



# CITY OF CAMBRIDGE

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

617-349-6100

2023 MAY -4 AM 9:34  
OFFICE OF THE CITY CLERK  
CAMBRIDGE, MASSACHUSETTS

## BZA Application Form

**BZA Number: 214485**

### General Information

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

Special Permit:      Variance:   X   Appeal:     

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

**PETITIONER'S ADDRESS:** 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:**

This application was previously approved by the BZA on April 8, 2021. The owner's general contractor applied for a building permit in March 2022 but the permit review extended beyond the required one year date for starting construction.

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).  
Article: 10.000     Section: 10.30 (Variance).

Original  
Signature(s):

(Petitioner (s) / Owner)

Edrick vanBenzelen

(Print Name)

Address:

1310 Broadway Suite 200 Somerville, MA

Tel. No.

617-623-2222

02144

E-Mail Address:

edrick@evbdesign.com

Date: \_\_\_\_\_

### BZA Application Form

#### DIMENSIONAL INFORMATION

**Applicant:** Julia Hallman and Aaron Rubin

**Present Use/Occupancy:** single family residence

**Location:** 66 Clifton St., Cambridge, MA

**Zone:** Residence B Zone

**Phone:** 617-623-2222

**Requested Use/Occupancy:** no change

		<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: <sup>2</sup></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' max.	
	WIDTH	33'-10"	no change	N/A	
	LENGTH	27'-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

**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 \_\_\_\_\_

[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

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

[Signature] Notary

My commission expires 01-28-2022 (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.

## BZA Application Form

### 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. Additionally, this application was previously approved.

- 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 but 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.**

# Aaron Rubin & Julia Hallman Residence

66 Clifton Street  
Cambridge, MA 02140

ISSUE DATE: January 27, 2021 revised April 2, 2021  
For Pricing June 14, 2021  
July 01, 2021  
May 25, 2022

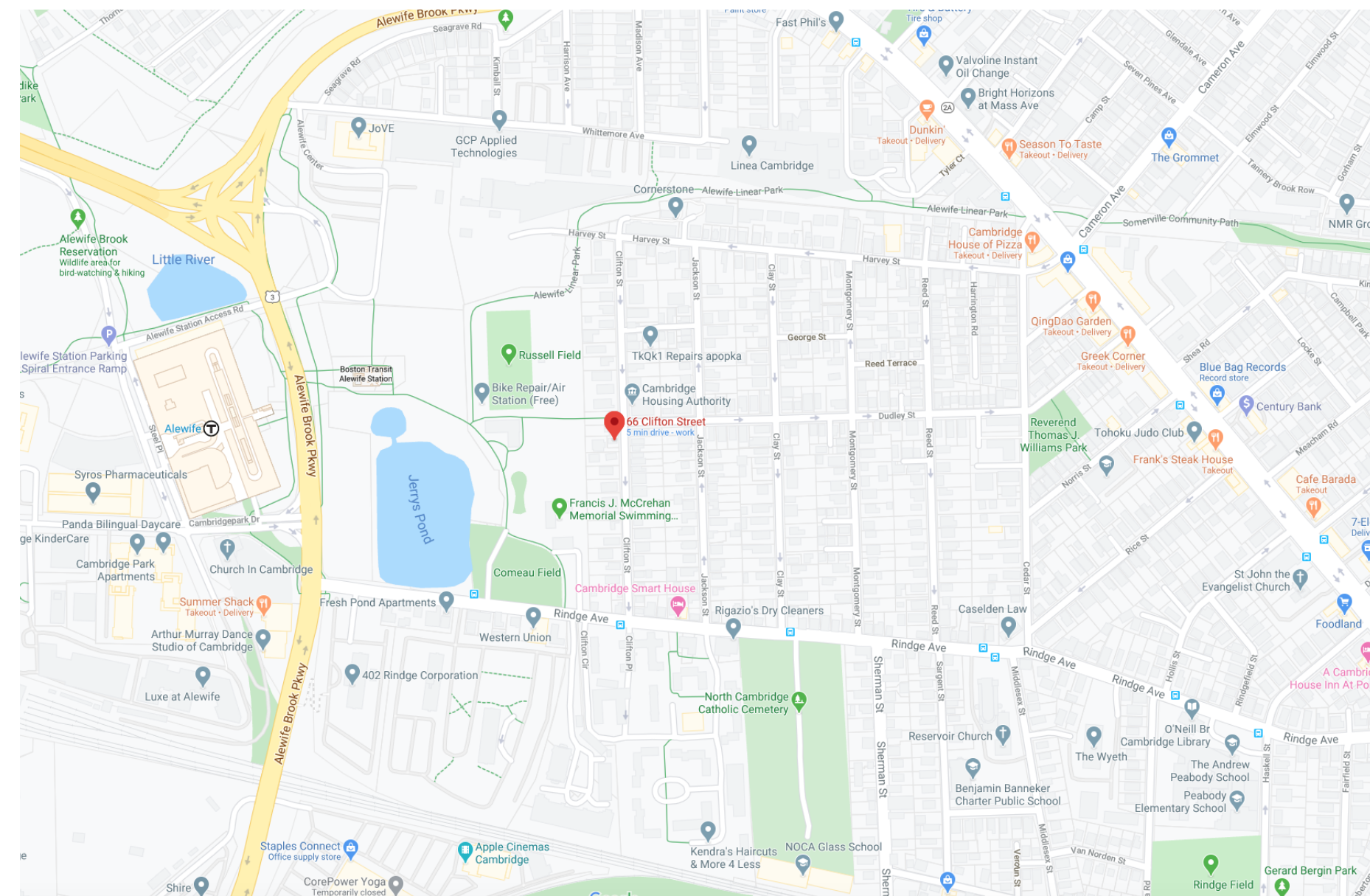
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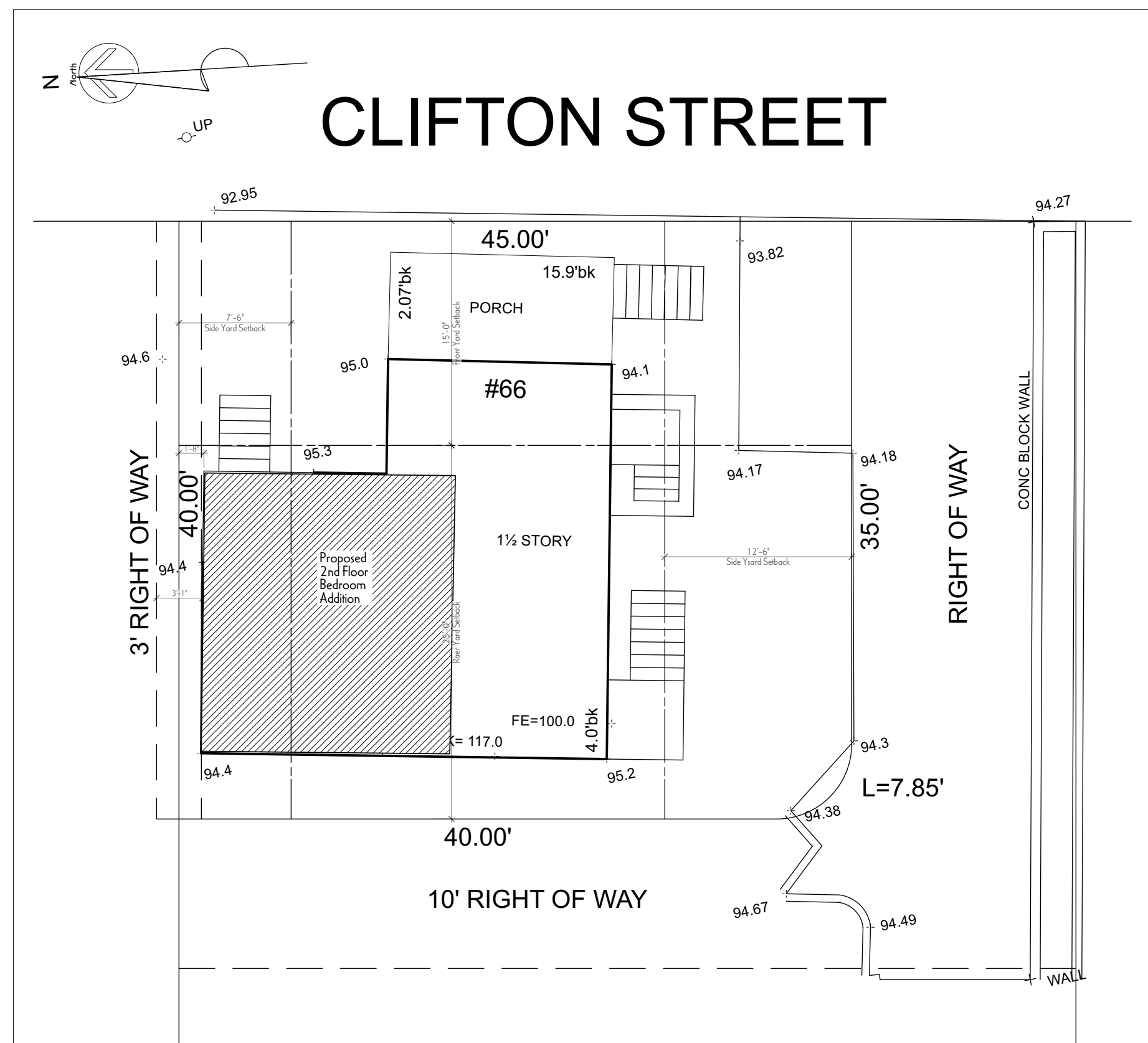
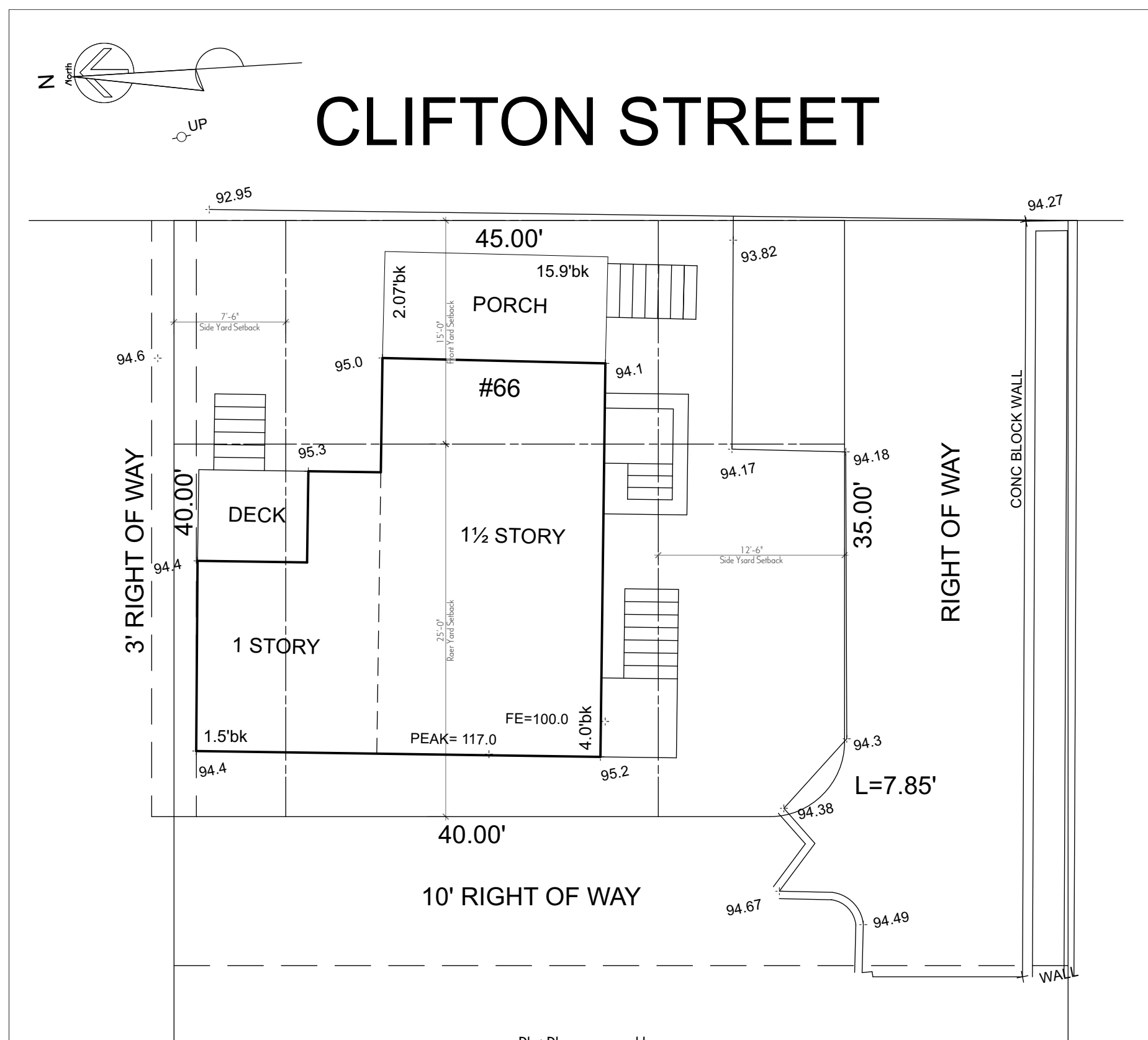
EvB Design

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

## List Of Drawings:

- |  |                            |
|--|----------------------------|
| Cover Sheet  | X1.0 Existing Basement     |
| C1.1 Existing & Proposed Site Plan                 | X1.1 Existing First Floor  |
| FAR Existing & Proposed FAR                        | X1.2 Existing Second Floor |
| A1.0 Proposed Basement & Foundation Plan           | X1.3 Existing Roof plan    |
| A1.1 Proposed 1st Floor & Framing Plan             | X2.1 Existing Elevations   |
| A1.2 Proposed 2nd Floor & Framing Plan             | X2.2 Existing Elevations   |
| A1.3 Proposed Roof & Framing Plan                  | X3.1 Existing Sections     |
| A2.1 Proposed Elevations                           |                            |
| A2.2 Proposed Elevations (cont.)                   |                            |
| A2.3 Window & Door Schedule                        |                            |
| A3.1 Proposed Sections                             |                            |
| A4.1 Proposed Bath Interior Elevations             |                            |
| E1.0 Proposed Basement Electrical & Lighting Plan  |                            |
| E1.1 Proposed 1st Floor Electrical & Lighting Plan |                            |
| E1.2 Proposed 2nd Floor Electrical & Lighting Plan |                            |





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

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

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.)

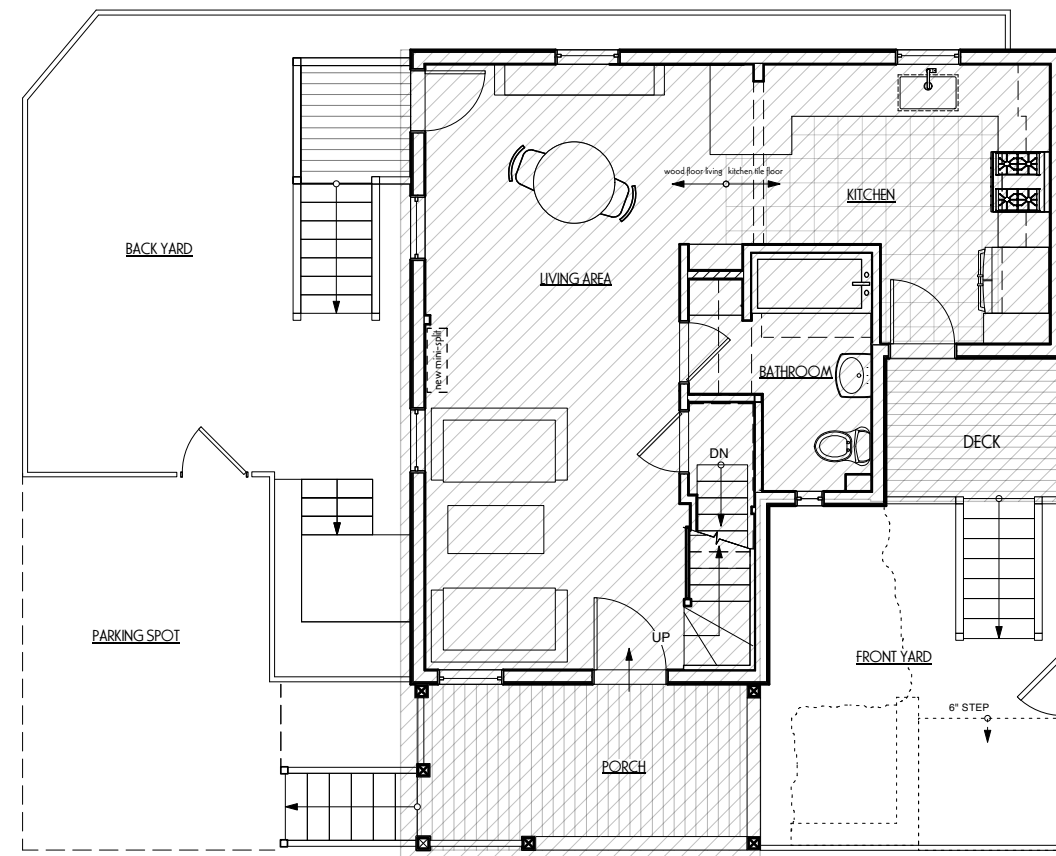
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Drawn by:	FM, VM, EvB, PH
Date:	01/27/21
Checked by:	EvB
Revisions:	04/02/21
	06/14/21
	07/01/21
	05/25/22

Pricing Set

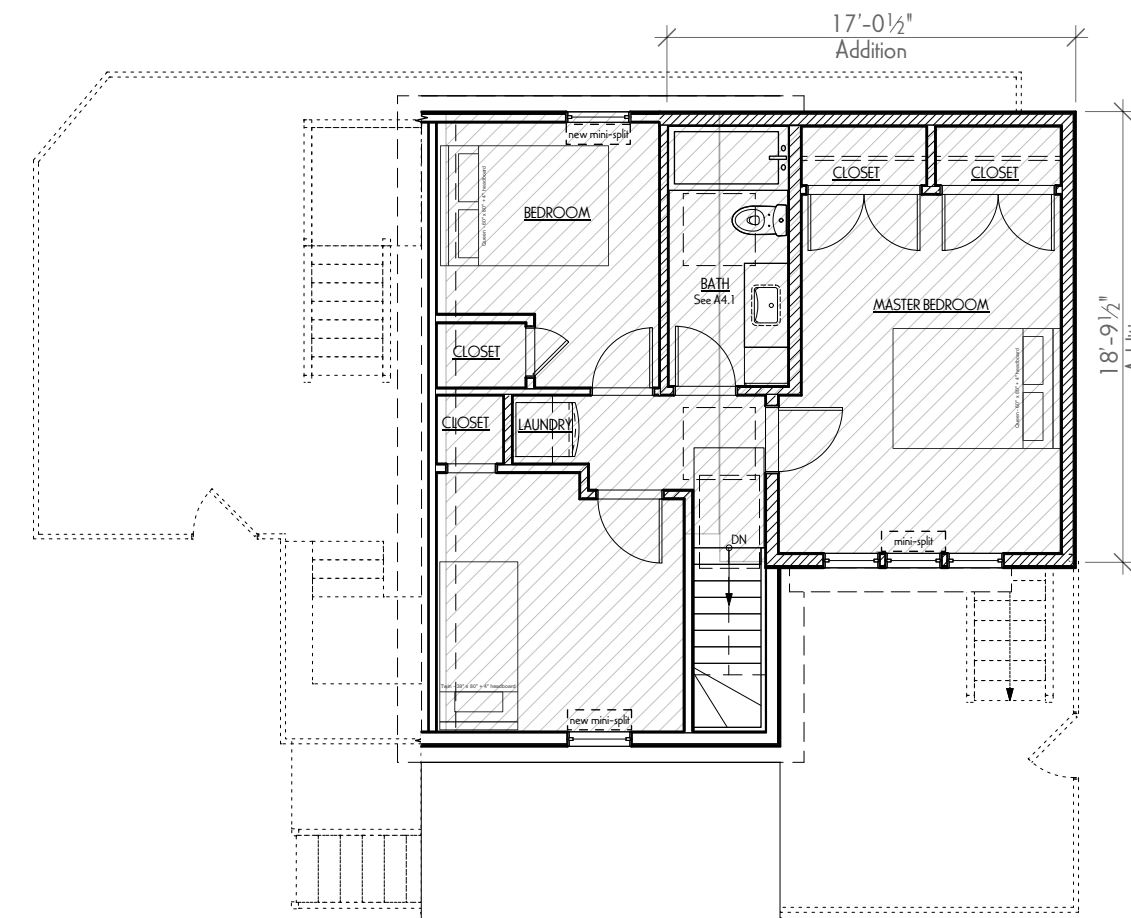


NORTH ARROW

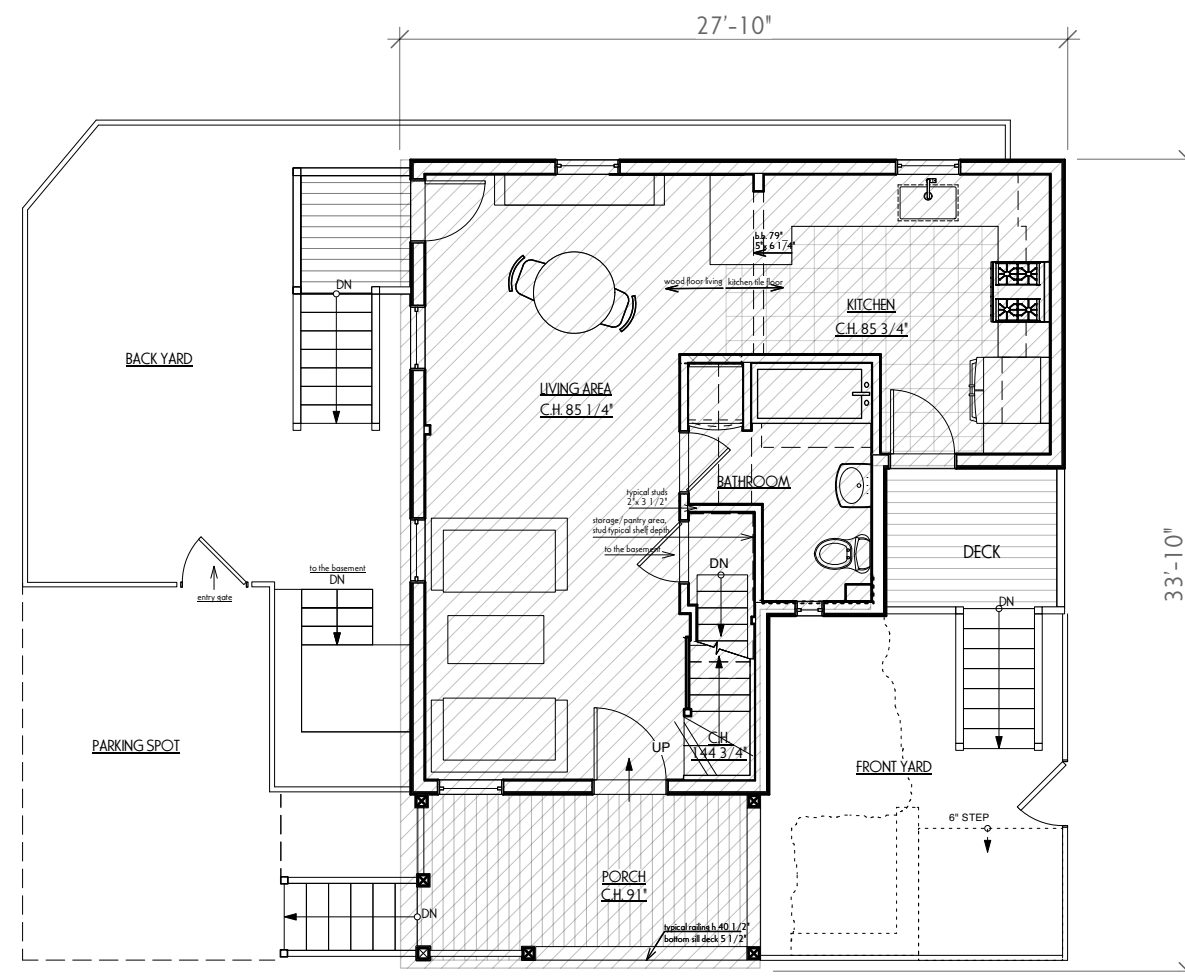
Aaron Rubin & Julia Hallman Residence  
66 Clifton St.  
Cambridge, MA 02140



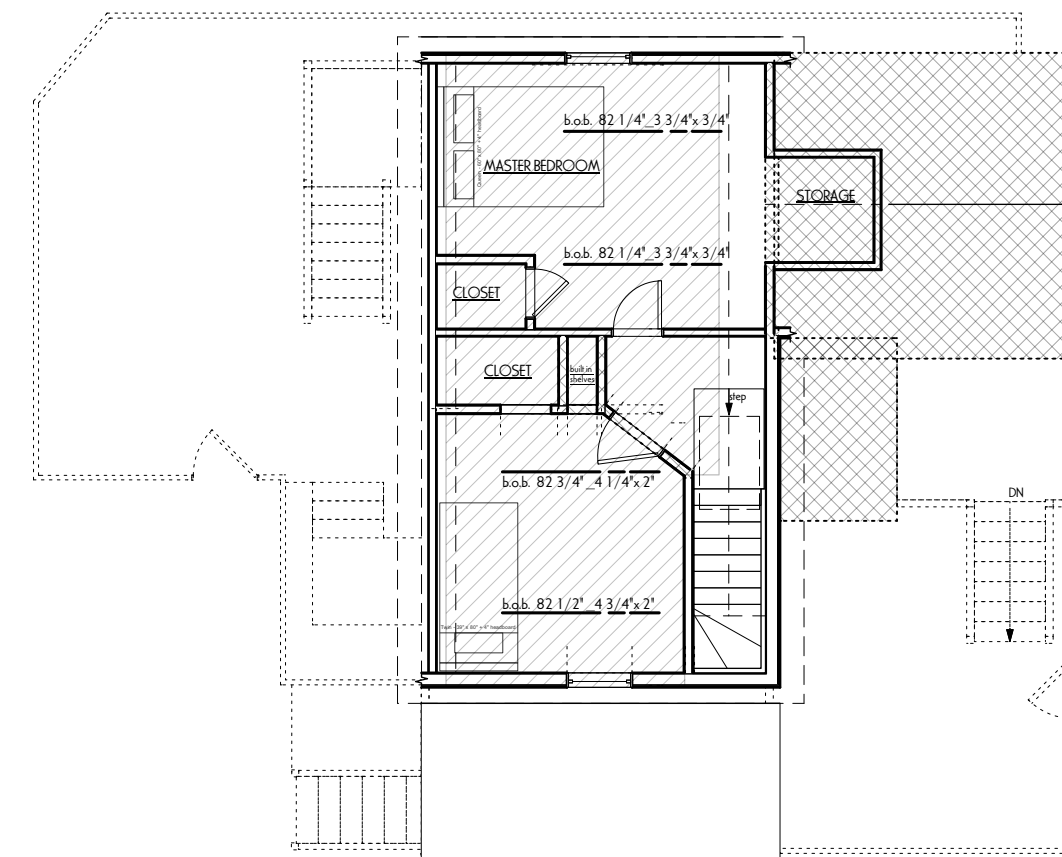
1 Proposed 1st Floor Plan 743 sq ft  
Scale: 1/8" = 1'-0"



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

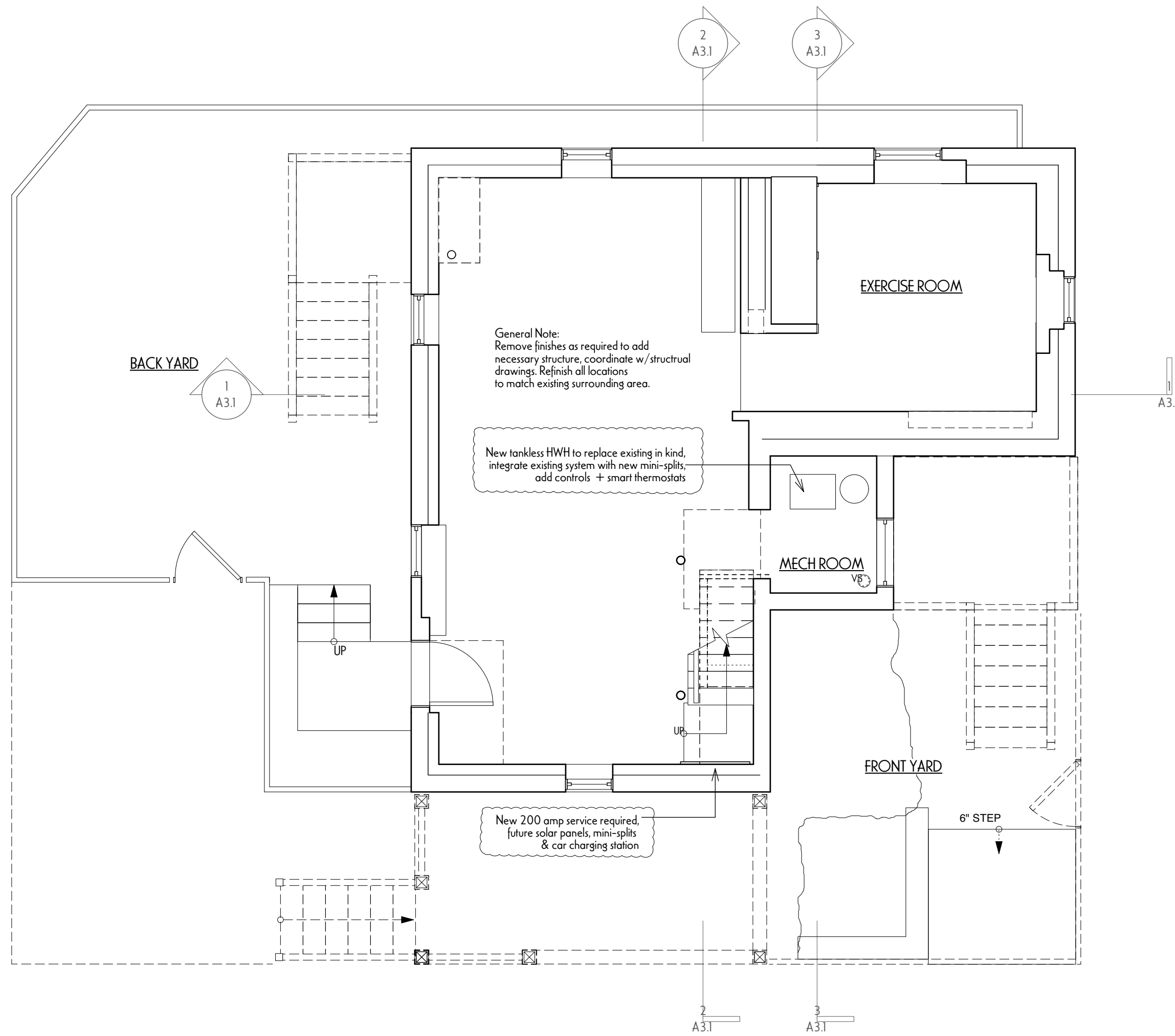
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Pricing Set	

FAR

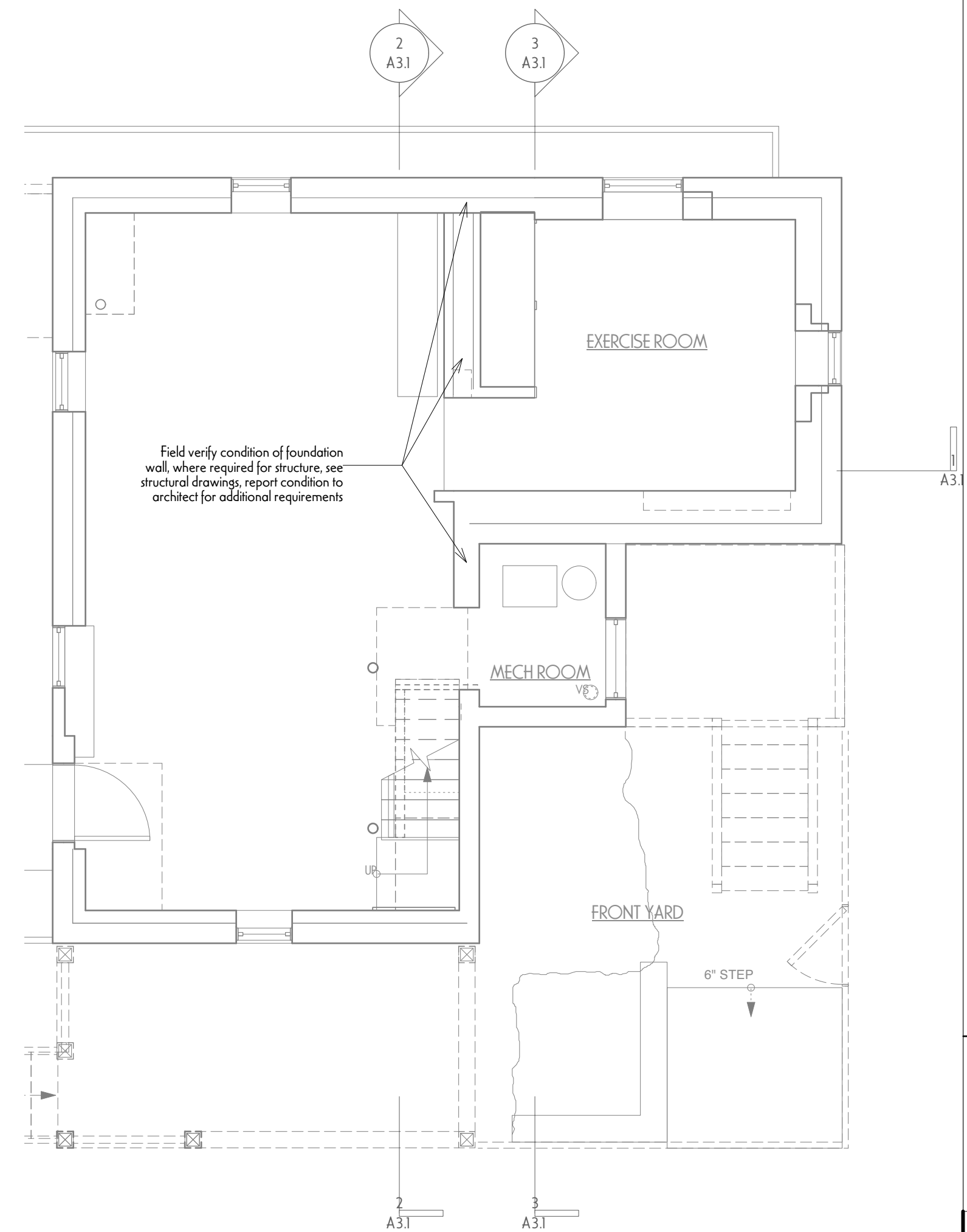


NORTH ARROW

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



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



2 Proposed Foundation Plan (Shown Over Basement)  
Scale: 1/4" = 1'-0"

GENERAL NOTES

1. Field verify all dimensions. Notify Architect immediately of any conditions which vary from the drawings.
2. All dimensions are to the finished face of plaster unless otherwise noted (U.O.N.)
3. All work shall comply with Massachusetts State Building Code 9th edition and all applicable local regulations.

GRAPHIC KEY:

- Existing wall to be removed
- Existing wall to remain
- Existing fixture/finish to be removed
- Denotes demo
- New wall, typical

EvB Design

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Pricing Set

Proposed & Framing Plans

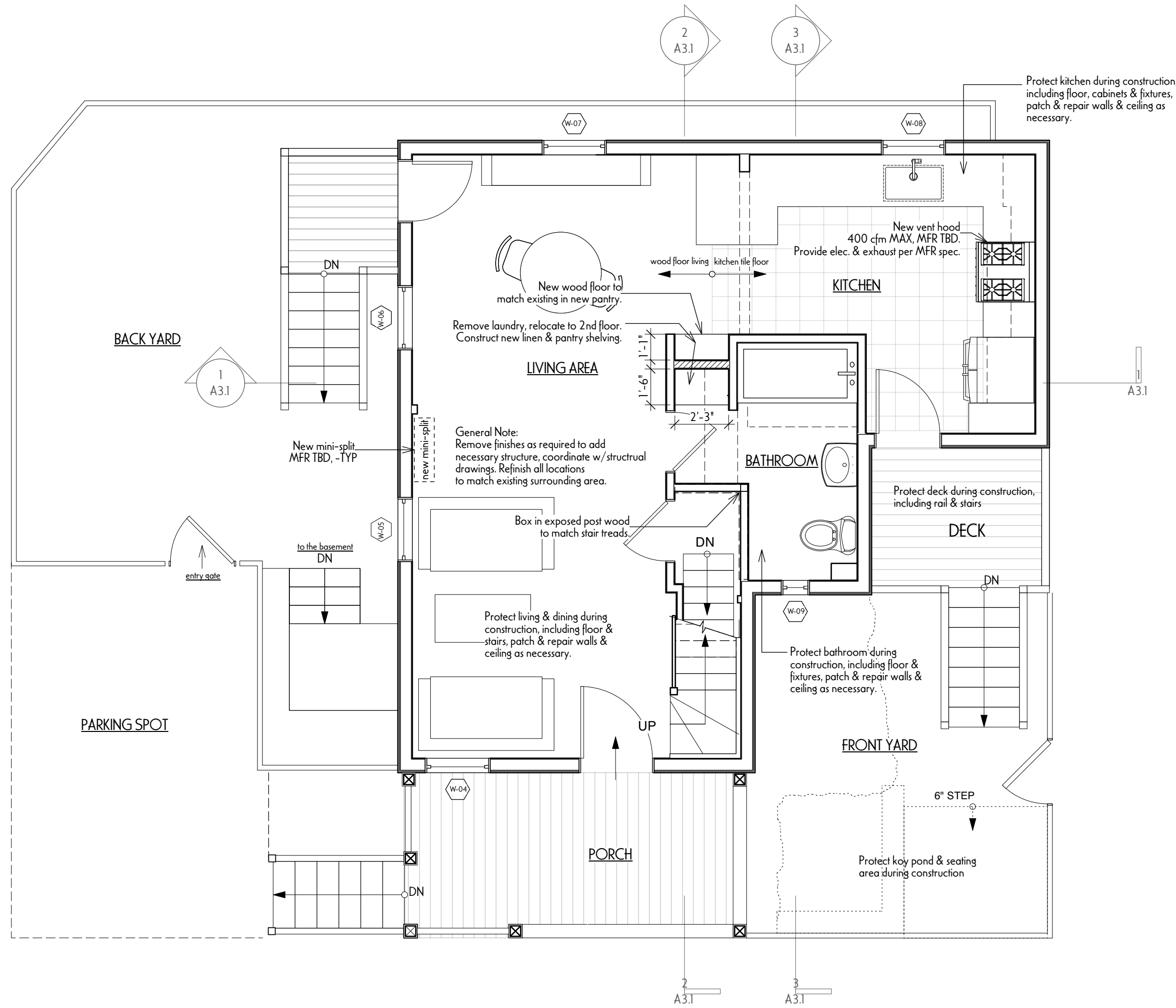
A1.0



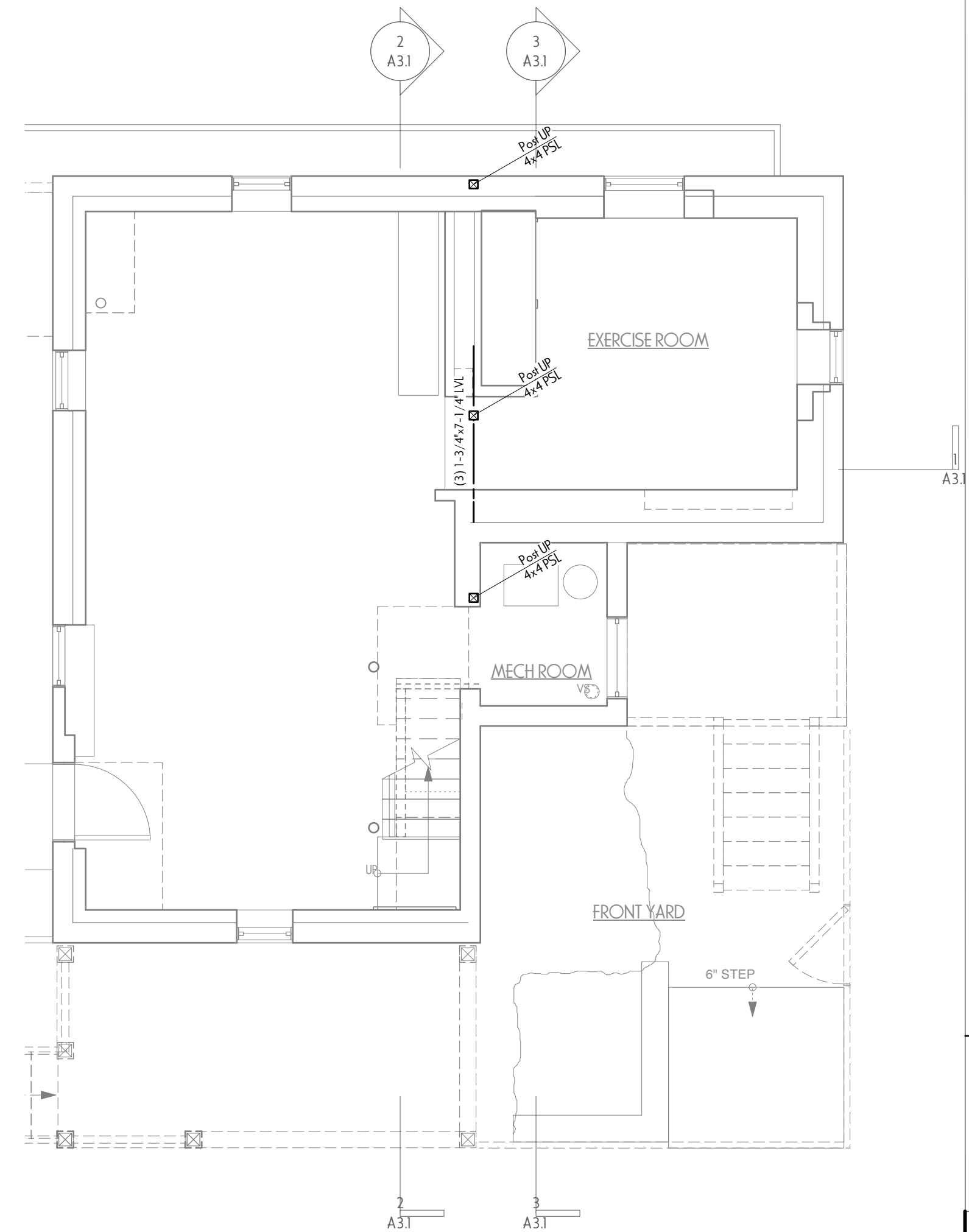


NORTH ARROW

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



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



2 Proposed 1st Floor Framing (Shown Over Basement)  
Scale: 1/4" = 1'-0"

**STRUCTURAL GENERAL NOTES:**

- Contractor shall verify all dimensions, sections and elevations on the job. Plans and Details are diagrammatic. Do not scale.
- Framing lumber for new joists and headers shall be Spruce-Pine-Fir no. 2, or better, with Fb = 1100 psi (repetitive use) and E = 1,400,000 psi. Framing lumber for studs shall be surface dry (19% maximum moisture content) Spruce-Pine-Fir, minimum, stud grade with Fc (parallel to the grain) of 550 psi, or better. All wood exposed to weather, concrete, or masonry to be pressure treated. All flush-framed members to be installed on joist hangers of sizes required to support full capacity of member. LVL (laminated veneer lumber) shall have a minimum Fb = 2600psi and E = 1,900,000 psi. All LVL beams with up to three members to be spiked together with two rows of 16d nails at 12" o.c. PSL (parallel strand lumber) to have a minimum Fb = 2800 psi and E = 2,000,000 psi. Multiple LVL beams may be substituted w/PSL by maintaining the same overall cross-sectional area (example: (3) 1-3/4" x 14" LVLs may become one 5-1/4" x 14" PSL).
- Connect all joists, beams & posts with Simpson connectors (galvanized); use HUC beam hangers for beam to face of post connections where required, typical. Use BC or AC post cap connectors at all beam to post connections.

**GENERAL NOTES**

- Field verify all dimensions. Notify Architect immediately of any conditions which vary from the drawings.
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**EvB Design**

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phone: (617) 623 2222

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Pricing Set

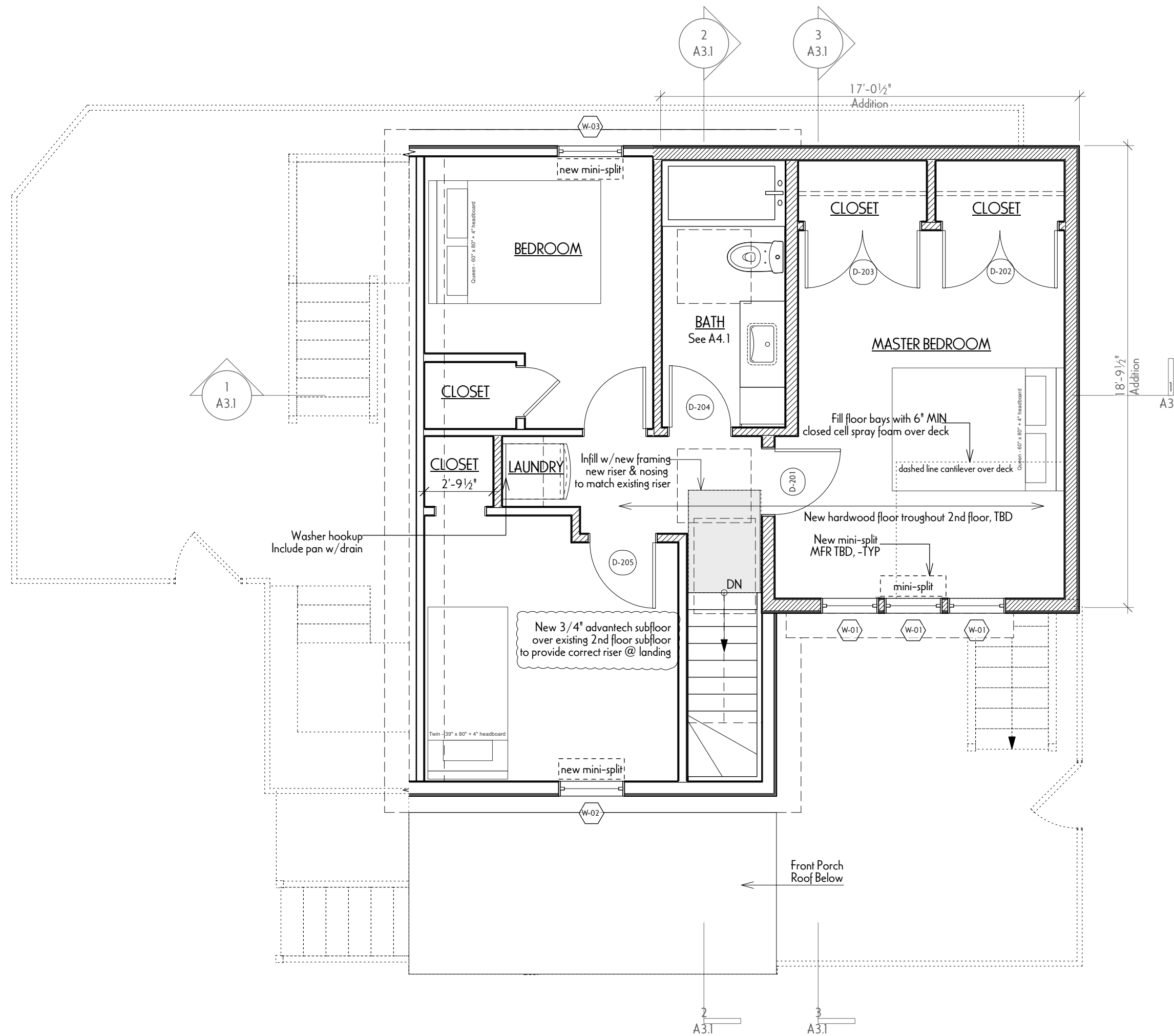
Proposed & Framing Plans

**A1.1**

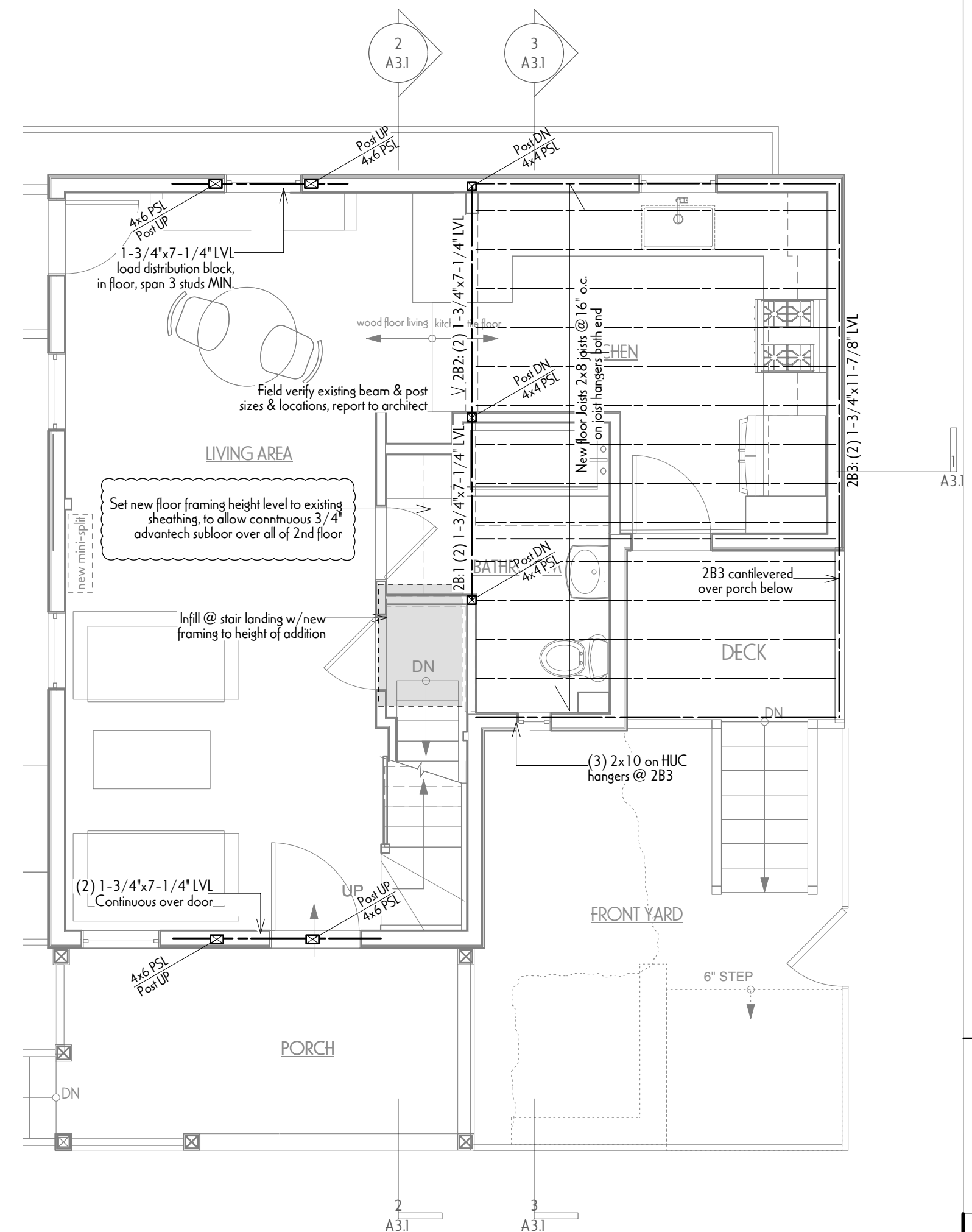


NORTH ARROW

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



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



2 Proposed 2nd Floor Framing (Shown Over 1st floor)  
Scale: 1/4" = 1'-0"

**STRUCTURAL GENERAL NOTES:**

- Contractor shall verify all dimensions, sections and elevations on the job. Plans and Details are diagrammatic. Do not scale.
- Framing lumber for new joists and headers shall be Spruce-Pine-Fir no. 2, or better, with Fb = 1100 psi (repetitive use) and E = 1,400,000 psi. Framing lumber for studs shall be surface dry (19% maximum moisture content) Spruce-Pine-Fir, minimum, stud grade with Fc (parallel to the grain) of 550 psi, or better. All wood exposed to weather, concrete, or masonry to be pressure treated. All flush-framed members to be installed on joist hangers of sizes required to support full capacity of member. LVL (laminated veneer lumber) shall have a minimum Fb = 2600psi and E = 1,900,000 psi. All LVL beams with up to three members to be spiked together with two rows of 16d nails at 12" o.c. PSL (parallel strand lumber) to have a minimum Fb = 2800 psi and E = 2,000,000 psi. Multiple LVL beams may be substituted w/PSL by maintaining the same overall cross-sectional area (example: (3) 1-3/4" x 14" LVLs may become one 5-1/4" x 14" PSL).
- Connect all joists, beams & posts with Simpson connectors (galvanized); use HUC beam hangers for beam to face of post connections where required, typical. Use BC or AC post cap connectors at all beam to post connections.

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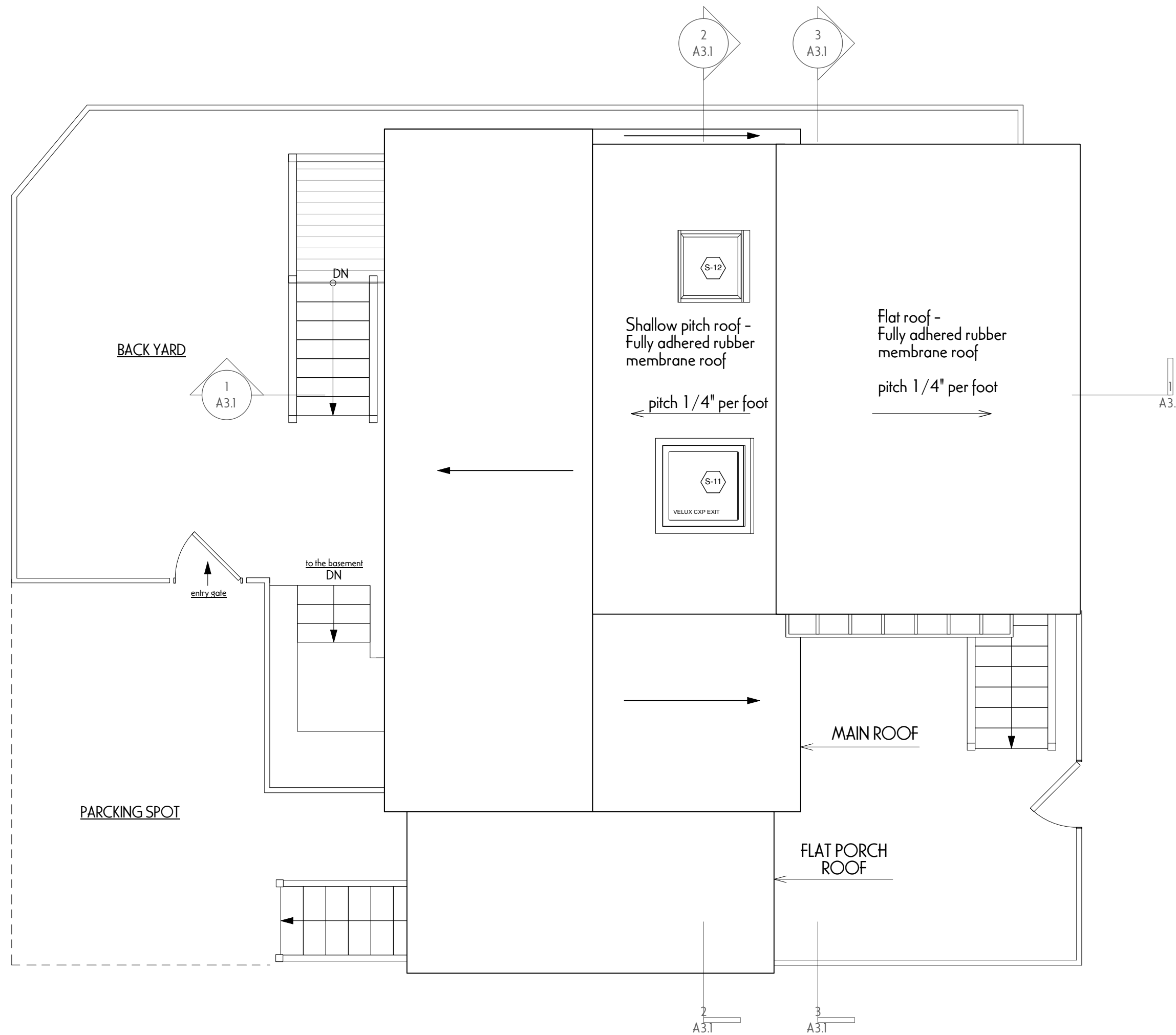
Proposed & Framing Plans

**A1.2**



NORTH ARROW

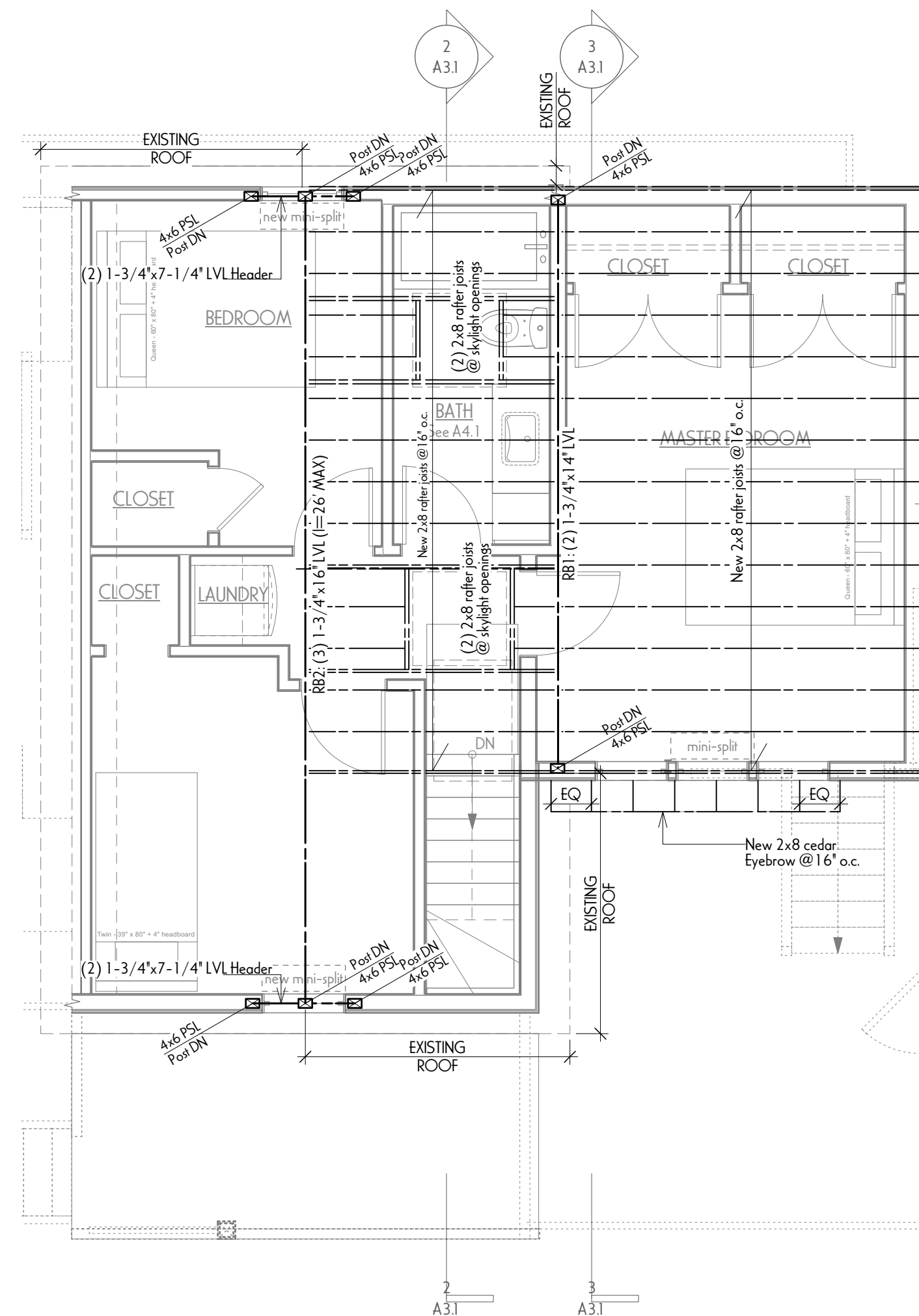
Aaron Rubin & Julia Hallman Residence  
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Cambridge, MA 02140



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

**STRUCTURAL GENERAL NOTES:**

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- Framing lumber for new joists and headers shall be Spruce-Pine-Fir no. 2, or better, with Fb = 1100 psi (repetitive use) and E = 1,400,000 psi. Framing lumber for studs shall be surface dry (19% maximum moisture content) Spruce-Pine-Fir, minimum, stud grade with Fc (parallel to the grain) of 550 psi, or better. All wood exposed to weather, concrete, or masonry to be pressure treated. All flush-framed members to be installed on joist hangers of sizes required to support full capacity of member. LVL (laminated veneer lumber) shall have a minimum Fb = 2600psi and E = 1,900,000 psi. All LVL beams with up to three members to be spiked together with two rows of 16d nails at 12" o.c. PSL (parallel strand lumber) to have a minimum Fb = 2800 psi and E = 2,000,000 psi. Multiple LVL beams may be substituted w/PSL by maintaining the same overall cross-sectional area (example: (3) 1-3/4" x 14" LVLs may become one 5-1/4" x 14" PSL).
- Connect all joists, beams & posts with Simpson connectors (galvanized); use HUC beam hangers for beam to face of post connections where required, typical. Use BC or AC post cap connectors at all beam to post connections.



2 Proposed Roof Framing (Shown Over 2nd floor)  
Scale: 1/4" = 1'-0"

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**EvB Design**

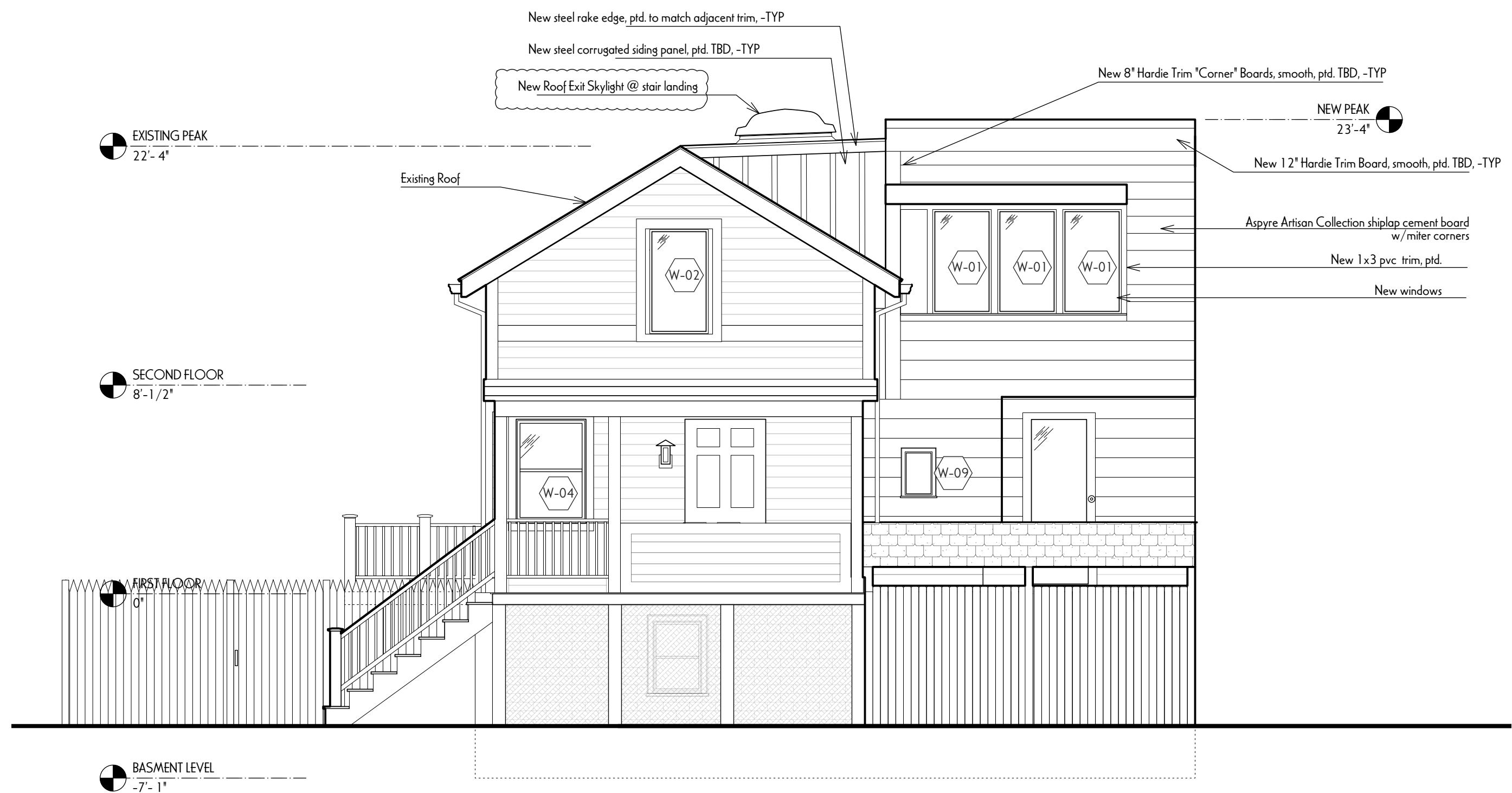
1310 Broadway, Suite 200  
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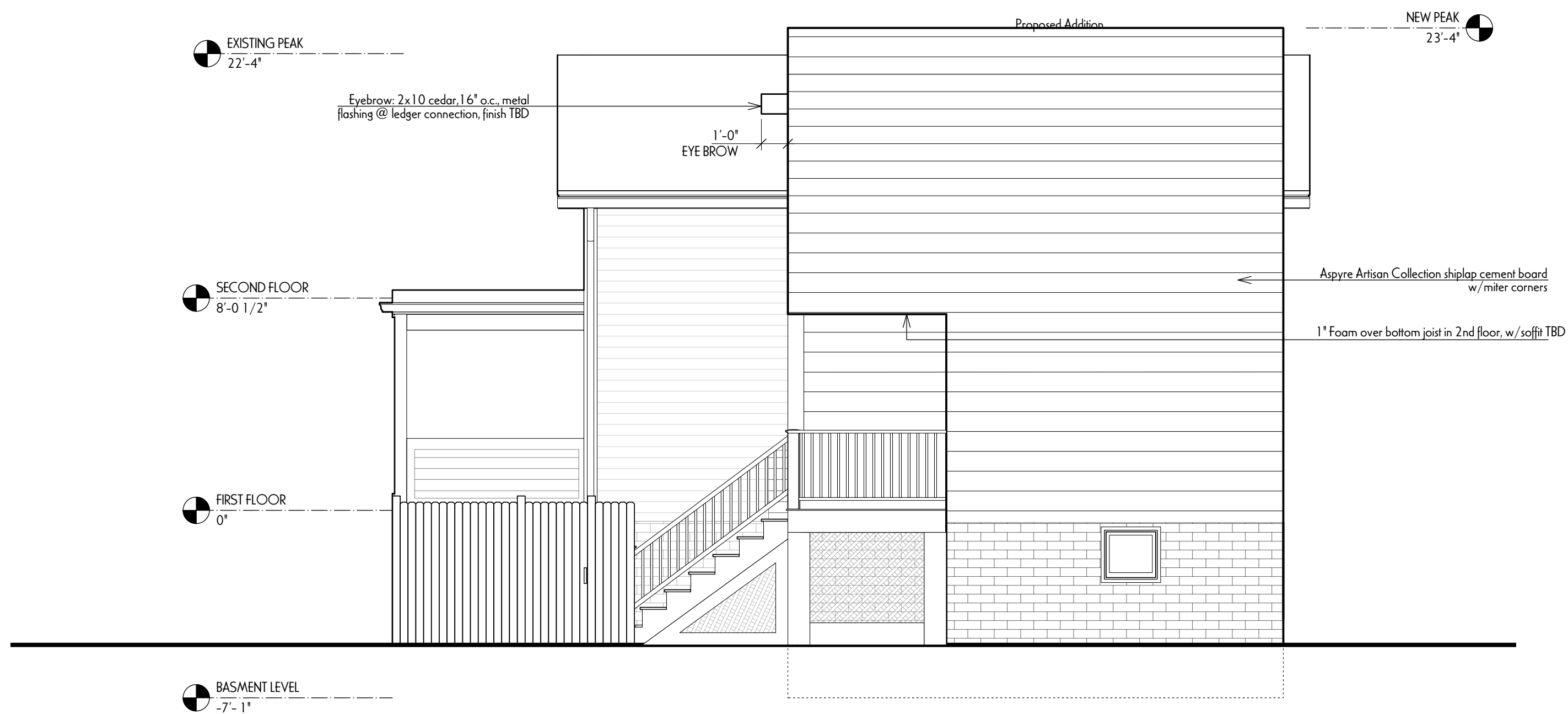
Pricing Set

Proposed & Framing Plans

**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.  
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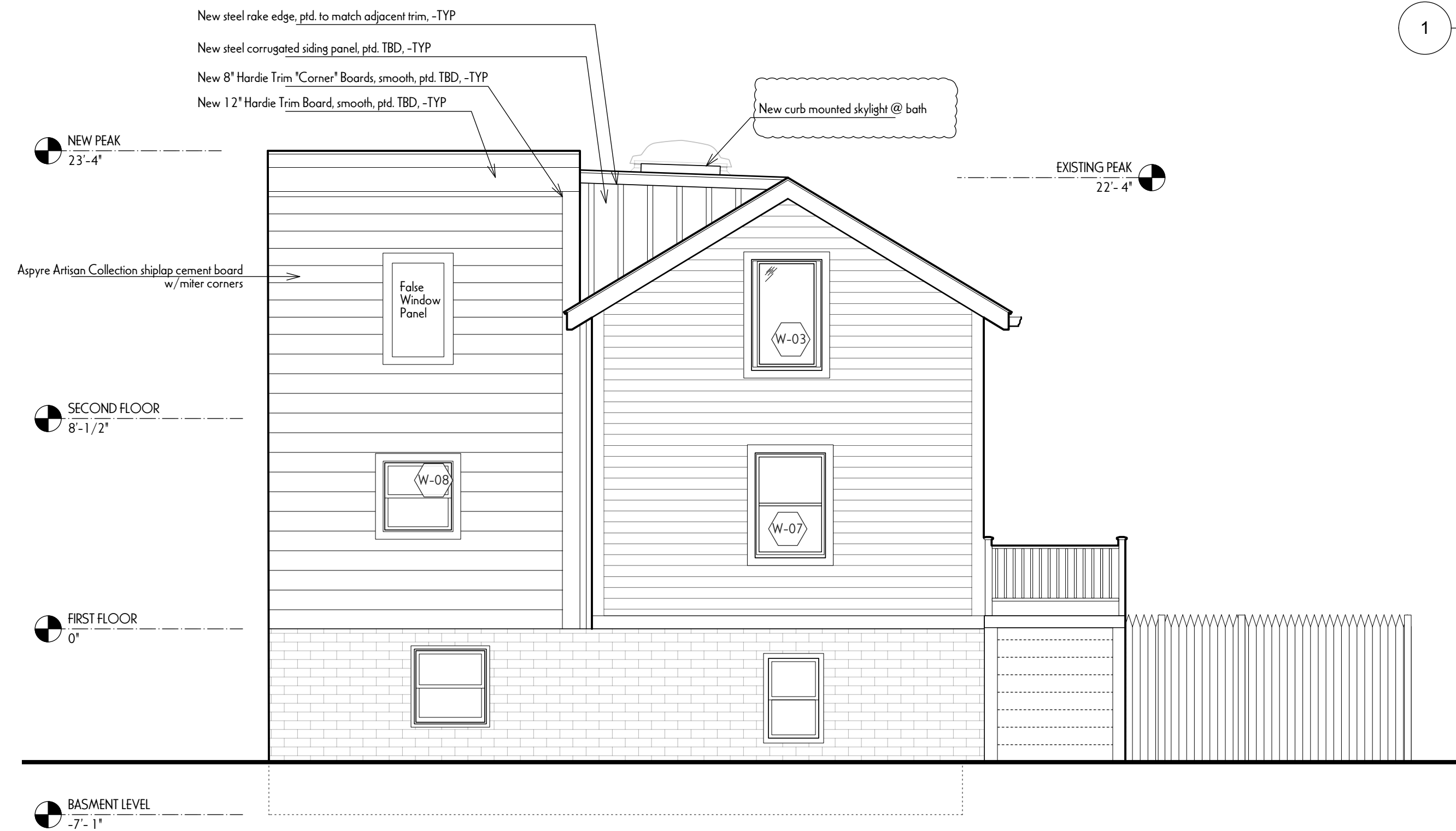
Proposed Elevations

A2.1

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



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



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

**EvB Design**  
1310 Broadway, Suite 200  
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	05/25/22

Pricing Set

Proposed Elevations

A2.2

**TYPICAL ROOF ASSEMBLY @ BRIDGE ADDITION:**

- Fully-adhered EPDM rubber roof
- Metal rake edge to match metal siding
- 1/2" protection board
- 3/4" Advantech T&G roof sheathing
- 2x8 rafters @ 16" o.c.
- 7" Closed-cell spray foam insulation (R=42)
- 1x3 Wood strapping
- 1/2" Blueboard w/ plaster veneer

**TYPICAL WALL @ ADDITION:**

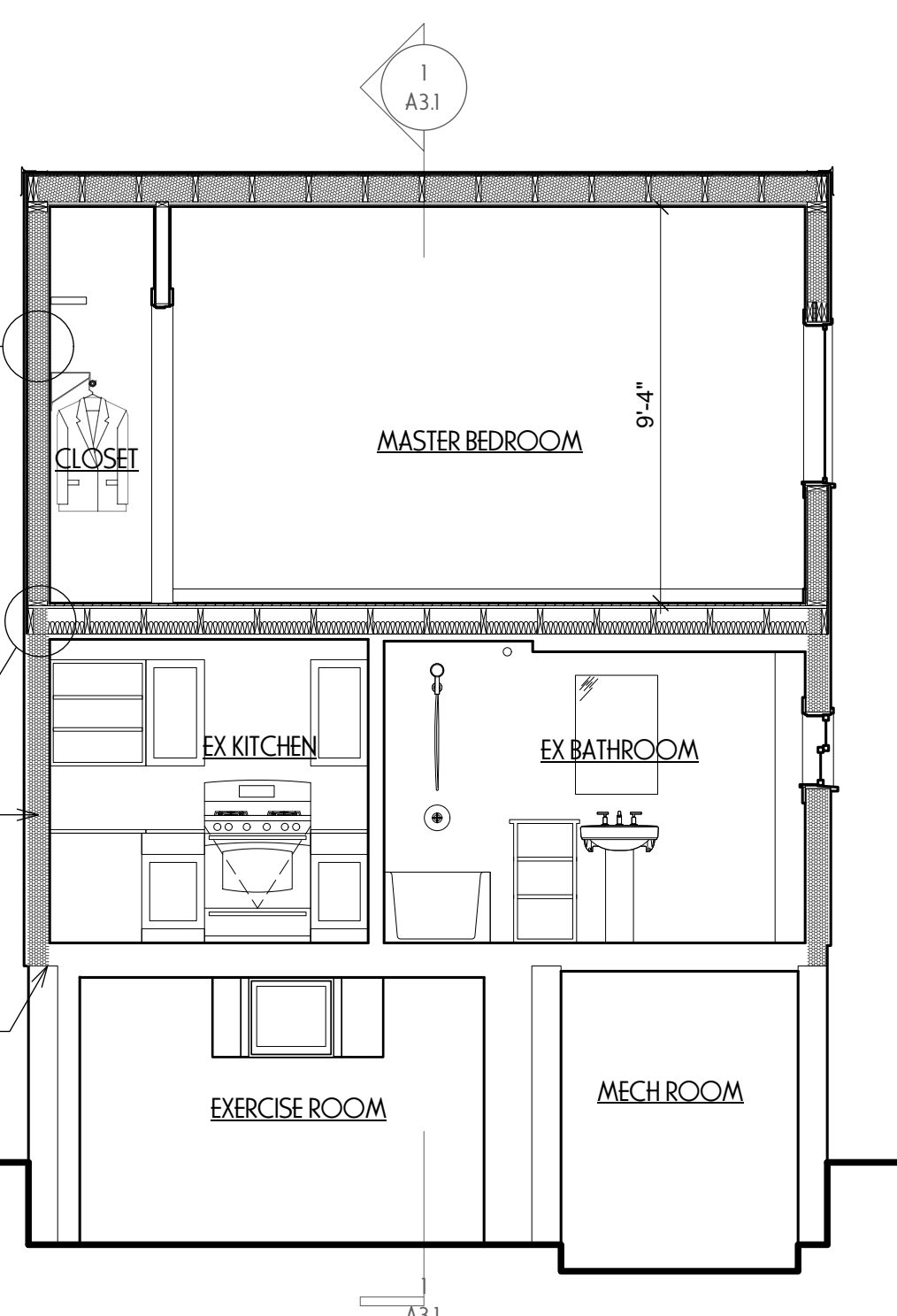
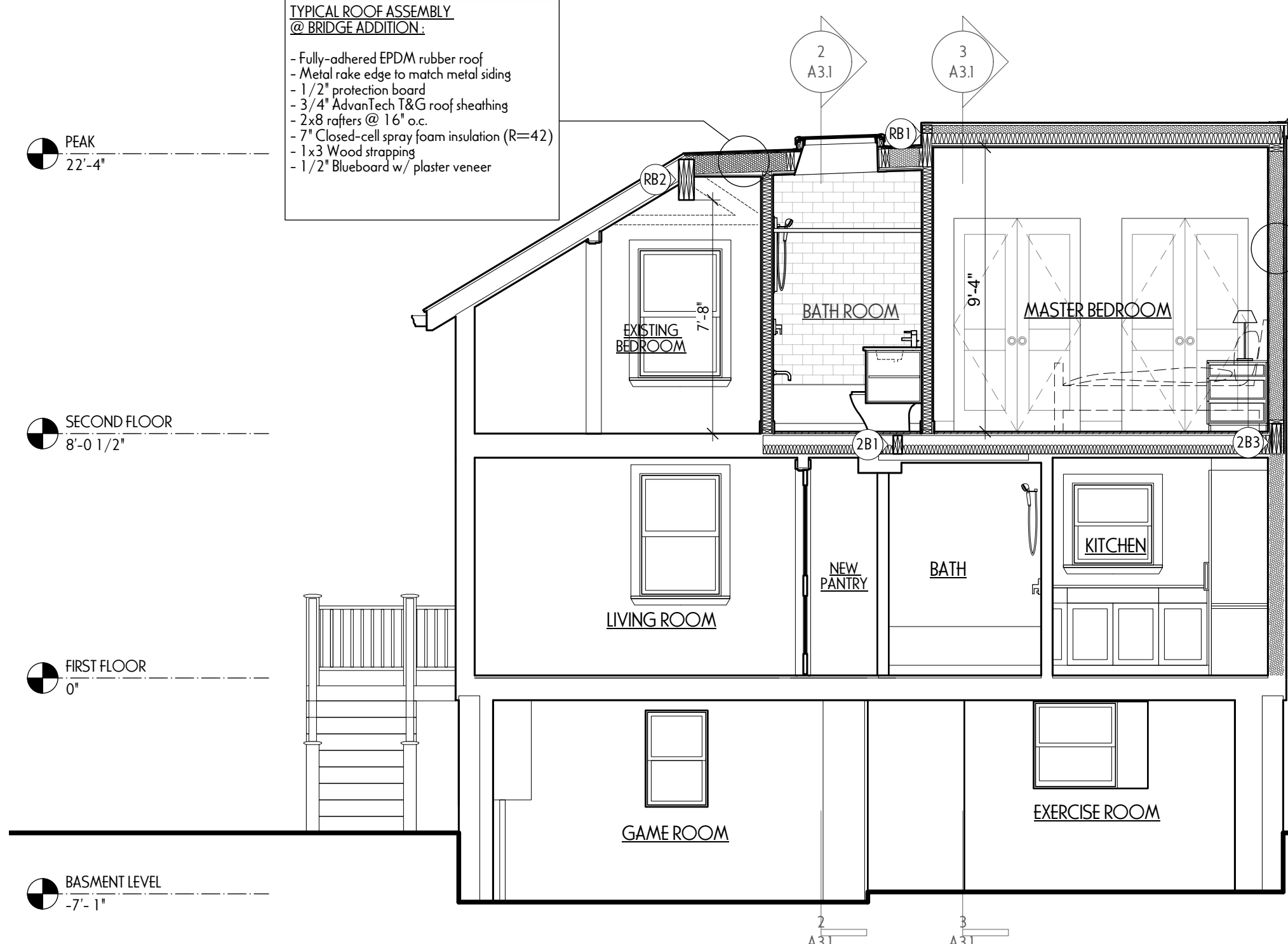
- Aspyre Artisan Collection shiplap siding, ptd. TBD
- 7/16 Zip Sheathing, tape all seams
- 2x6 studs @ 16" o.c.
- 5" Closed-cell spray foam insulation (R=30)
- 1/2" Blueboard w/ plaster veneer

**TYPICAL ROOF ASSEMBLY @ ROOF ADDITION:**

- Fully-adhered EPDM rubber roof
- Metal drip edge @ eaves & rakes
- 1/2" protection board
- 3/4" Advantech T&G roof sheathing
- 2x8 rafters @ 16" o.c.
- 7" Closed-cell spray foam insulation (R=42)
- 1x3 Wood strapping
- 1/2" Blueboard w/ plaster veneer

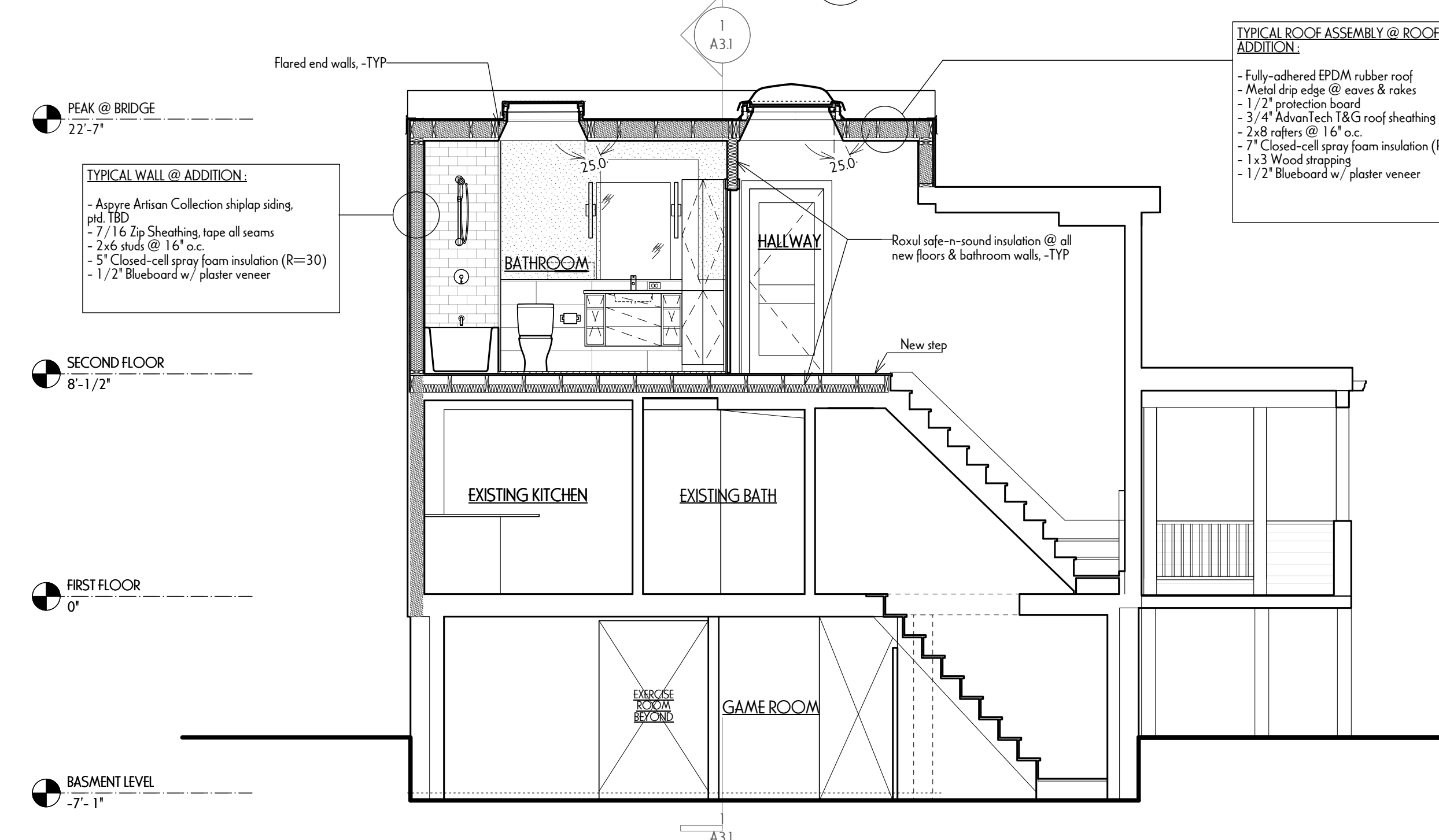
**TYPICAL WALL @ ADDITION:**

- Aspyre Artisan Collection shiplap siding, ptd. TBD
- 7/16 Zip Sheathing, tape all seams
- 2x6 studs @ 16" o.c.
- 5" Closed-cell spray foam insulation (R=30)
- 1/2" Blueboard w/ plaster veneer



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

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



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

Project no.:	66Clifton
Drawn by:	FM, VM, EvB, PH
Date:	01/27/21
Checked by:	EvB
Revisions:	04/02/21
	07/01/21
	05/25/22

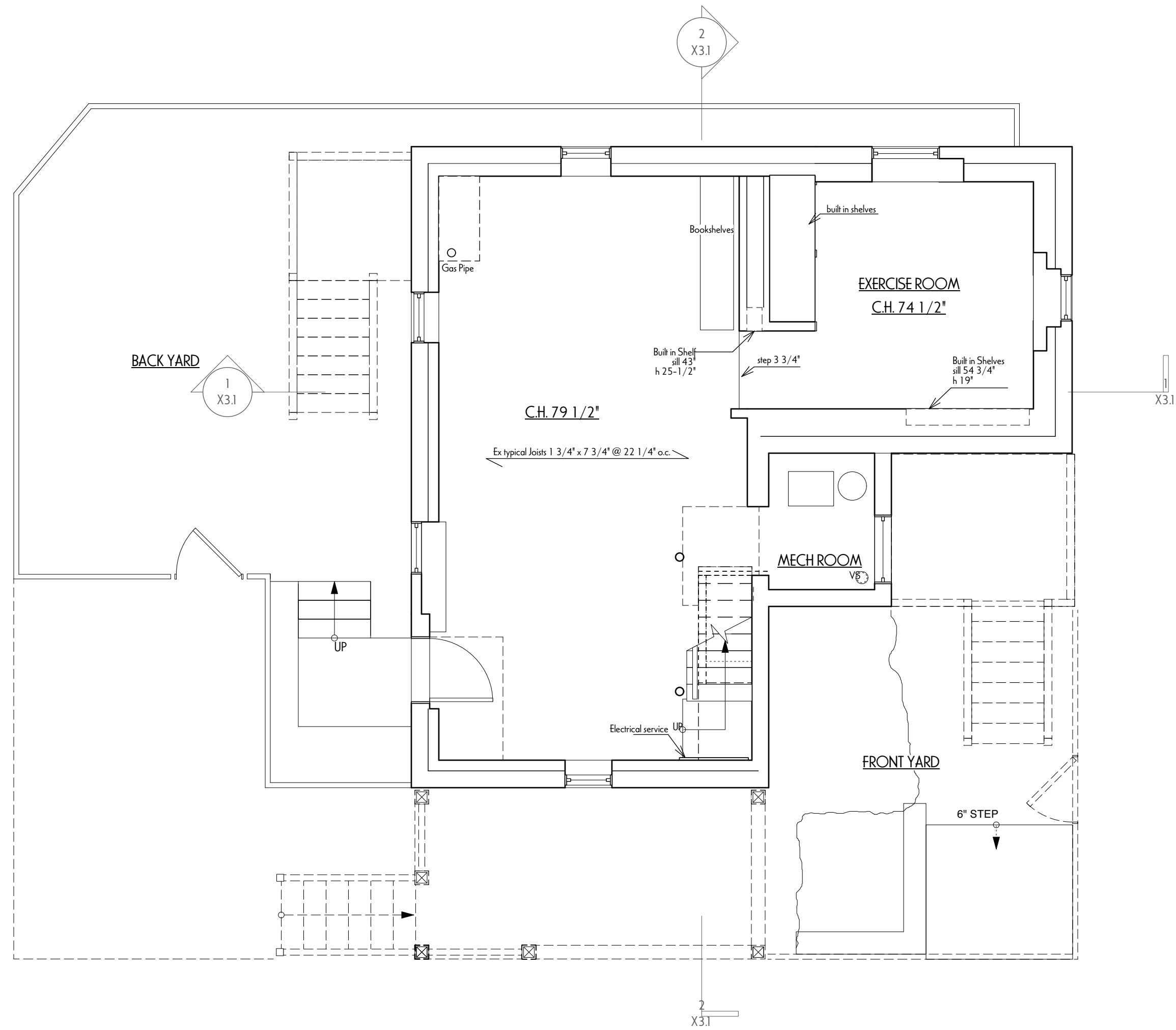
Pricing Set  
Proposed Sections

**A3.1**



NORTH ARROW

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



1 Existing Basement\_ 586.787 sq ft  
Scale: 1/4" = 1'-0"

**GENERAL NOTES**

1. Field verify all dimensions. Notify Architect immediately of any conditions which vary from the drawings.
2. All dimensions are to the finished face of plaster unless otherwise noted (U.O.N.)
3. All work shall comply with Massachusetts State Building Code 9th edition and all applicable local regulations.

**GRAPHIC KEY:**

- Existing wall to be removed
- Existing wall to remain
- Existing fixture/finish to be removed

**EvB Design**

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

Project no.:	66Clifton
Drawn by:	FM, VM, EvB, PH
Date:	01/27/21
Checked by:	EvB
Revisions:	04/02/21
	06/14/21
	07/01/21
	05/25/22

Pricing Set

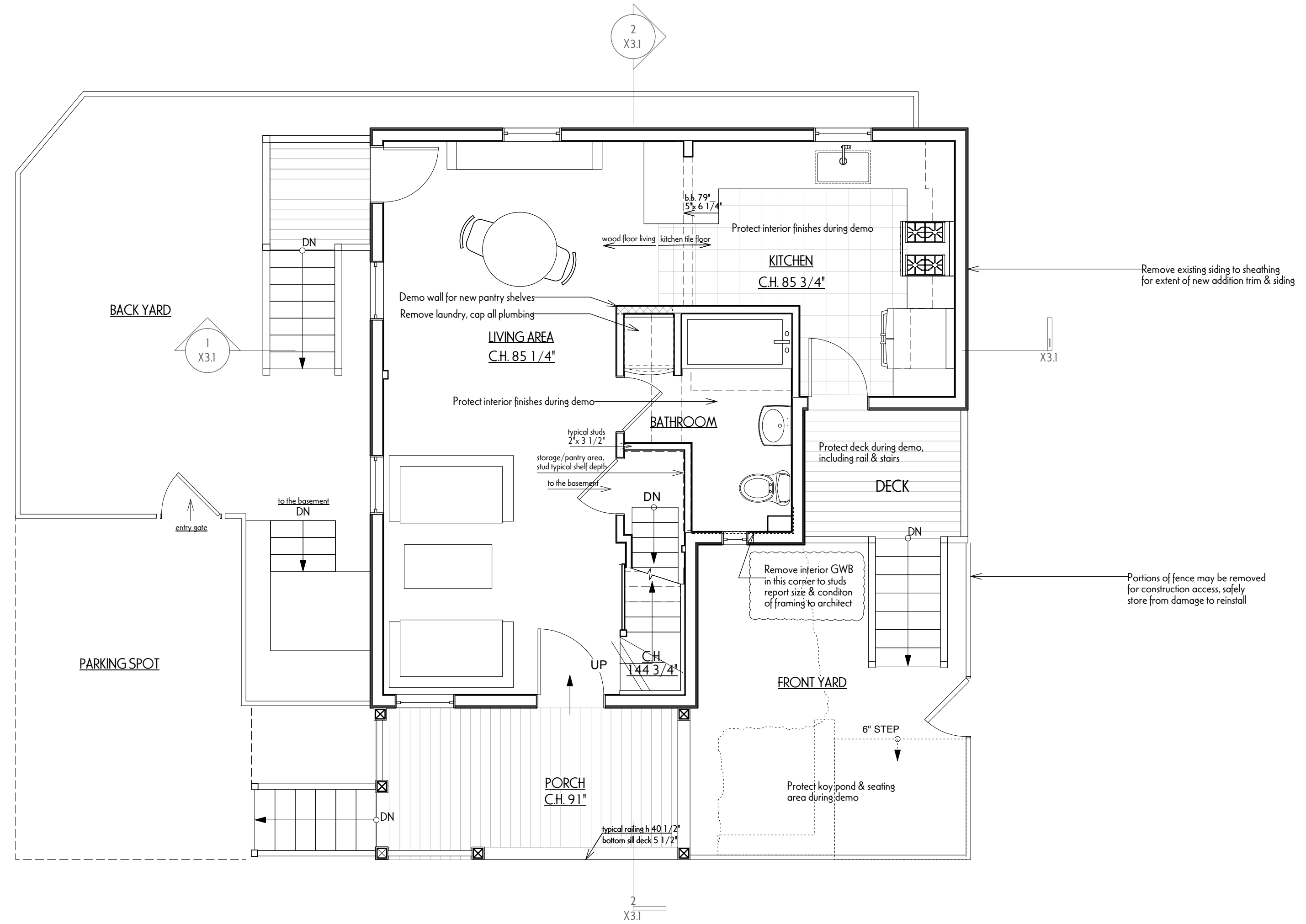
Existing Floor Plans

**X1.0**



NORTH ARROW

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



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

**GENERAL NOTES**

1. Field verify all dimensions. Notify Architect immediately of any conditions which vary from the drawings.
2. All dimensions are to the finished face of plaster unless otherwise noted (U.O.N.).
3. All work shall comply with Massachusetts State Building Code 9th edition and all applicable local regulations.

**GRAPHIC KEY:**

- Existing wall to be removed
- Existing wall to remain
- Existing fixture/finish to be removed

**EvB Design**

1310 Broadway, Suite 200  
Somerville, MA 02144  
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Date:	01/27/21
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Revisions:	04/02/21
	07/01/21
	05/25/22

Pricing Set

Existing Floor Plans

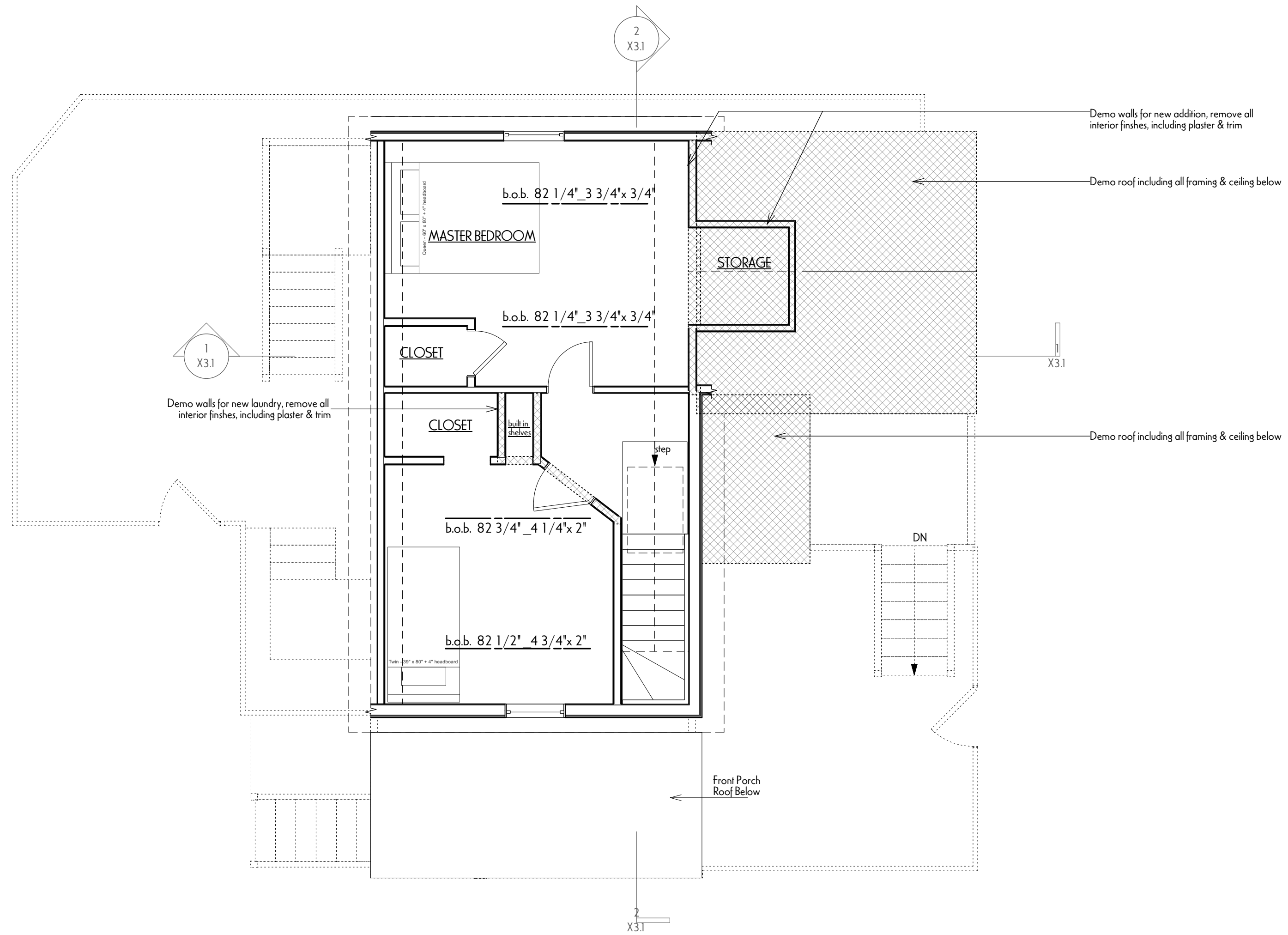
X1.1





NORTH ARROW

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



1 Existing Second Floor 450.279 sq ft  
Scale: 1/4" = 1'-0"

GENERAL NOTES

1. Field verify all dimensions. Notify Architect immediately of any conditions which vary from the drawings.
2. All dimensions are to the finished face of plaster unless otherwise noted (U.O.N.)
3. All work shall comply with Massachusetts State Building Code 9th edition and all applicable local regulations.

GRAPHIC KEY:

- Existing wall to be removed
- Existing wall to remain
- Existing fixture/finish to be removed

EvB Design

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

Project no.:	66Clifton
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Date:	01/27/21
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	06/14/21
	07/01/21
	05/25/22

Pricing Set

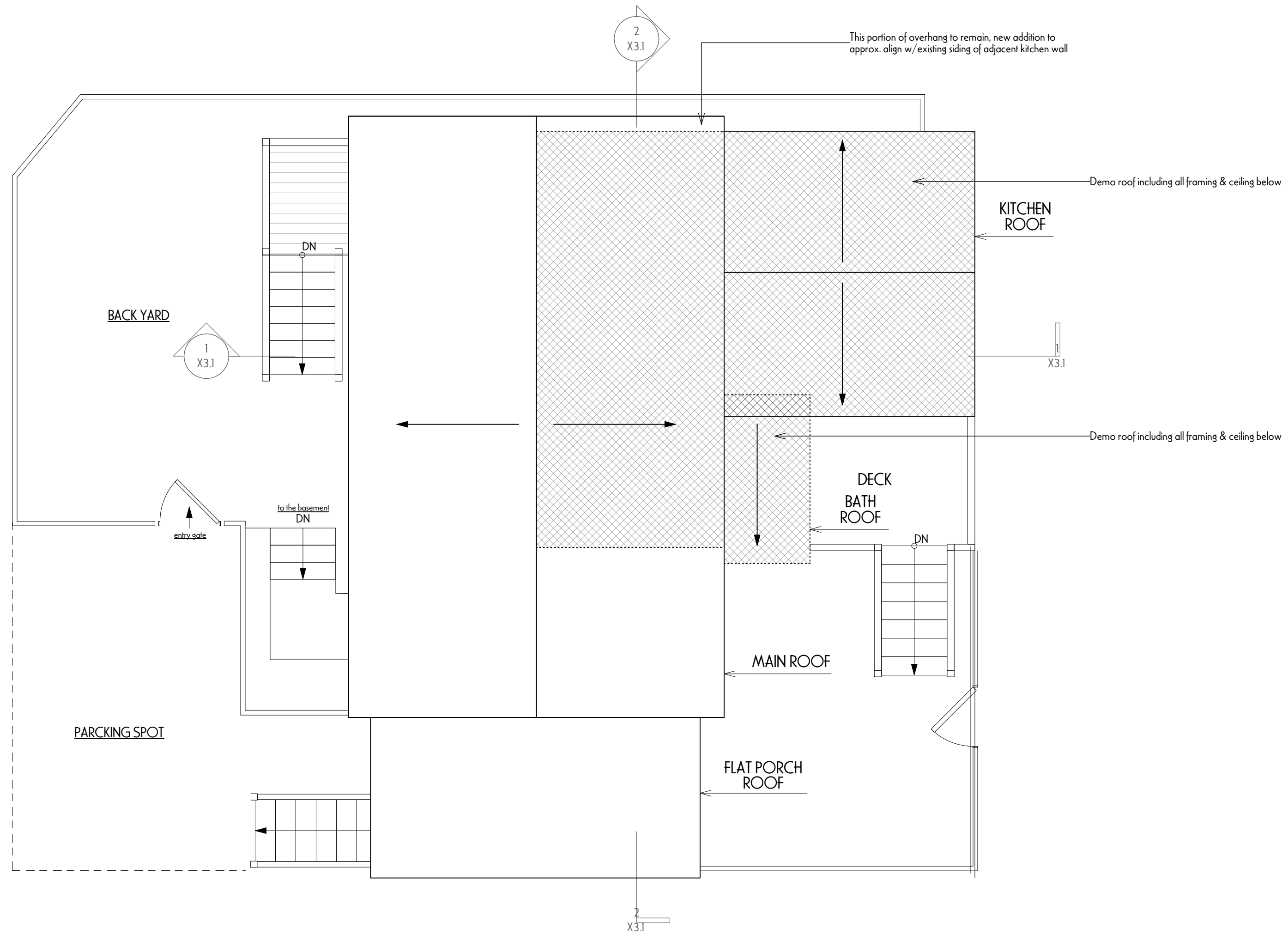
Existing Floor Plans

X1.2



NORTH ARROW

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



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

**GENERAL NOTES**

1. Field verify all dimensions. Notify Architect immediately of any conditions which vary from the drawings.
2. All dimensions are to the finished face of plaster unless otherwise noted (U.O.N.)
3. All work shall comply with Massachusetts State Building Code 9th edition and all applicable local regulations.

**GRAPHIC KEY:**

- Existing wall to be removed
- Existing wall to remain
- Existing fixture/finish to be removed

**EvB Design**

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

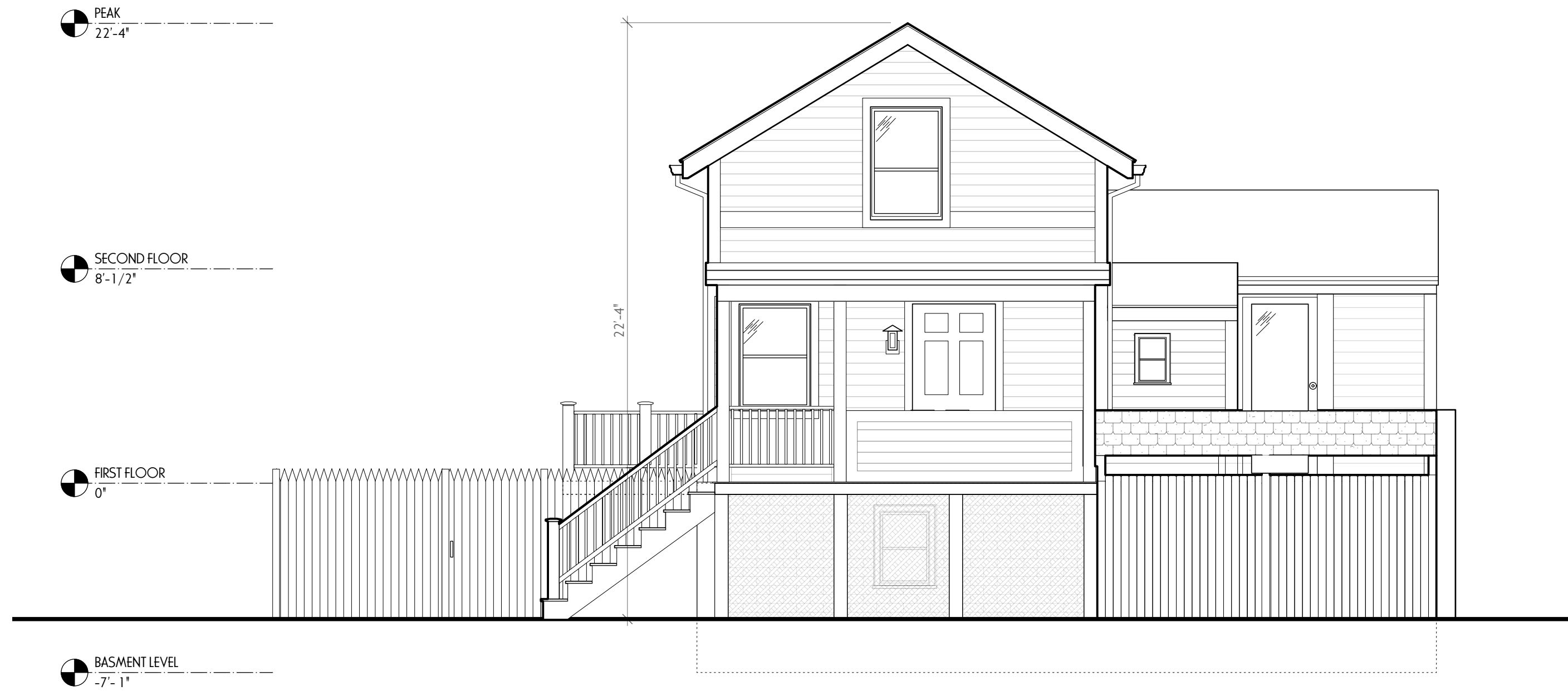
Project no.:	66Clifton
Drawn by:	FM, VM, EvB, PH
Date:	01/27/21
Checked by:	EvB
Revisions:	04/02/21
	06/14/21
	07/01/21
	05/25/22

Pricing Set

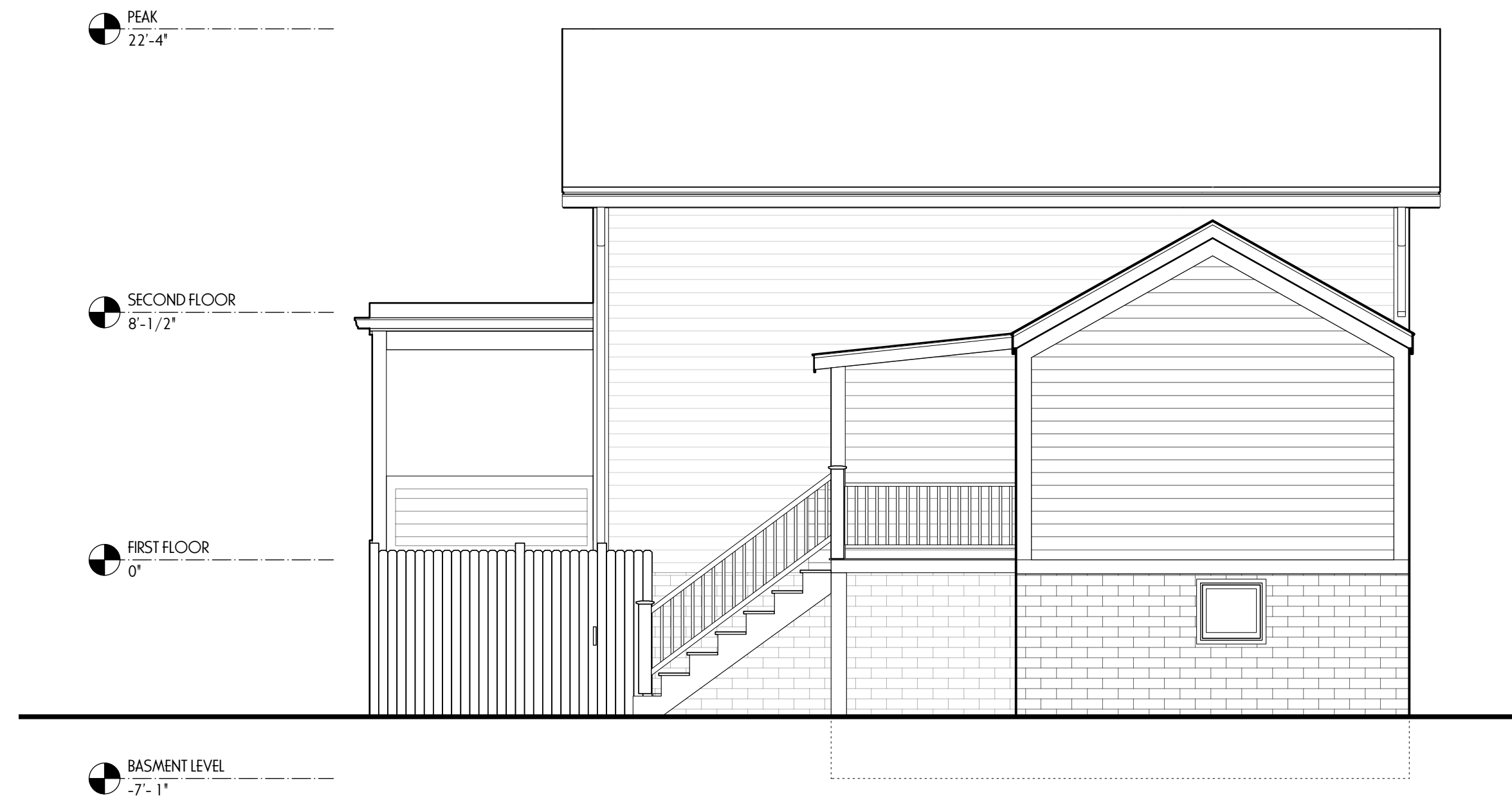
Existing Floor Plans

X1.3

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



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



2 Existing Side 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, PH
Date:	01/27/21
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Revisions:	04/02/21
	07/01/21
	05/25/22

Pricing Set

Existing Elevations

X2.1

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



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

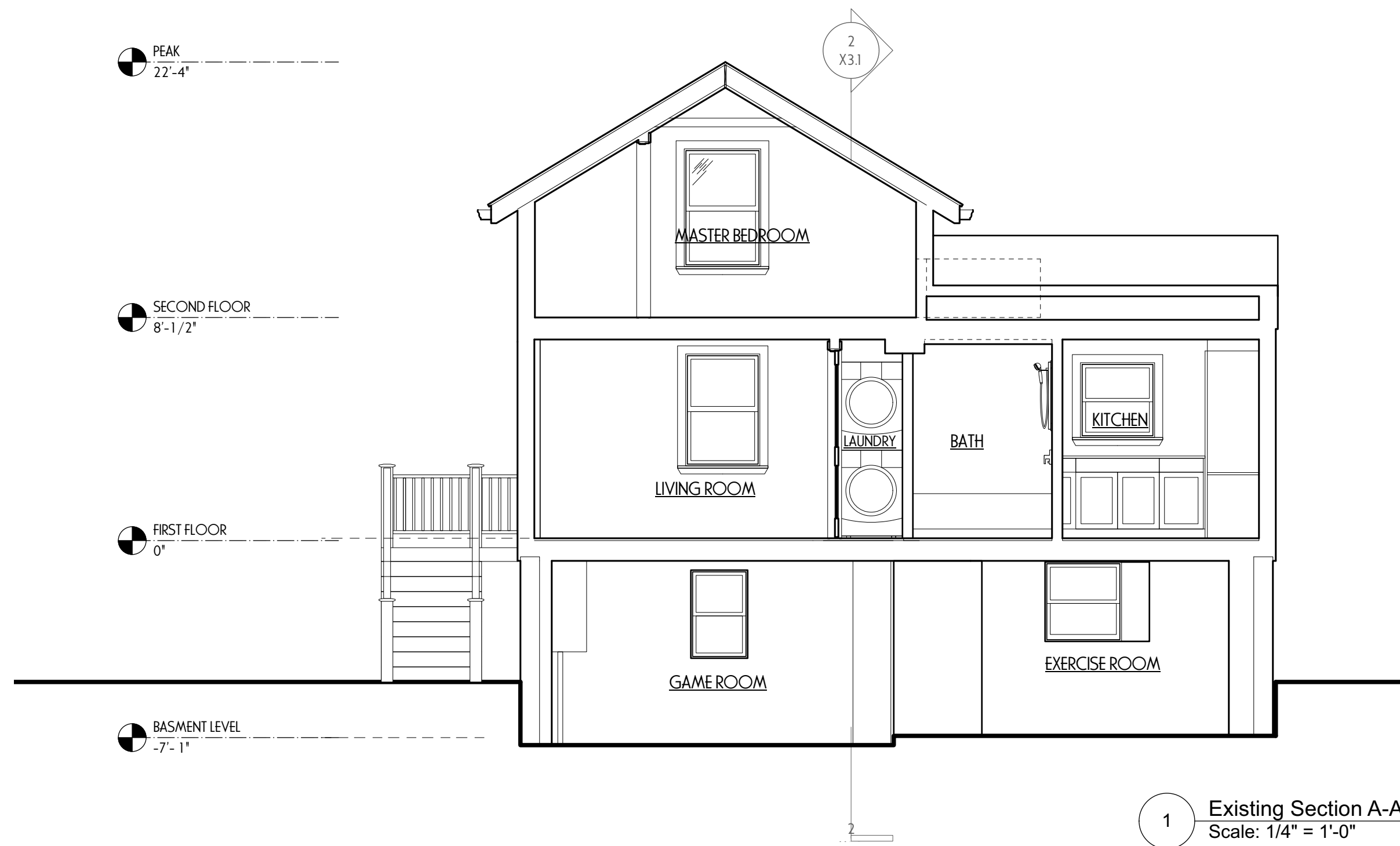
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Drawn by:	FM, VM, EvB, PH
Date:	01/27/21
Checked by:	EvB
Revisions:	04/02/21
	06/14/21
	07/01/21
	05/25/22

Pricing Set

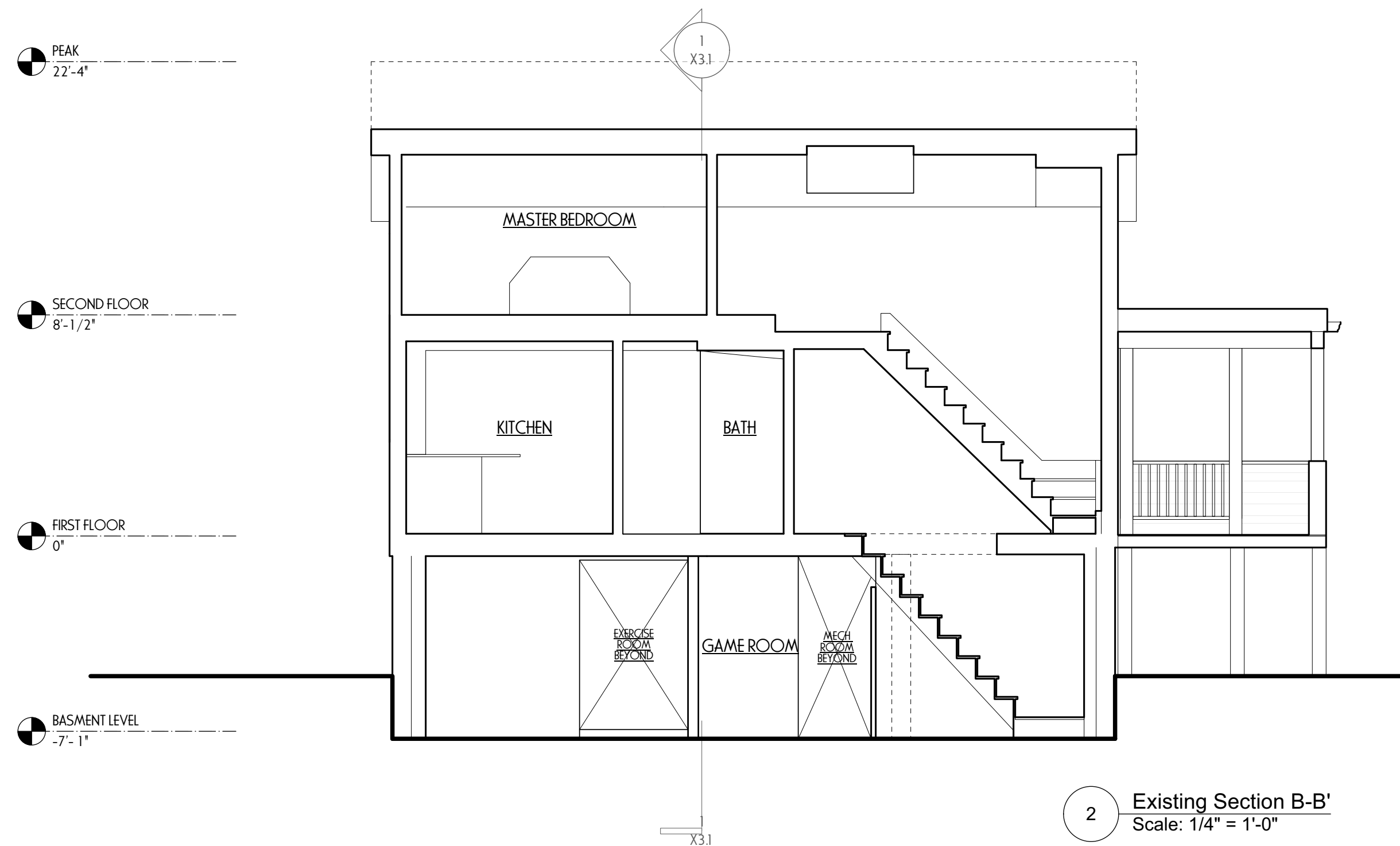
Existing Elevations

**X2.2**

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



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



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

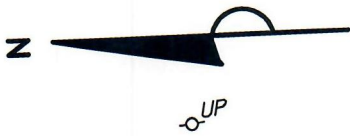
**EvB Design**  
1310 Broadway, Suite 200  
Somerville, MA 02144  
phone: (617) 623 2222

Project no.:	66Clifton
Drawn by:	FM, VM, EvB, PH
Date:	01/27/21
Checked by:	EvB
Revisions:	04/02/21
	07/01/21
	05/25/22

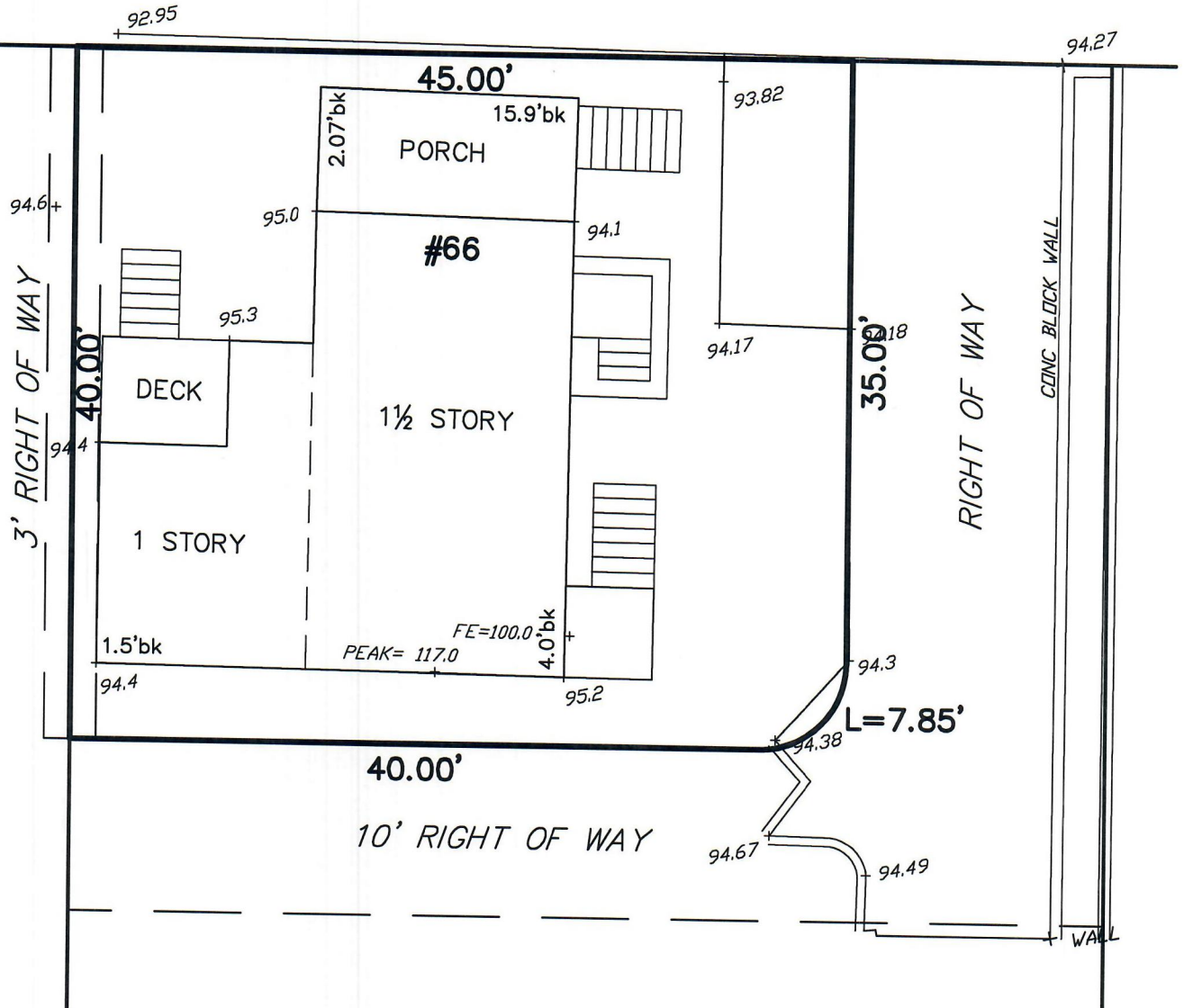
Pricing Set

Existing Sections

**X3.1**



# CLIFTON STREET



I HEREBY CERTIFY THAT THE BUILDING IS LOCATED AS SHOWN.

OWNER: AARON RUBIN & JULIA HALLMAN

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 Cambridge, MA















# EvB Design

Edrick vanBeuzekom, AIA

Architecture, Planning, Consulting

1310 Broadway Suite 200  
Somerville, MA 02144  
617-623-2222 Tel



# EvB Design

Edrick vanBeuzekom, AIA

Architecture, Planning, Consulting

1310 Broadway Suite 200  
Somerville, MA 02144  
617-623-2222 Tel



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 in a cursive style.

Deborah Theobald



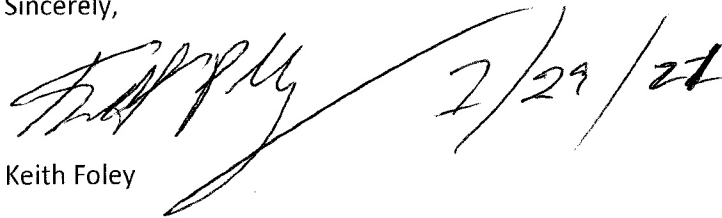
Keith Foley  
60 Clifton Street  
Cambridge, Ma 02140  
01/28/2021

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. Nadeau*

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.

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

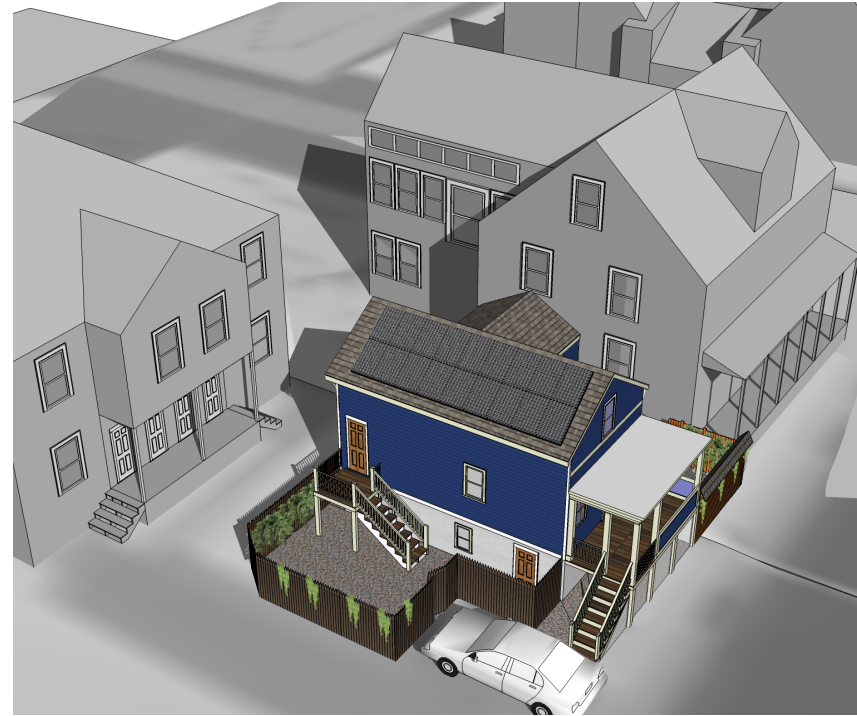
SPRING/FALL EQUINOX

9:00 AM

12:00 PM

3:00 PM

EXISTING



PROPOSED



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

R2.1

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

### SUMMER SOLSTICE

9:00 AM

12:00 PM

3:00 PM

EXISTING



PROPOSED



**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

# R2.2

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

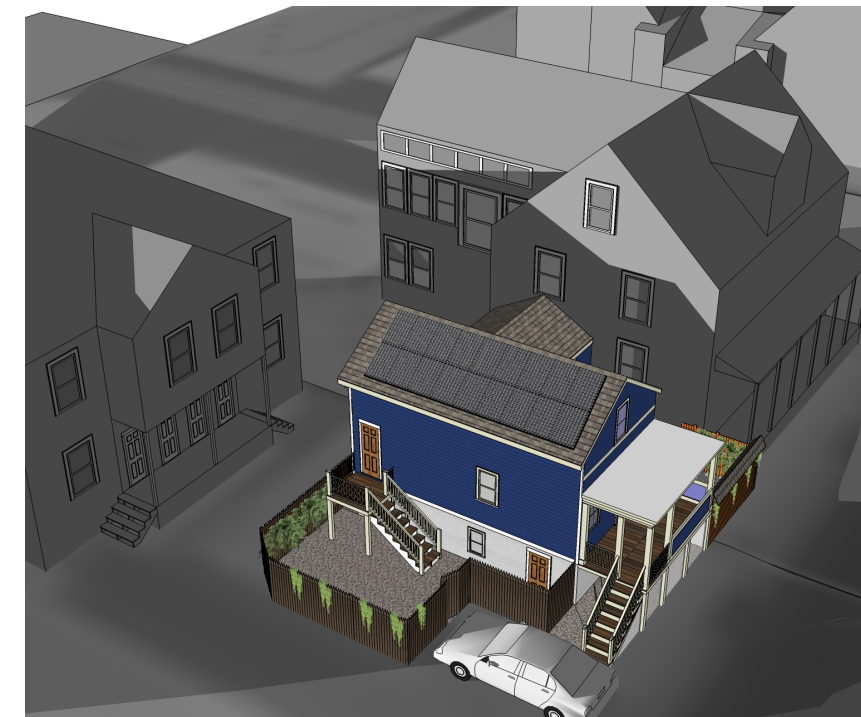
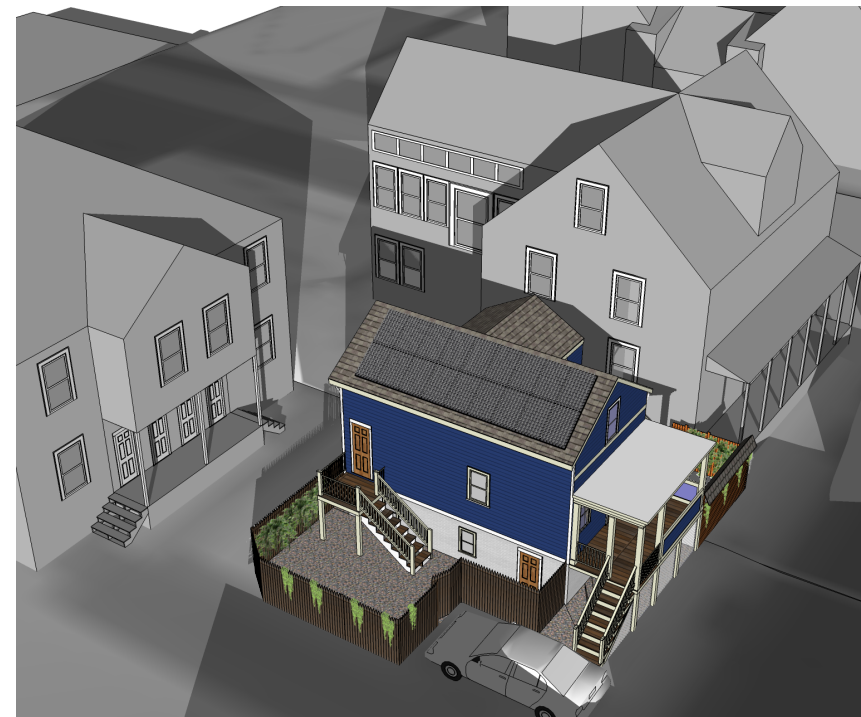
WINTER SOLSTICE

9:00 AM

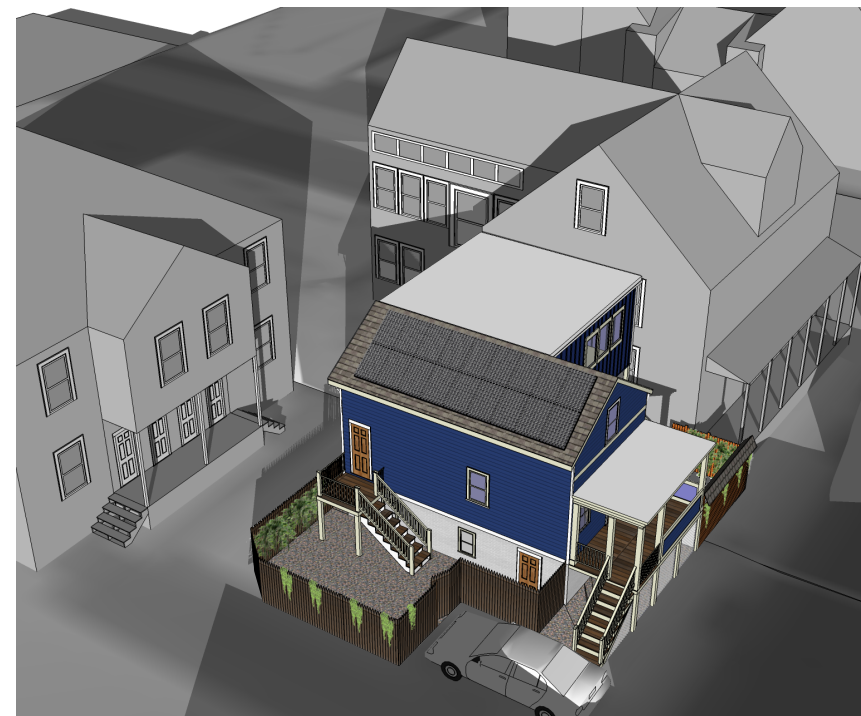
12:00 PM

3:00 PM

EXISTING



PROPOSED



**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

R2.3



66 Clifton St.

Petitioner

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

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

EVB DESIGN  
C/O EDRICK VANBEUZKOM  
1310 BROADWAY - SUITE 200  
SOMERVILLE, MA 02144

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

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

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

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

193-33  
NADEAU, DAVID R.  
63 CLIFTON STREET  
CAMBRIDGE, MA 02140

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

269-18  
KWOKA, JOHN E JR  
TRS JOHN E. KWOKA JR. TR.  
58 CLIFTON ST  
CAMBRIDGE, MA 02140

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

269-136  
CITY OF CAMBRIDGE  
C/O NANCY GLOWA  
CITY SOLICITOR

269-136  
CITY OF CAMBRIDGE  
C/O YI-AN HUANG  
CITY MANAGER