



Record No: SP-25-30

Special Use Permit Application (ZBA)

Status: Active

Submitted On: 12/25/2025

Primary Location

26 REED ST
Arlington, MA 02474

Owner

Ting Yang, JQ Xi
26 REED STREET ARLINGTON, MA 02474

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)***** ?

Requested use is a unenclosed front porch, which is past the setback and qualifies as non-conformity.

Bylaw 3.3.5.B – Alteration of Preexisting Nonconforming Structures

If the existing structure is nonconforming (e.g., due to setbacks), the proposed extension is permitted by Special Permit provided it does not increase the nonconformity or is otherwise found not substantially more detrimental to the neighborhood.

Bylaw 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.*

Adding front porch improve functionality, 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.*

The small porch extension is not enclosed. It is not considered to be living space, and will not increase occupancy for this property. It will not increase traffic or parking demand and will not affect sight lines or pedestrian pathways. Therefore, it will not cause traffic congestion or impair 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.*

The small porch extension is not enclosed. It is not considered to be living space and will not increase occupancy for this property . It also has no additional plumbing. So it will not increase any extra demand or loading to public water, drainage or sewer system, or any public utilities. The increase of impervious surface is minimal, and will not have any measureable impact on stormwater runoff or drainage system.

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.*

Existing main structure is already nonconforming. It has a front setback of 19.9'. (bylaw allow 25' now for R1 zone.) After adding unenclosed front porch, the front setback will be 15.9'. So the total projection into the front yard setback is less than 10', which is allowed by Bylaw 5.3.9 B.

Except the unenclosed front porch proposed here, all other renovation will be completed within the foundation wall of the existing structure, which does not increase its nonconforming nature of the structure (Bylaw 8.1.3 A)

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.*

There will be no change of use proposed; the dwelling will remain as a single family home, which is consistent with the surrounding uses in 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 front porch will put the house in-line with the character of the neighborhood. Also, the renovation will improve the look of the property and the look of the neighborhood. Thus an excess of the requested use negatively affecting the character of the neighborhood should not be a concern.

Dimensional and Parking Information

Present Use/Occupancy *

steps

Proposed Use/Occupancy *

unenclosed porch (covered)

Existing Number of Dwelling Units*

1

Proposed Number of Dwelling Units*

1

Existing Gross Floor Area (Sq. Ft.)*

2055

Proposed Gross Floor Area (Sq. Ft.)*

3505

Existing Lot Size (Sq. Ft.)*

6334

Proposed Lot Size (Sq. Ft.)* 

6334

Minimum Lot Size required by Zoning*

6000

Existing Frontage (ft.)*

80

Proposed Frontage (ft.)*

80

Minimum Frontage required by Zoning*

74

Existing Floor Area Ratio*

0.324

Proposed Floor Area Ratio*

0.553

Max. Floor Area Ratio required by Zoning*

0

Existing Lot Coverage (%)*

18

Proposed Lot Coverage (%)*

20

Max. Lot Coverage required by Zoning*

35

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

6334

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

6334

Minimum Lot Area per Dwelling Unit required by Zoning*

0

Existing Front Yard Depth (ft.)*

19.9

Proposed Front Yard Depth (ft.)*

15.9

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.)*

10

Proposed Left Side Yard Depth (ft.)*

10

Minimum Left Side Yard Depth required by Zoning*

9

Existing Right Side Yard Depth (ft.)*

20.5

Proposed Right Side Yard Depth (ft.)*

20

Minimum Right Side Yard Depth required by Zoning*

9



Existing Rear Yard Depth (ft.)*

32.2

Proposed Rear Yard Depth (ft.)*

32.2

Minimum Rear Yard Depth required by Zoning*

16

Existing Height (stories)

1

Proposed Height (stories)*

2.5

Maximum Height (stories) required by Zoning*

2.5

Existing Height (ft.)*

17.6

Proposed Height (ft.)*

31.8

Maximum Height (ft.) required by Zoning*

35

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

Existing Landscaped Open Space (Sq. Ft.)*

4236

Proposed Landscaped Open Space (Sq. Ft.)*

4101

Existing Landscaped Open Space (% of GFA)*

206

Proposed Landscaped Open Space (% of GFA)*

117

**Minimum Landscaped Open Space (% of GFA)
required by Zoning***

10

Existing Usable Open Space (Sq. Ft.)*

4546

Proposed Usable Open Space (Sq. Ft.)*

4411

Existing Usable Open Space (% of GFA)* ?

221

Proposed Usable Open Space (% of GFA)* ?

126

Minimum Usable Open Space required by Zoning*

30

Existing Number of Parking Spaces*

1

Proposed Number of Parking Spaces*

1

**Minimum Number of Parking Spaces required by
Zoning***

1

Existing Parking area setbacks

0

Proposed Parking area setbacks *

0

Minimum Parking Area Setbacks required by Zoning*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces*

0

Minimum Number of Loading Spaces required by Zoning*

0

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

8

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

8

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

2

Existing type of construction*

single family dwell

Proposed type of construction*

single family dwell

Open Space Information

Existing Total Lot Area*

6334

Proposed Total Lot Area*

6334

Existing Open Space, Usable*

4546

Proposed Open Space, Usable*

4411

Existing Open Space, Landscaped*

4236

Proposed Open Space, Landscaped*

4101

Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area 

931

Basement or Cellar, Proposed Gross Floor Area

931

1st Floor, Existing Gross Floor Area

931

1st Floor, Proposed Gross Floor Area

931

2nd Floor, Existing Gross Floor Area

0

2nd Floor, Proposed Gross Floor Area

931

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

0

Attic, Proposed Gross Floor Area

411

Parking Garages, Existing Gross Floor Area ?

0

Parking Garages, Proposed Gross Floor Area

301

**All weather habitable porches and balconies, Existing
Gross Floor Area**

193

**All weather habitable porches and balconies,
Proposed Gross Floor Area**

0

Total Existing Gross Floor Area

2055



Total Proposed Gross Floor Area

3505



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*

 JQ Xi

Dec 25, 2025