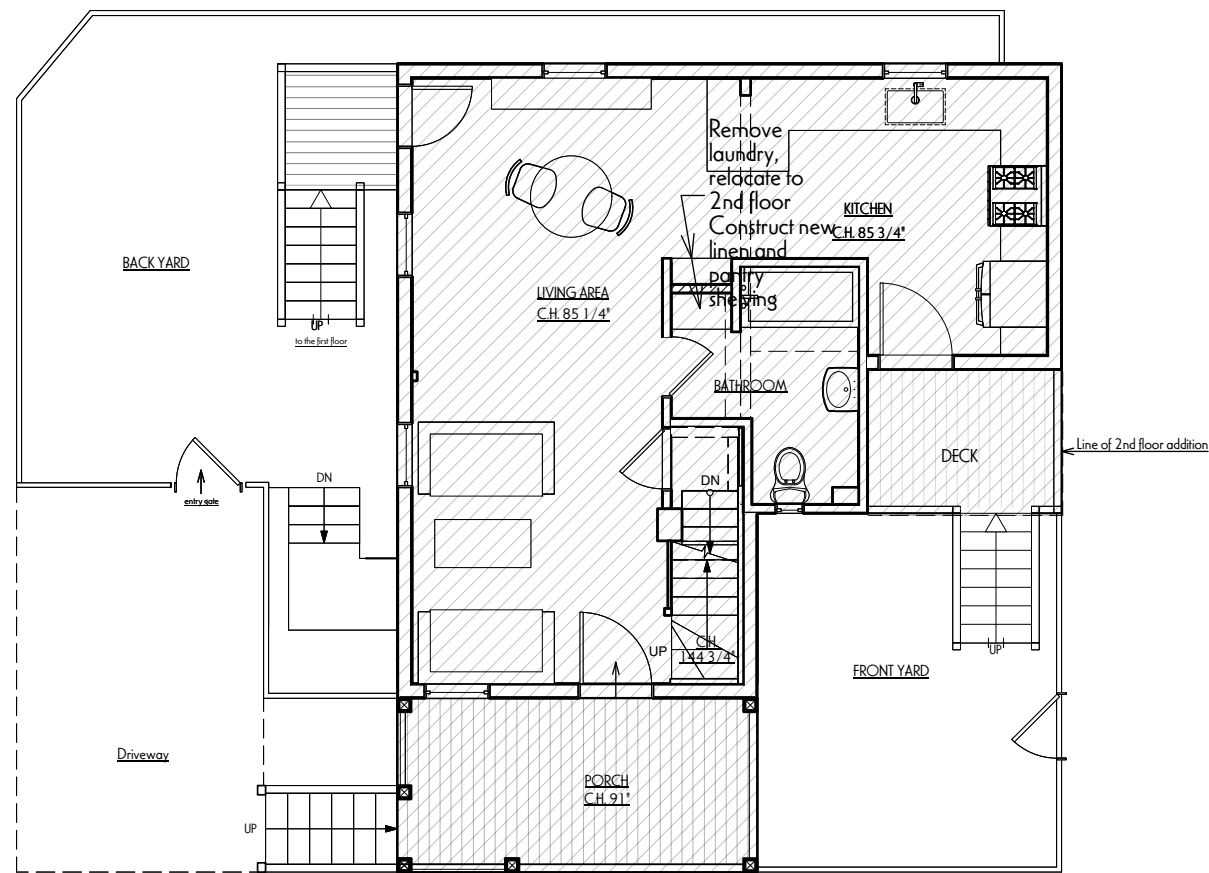
EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144
phone : (617) 623 2222

Project no.: 66Clifton
Drawn by: FM, VM, EvB
Date: 12/7/20
Checked by: EvB
Revisions: 01/27/21

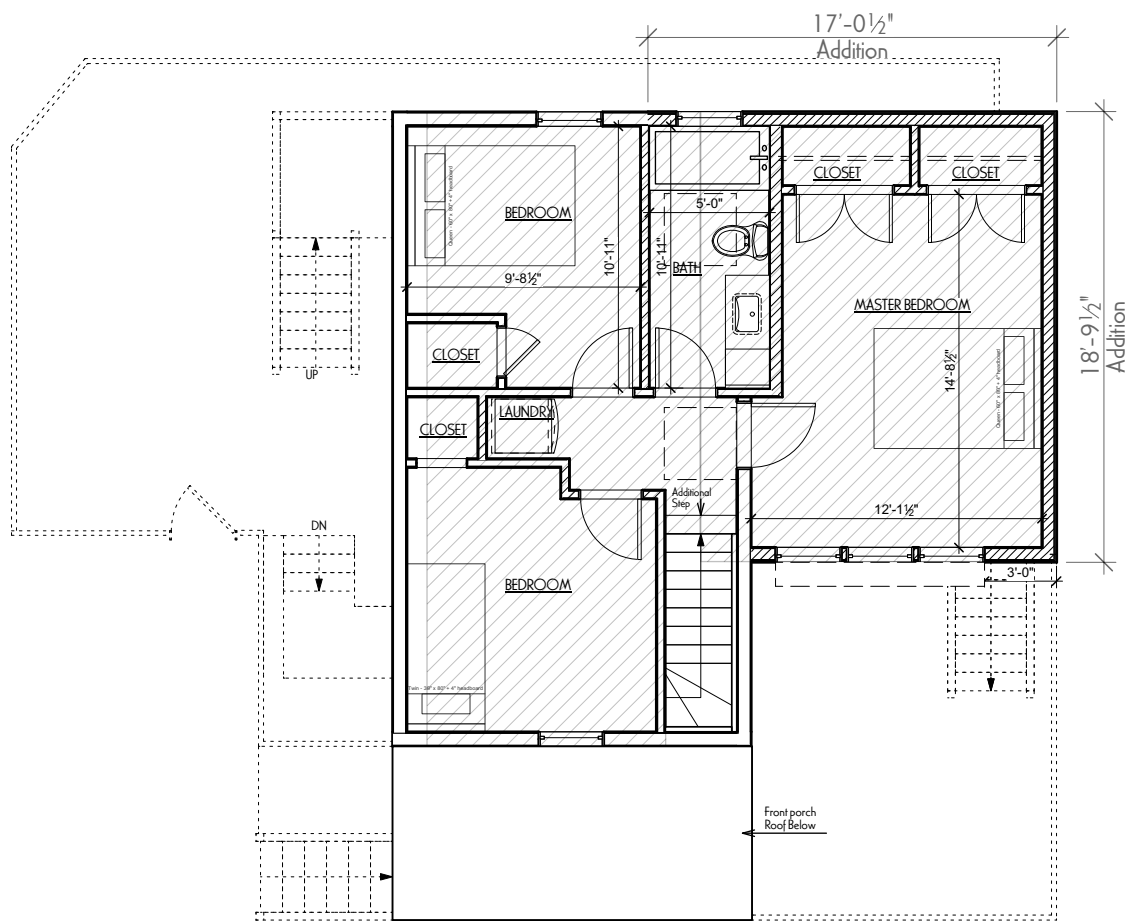
Notes:
Schematic Design

C1.1

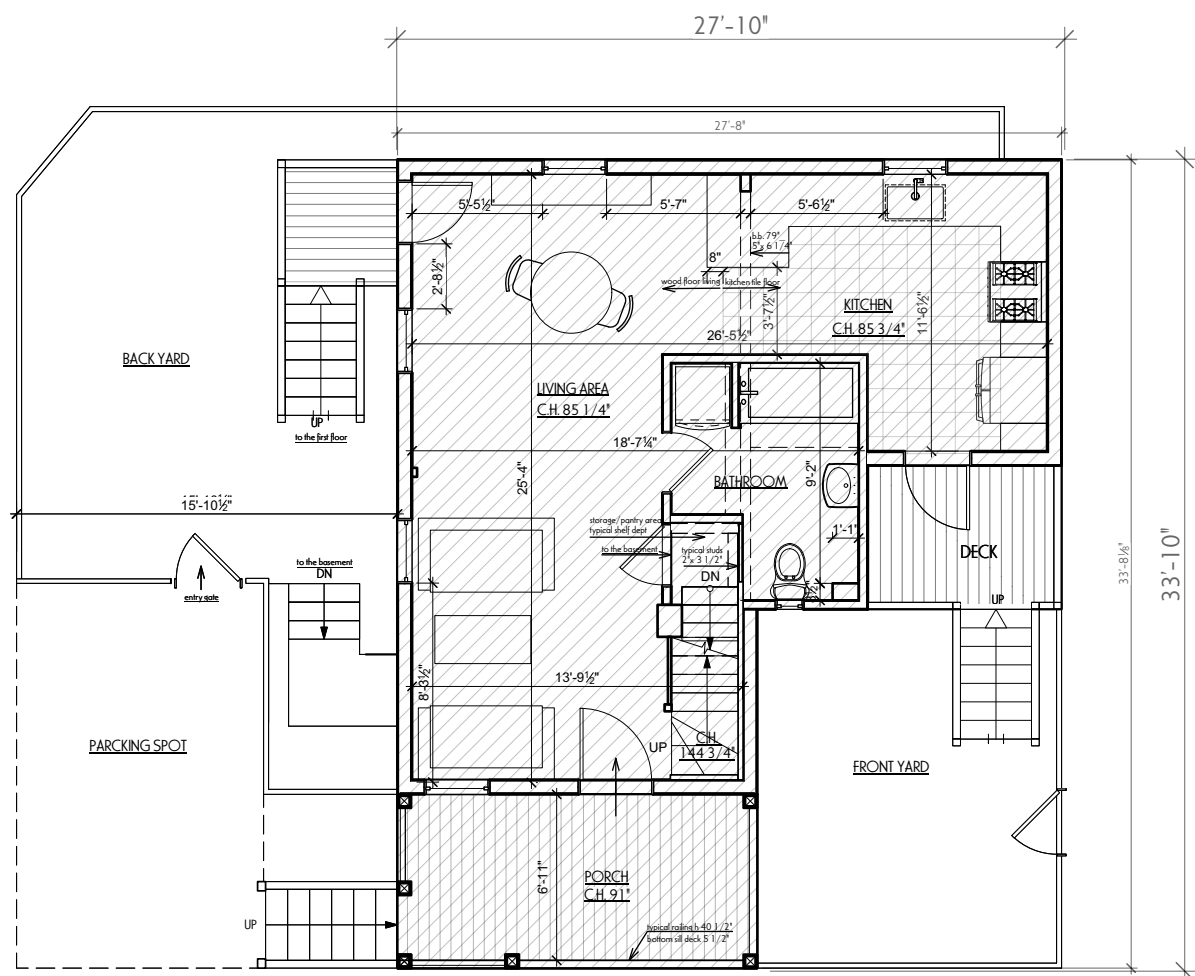
Aaron Rubin & Julia
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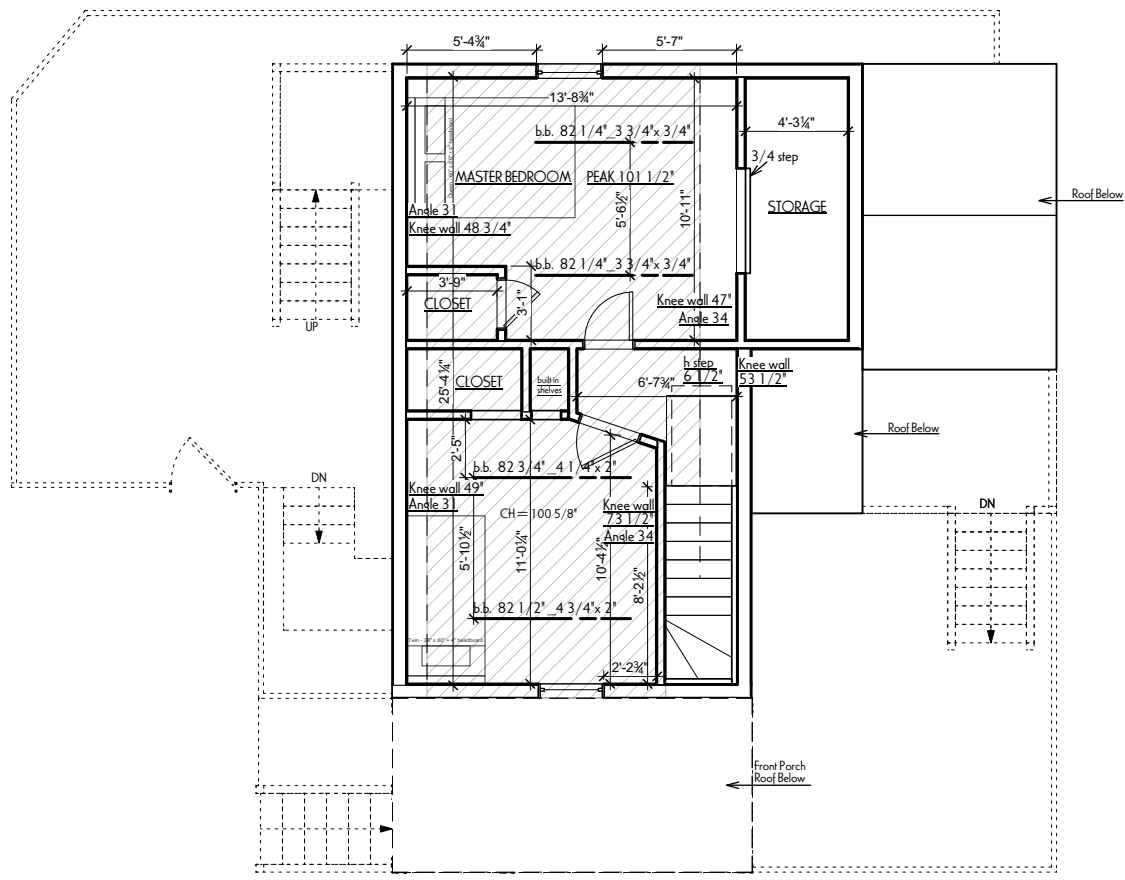
1 Proposed 1st Floor Plan 743 sq ft
Scale: 1/8" = 1'-0"



2 Proposed 2nd Floor Plan 566 sq ft
Scale: 1/8" = 1'-0"



2 Existing First Floor 694 sq ft
Scale: 1/8" = 1'-0"



3 Existing Second Floor 288 sq ft
Scale: 1/8" = 1'-0"

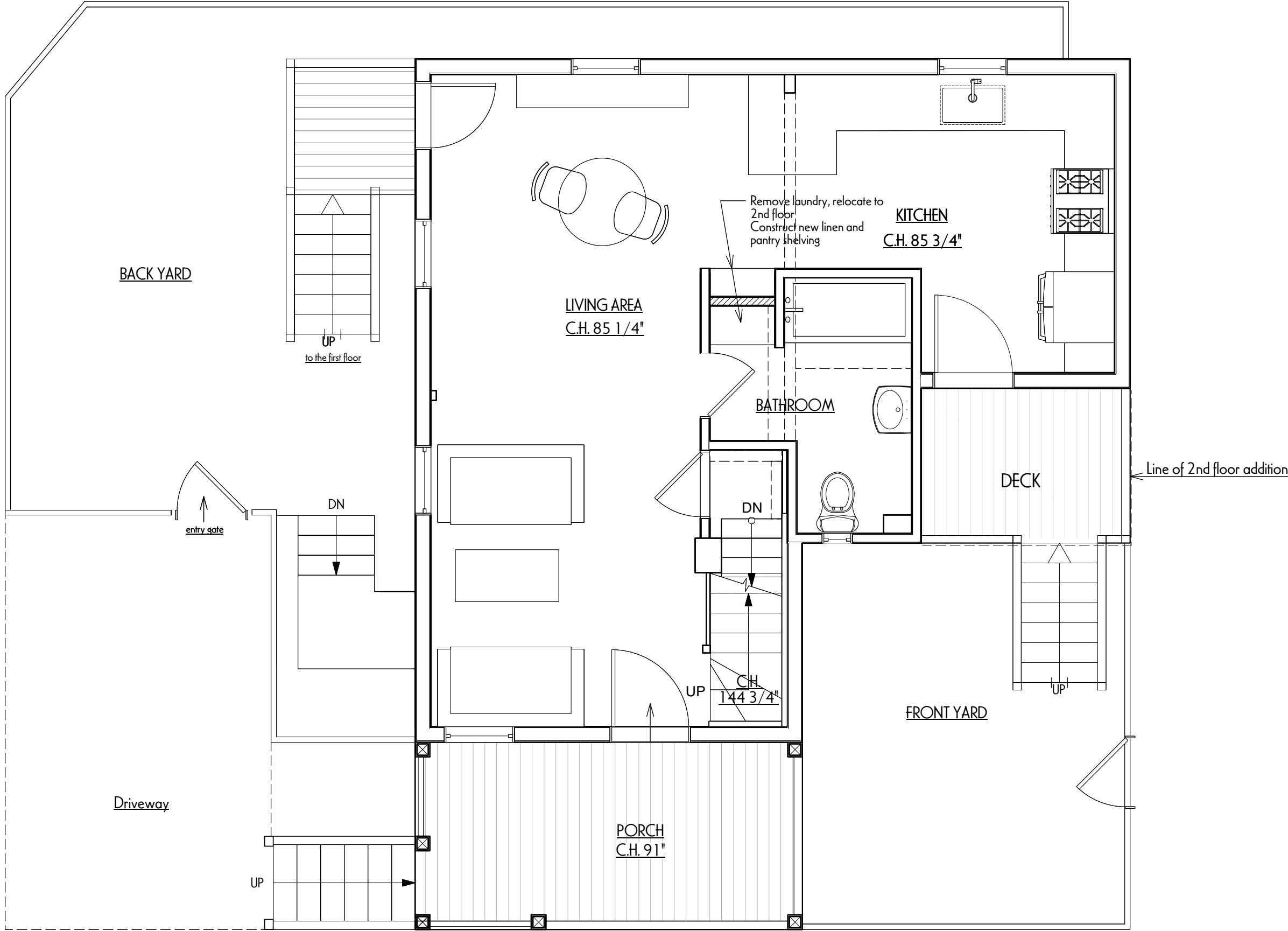
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Notes:
Schematic Design

FAR

Aaron Rubin & Julia
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66 Clifton St.
Cambridge, MA 02140



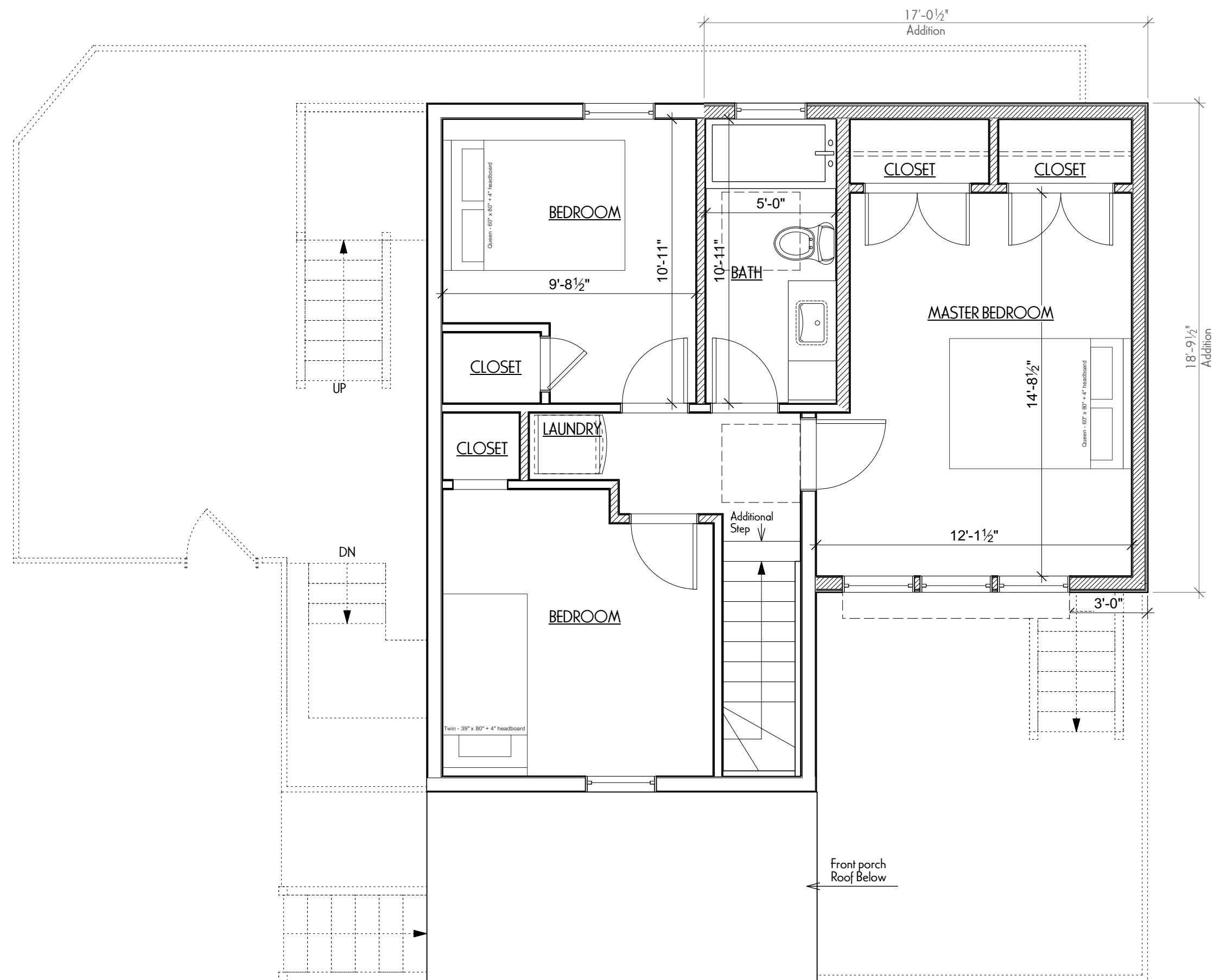
1 Proposed 1st Floor Plan
Scale: 1/4" = 1'-0"

EvB Design
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Somerville, MA 02144
phone : (617) 623 2222

Project no.:	66Clifton
Drawn by:	FM, VM, EvB
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Revisions:	01/27/21

Notes:
Schematic Design

A1.1



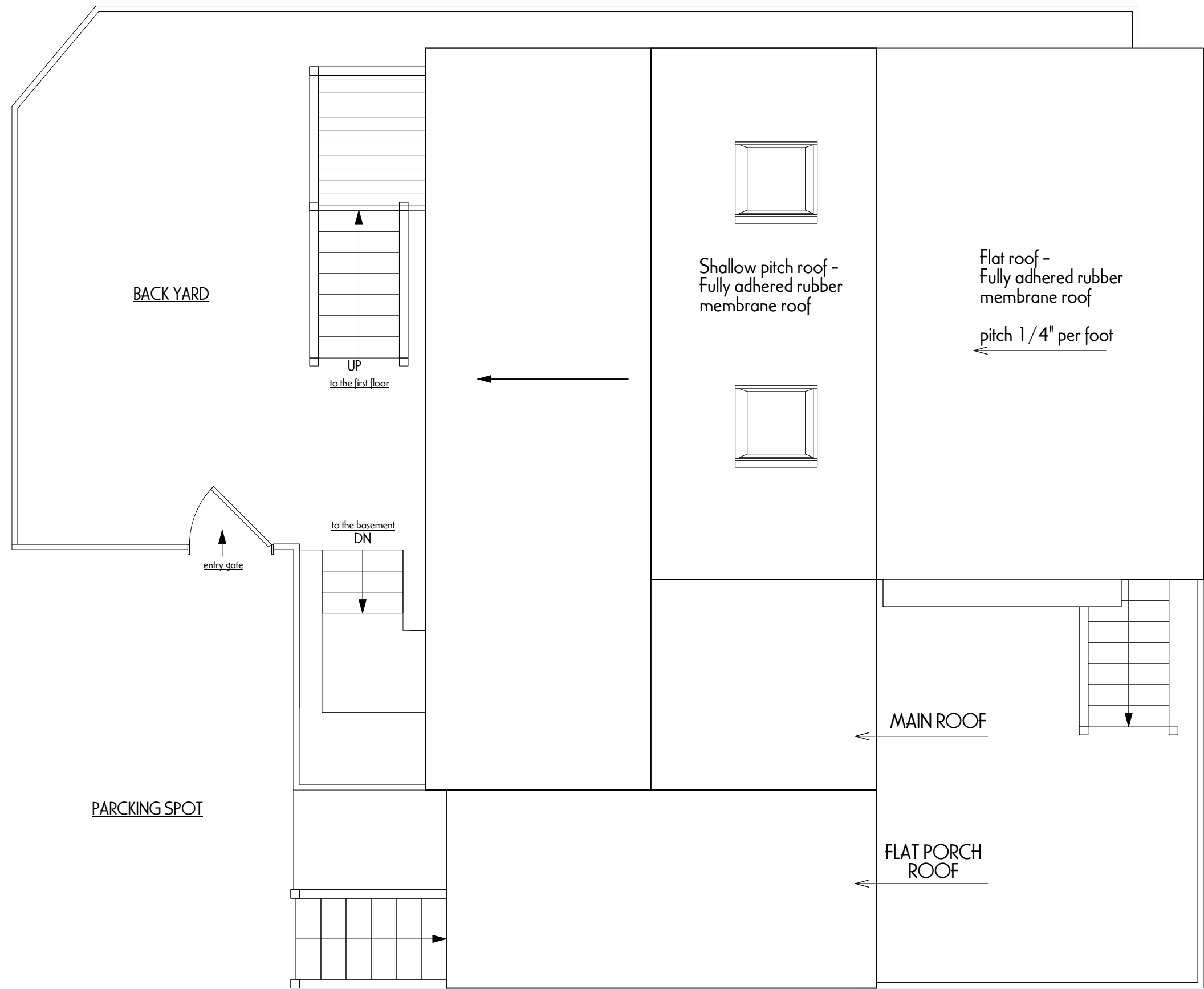
2 Proposed 2nd Floor Plan
Scale: 1/4" = 1'-0"

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Somerville, MA 02144
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Notes:
Schematic Design

Aaron Rubin & Julia
Hallman Residence
66 Clifton St.
Cambridge, MA 02140



4 Existing Roof Plan
Scale: 1/4" = 1'-0"

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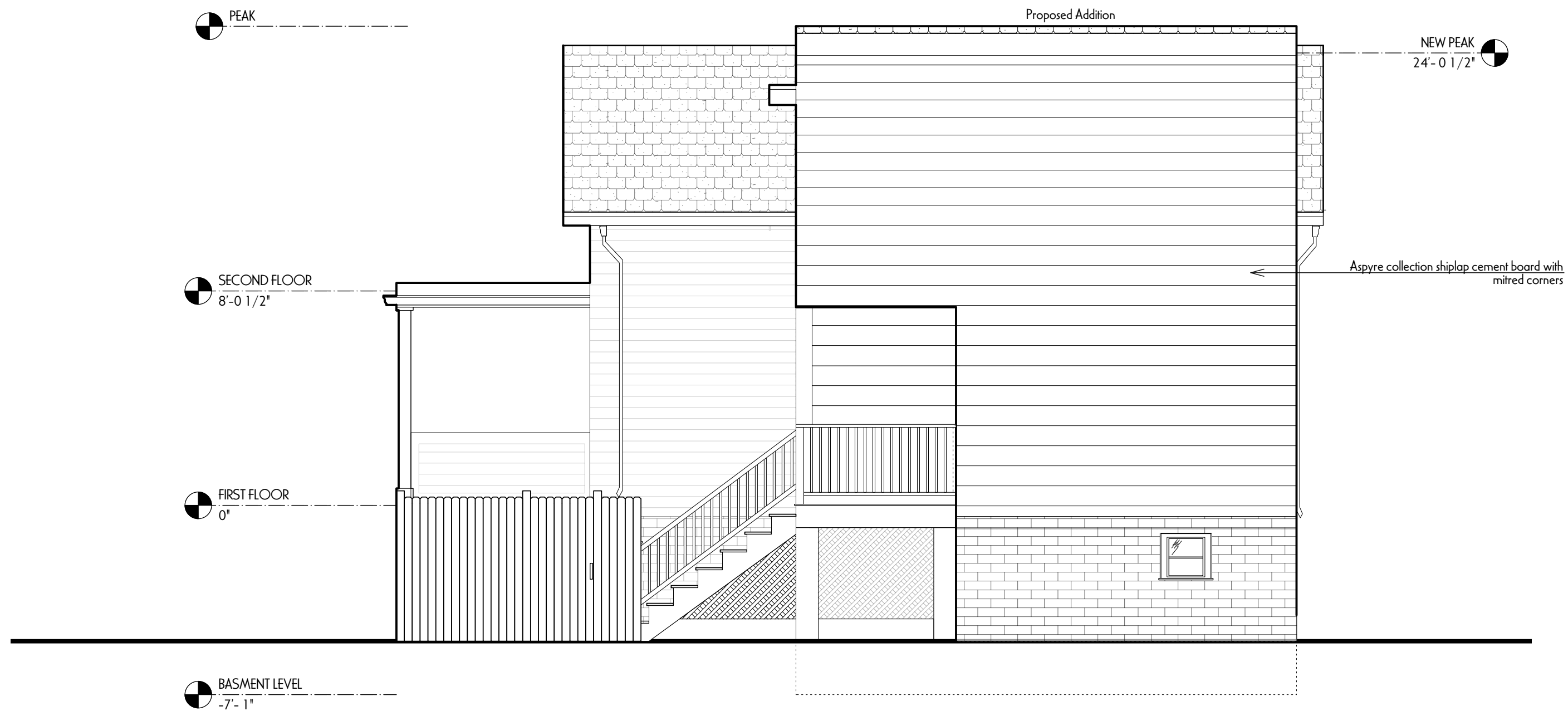
Project no.:	66Clifton
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Checked by:	EvB
Revisions:	01/27/21

Notes:
Schematic Design

A1.3



1 Proposed Front Elevation
Scale: 1/4" = 1'-0"



2 Proposed Elevation
Scale: 1/4" = 1'-0"

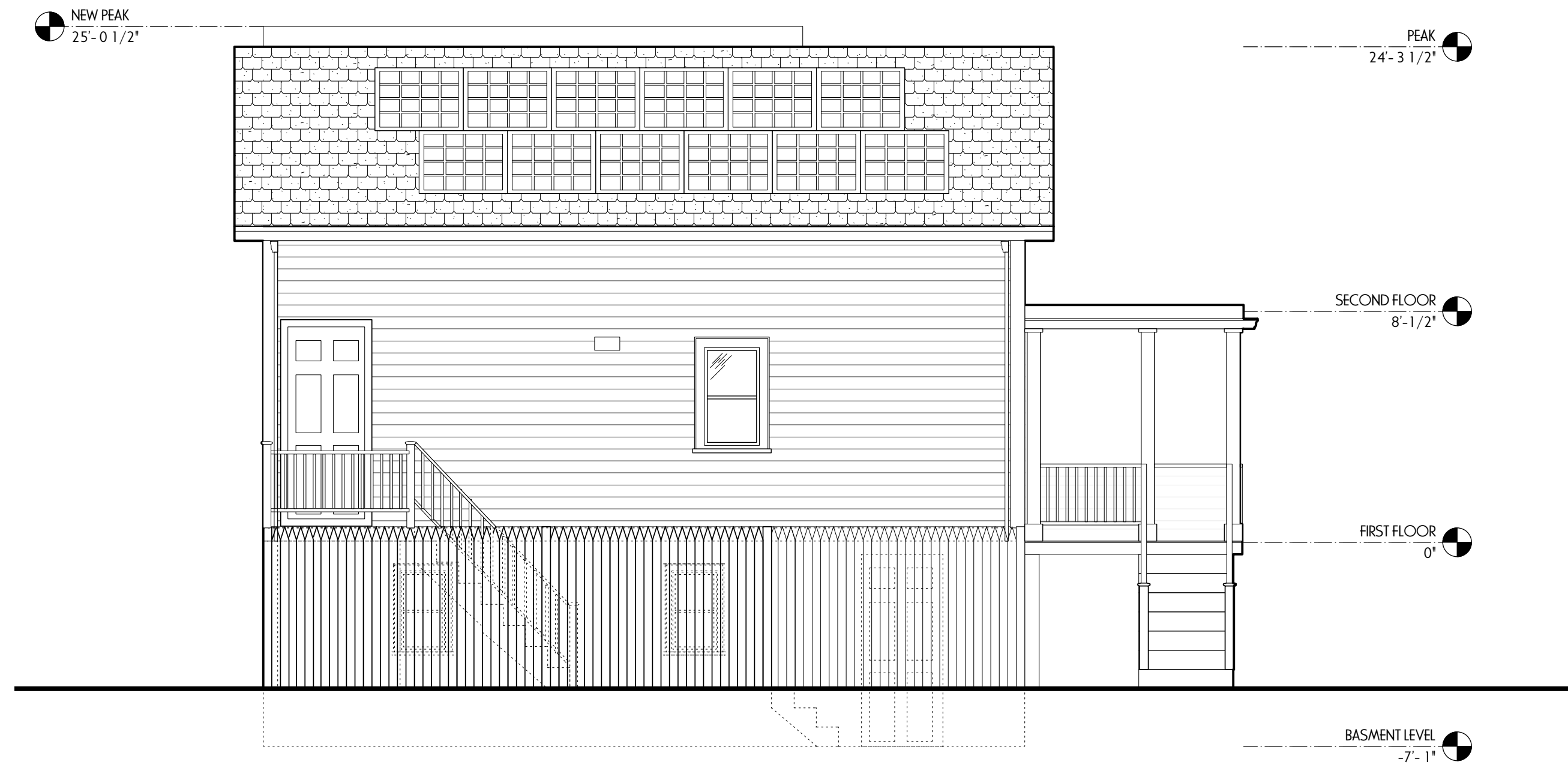
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Cambridge, MA 02140

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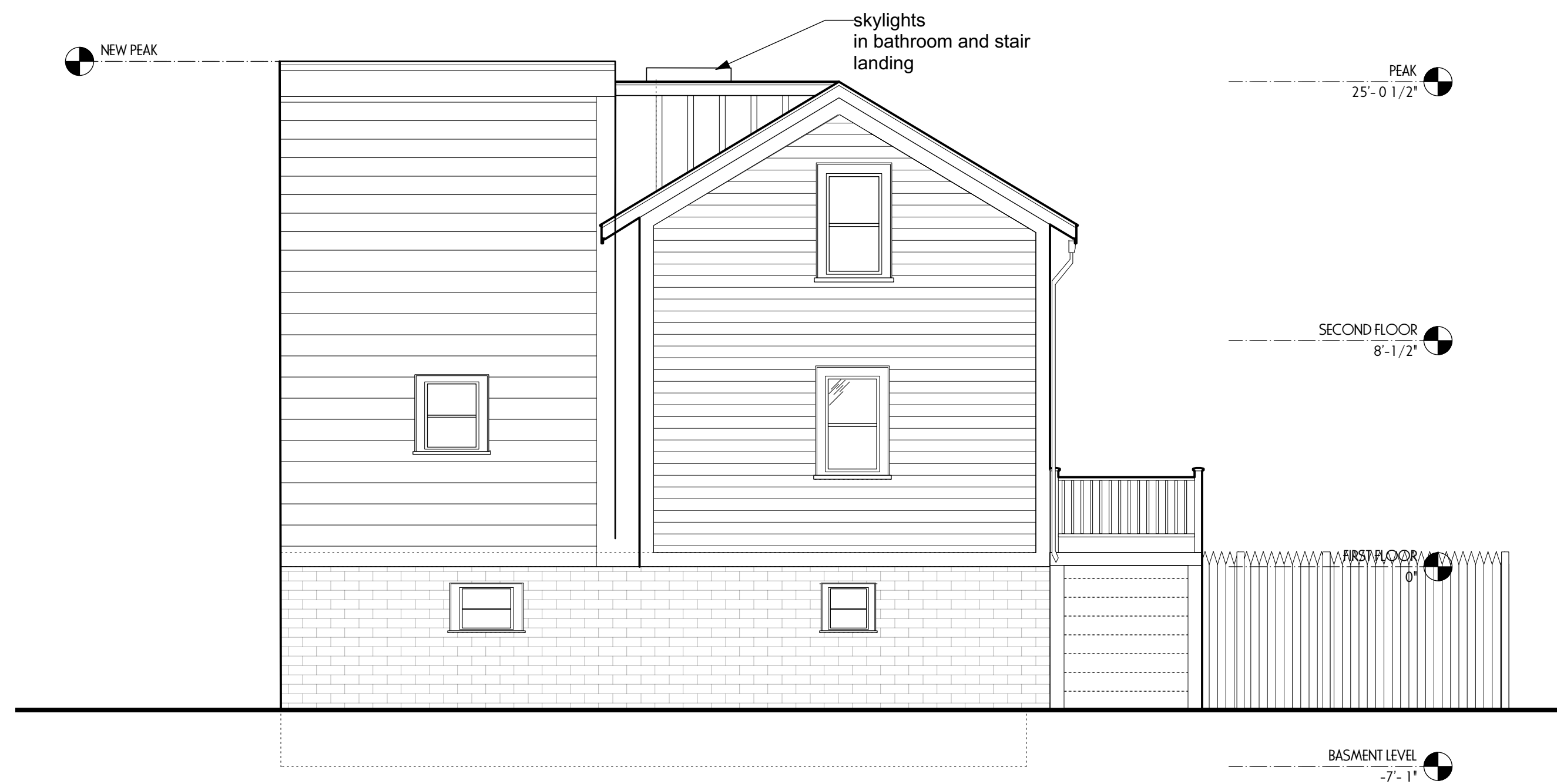
Project no.:	66Clifton
Drawn by:	FM, VM, EvB
Date:	12/7/20
Checked by:	EvB
Revisions:	01/27/21

Notes:
Schematic Design

A2.0



3 Proposed Elevation
Scale: 1/4" = 1'-0"



4 Proposed Back Elevation
Scale: 1/4" = 1'-0"

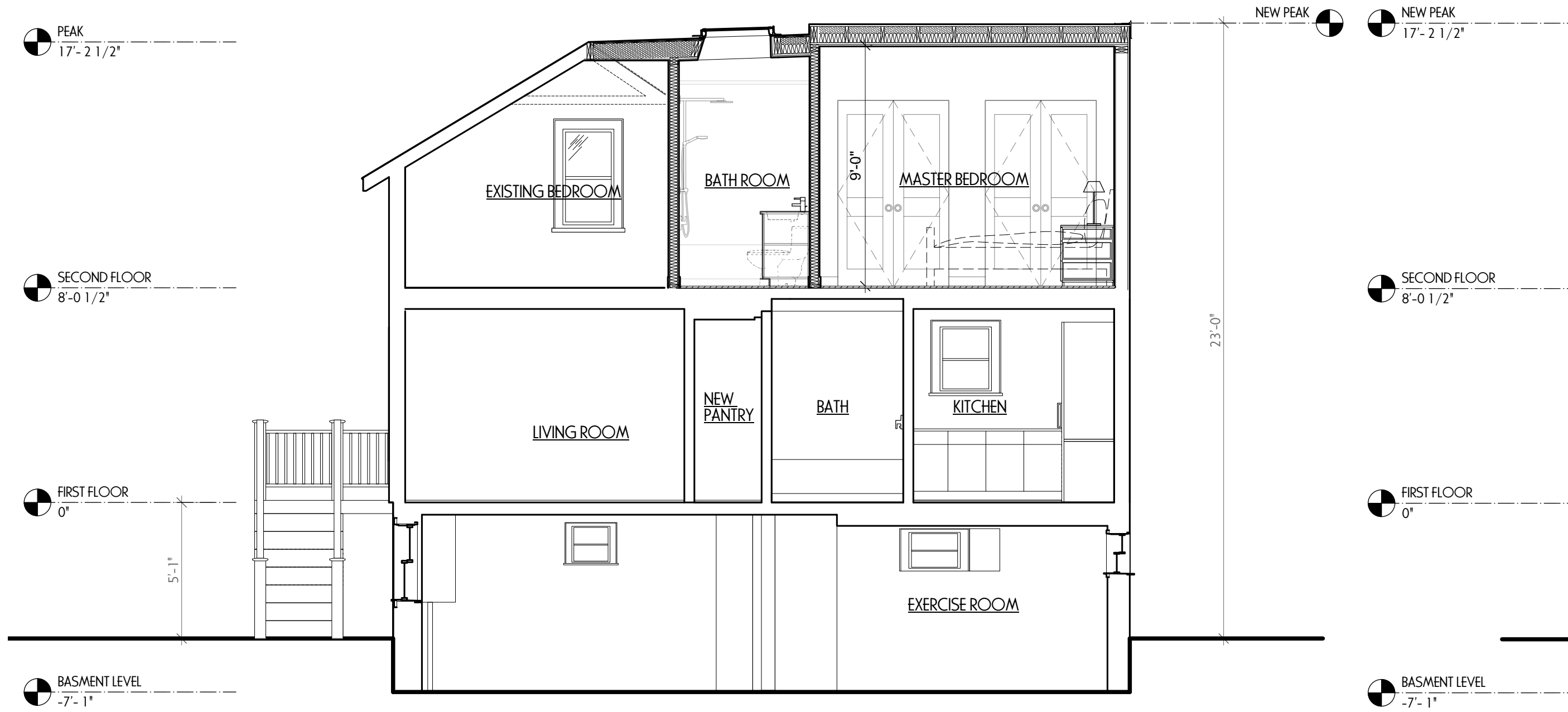
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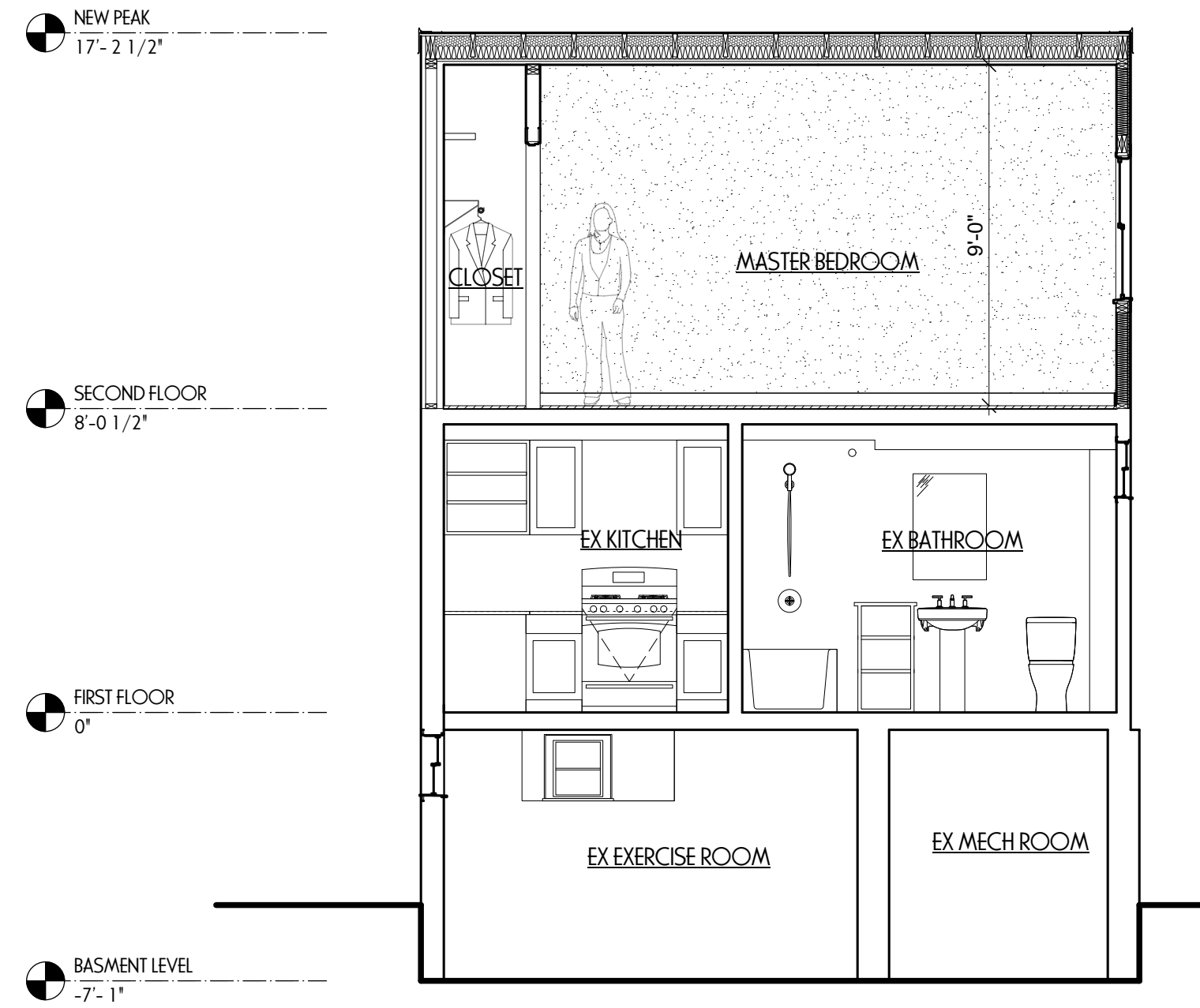
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Notes:
Schematic Design

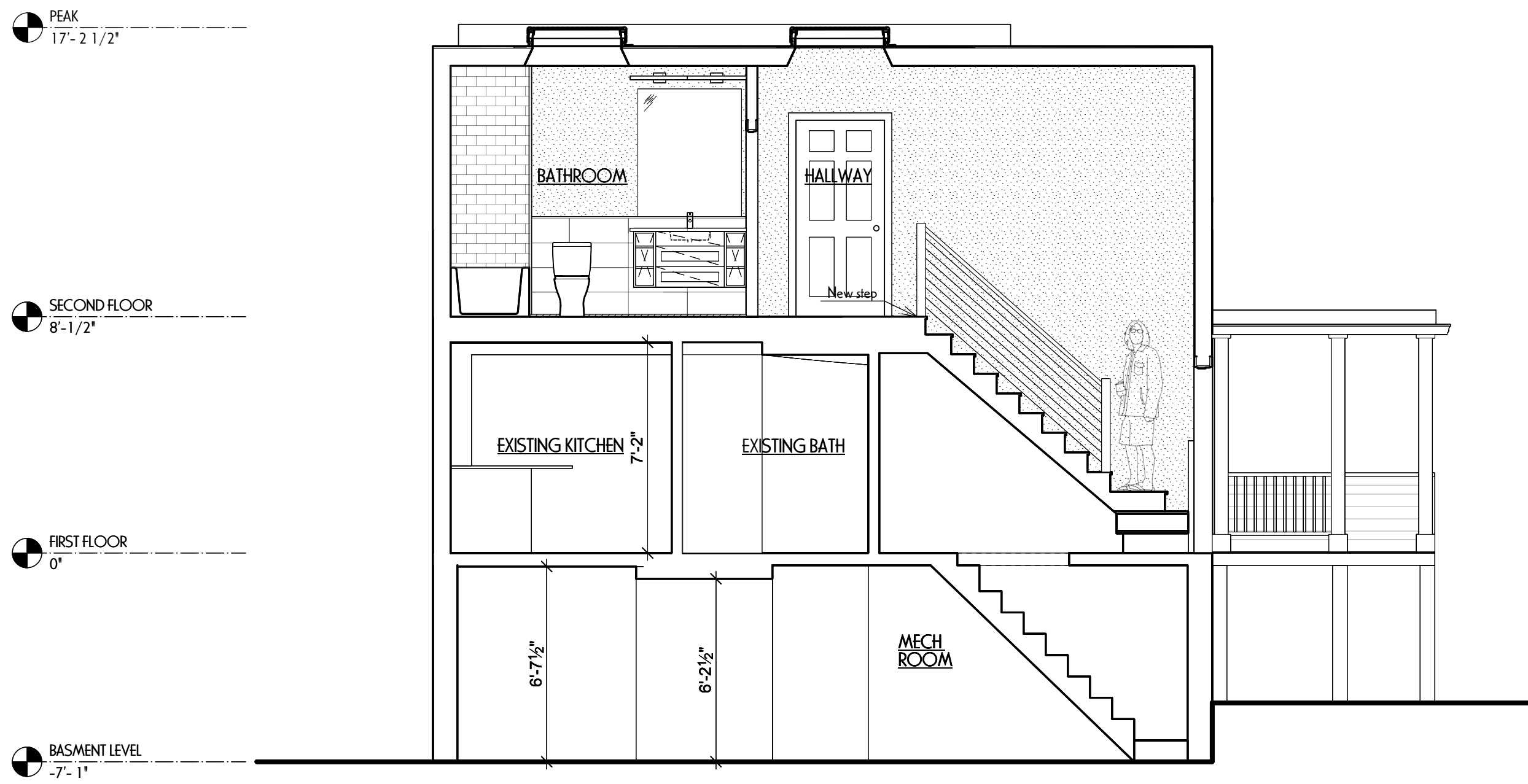
A2.1



1 PROPOSED SECTION A1-A1
Scale: 1/4" = 1'-0"



2 PROPOSED SECTION B1-B1
Scale: 1/4" = 1'-0"



3 PROPOSED SECTION C1-C1
Scale: 1/4" = 1'-0"

Aaron Rubin & Julia
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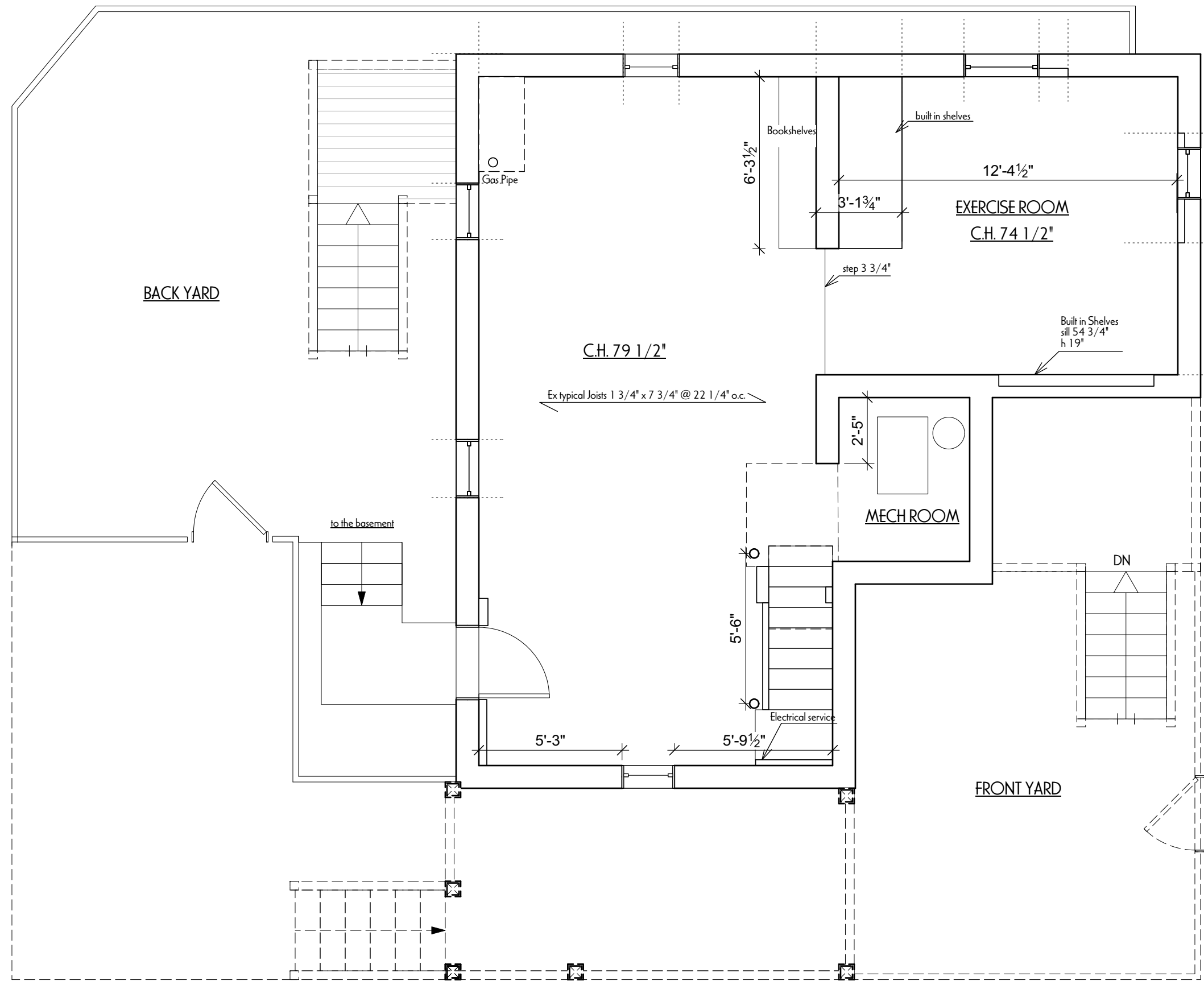
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Notes:
Schematic Design

A2.2

Aaron Rubin & Julia
Hallman Residence
66 Clifton St.
Cambridge, MA 02140



1 Existing Basement_ 586.787 sq ft
Scale: 1/4" = 1'-0"

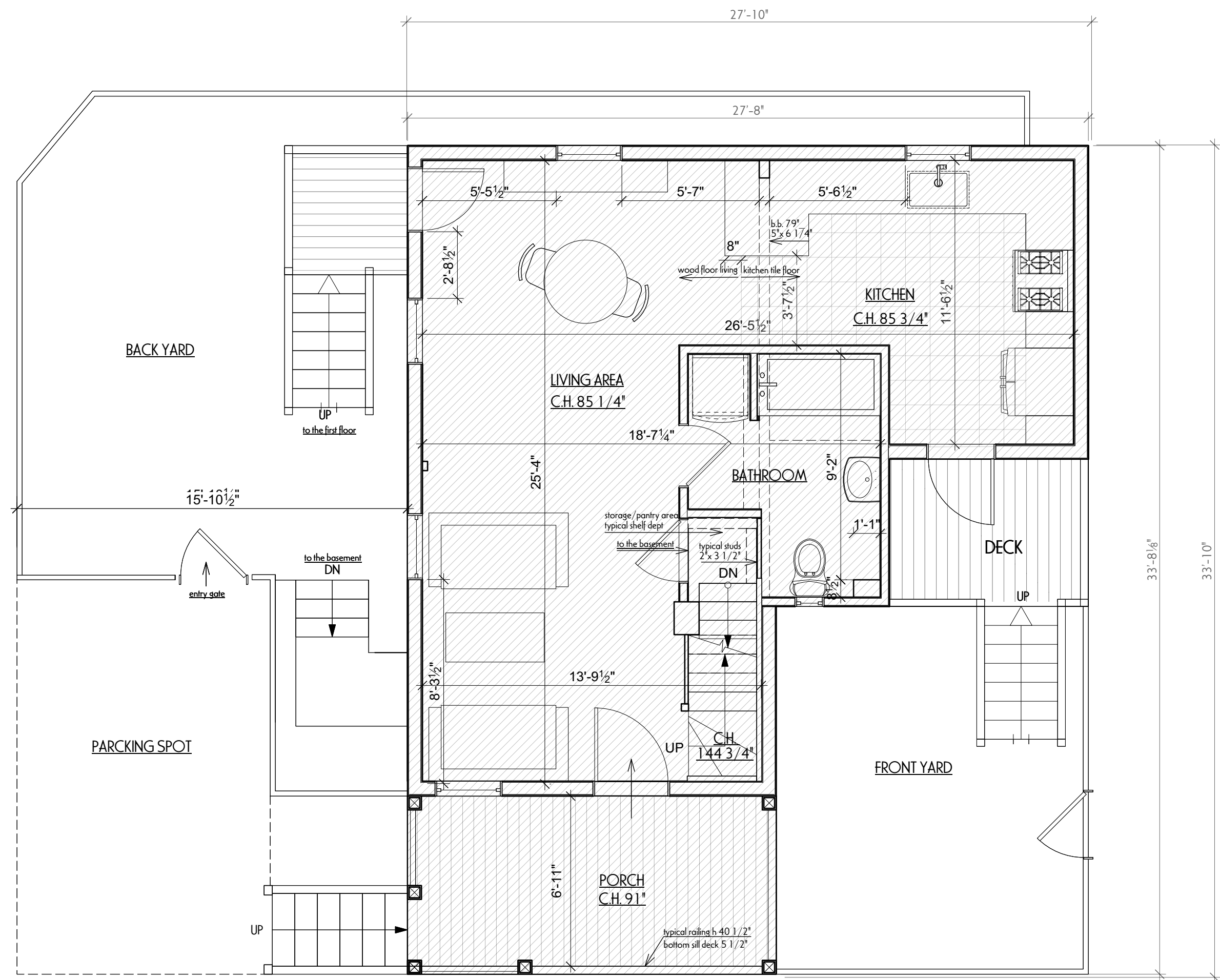
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Notes:
Schematic Design

X1.0

Aaron Rubin & Julia
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66 Clifton St.
Cambridge, MA 02140



2 Existing First Floor 693.665 sq ft
Scale: 1/4" = 1'-0"

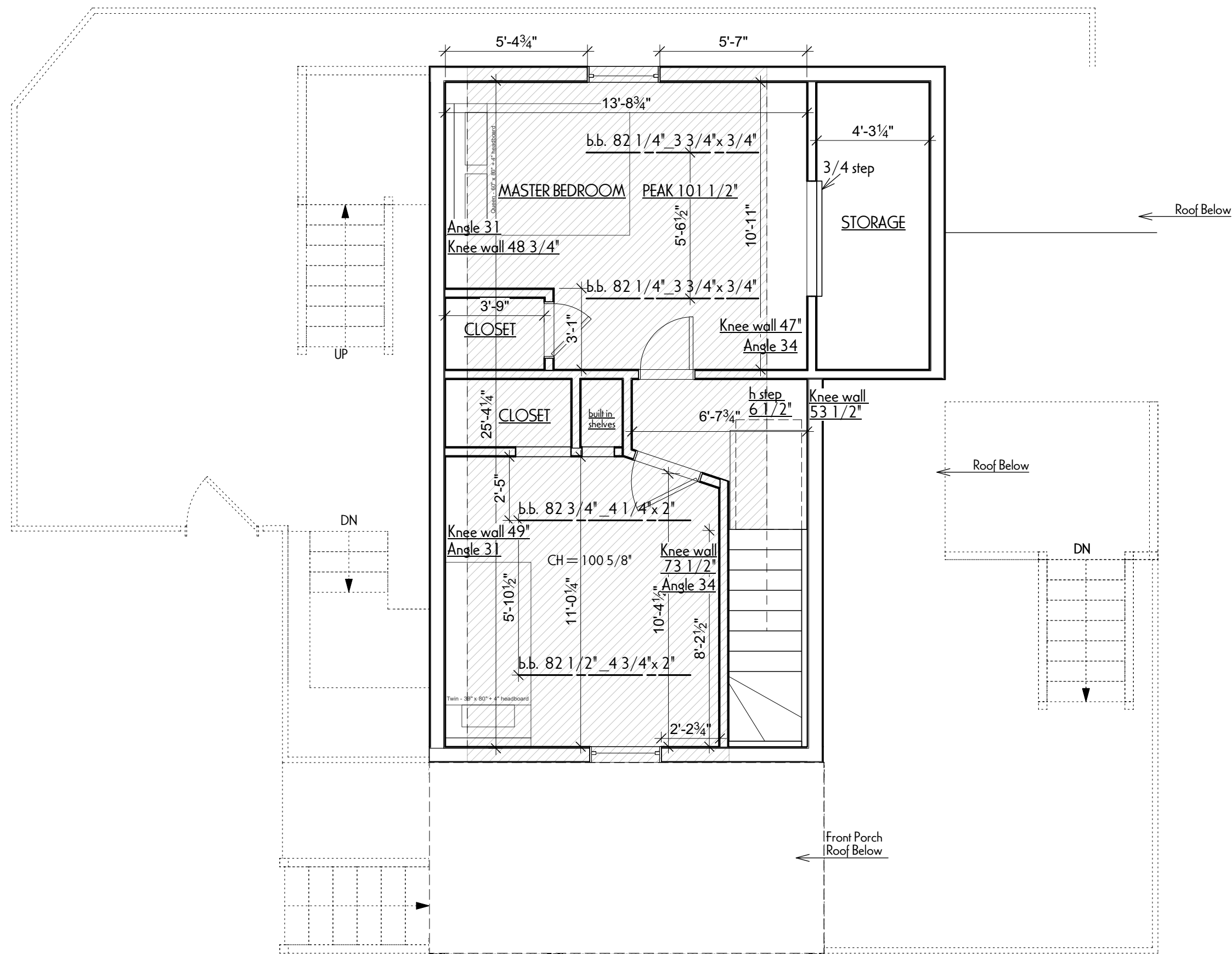
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Schematic Design

X1.1

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Hallman Residence
66 Clifton St.
Cambridge, MA 02140



3 Existing Second Floor_450.279 sq ft
Scale: 1/4" = 1'-0"

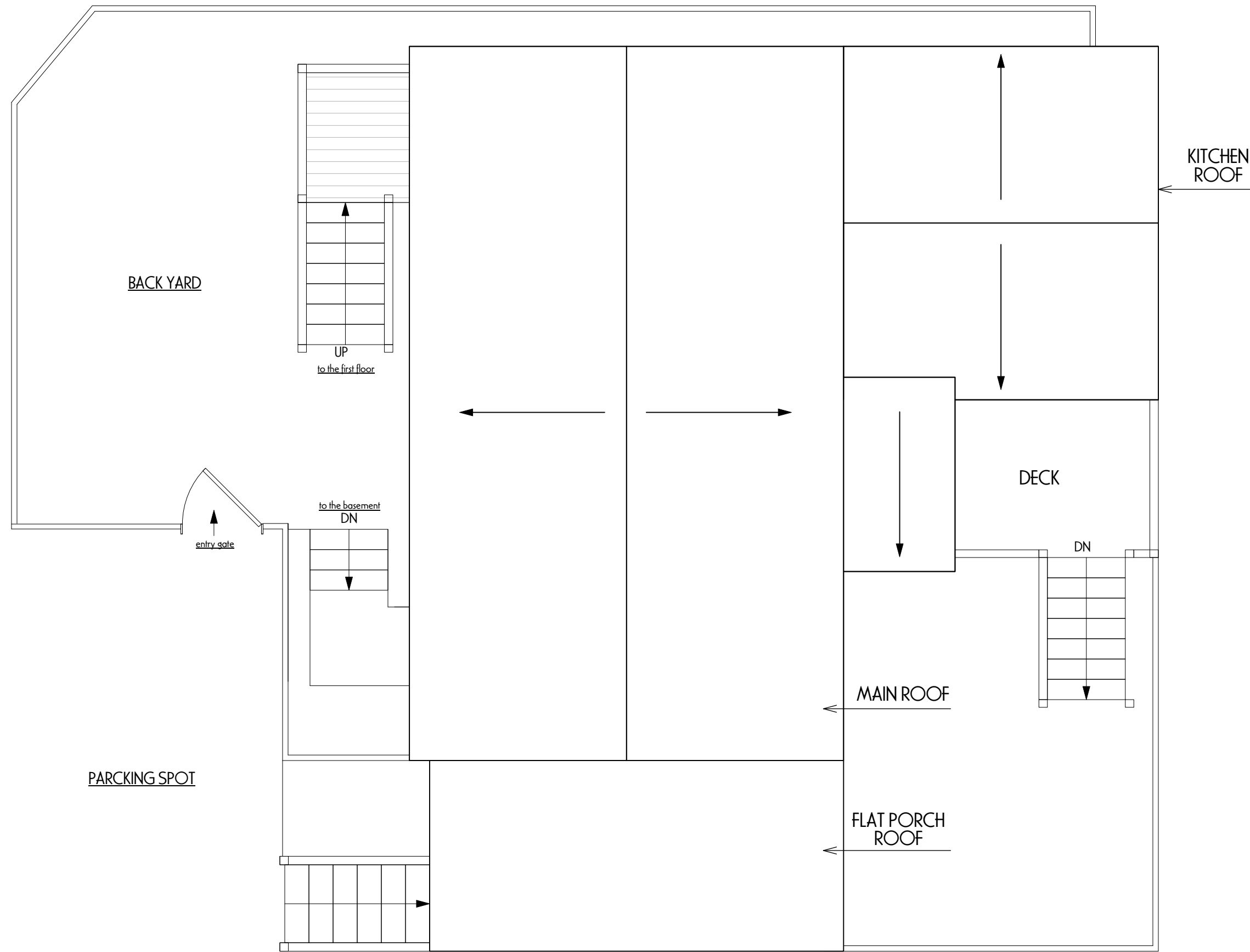
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Project no.:	66Clifton
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Notes:
Schematic Design

X1.2

Aaron Rubin & Julia
Hallman Residence
66 Clifton St.
Cambridge, MA 02140



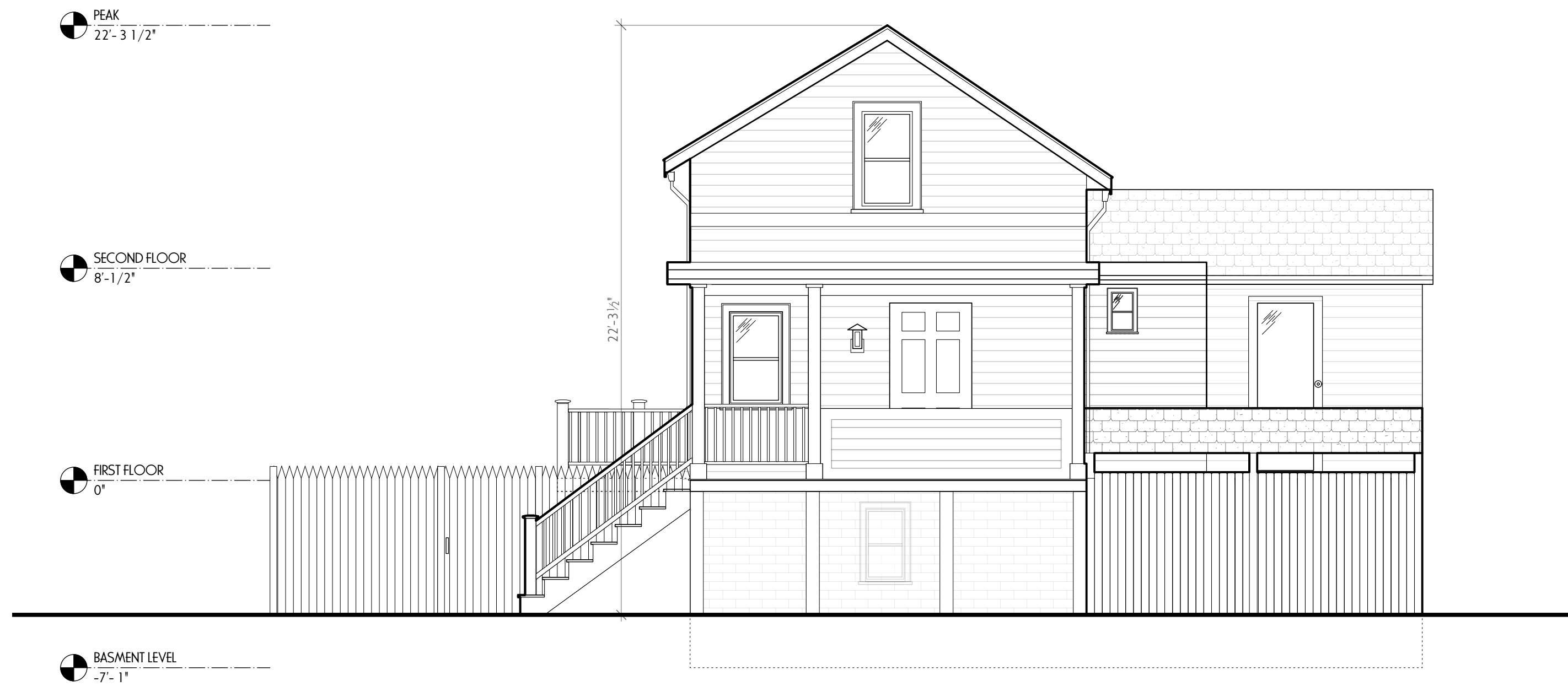
4 Existing Roof Plan
Scale: 1/4" = 1'-0"

EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144
phone : (617) 623 2222

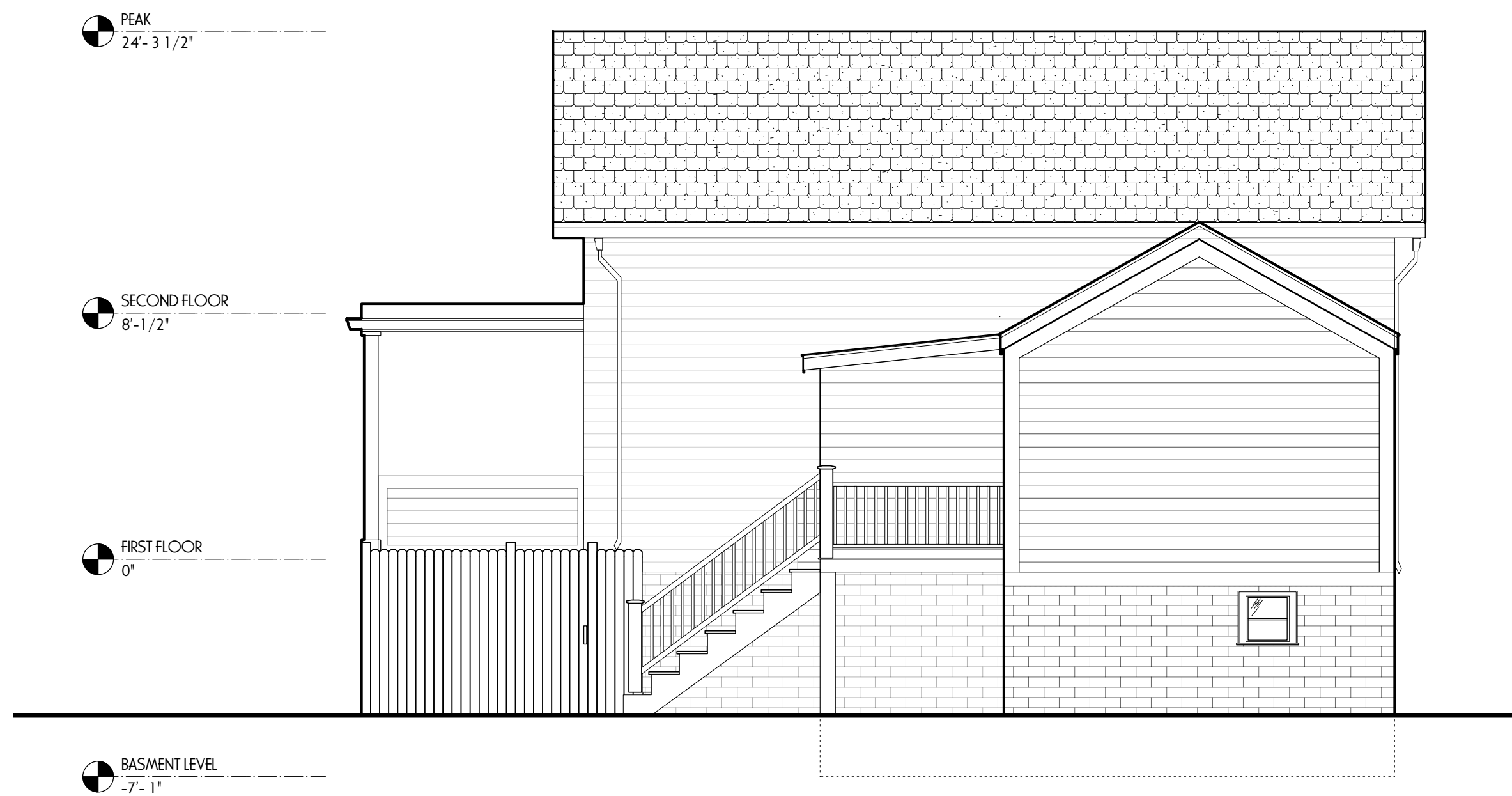
Project no.:	66Clifton
Drawn by:	FM, VM, EvB
Date:	12/7/20
Checked by:	EvB
Revisions:	01/27/21

Notes:
Schematic Design

X1.3



1 Existing Front Elevations
Scale: 1/4" = 1'-0"



2 Existing Side elevation
Scale: 1/4" = 1'-0"

Aaron Rubin & Julia
Hallman Residence
66 Clifton St.
Cambridge, MA 02140

EvB Design **EvB**
1310 Broadway, Suite 200
Somerville, MA 02144
phone : (617) 623 2222

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Notes:
Schematic Design

X2.0

Aaron Rubin & Julia
Hallman Residence
66 Clifton St.
Cambridge, MA 02140



3 Existing Elevation
Scale: 1/4" = 1'-0"



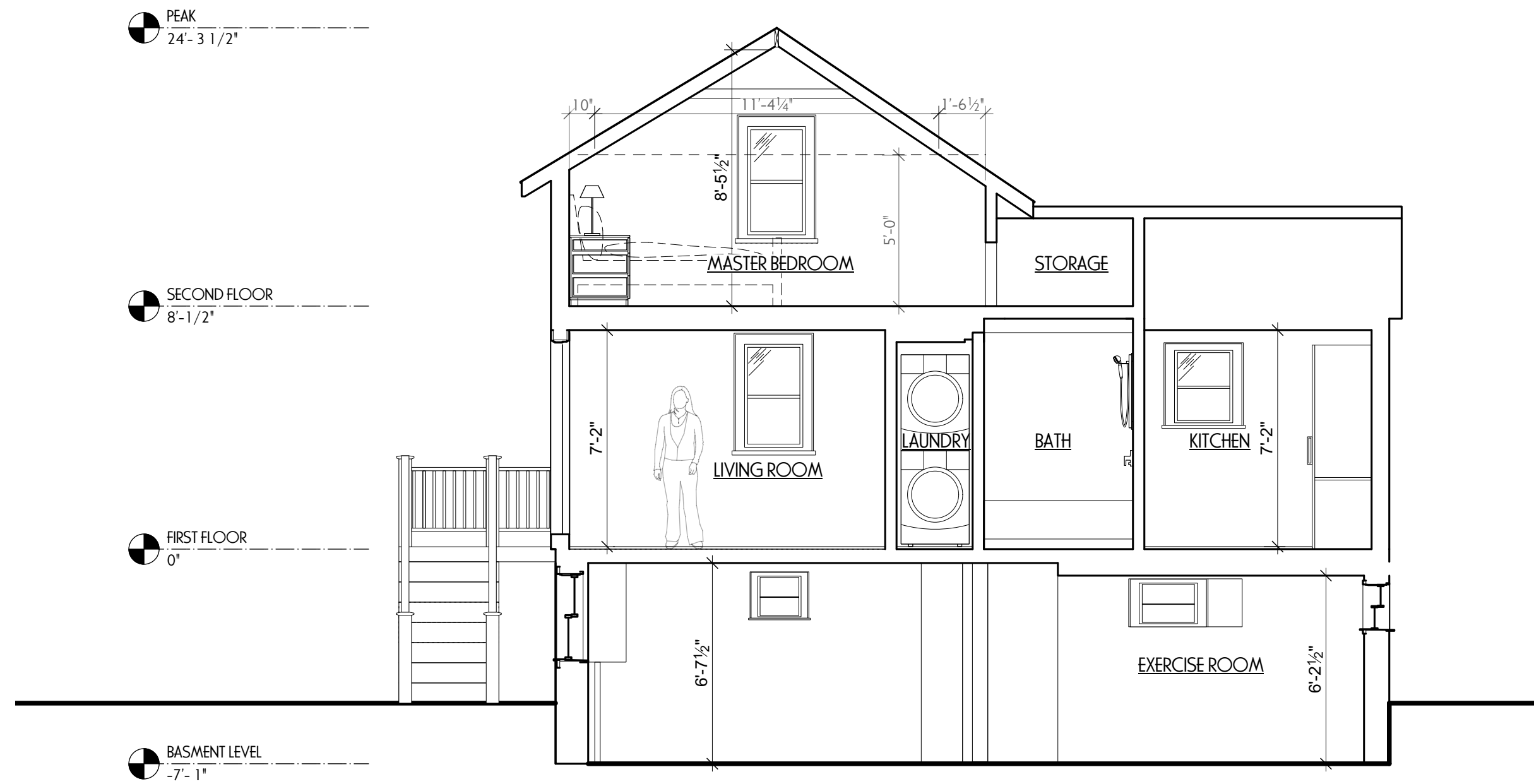
4 Existing Back Elevation
Scale: 1/4" = 1'-0"

EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144
phone : (617) 623 2222

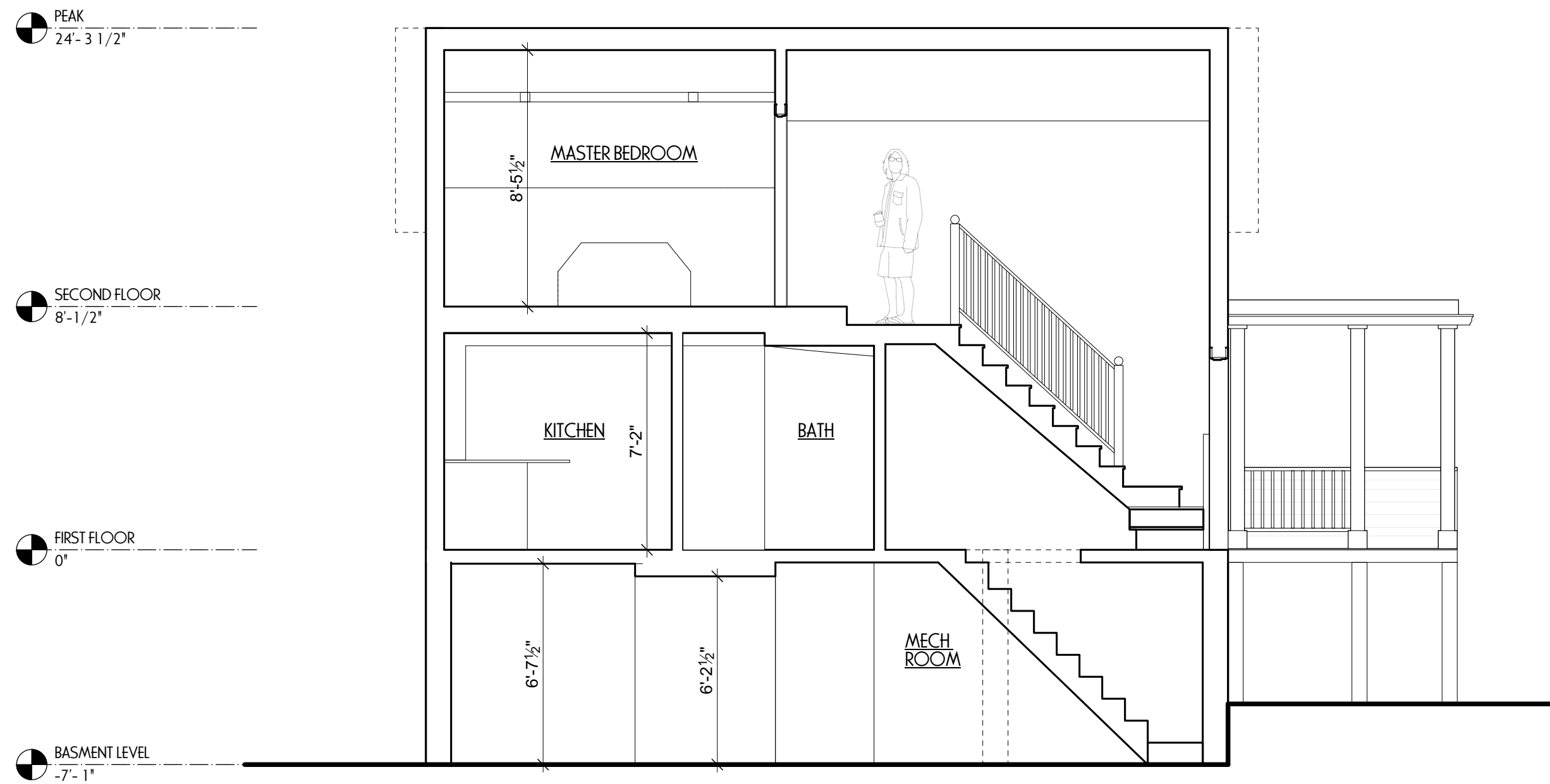
Project no.:	66Clifton
Drawn by:	FM, VM, EvB
Date:	12/7/20
Checked by:	EvB
Revisions:	01/27/21

Notes:
Schematic Design

X2.1



1 Existing Section A-A
Scale: 1/4" = 1'-0"



2 Existing Section B-B
Scale: 1/4" = 1'-0"

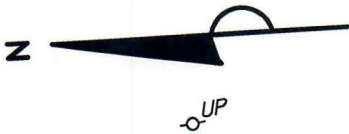
Aaron Rubin & Julia
Hallman Residence
66 Clifton St.
Cambridge, MA 02140

EvB Design **EvB**
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Somerville, MA 02144
phone : (617) 623 2222

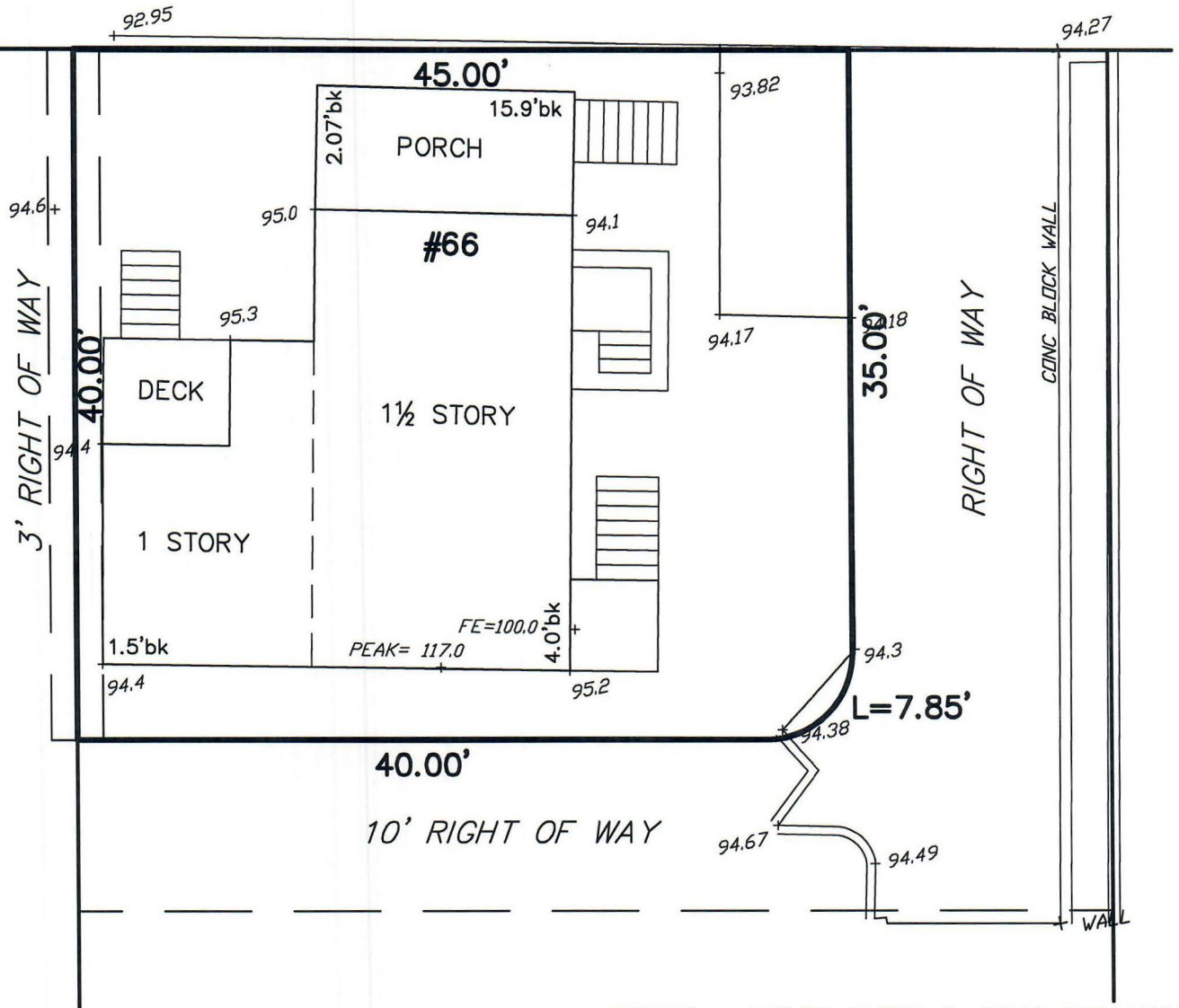
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Notes:
Schematic Design

X2.2



CLIFTON STREET



OWNER: AARON RUBIN & JULIA HALLMAN

I HEREBY CERTIFY THAT THE BUILDING IS
LOCATED AS SHOWN.

PROPOSED PLOT PLAN
#66 CLIFTON STREET
IN
CAMBRIDGE, MA
(MIDDLESEX COUNTY)

SCALE: 1" = 10' DATE: 10/5/2020



ROBER SURVEY

1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476

(781) 648-5533

6282PP1.DWG

CLIFFORD E. ROBER, PLS DATE

THIS PLAN MAY HAVE BEEN ALTERED IF
THE SIGNATURE IS NOT SIGNED IN BLUE.

66 Clifton St.
BZA-109178













Cheryl Webb
64 Clifton Street
Cambridge, Ma 02140
01/28/2021

Dear Cambridge Permit Committee:

I am writing in support of our neighbors, Julia Hallman and Aaron Rubin located at 66 Clifton Street, for their upcoming construction project of adding a second story on top of their existing kitchen.

We have reviewed the plans with them for their home addition and we are in full support of this project.

Sincerely,



Cheryl Webb

Deborah Theobald

70 Clifton Street (formerly 68-70 Clifton Street)

Cambridge, Ma 02140

01/28/2021

Dear Cambridge Permit Committee:

I am writing in support of our neighbors, Julia Hallman and Aaron Rubin located at 66 Clifton Street, for their upcoming construction project of adding a second story on top of their existing kitchen.

We have reviewed the plans for their home addition and we are in full support of this project. They were very supportive of us when we transitioned our home from a two family to a single family and we would like to offer the same.

Sincerely,

A handwritten signature in black ink, appearing to read 'D Theobald', written over a horizontal line.

Deborah Theobald

Keith Foley
60 Clifton Street
Cambridge, Ma 02140
01/28/2021

Dear Cambridge Permit Committee:

I am writing in support of our neighbors, Julia Hallman and Aaron Rubin located at 66 Clifton Street, for their upcoming construction project of adding a second story on top of their existing kitchen.

We have reviewed the plans with them for their home addition and we are in full support of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Keith Foley', followed by the date '2/29/21' written in a similar cursive style.

Keith Foley

63 Clifton Street
Cambridge, Ma 02140
01/28/2021

Dear Cambridge Permit Committee:

I am writing in support of our neighbors, Julia Hallman and Aaron Rubin located at 66 Clifton Street, for their upcoming construction project of adding a second story on top of their existing kitchen.

We have reviewed the plans with them for their home addition and we are in full support of this project.

Sincerely,

David R. Maclean

REGINA SZWADZKA

67 Clifton Street

Cambridge, Ma 02140

01/28/2021

Dear Cambridge Permit Committee:

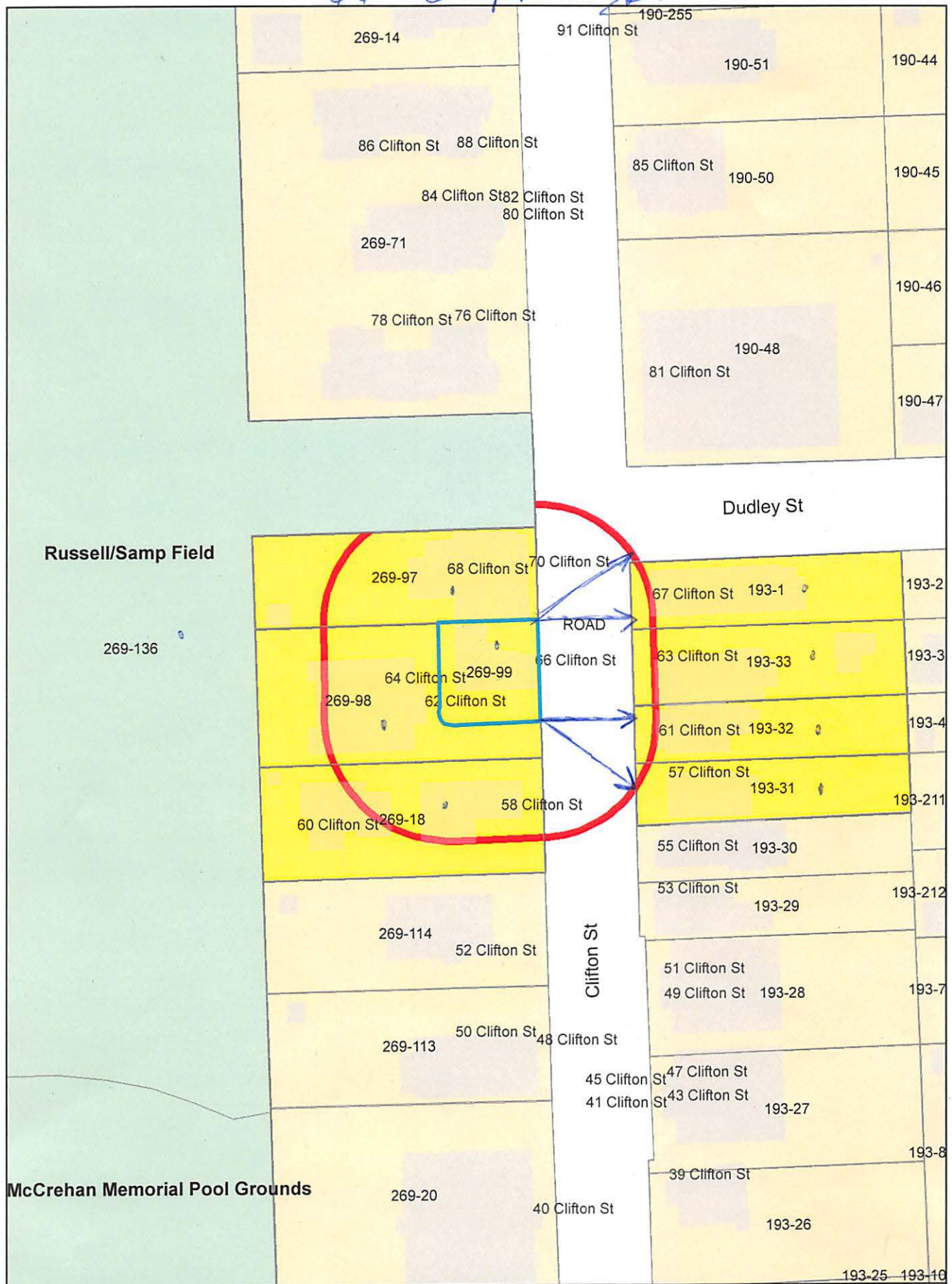
I am writing in support of our neighbors, Julia Hallman and Aaron Rubin located at 66 Clifton Street, for their upcoming construction project of adding a second story on top of their existing kitchen.

We have reviewed the plans with them for their home addition and we are in full support of this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Szwadzka', with a long horizontal flourish extending to the right.

66 Clifton St.



66 Clifton St.

Petitioner

193-31
ARGAW, TEREENO
57 CLIFTON STREET
CAMBRIDGE, MA 02140

193-1
SZWADZKA, REGINA
67 CLIFTON ST
CAMBRIDGE, MA 02140

EV8 DESIGN
C/O EDRICK VANBEUZEKOM, AIA
1310 BROADWAY – SUITE 200
SOMERVILLE, MA 02144

193-32
BRIGHAM, PETER M. & PENNY R. BRIGHAM
61 CLIFTON ST.
CAMBRIDGE, MA 02140-2428

269-98
CLIFFORD, CHERYL M. & KIMBERLEY A. LEWIS
62 CLIFTON ST
CAMBRIDGE, MA 02140

269-136
CAMBRIDGE CITY OF RECREATION DEPT
51 INMAN ST
CAMBRIDGE, MA 02139

269-97
THEOBALD, DANIEL & DEBORAH THEOBALD
68 CLIFTON ST
CAMBRIDGE, MA 02140

269-99
RUBIN, AARON J. & JULIA A. HALLMAN
66 CLIFTON ST
CAMBRIDGE, MA 02138

269-18
HADDAD, ALAN & ESTHER HADDAD
345 EAST 86TH ST., APT 9B
NEW YORK, NY 10028

269-18
FOLEY, KEITH PATRICK,
TRS LAUREN ANN BAUMANN, TRS
60 CLIFTON ST
CAMBRIDGE, MA 02140

193-33
NADEAU, WILLIAM A. LEONORA NADEAU
63 CLIFTON ST
CAMBRIDGE, MA 02140-2428

296-136
CITY OF CAMBRIDGE
C/O NANCY GLOWA
CITY SOLICITOR

296-136
CITY OF CAMBRIDGE
C/O LOUIS DEPASQUALE
CITY MANAGER



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: Edrick vanBeuzekom Date: 3/18/21
(Print)

Address: 66 Clifton St.

Case No. BZA 109178

Hearing Date: 4/8/21

Thank you,
Bza Members



THE UNIVERSITY OF CHICAGO

PHYSICS DEPARTMENT

REPORT OF THE PHYSICS DEPARTMENT

1951-1952

CHICAGO, ILLINOIS

1953

1954

1955

1956

1957

1958

1959



TRANSMITTAL

DATE: April 5, 2021

VIA: Hand delivered and emailed

TO: Maria Pacheco
Board of Zoning Appeal
City of Cambridge
831 Massachusetts Avenue
Cambridge, MA 02139

FROM: Edrick vanBeuzekom, AIA
EvB Design

RE: 66 Clifton St case # BZA109178-2021

ENCLOSURES:

-Revised Drawings for Zoning Variance application
for 66 Clifton Street

COMMENTS:

Revised drawings hereby submitted include the following changes to plans:

- 1) Added 1 decorative false window to rear facade and corrected front elevation line work.
- 2) Added shadow studies.
- 3) Added 3D street level views for comparison with existing photos.

Aaron Rubin & Julia Hallman Residence

66 Clifton Street
Cambridge, MA 02140

ISSUE DATE: January 27, 2021 revised April 2, 2021
For Zoning Review

Architect:

EvB Design

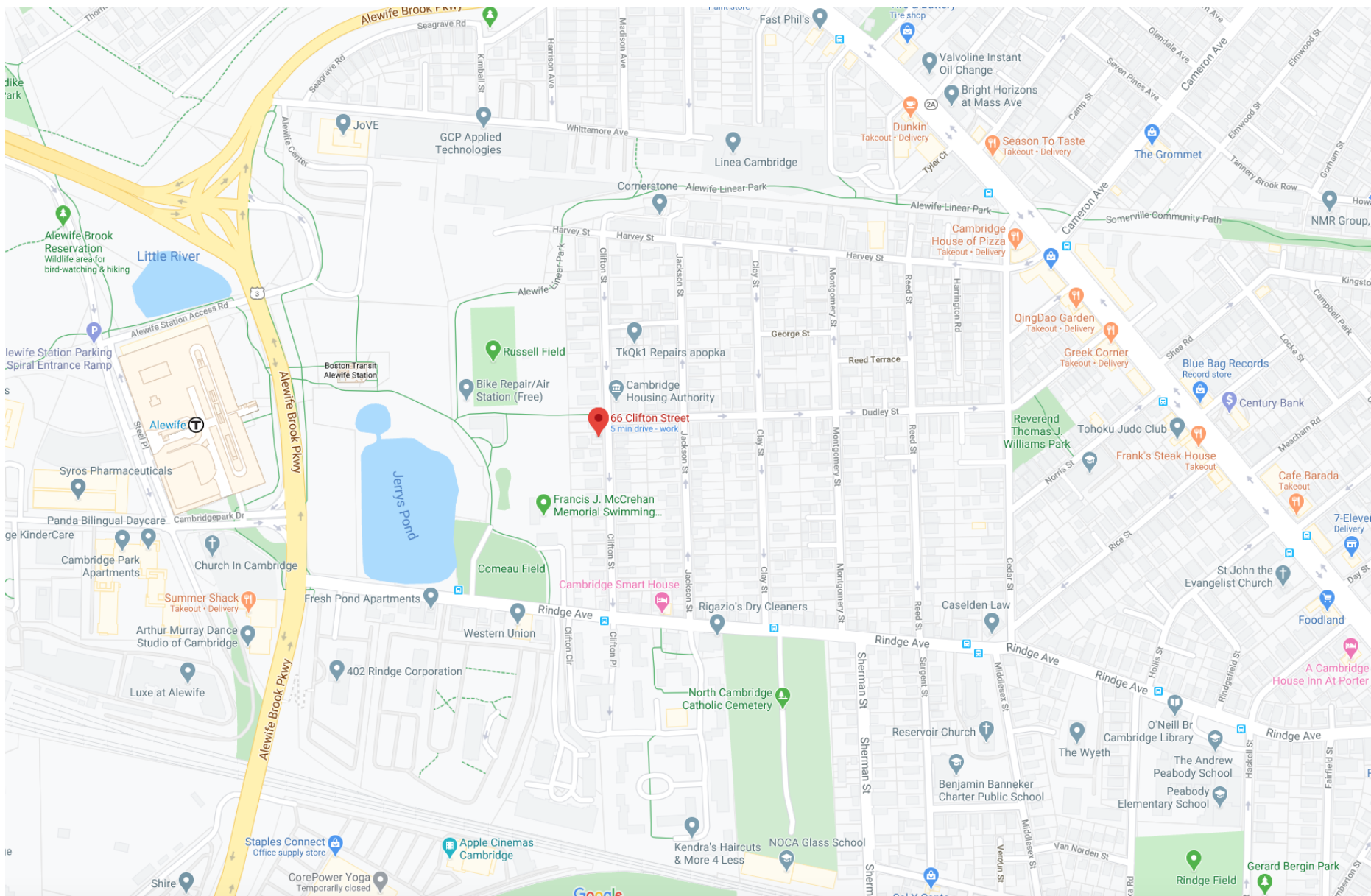
Edrick vanBeuzekom, AIA
1310 Broadway, Suite 200
Somerville, MA 02144
Tel: 617-623-2222

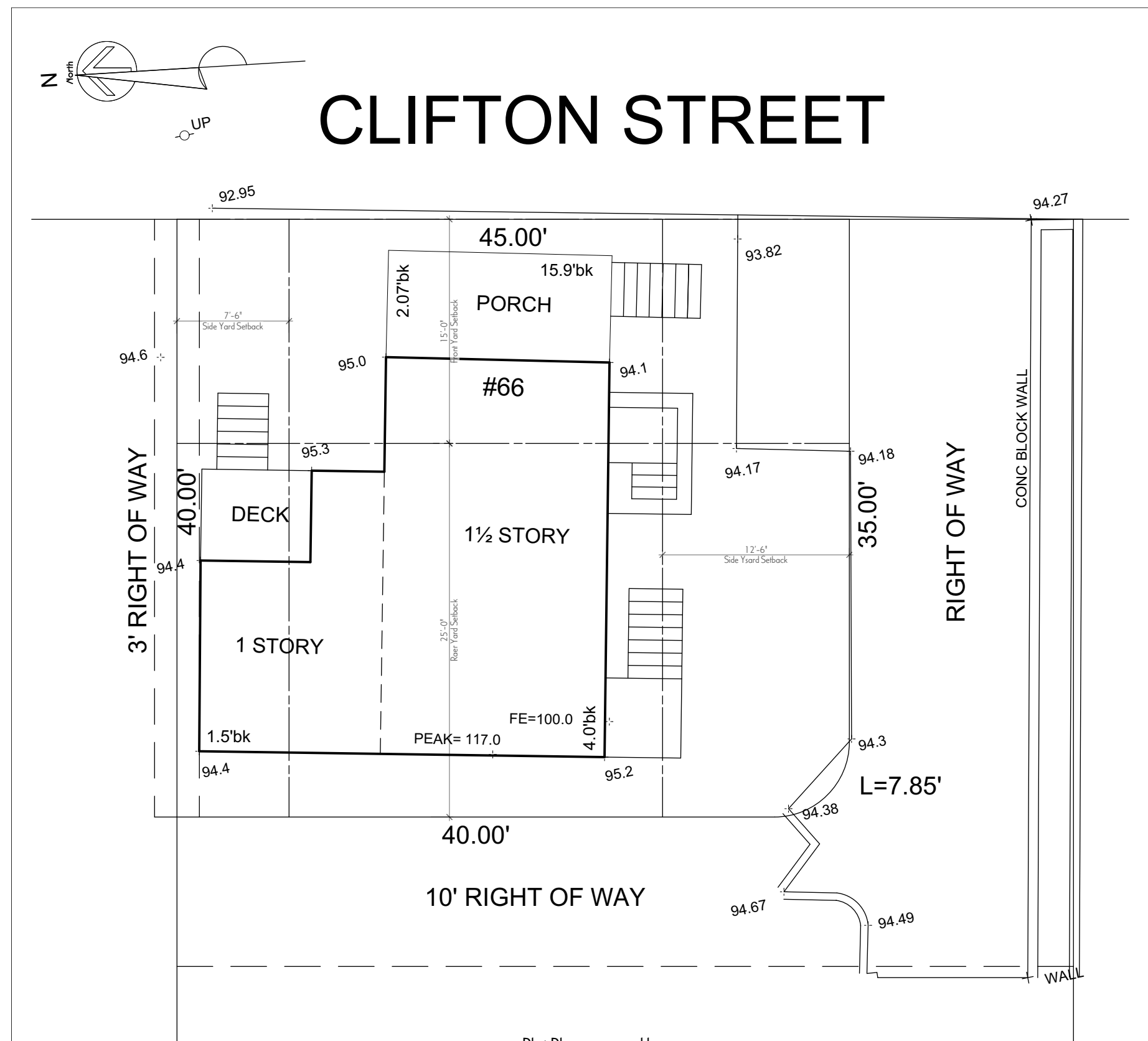
List Of Drawings:

Cover Sheet

C1.1 Existing & Proposed Site Plan
FAR Existing & Proposed FAR
A1.1 Proposed 1st Floor
A1.2 Proposed 2nd Floor
A1.3 Proposed Roof Plan
A2.0 Proposed Elevations
A2.1 Proposed Elevations (cont.)
A2.2 Proposed Sections

X1.0 Existing Basement
X1.1 Existing First Floor
X1.2 Existing Second Floor
X1.3 Existing Roof plan
X2.0 Existing Elevations
X2.1 Existing Elevations
X2.2 Existing Sections





Plot Plan prepared by
ROBER SURVEY
1072A MASSACHUSETTS AVENUE
ARLINGTON, MA 02476
(781) 648-5533



66 Clifton St. Zoning Table		Zone: RB			
		EXISTING CONDITIONS	REQUESTED DIMENSIONS	ORDINANCE REQUIREMENTS	
TOTAL GROSS FLOOR AREA (G.F.A.)		982 S.F.	1309 S.F.	2500 S.F.	(max.)
LOT AREA		1795 S.F.	NO CHANGE	5,000 S.F.	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA		0.547	0.73	0.5	(max.)
LOT AREA FOR EACH DWELLING UNIT (D.U.)		1795 S.F.	NO CHANGE	2500 S.F.	(min.)
SIZE OF LOT		45'	NO CHANGE	50'	(min.)
-DEPTH		40'	NO CHANGE	-	(min.)
					(min.)
SETBACKS (IN FEET)					(min.)
-FRONT		2.07"	NO CHANGE	15' min.	(min.)
-REAR		4.0"	NO CHANGE	25' min.	Note (c) table 5.1 Ch. 5.31
-LEFT SIDE		15.9'	NO CHANGE	7'-6" min. (sum of 20)	(min.)
-RIGHT SIDE		1.5'	NO CHANGE	7'-6" min. (sum of 20)	(min.)
SIZE OF BLDG.					
-HEIGHT		22'-4"	23'-4"	35'	(max.)
-LENGTH		33'-10"	NO CHANGE	-	(max.)
-WIDTH		27'-10"	NO CHANGE	-	(max.)
RATIO OF PRIVATE OPEN SPACE TO LOT AREA		0%	NO CHANGE	40%	(min.)
NO. OF DWELLINGS		1	NO CHANGE	1	(max.)
NO. OF PARKING SPACES		1	NO CHANGE	1	(min./max.)
NO. OF LOADING AREAS		N/A	N/A	N/A	(min.)
DISTANCE TO NEAREST BLDG. ON SAME LOT		N/A	N/A	N/A	(min.)

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Hallman Residence
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Cambridge, MA 02140

EvB Design

1310 Broadway, Suite 200
Somerville, MA 02144
phone : (617) 623 2222

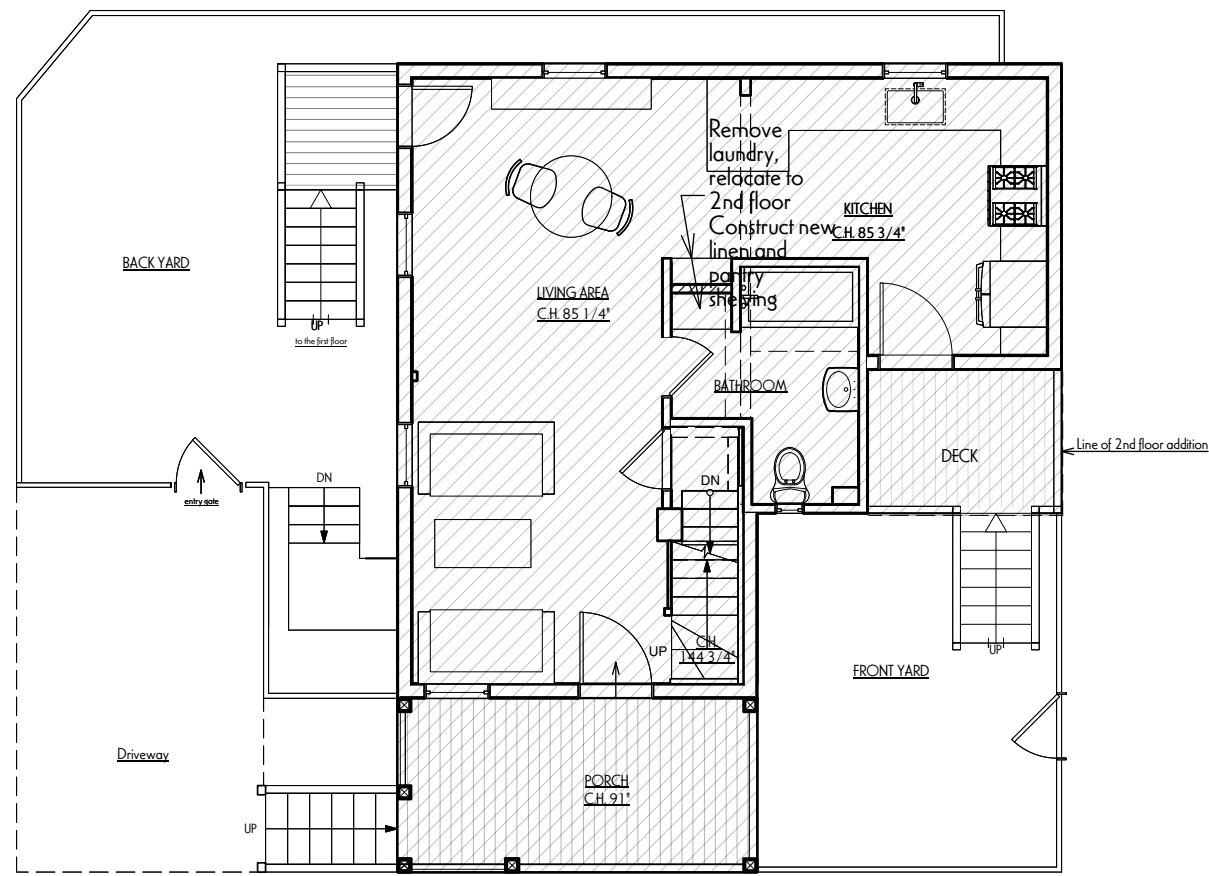
Project no.:	66Clifton
Drawn by:	FM, VM, EvB
Date:	12/7/20
Checked by:	EvB
Revisions:	01/27/21
	04/02/21

Notes:

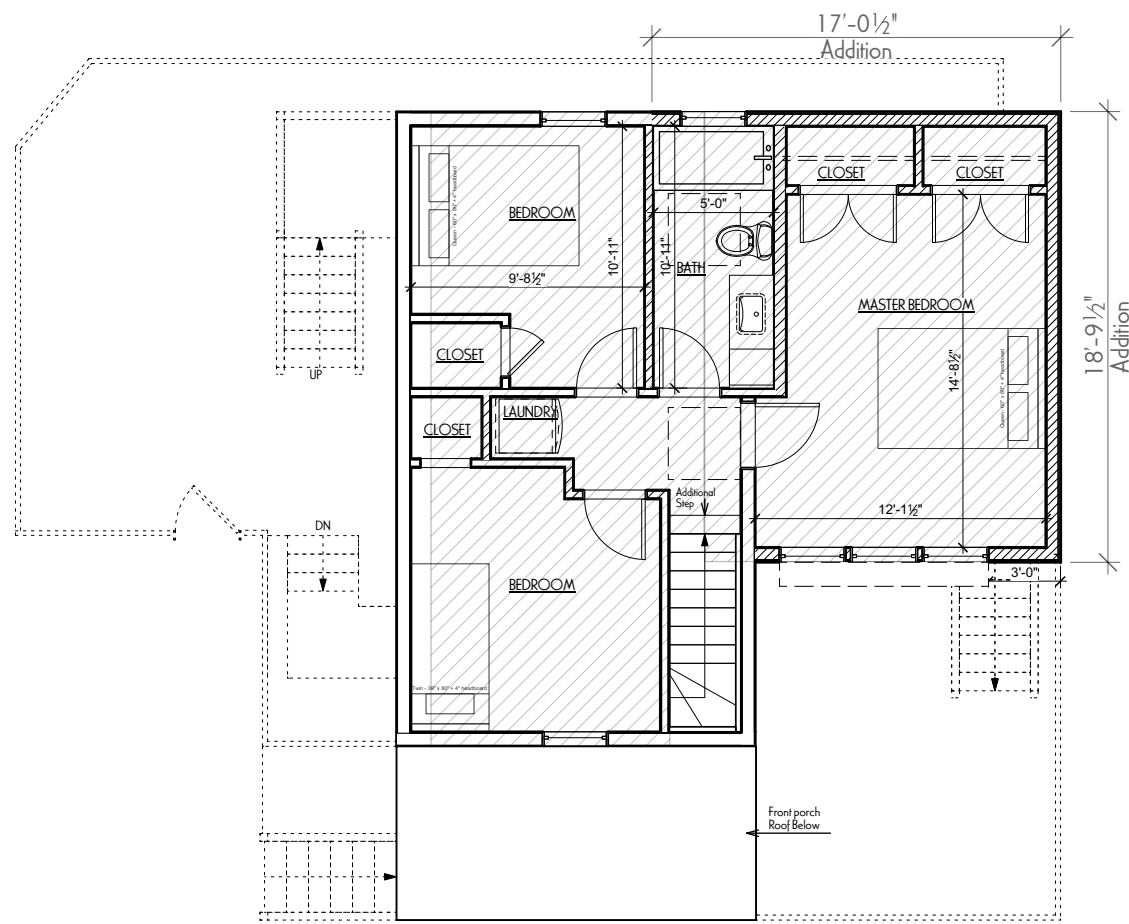
Schematic Design

C1.1

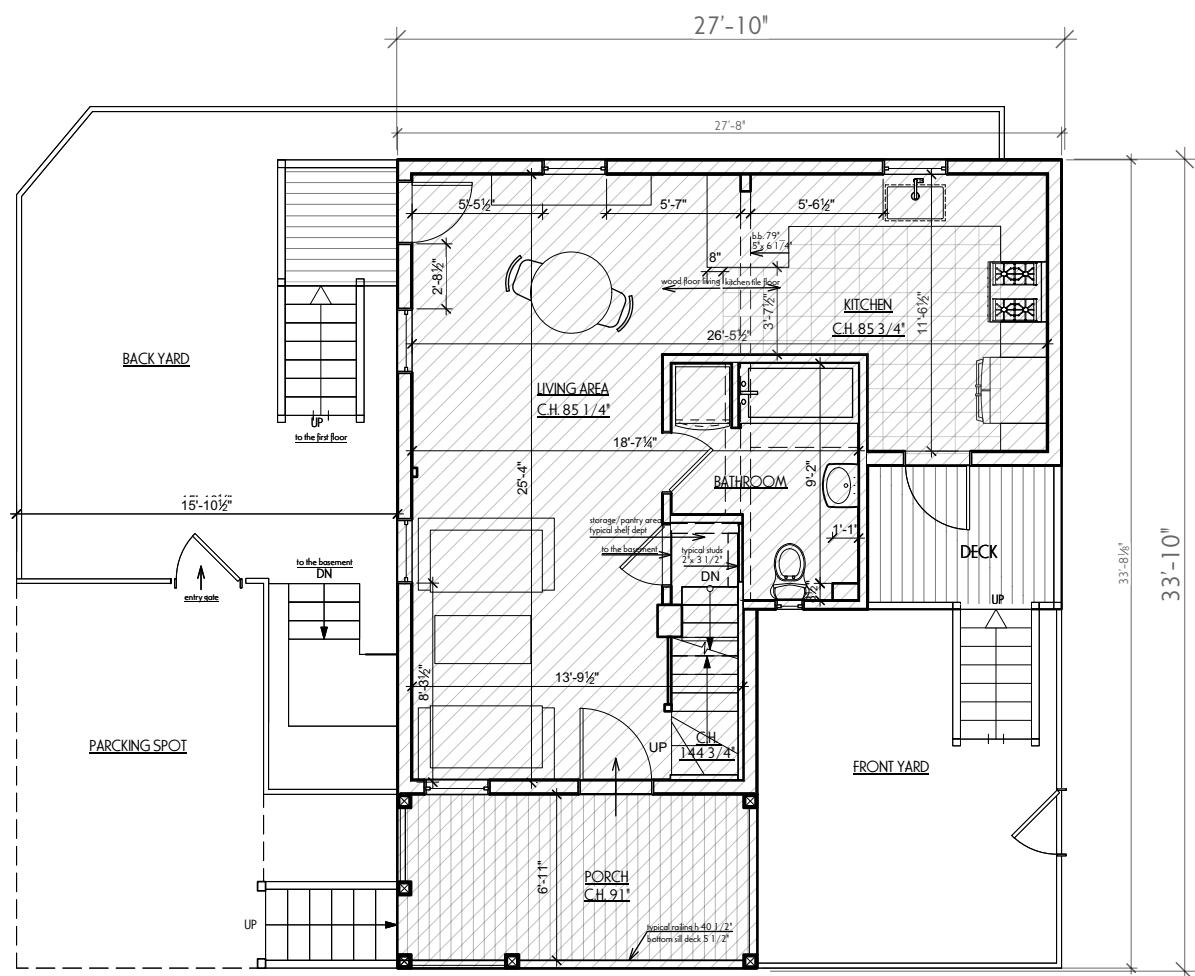
Aaron Rubin & Julia
Hallman Residence
66 Clifton St.
Cambridge, MA 02140



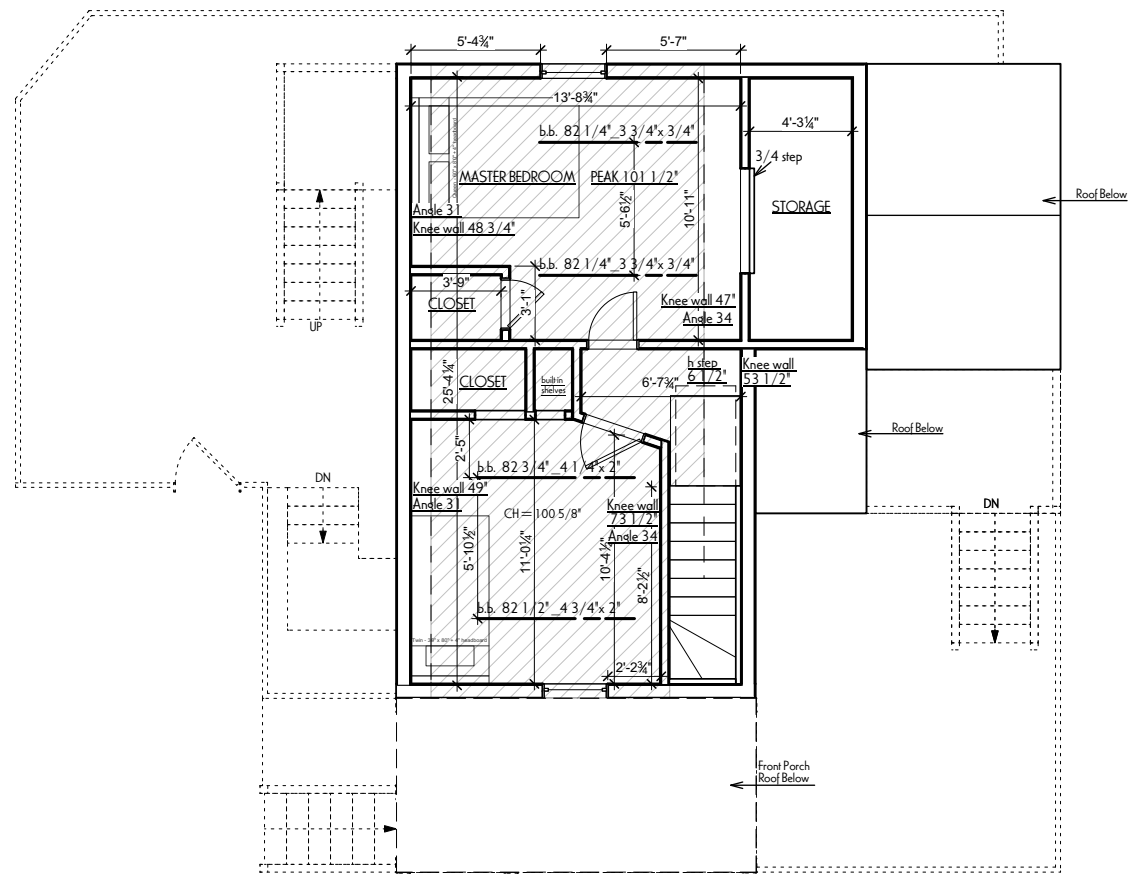
1 Proposed 1st Floor Plan 743 sq ft
Scale: 1/8" = 1'-0"



2 Proposed 2nd Floor Plan 566 sq ft
Scale: 1/8" = 1'-0"



2 Existing First Floor 694 sq ft
Scale: 1/8" = 1'-0"



3 Existing Second Floor 288 sq ft
Scale: 1/8" = 1'-0"

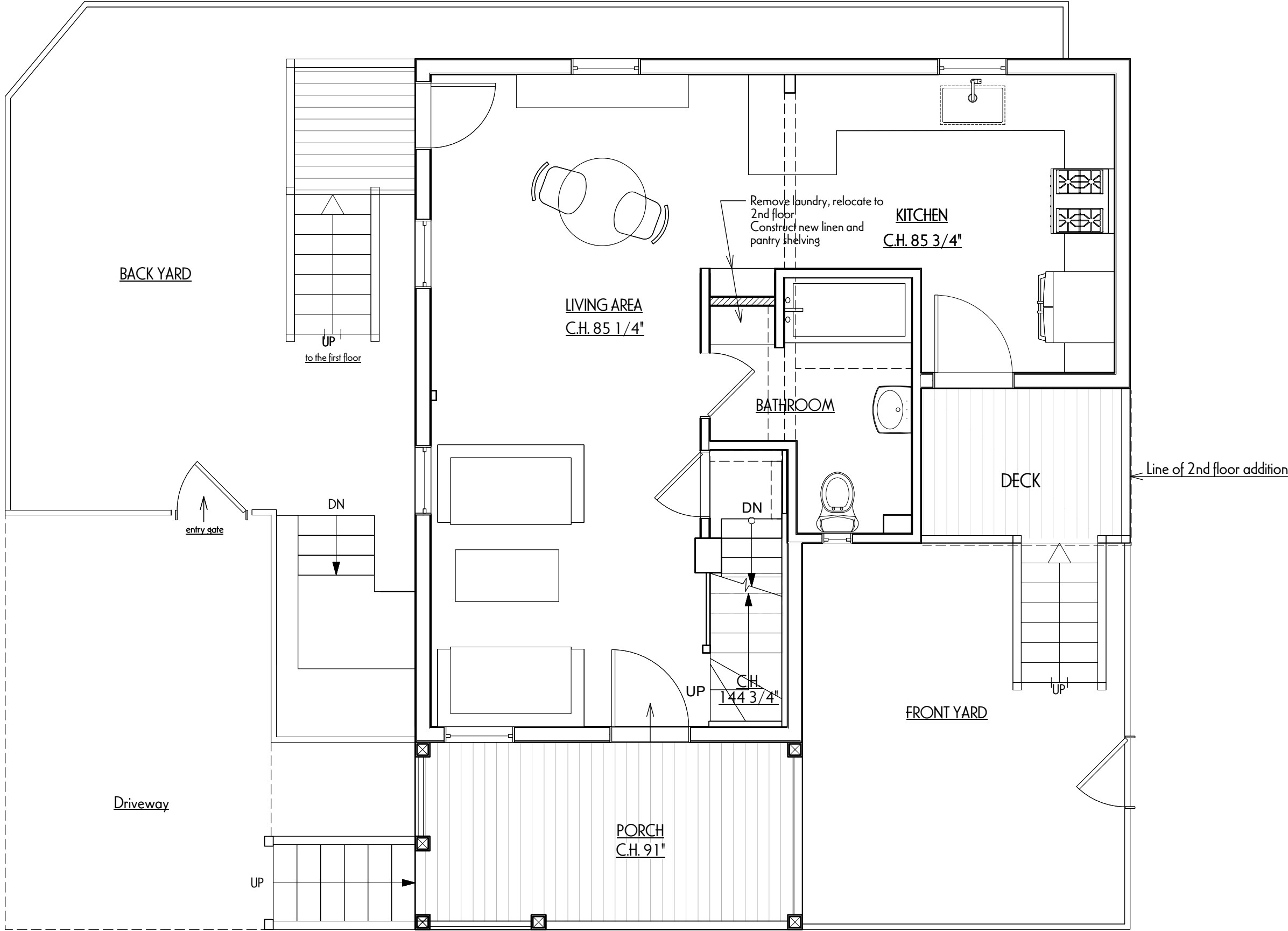
EvB Design
1310 Broadway, Suite 200
Somerville, MA 02144
phone : (617) 623 2222

Project no.:	66Clifton
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Date:	12/7/20
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Revisions:	01/27/21
	04/02/21

Notes:
Schematic Design

FAR

Aaron Rubin & Julia
Hallman Residence
66 Clifton St.
Cambridge, MA 02140



1 Proposed 1st Floor Plan
Scale: 1/4" = 1'-0"

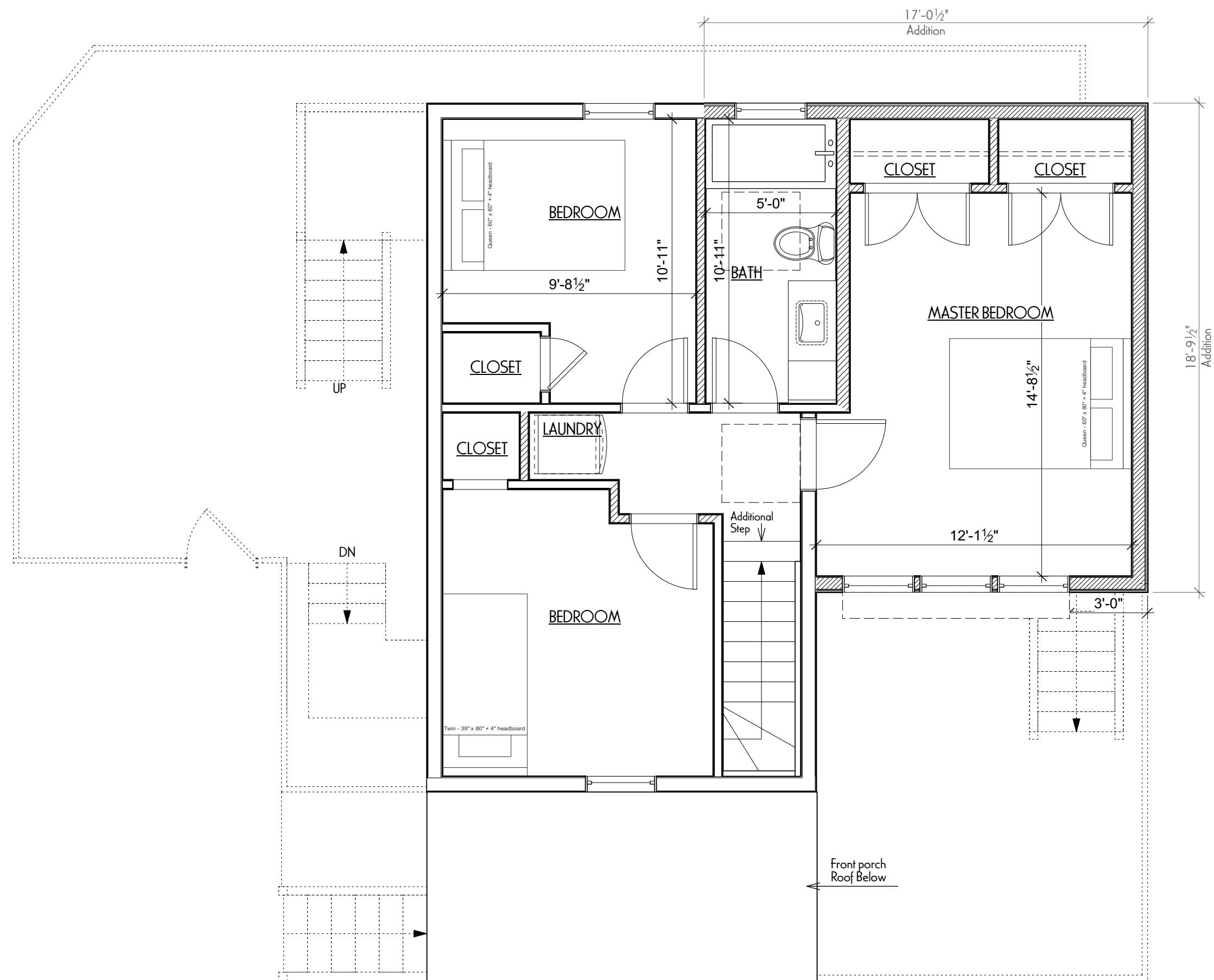
EvB Design
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Somerville, MA 02144
phone : (617) 623 2222

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	04/02/21

Notes:
Schematic Design

A1.1

Aaron Rubin & Julia
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66 Clifton St.
Cambridge, MA 02140



2 Proposed 2nd Floor Plan
Scale: 1/4" = 1'-0"

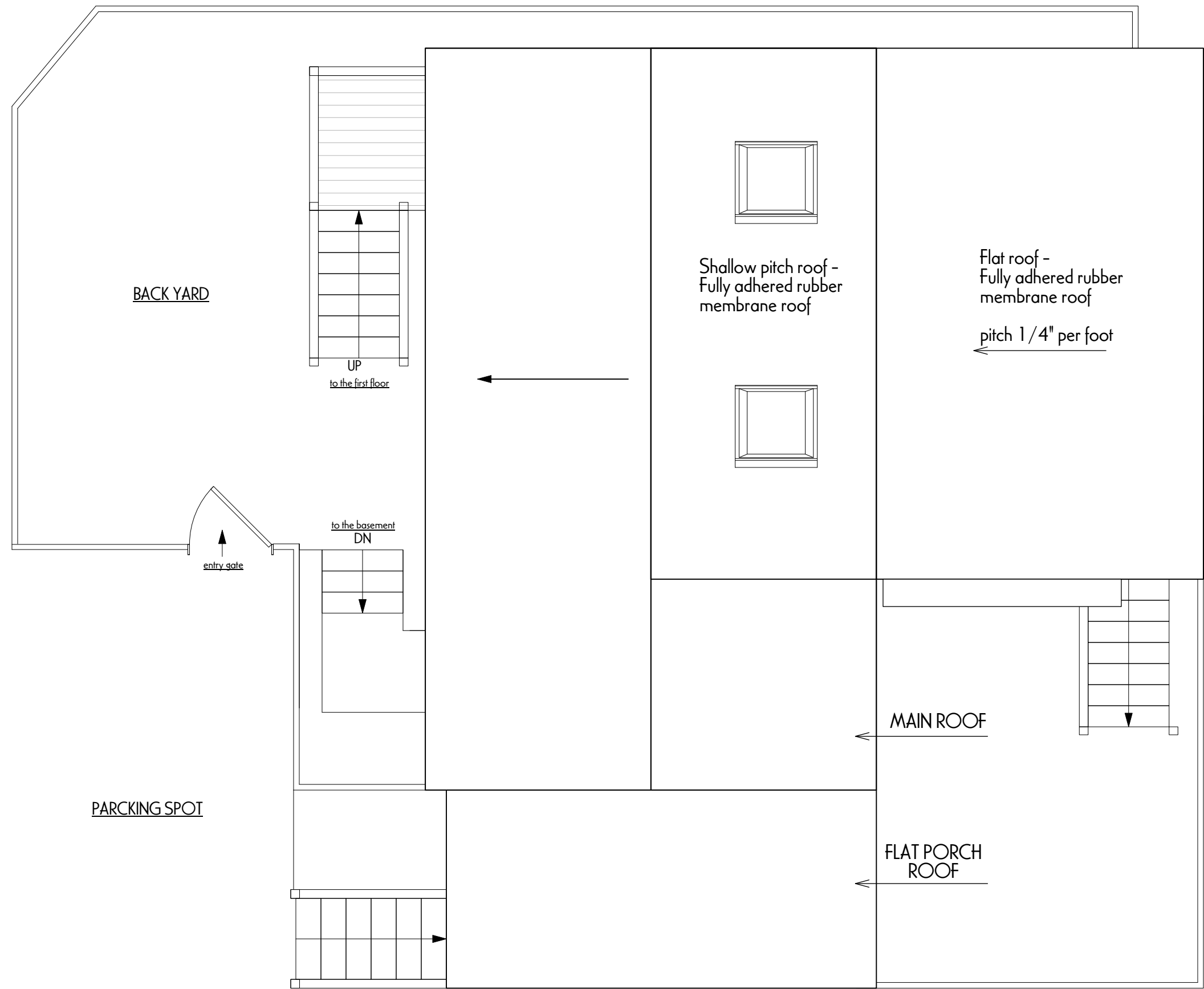
EvB Design
1310 Broadway, Suite 200
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Notes:
Schematic Design

A1.2

Aaron Rubin & Julia
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Cambridge, MA 02140



4 Existing Roof Plan
Scale: 1/4" = 1'-0"

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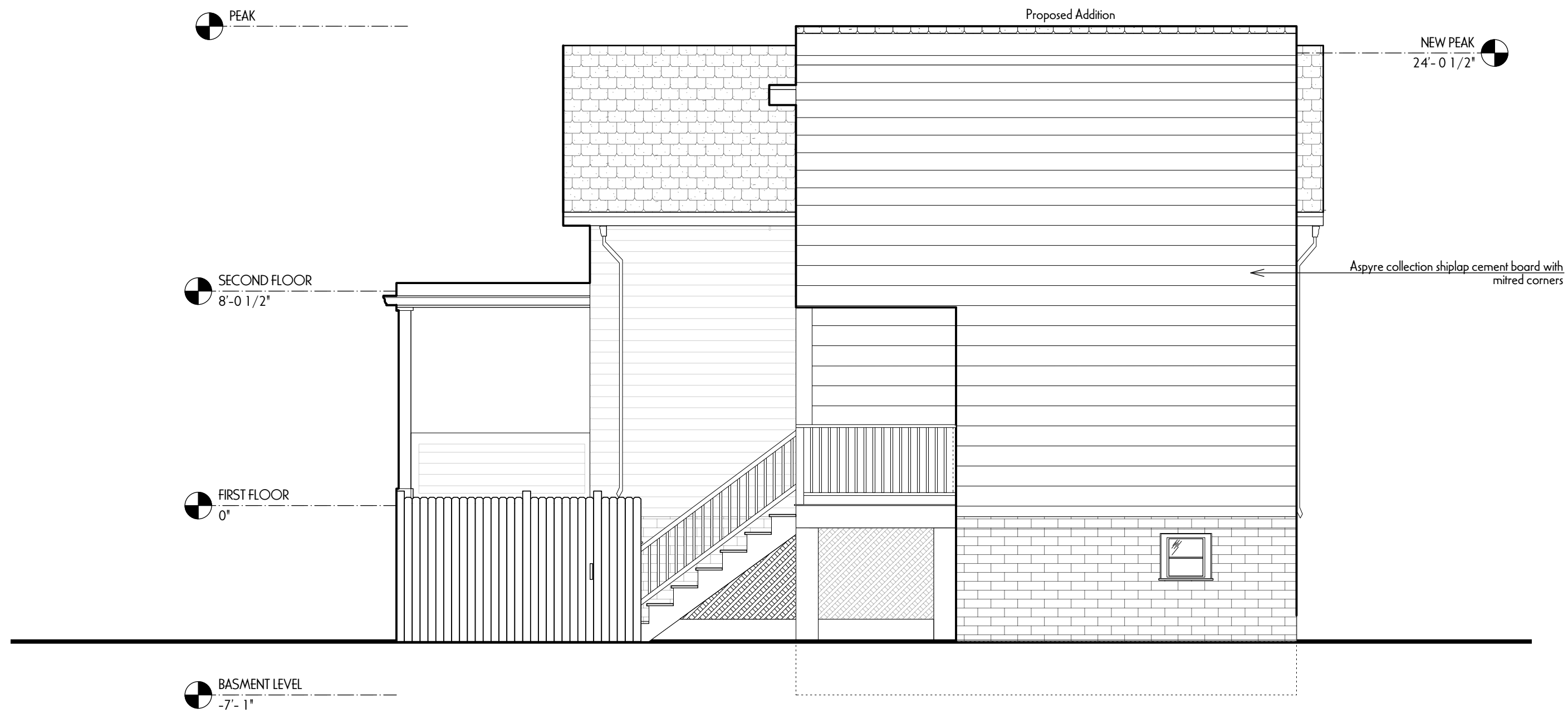
Project no.:	66Clifton
Drawn by:	FM, VM, EvB
Date:	12/7/20
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Revisions:	01/27/21
	04/02/21

Notes:
Schematic Design

A1.3



1 Proposed Front Elevation
Scale: 1/4" = 1'-0"



2 Proposed Elevation
Scale: 1/4" = 1'-0"

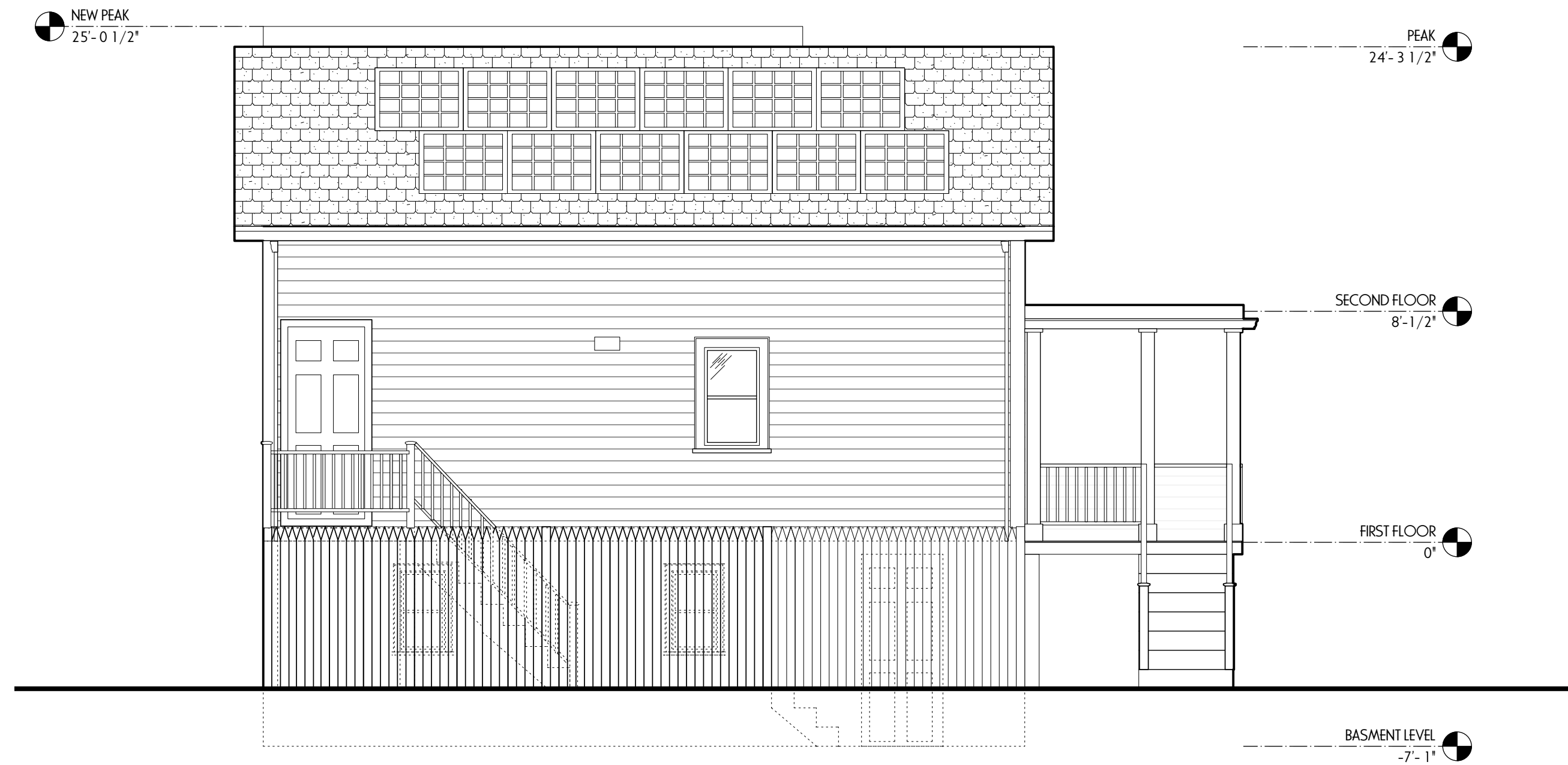
Aaron Rubin & Julia
Hallman Residence
66 Clifton St.
Cambridge, MA 02140

EvB Design
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Somerville, MA 02144
phone : (617) 623 2222

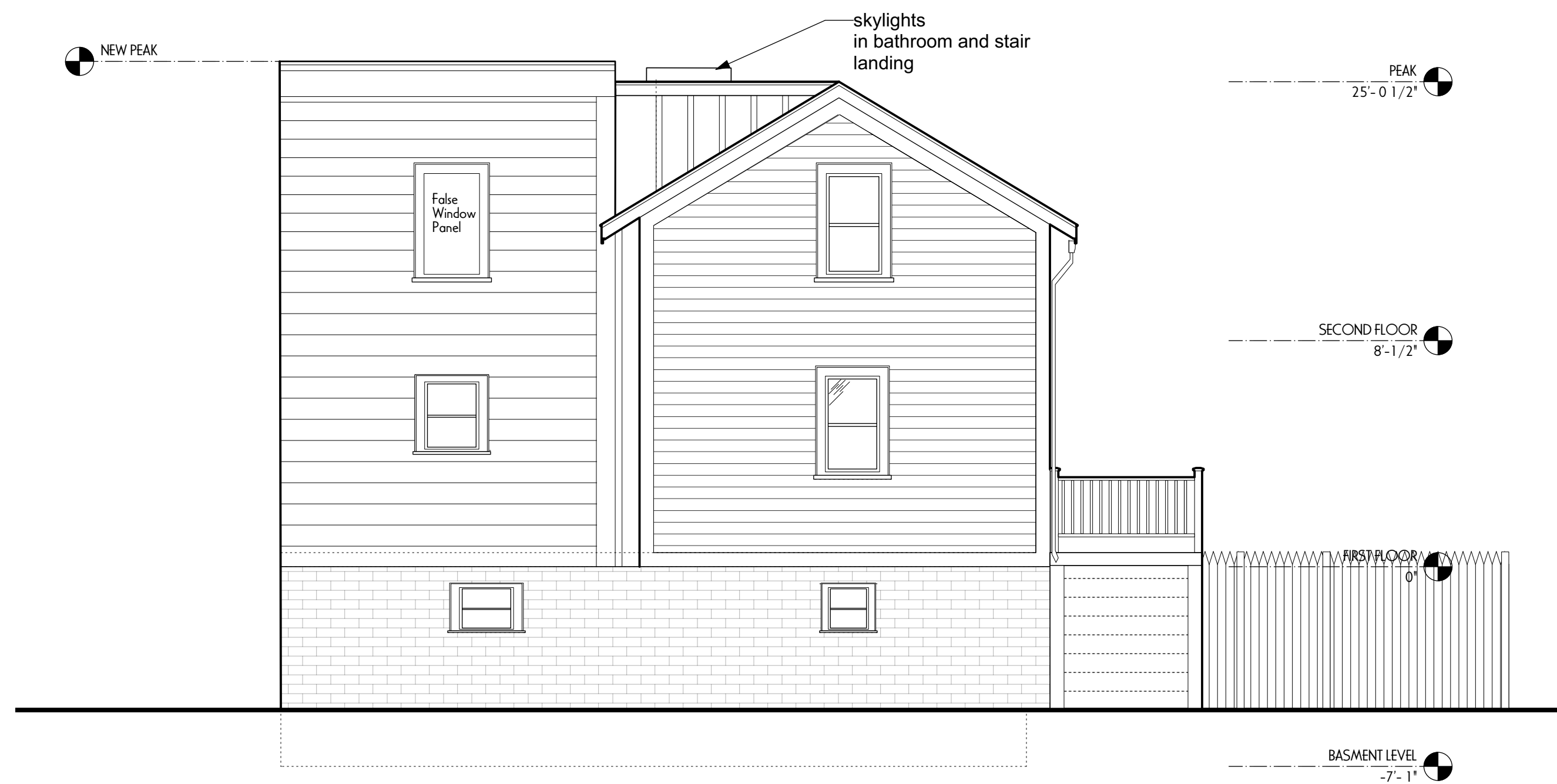
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	04/02/21

Notes:
Schematic Design

A2.0



3 Proposed Elevation
Scale: 1/4" = 1'-0"



4 Proposed Back Elevation
Scale: 1/4" = 1'-0"

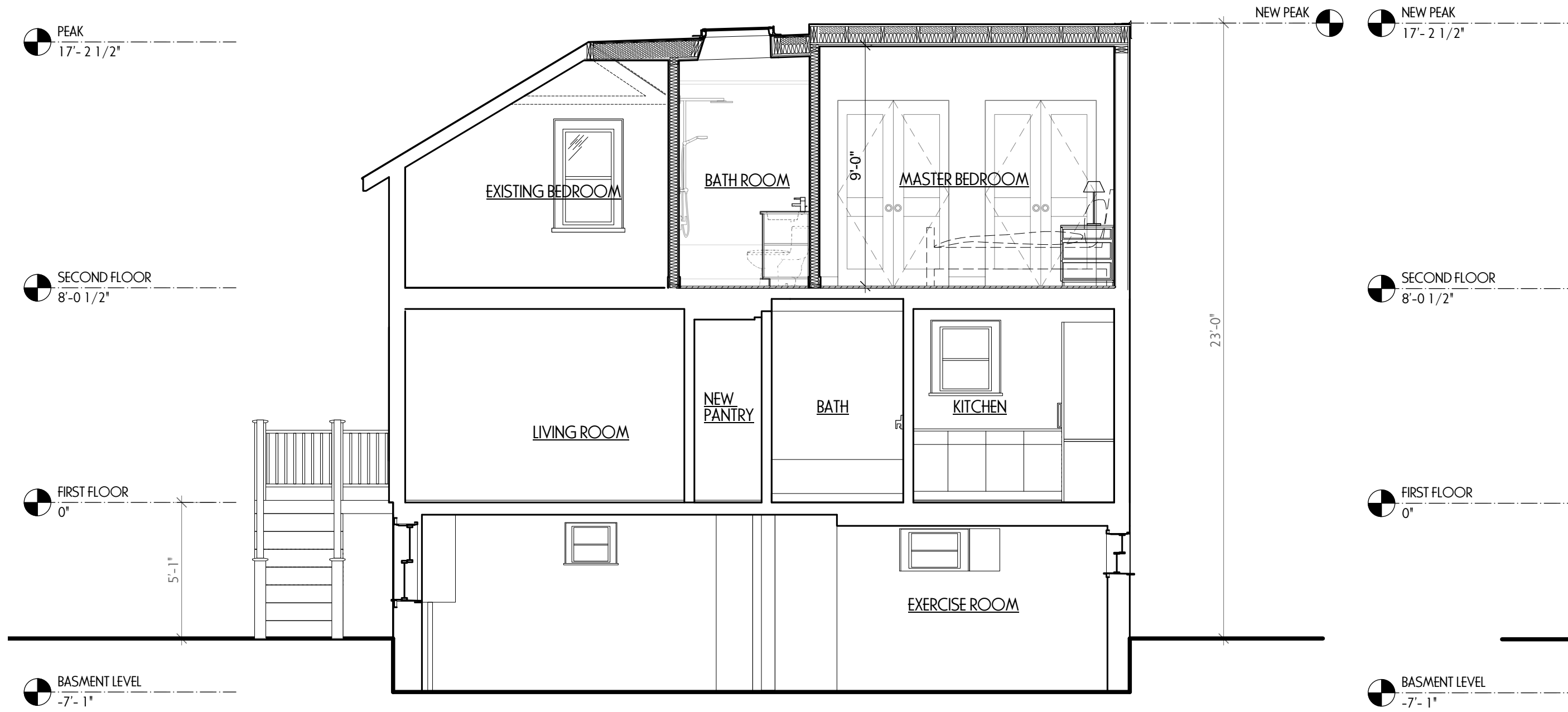
Aaron Rubin & Julia
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Cambridge, MA 02140

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Somerville, MA 02144
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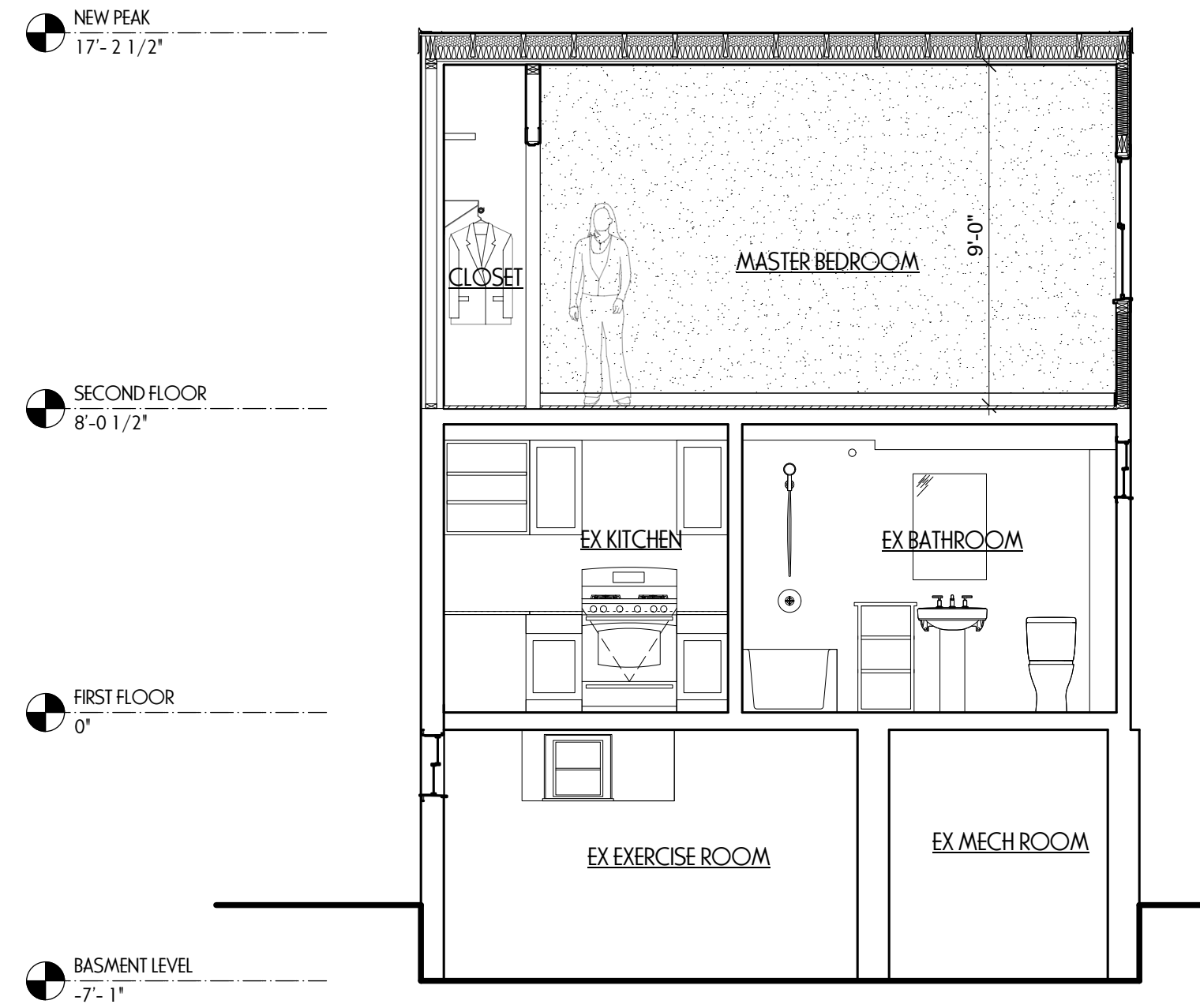
Project no.:	66Clifton
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Notes:
Schematic Design

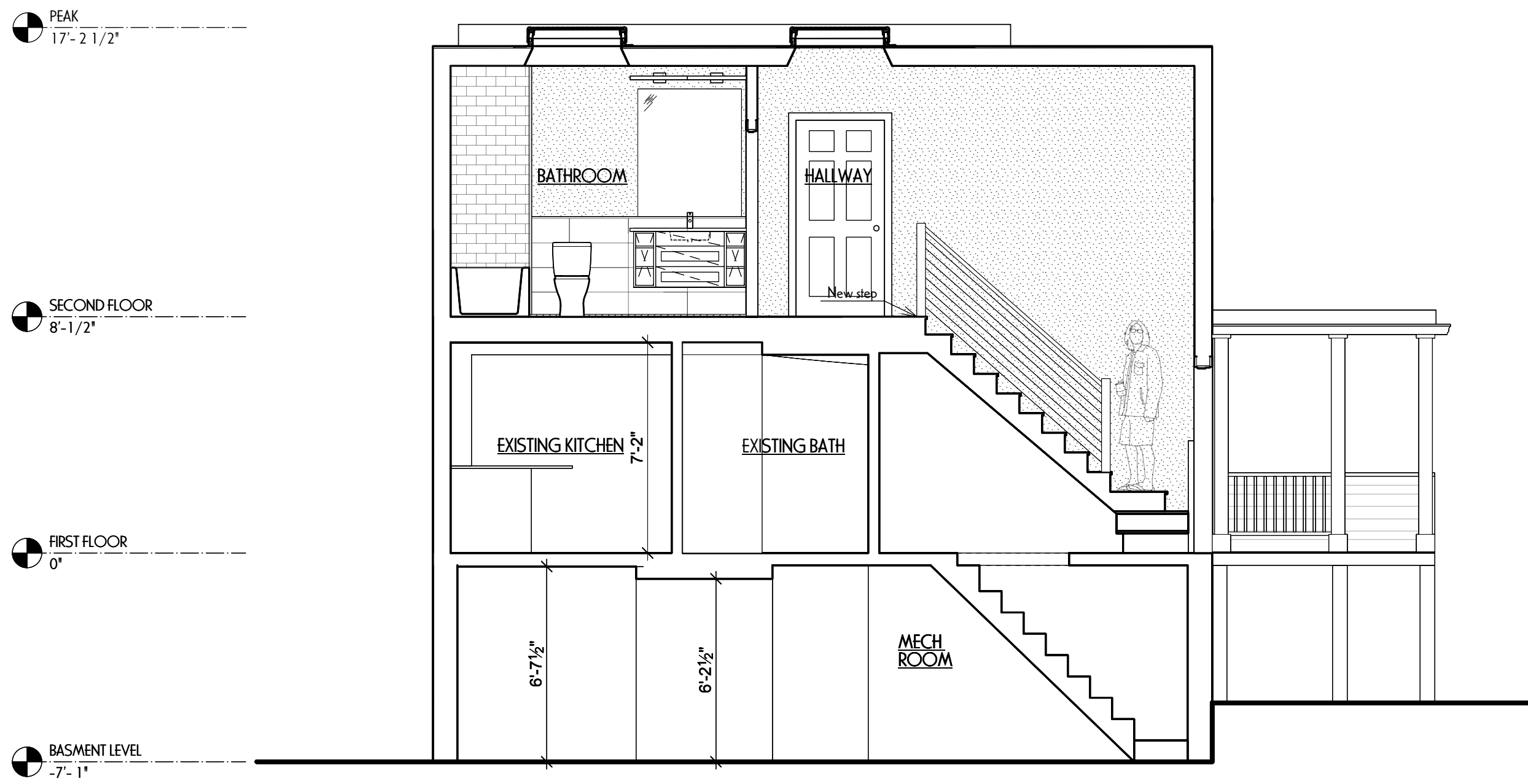
A2.1



1 PROPOSED SECTION A1-A1
Scale: 1/4" = 1'-0"



2 PROPOSED SECTION B1-B1
Scale: 1/4" = 1'-0"



3 PROPOSED SECTION C1-C1
Scale: 1/4" = 1'-0"

Aaron Rubin & Julia
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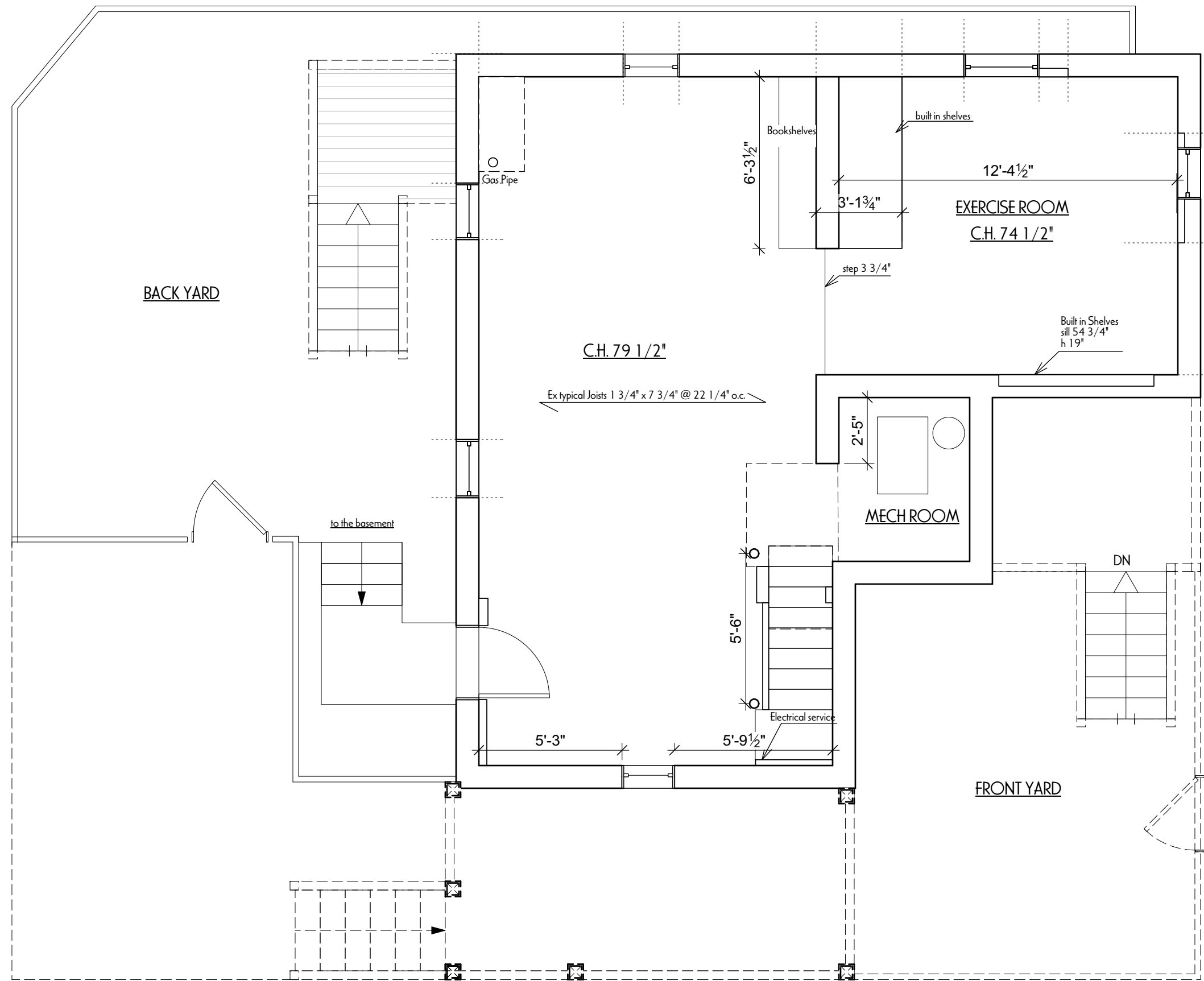
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	04/02/21

Notes:
Schematic Design

A2.2

Aaron Rubin & Julia
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Cambridge, MA 02140



1 Existing Basement_ 586.787 sq ft
Scale: 1/4" = 1'-0"

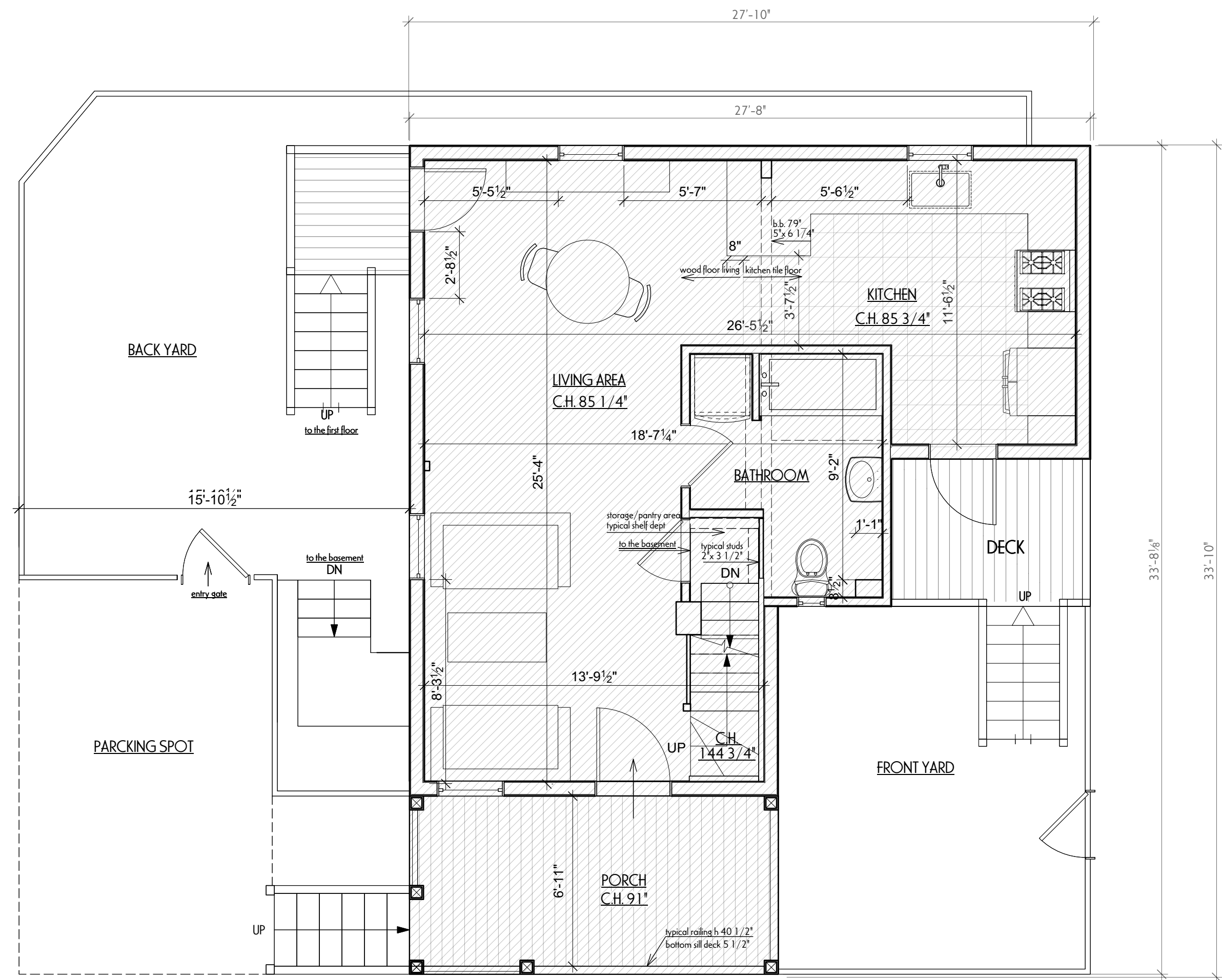
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	04/02/21

Notes:
Schematic Design

X1.0

Aaron Rubin & Julia
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2 Existing First Floor 693.665 sq ft
Scale: 1/4" = 1'-0"

EvB Design

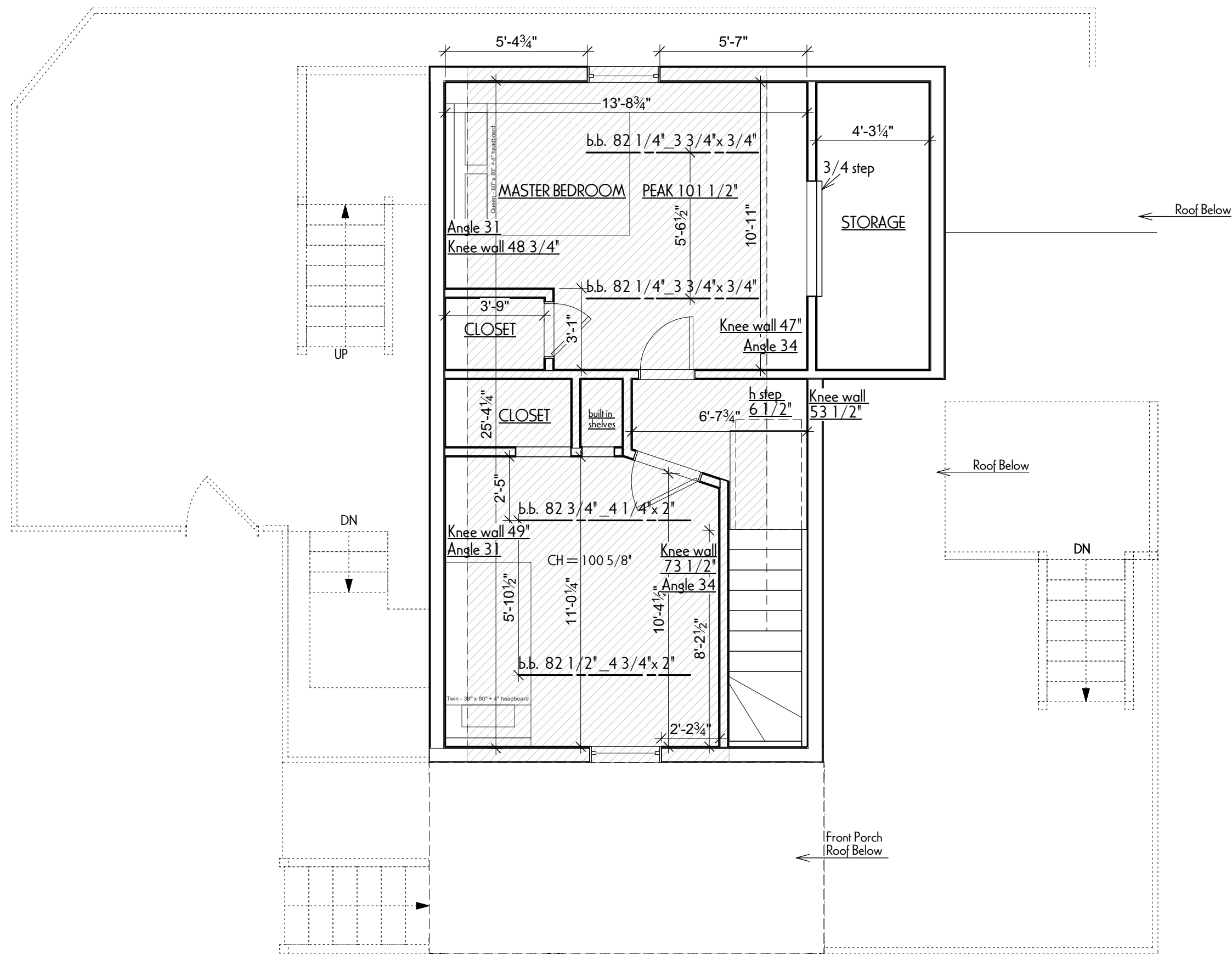
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Notes:
Schematic Design

X1.1

Aaron Rubin & Julia
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3 Existing Second Floor_450.279 sq ft
Scale: 1/4" = 1'-0"

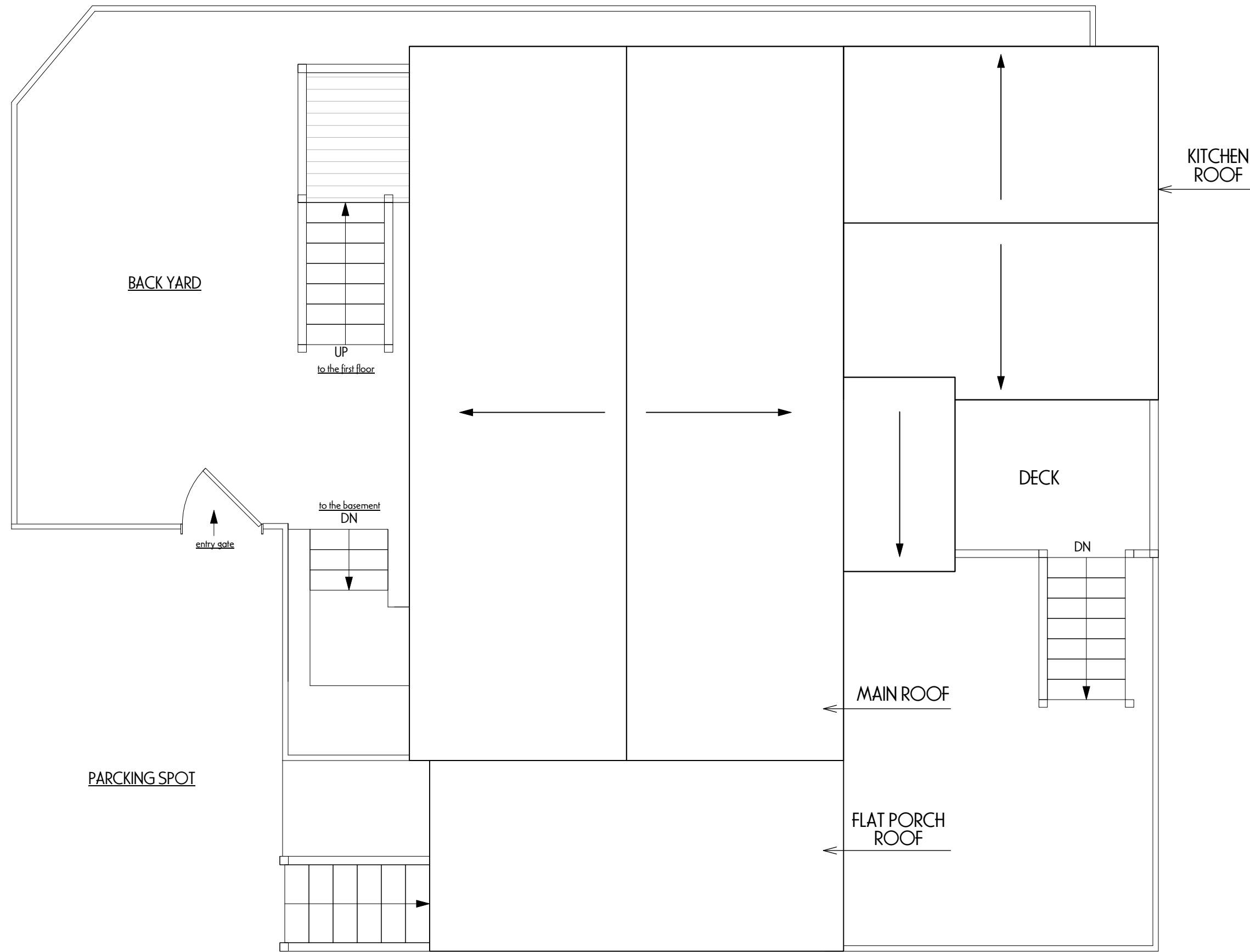
EvB Design
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Notes:
Schematic Design

X1.2

Aaron Rubin & Julia
Hallman Residence
66 Clifton St.
Cambridge, MA 02140



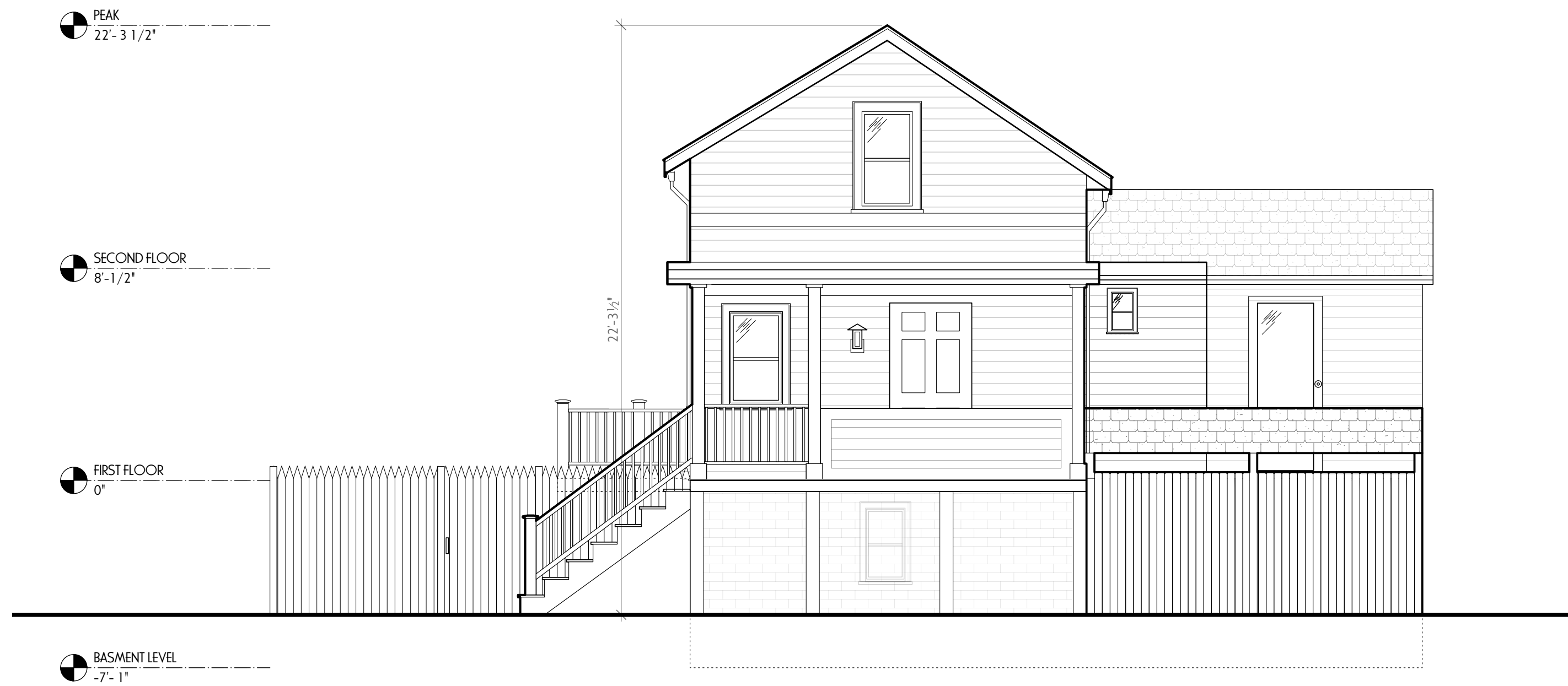
4 Existing Roof Plan
Scale: 1/4" = 1'-0"

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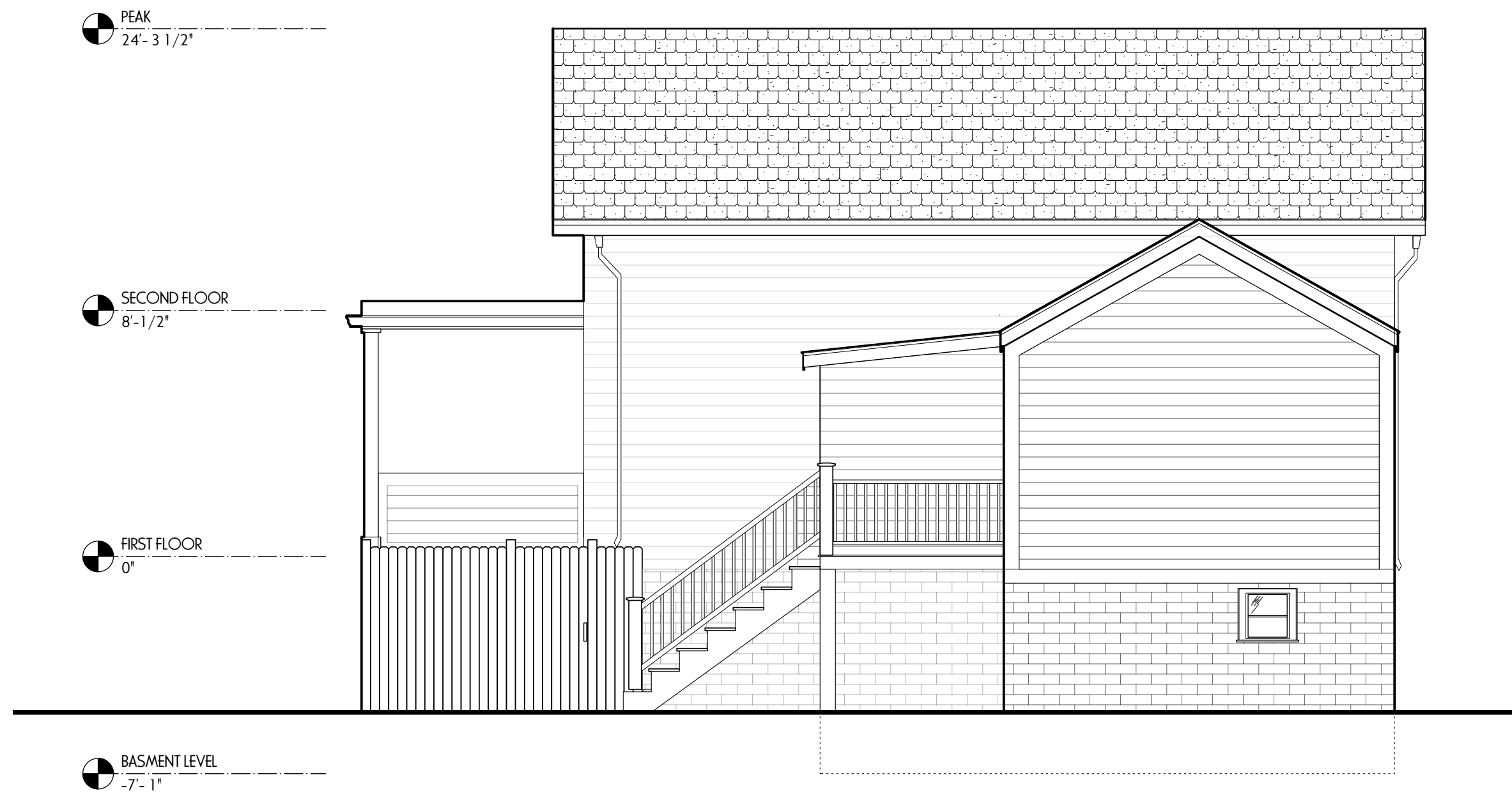
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	04/02/21

Notes:
Schematic Design

X1.3



1 Existing Front Elevations
Scale: 1/4" = 1'-0"



2 Existing Side elevation
Scale: 1/4" = 1'-0"

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EvB Design **EvB**
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Notes:
Schematic Design

X2.0

Aaron Rubin & Julia
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66 Clifton St.
Cambridge, MA 02140



3 Existing Elevation
Scale: 1/4" = 1'-0"



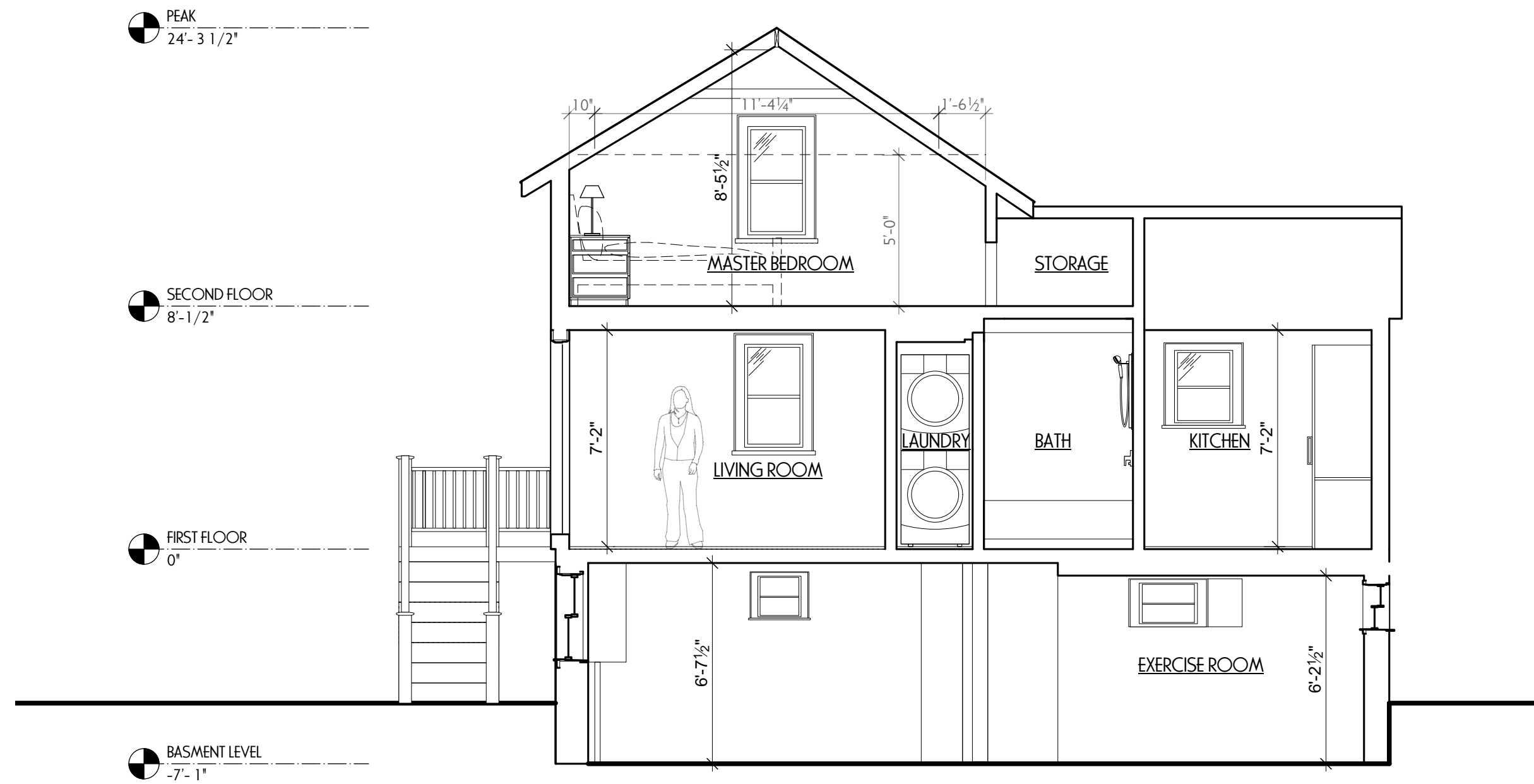
4 Existing Back Elevation
Scale: 1/4" = 1'-0"

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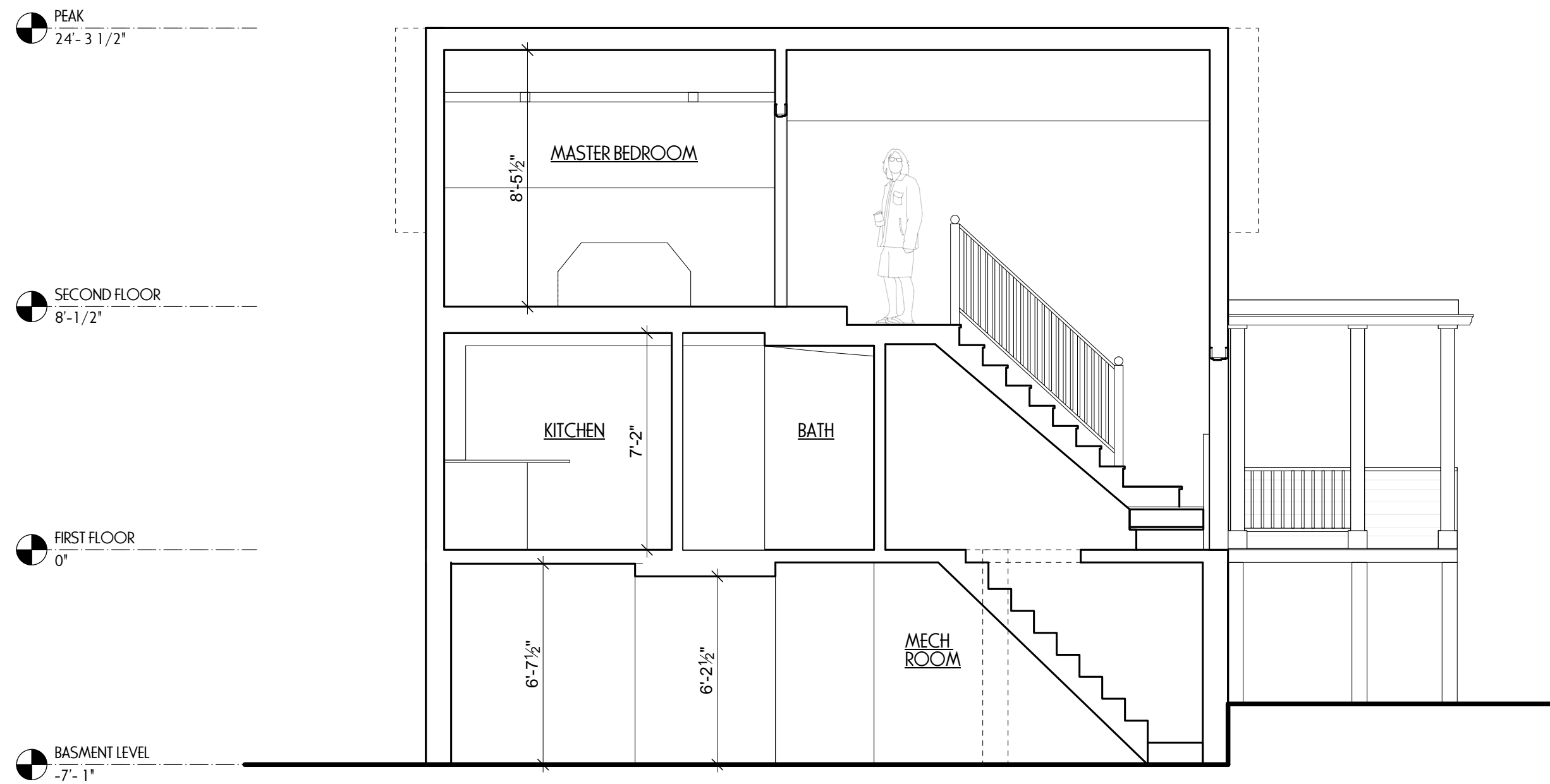
Project no.:	66Clifton
Drawn by:	FM, VM, EvB
Date:	12/7/20
Checked by:	EvB
Revisions:	01/27/21
	04/02/21

Notes:
Schematic Design

X2.1



1 Existing Section A-A
Scale: 1/4" = 1'-0"



2 Existing Section B-B
Scale: 1/4" = 1'-0"

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Notes:
Schematic Design

X2.2