



City of Keene

New Hampshire

March 29, 2023

Wizoshan, LLC
c/o: Mr. Steve Silverstein
3 Krif Ct
Keene, NH 03431
ssilverstein@tree-free.com

Re: SPR-04-15, Modification #2 – Golf Simulator Space – 3 Krif Ct

Dear Mr. Silverstein,

We are in receipt of your request for administrative review for property located at 3 Krif Ct (TMP #118-003-000), owned by Wizoshan LLC. The request is to convert the ~2,000 sf mezzanine that was previously used as office space for Tree-Free Greetings into a members-only golf simulator space. There will be a total of three golf simulators, each of which can each be occupied by a maximum of four people at any given time. The golf simulator space will operate 24 hours per day with a minimum rental time of 1 hour per simulator. An existing concrete pad at the northwestern corner of the parking lot will be cleared of brush and utilized for additional parking spaces as needed.

All as presented in the application and supporting materials submitted to the Community Development Department on March 20, 2023.

Application for Formal Site Plan review is not necessary. Your request is hereby administratively approved under Article 25.13 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 Jesse Rounds or myself at (603) 352-5440.

Sincerely,

Megan Fortson
Planning Technician

cc: Jesse Rounds, Community Development Director
Arelis Quinones, Assessing Department
Don Lussier, City Engineer
Bob Burns, Permit Technician
Project File

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