



RECEIVED BY  
OFFICE OF CITY CLERK  
CITY OF CAMBRIDGE, MASSACHUSETTS  
1988 FEB 17 PM 3:49  
**PLANNING BOARD**  
CAMBRIDGE MA.  
CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

**Minor Amendment**

Case No: PB 56  
Premises: 71 Fulkerson Street  
Zoning District: Residence C-1  
Date of Decision: September 2, 1986  
Date of Minor Amendment: February 2, 1988

Documents Submitted

Letter to Lester Barber from Joel Alstein of the FAR Group, requesting and increase in gross floor area within the approved plan in the amount of 1275 square feet to be supported by an increase in lot area of 1700 square feet.

Decision

The Planning Board GRANTS a Minor Amendment to permit #56 as described in the above referenced correspondence. The permittee shall submit a revised site plan showing the additional lot area to be incorporated into development and shall file the revised plan with the Registry of Deeds. In no case shall the additional gross floor area exceed 1275 square feet.

Voting to grant the Minor Amendment were D. Kennedy, P. Dietrich, C. Cooper, A. Cohn, C. Mieth and A. Callahan.

For the Planning Board  
*Paul Dietrich (pm)*  
Paul Dietrich, Chairman

# FAR

---

G R O U P

January 12, 1988

Mr. Lester Barber  
Community Development Department  
57 Inman Street  
Cambridge, MA 02139

**Reference: Planning Board Case # 56**  
**Public Hearing Date July 15, 1986**  
**71 Fulkerson Street**  
**Cambridge, MA**

Dear Les:

As you know we have acquired 19,247 square feet from Conrail  
(documents attached).

<b>Acquired from RR</b>	<b>19,247</b>	<b>sq feet</b>
<b>Applied toward 71 Fulk</b>	<b>11,206</b>	<b>sq feet</b>
<b>Remaining</b>	<b>8,041</b>	<b>sq feet</b>

Our special permit required us to allocate 11,206 square feet to meet our FAR for our 38 units development at the above mentioned site. As it turns out our design on the second floor units contains loft space above the closets. This space was designated as storage space and has no access or railing. We desire to market this space as usable FAR. The total square footage involved is less than 1,275 square feet. This would be additional square footage within a bedroom not additional bedrooms. Therefore we would like a minor amendment to our permit, designating this space as allowable FAR. Naturally we will apply a portion of the unused RR square footage for this use.

60 Hamilton Street  
Cambridge, Massachusetts 02139  
617/547-6700

Mr. Lester Barber  
Page 2

In addition I would appreciate your acknowledgment that the 11,206 square feet of railroad footage brings us into conformance with the original special permit. Our bank is pressing us on this matter.

Best Wishes for the New Year.

Sincerely,



Joel Alstein  
General Partner

JA:jp  
Comm Dev7