



TOWN OF DURHAM
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 Town of Durham

MAY 20 2015

Planning, Assessing
 and Zoning

APPLICATION FOR CONDITIONAL USE PERMIT

\$415⁰⁰ pd. 5/26
 Check # 78

This form and all required information per Durham's Zoning Ordinance (Article VII, Section 175-23(C) attached) must be filed at least 20 days before the meeting of the Planning Board with the Planning Staff in person or by mail.

Property Location:

Street Address 15 Madbury Road
 Tax Map # 12 Lot # 12-5, 12-6 Zone B2

Owner(s):

Name GP Madbury 15 LLC
 Mailing Address 22 Rosemary Lane
Durham, NH 03824
 Daytime Phone 603-397-5245 Fax 603-590-6824

If another person or firm will represent this application to the Town, please complete the following (letter of authorization should be included):

Name _____
 Mailing Address _____
 Daytime Phone _____ Fax _____

Abutters:

Attach a separate sheet listing by Map & Lot number, each owner's name, and mailing address of all abutters within **300 feet** of the property. The list of abutters must include any holders of conservation, preservation, or agricultural preservation restrictions in accordance with RSA 676:4(I)(d).

Name & Address of Licensed Professionals (as applicable):

Engineer MJS Engineering
 Land Surveyor Doug + Sully
 Architect _____
 Soil Scientist _____

Proposed Use: Single family home

**Please prepare and attach a written description of the proposal.
 Length should not exceed three pages.**

I certify that all information provided is, to the best of my knowledge true:

Owner's Signature: [Signature] Date 5/19/15

Criteria for Conditional Use Permit

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Project proposal:

15 Madbury Road and 8 Mathes Terrace are single family homes located on Mathes Terrace. As background, we are generally renovating both houses with a new roof, siding and other interior cosmetic updates. We are applying for a conditional use permit because we are expanding a non-conforming use under Article IX Section 175-28 D at 15 Madbury Road. More specifically, we propose renovating the glassed in porch on the side of the house that faces Mathes Terrace. We think the porch is currently an eye sore and we would like to finish that space in an attempt to enhance the appeal of the property. This modification will not change the footprint of the building in any way.

Our proposal also includes improving the parking situation to make parking more efficient. The other houses on Mathes Terrace all have parking areas for their tenants or patrons. 15 Madbury and 8 Mathes currently each have a driveway, which is limiting, inconvenient and harder to control. We would like to create one parking area that would service both houses. This would give us a better ability to monitor the parking area. It will prevent people from driving on the grass and illegally parking on the properties without parking passes.

1. Site suitability:
 - a. Currently there is a driveway on each property. A combined parking area would create a more controlled situation for parking. Pedestrian access is not an issue on the site.
 - b. There are no schools, municipal services, pedestrian facilities or emergency services that will be affected by the proposed use.
 - c. There are no environmental constraints on the site.
 - d. The appropriate utilities already exist on the site.
2. External impacts: Adjacent properties are already maximizing their parking needs so there will not be an impact that differentiates from the other uses in the neighborhood. In fact, we will be conforming to the parking approach already in place at the other properties on Mathes Terrace. The new parking arrangement will create a more controlled situation with much more definite guidelines. We will have the ability to enforce parking restrictions with much more clarity and effectiveness. Renovating the sun porch will get rid of an eye sore that is the most visible part of the property. The finished result will be favorable to the aesthetics of the neighborhood.
3. Character of the site development: The proposed layout will be more compatible with the neighborhood than the current use. 15 Madbury Road and 8 Mathes Terrace currently have driveways and all of the other houses on Mathes Terrace have defined parking areas.

4. Character of buildings and structures: The improvements to 15 Madbury will not fundamentally change the appearance of the house in terms of scale and style. The proposed modification to the sun porch and parking areas will be compatible with the character that already exists on Mathes Terrace. And, the scale of the improvements will be consistent with the character that's been established in the rest of the neighborhood. The principal entrance will remain the same as it is now and the materials and colors used will be within the architectural requirements for the zone.
5. Preservation of natural, cultural, historic, and scenic resources: The natural, cultural, historic and scenic resources on the site shall remain intact and the proposed use will have no degradable effect on the neighboring properties.
6. Impact on property values: There will be no decline in property values as a result of the modifications to the property. We believe these enhancements will beautify the neighborhood and enhance property values.
7. Availability of Public Services & Facilities: Adequate public services already exist on the property and in the neighborhood. The proposed use will have no effect on public services or facilities.
8. Fiscal impacts: The proposed use will have a positive impact on the town because it will create a more controlled environment from a parking standpoint and more aesthetically pleasing property due to the enclosing of the sun porch.