



Memorandum

To: Board of Architectural Review

From: Sharmaine Abaied, Planner

Meeting Date: May 21, 2026

Re: **Item No. 06 -Docket No. PF-1884023 -BAR**
132 Branch Rd SE - Chef Tan
Exterior Modification

Request approval for a walkway and canopy for 132 Branch Rd SE, Docket No. PF-1884023-BAR, in the AE, Avenue East Commercial Zoning district, filed by Yu Zhan of Yu Architecture, project contact.

The applicant met with the BAR on February 20, 2025, requesting approval to remove an existing shed and install two outdoor coolers on concrete pads. The Board approved the request as submitted.

Due to health code requirements the applicant has submitted a new application requesting approval of a canopy over the walkway between the two outdoor coolers. The applicant is proposing the walkway be the same level as the previously approved concrete slabs for the coolers using the same materials. The canopy over the walkway is proposed at 11-feet wide by 16-feet long by 11 ½-feet tall. The structure will be a steel structure painted Sherwin Williams Tricorn Black (SW 6258) and will be installed using concrete pier footers.

The applicant has successfully completed the required minor site plan review process and has obtained approval from both the Department of Planning and Zoning and the Department of Public Works, having met all relevant code requirements.

Attachments: 01 - Staff Report
02 - Application and Authorization
03 - Approved Site Plan & Materials
04 - Paint Color

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.

- 05 - Photos
- 06 - Feb 2025 BAR Certificate of Approval
- 07 - Relevant Code Sections

Recommended motion:

I move to (approve/defer/deny) a walkway and canopy for 132 Branch Rd SE, Docket No. PF-1884023-BAR, in the AE, Avenue East Commercial Zoning district, filed by Yu Zhan of Yu Architecture, project contact. (as submitted / with the following conditions....)

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.