



October 15, 2024

Mr. Jared Marsh
Noble Ramen House LLC
109 Middle Oxbow Rd
Hinsdale, NH 03451
nobleramenhouse@gmail.com

RE: PB-2024-10 – Change of Use from Retail to Restaurant – 21 Davis St

Dear Mr. Marsh,

We are in receipt of your request for administrative review for property located at 21 Davis St (TMP #584-058-000), owned by 21 Davis Street LLC. The request is to convert a currently vacant retail tenant space into a 36-seat restaurant. The expected traffic generation for the new use will be higher than that of the previous retail use; however, fewer than 100 new vehicle trips per day or 50 vehicle trips per peak hour will be generated by the new use. The existing storefront window will be replaced and refuse containers at the rear of the site will be screened by an 8'-long by 6'-tall section of picket fence. There are no other changes proposed to the building exterior or site as part of this application.

All as presented in the plan set identified as "Tenant Fit Up, 21 Davis Street, Jeene, NH 03431" prepared by Sampson Architects at varying scales on August 5, 2024 and last revised on October 15, 2024, and in the application and supporting materials submitted to the Community Development Department on August 9, 2024.

Application for Formal Site Plan review is not necessary. Your request is hereby administratively approved under Article 26.13 of the Land Development Code, "*Administrative Planning Review*." This approval is limited to the request as described above, and does not authorize the applicant to make alterations that are not hereby granted. Please be aware that any future change will require additional review under the Planning Board's Site Plan Regulations.

Please be aware that you may still need to apply for and receive any applicable building permits, if necessary.

We appreciate your cooperation in the consistent application of zoning codes and development regulations throughout our community. If you have any questions or require any further assistance, please contact Mari Brunner, Senior Planner, or myself at (603) 352-5440.

Sincerely,

Megan Fortson,
Planner

cc: Tim Sampson, Sampson Architects
Arelis Quinones, Assessing Department
Don Lussier, City Engineer
Bob Burns, Permit Technician
Project File