

### **35 Madbury 8 Criteria**

1. **Site suitability:** The site is suitable for this use. It already exists as a fraternity and that function will not change because of this use. There is adequate vehicular and pedestrian access. There are adequate public services, appropriate utilities, and there are no environmental constraints.
2. **External impacts:** There will be no greater external impact than what is permitted in the zone. This modification will actually decrease the amount of gathering space in the house and therefore will have a positive effect on the neighborhood. There are no proposed external changes to the house.
3. **Character of the site development:** There will be no external changes to the property due to this modification and therefore it will not have any incompatibility with the established character of the neighborhood.
4. **Character of the buildings and structures:** There will be no external changes to the property due to this modification and therefore it will not have any incompatibility with the established character of the neighborhood.
5. **Preservation of natural, cultural, historic and scenic resources:** All natural, cultural, historic and scenic resources will remain preserved. This is an interior modification that will not encroach on any abutting properties.
6. **Impact on property values:** The proposed use will not cause a significant decline in property values of adjacent properties. 35 Madbury Road is bordered on all sides by student housing properties. It is a fraternity and will remain that way after the modification.
7. **Availability of Public Services & Facilities:** There are adequate facilities at the property. The number of tenants occupying this property will not change because of this modification. There will simply be more bedrooms for the same amount of people. We are not adding any bathrooms so there will be no effect on the operation of public or private services.
8. **Fiscal impacts:** There will not be a negative fiscal impact on the town. If anything there will be a positive fiscal impact because the property will now have more single bedrooms, which is in line with market trends in the Durham rental housing market. The two most prominent impacts of this modification are more single bedrooms and less gathering space.