

## SP-25-27

Special Use Permit

Application (ZBA)

Status: Active

Submitted On: 10/22/2025

### Primary Location

20 NICOD ST  
Arlington, MA 02476

### Owner

BOWES GEOFFREY K &  
CYNTHIA L; TRS/ BOWES  
REVOCABLE TRUST  
20 NICOD ST ARLINGTON,  
MA 02476

### Applicant

 Ed McDonald  
 781-820-8442  
 mcdonald.contracting1@gmail.com  
 30 Whittemore St.  
Arlington, MA 02474

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## Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district  for which the application is made or is so designated elsewhere in the Zoning Bylaw. \*\*\*Please LIST BYLAW(S)\*\*\*

5.3.9.D. Porches, decks, steps, and landings in the required setback are not considered to be within the foundation wall and may not be enclosed, extended, or built upon except by special permit

Explain why the requested use is essential or desirable to the public convenience or welfare.\*

Addition of front farmer's porch matches aesthetic of other houses in the neighborhood, increasing eye appeal, home price, and taxes collected by Town.

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.\*

Addition of front farmer's porch does not impact traffic congestion or pedestrian safety.

**Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.\***

Addition of front farmer's porch will not have any impact on existing municipal systems or public utilities.

**Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.\***

Proposed front farmer's porch has a front setback requirement of 19.9' where bylaw allows only 25 feet.

**Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.\***

Addition of farmer's porch will benefit the integrity and character of the district by making the property fit more coherently with the rest of the neighborhood. The addition will not have any impact on the adjoining districts and will not be detrimental to the health or welfare of the neighborhood.

**Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.\***

The addition of a farmer's porch will make put the house in-line with the character of the neighborhood. Thus, an excess of the requested use negatively affecting the character of the neighborhood should not be a concern.

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## Dimensional and Parking Information

**Present Use/Occupancy \***

R1

**Proposed Use/Occupancy \***

Not changing

**Existing Number of Dwelling Units\***

1

**Proposed Number of Dwelling Units\***

1

**Existing Gross Floor Area (Sq. Ft.)\***

3399

**Proposed Gross Floor Area (Sq. Ft.)\***

3399

**Existing Lot Size (Sq. Ft.)\***

6840

**Proposed Lot Size (Sq. Ft.)\*** ?

6840

**Minimum Lot Size required by Zoning\***

6000

**Existing Frontage (ft.)\***

68

**Proposed Frontage (ft.)\***

68

**Minimum Frontage required by Zoning\***

60

**Existing Floor Area Ratio\***

0.49

**Proposed Floor Area Ratio\***

0.49

**Max. Floor Area Ratio required by Zoning\***

0

**Existing Lot Coverage (%)\***

0.21

**Proposed Lot Coverage (%)\***

0.21

**Max. Lot Coverage required by Zoning\***

0.35

**Existing Lot Area per Dwelling Unit (Sq. Ft.)\***

1476

**Proposed Lot Area per Dwelling Unit (Sq. Ft.)\***

1656

**Minimum Lot Area per Dwelling Unit required by Zoning\***

0

**Existing Front Yard Depth (ft.)\***

25.8

**Proposed Front Yard Depth (ft.)\***

19.9

**Minimum Front Yard Depth required by Zoning\***

25

**Existing SECOND Front Yard Depth (ft.)\* ?**

0

**Proposed SECOND Front Yard Depth (ft.)\* ?**

0

**Minimum SECOND Front Yard Depth required by Zoning\***

0

**? Existing Left Side Yard Depth (ft.)\* ?**

9.3

**Proposed Left Side Yard Depth (ft.)\* ?**

9.3

**Minimum Left Side Yard Depth required by Zoning\* ?**

10

**Existing Right Side Yard Depth (ft.)\* ?**

10.2

**Proposed Right Side Yard Depth (ft.)\* ?**

10.2

**Minimum Right Side Yard Depth required by Zoning\* ?**

10

**Existing Rear Yard Depth (ft.)\***

40.1

**Proposed Rear Yard Depth (ft.)\***

40.1

**Minimum Rear Yard Depth required by Zoning\***

25

**Existing Height (stories)**

2

**Proposed Height (stories)\***

2

**Maximum Height (stories) required by Zoning\***

2.5

**Existing Height (ft.)\***

35

**Proposed Height (ft.)\***

35

**Maximum Height (ft.) required by Zoning\***

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

<b>Existing Landscaped Open Space (Sq. Ft.)*</b>	<b>Proposed Landscaped Open Space (Sq. Ft.)*</b>
5364	5184
<b>Existing Landscaped Open Space (% of GFA)*</b>	<b>Proposed Landscaped Open Space (% of GFA)*</b>
1.58	1.58
<b>Minimum Landscaped Open Space (% of GFA) required by Zoning*</b>	<b>Existing Usable Open Space (Sq. Ft.)*</b>
0.1	5364
<b>Proposed Usable Open Space (Sq. Ft.)*</b>	<b>Existing Usable Open Space (% of GFA)* ?</b>
5184	1.58
<b>Proposed Usable Open Space (% of GFA)* ?</b>	<b>Minimum Usable Open Space required by Zoning*</b>
1.58	0.3
<b>Existing Number of Parking Spaces*</b>	<b>Proposed Number of Parking Spaces*</b>
2	2
<b>Minimum Number of Parking Spaces required by Zoning*</b>	<b>Existing Parking area setbacks</b>
1	0
<b>Proposed Parking area setbacks *</b>	<b>Minimum Parking Area Setbacks required by Zoning*</b>
0	0
<b>Existing Number of Loading Spaces</b>	<b>Proposed Number of Loading Spaces*</b>
0	0

Minimum Number of Loading Spaces required by Zoning\*

0

Existing Slope of proposed roof(s) (in. per ft.)\*

3.5

Proposed Slope of proposed roof(s) (in. per ft.)\*

3.5

Minimum Slope of Proposed Roof(s) required by Zoning\*

0

Existing type of construction\*

N/A

Proposed type of construction\*

N/A

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## Open Space Information

Existing Total Lot Area\*

1476

Proposed Total Lot Area\*

1656

Existing Open Space, Usable\*

5364

Proposed Open Space, Usable\*

5184

Existing Open Space, Landscaped\*

5364

Proposed Open Space, Landscaped\*

5184

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## Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

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Accessory Building, Proposed Gross Floor Area

—

Basement or Cellar, Existing Gross Floor Area ?

—

Basement or Cellar, Proposed Gross Floor Area

—

1st Floor, Existing Gross Floor Area

—

1st Floor, Proposed Gross Floor Area

—

2nd Floor, Existing Gross Floor Area

—

2nd Floor, Proposed Gross Floor Area

—

3rd Floor, Existing Gross Floor Area

—

3rd Floor, Proposed Gross Floor Area

—

4th Floor, Existing Gross Floor Area

—

4th Floor, Proposed Gross Floor Area

—

5th Floor, Existing Gross Floor Area

—

5th Floor, Proposed Gross Floor Area

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Attic, Existing Gross Floor Area 

—

Attic, Proposed Gross Floor Area

—

Parking Garages, Existing Gross Floor Area 

—

Parking Garages, Proposed Gross Floor Area

—

All weather habitable porches and balconies, Existing  
Gross Floor Area

—

All weather habitable porches and balconies, Proposed  
Gross Floor Area

—

Total Existing Gross Floor Area

0 

Total Proposed Gross Floor Area

0 

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## APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

**I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.\***



**Applicant's Signature\***

 Edward Checola McDonald  
Oct 22, 2025