



## Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: February 19, 2026

Re: **Item No. 06 -Docket No. PF-1841396 -BAR  
450 Orchard St NW - First Baptist Church  
Exterior Modification**

**Request for approval of accessory structures located at 450 Orchard St NW, Docket No. PF-1841396-BAR, in the RS-12.5, Residential zoning district, filed by Monroe Neal, First Baptist Church, project contact.**

The applicant installed two sheds, one measuring 168 square feet and the other measuring 192 square feet. The sheds are red with white door trim and asphalt shingles and located at the rear left corner of the property.

The Board should be aware that an approval of the request for the sheds would resolve an existing zoning violation.

**Attachments:**

- 01 - Staff Report
- 02 - Application and Authorization
- 03 - Site Plan
- 04 - Site Plan with Changes
- 05 - Sheds
- 06 - Photos
- 07 - Relevant Code Sections

### **Recommended motion:**

I move to (approve/defer/deny) the request for accessory structures located at 450 Orchard St NW, Docket No. PF-1841396-BAR, in the RS-12.5, Residential zoning district, filed by Monroe Neal, First Baptist Church, project contact. (as submitted / with the following conditions....)

*Applicants must attend the meeting and represent their application.  
Failure to appear may result in the deferral of the item or amendments to the design.  
Failure to appear will not relieve any pending violations.*

*Process*

Per Town Code Chapter 4, all land areas zoned other than single-family detached residential are architectural control districts. Any lot, parcel or area of land within any area zoned for single-family detached residences, which is used for other than single-family detached residences, or which is the subject of an application for a use permit or building permit involving any such other use, is also designated an architectural control district.

No structure, building, sign or other improvements or other major landscape features surrounding such building, structure, sign or improvement located on any land within any architectural control district shall be erected, reconstructed, altered or restored until the plans for such shall have been approved by the Board of Architectural Review.