



May 2, 2025

Fraternal Order of Eagles 1413
c/o Peter Chamberlain
115 Church St.
Keene, NH 03431
keeneeagles1413@gmail.com

RE: PB-2025-11 – Eagles Club Outdoor Seating, 115 Church Street

Dear Mr. Chamberlain,

We are in receipt of your request for administrative review for property located at 115 Church Street (TMP #574-033-000), owned by Fraternal Order of Eagles 1413. The request is to create a permanent outdoor seating area with 80 seats that will be used seasonally from ~April through October. The outdoor seating area will have two means of egress that have been inspected and approved by the Fire Department. Adequate parking space (more than 66 spaces) is available for the site.

All as presented in the application and supporting materials submitted to the Community Development Department on April 18, 2025 and last revised on May 2, 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.

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 Megan Fortson or myself at (603) 352-5440.

Sincerely,

Mari Brunner
Senior Planner

cc: Arelis Quinones, Assessing Department
Bryan Ruoff, City Engineer
Bob Burns, Permit Technician
Project File