



April 23, 2025

Mr. Zach Luse, Platz, LLC
34 Court St
Keene, NH 03431
zach@paragondigital.com

RE: PB-2025-09 – Platz Beer Garden – 34 Court St

Dear Mr. Luse,

We are in receipt of your request for administrative review for property located at 34 Court St (TMP #568-022-000), owned by 34 Court LLC. The request is as follows:

1. Convert the sanctuary and mezzanine levels of the former Grace United Methodist Church into an indoor beer garden with a total of 156 seats. Based on the submitted traffic generation estimates, the traffic generated by the beer garden is anticipated to be less than that of the previous Church assembly use.
2. Install two mini-splits with a maximum height of ~72" on the roof of the existing boiler room at the northwestern corner of the building. These units will be set back a minimum of ~3' from the edge of the roof and will be screened using a 6'-tall wooden enclosure painted to match the existing building exterior.
3. Replace an existing window at the southwestern corner of the building with a new steel door painted dark brown or bronze. This portion of the building is not visible from the public right-of-way.
4. Replace a plexiglass panel from an attic dormer window opening along the southern portion of the roof with a brown/dark bronze wooden panel and louver.

All as presented in the plan identified as "Certified Plot Plan Prepared for and Land of 34 Court LLC" prepared by Fieldstone Land Consultants, PLLC at a scale of 1 inch = 20 feet on November 29, 2023, and in the application and supporting materials submitted to the Community Development Department on April 14, 2025.

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.



CITY OF KEENE
NEW HAMPSHIRE

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: Mari Brunner, Senior Planner
Arelis Quinones, Assessing Department
Bryan Ruoff, City Engineer
Bob Burns, Permit Technician
Project File