



City of Keene

New Hampshire

April 5, 2023

112 Washington LLC
c/o: Mr. Josh Gorman
85 Park Ave
Keene, NH 03431
gormanjosh0@gmail.com

RE: SPR-742, Mod. #1 – Burrell House Inn Carriage House Conversion – 112 Washington St

Dear Mr. Gorman,

We are in receipt of your request for administrative review for the Burrell House Inn property located at 112 Washington St (TMP #554-085-000), owned by 112 Washington LLC. The request is to convert the vacant carriage house into one dwelling unit and two additional rooms for the existing bed and breakfast that operates on the site. The existing operator's quarters in the main building will be converted to a guest room, which will result in a total of 11 rentable rooms on the property for the bed and breakfast and one dwelling unit. A total of 13 parking spaces will be provided on the site to meet the minimum parking requirements for these uses. There are no exterior building or site modifications proposed as part of these renovations.

All as presented in the application and supporting materials submitted to the Community Development Department on March 31, 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