



GREEK HOUSING MANAGEMENT, LLC

July 23, 2019

Michael Behrendt
Town of Durham
Town Planner
8 Newmarket Road
Durham, NH 03824

RECEIVED
Town of Durham

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Planning, Assessing
and Zoning

RE: Request to amend condition for Sigma Alpha Epsilon,
Location: 28 Madbury Road, Durham, NH 03824
Tax Parcel Number:
Dear Mr. Behrendt:

This letter is requesting that the Conditional Use for the following provision be placed on the August 14, 2019 Planning Board agenda for consideration.

New Hampshire Beta Housing, LLC, is asking this Planning Board to amend the Current Conditional Use Permit to Allow for Alcohol in the common areas for those over the age of 21. Currently, Alcohol is only permitted in the upstairs bedrooms if you are over 21 years of age. With the current Permit, the chapter is unable to hold social events and alumni functions at the chapter house where members and guests that are of age can have alcohol in a manner that other fraternity's and sorority's on campus are permitted. (subject to their national laws and regulations). The New Hampshire Beta Chapter of Sigma Alpha Epsilon's Chapter House at 28 Madbury Rd., Durham, NH is managed and maintained by Greek Housing Management, the management subsidiary of SAE Financial and Housing Corporation, Sigma Alpha Epsilon Fraternity's National Housing Corporation.

- 1) Site suitability: (a) Property has well maintained sidewalks and walkways leading to 4 points of ingress and egress to the chapter house. The parking lot was repaved and relined last summer. Members are issued parking permits for the 19 lined parking spaces, leaving adequate access for all emergency and service vehicles. There should be no issues with pedestrian or vehicle access to the property.
(b) See Above. In addition, there is a Knox Box located on the property, allowing fire and emergency services access to all areas of the property in the event of emergency.
(c) We do not believe there are any environmental impacts or constraints of this petition.
(d) There would be no additional impact on utilities if this petition is approved.
- 2) External impacts: The external impact of approving this petition would be minimal. The adjacent properties are student housing, including Fraternity and Sorority housing abutting 28 Madbury. This includes our closest abutting neighbor, the fraternity house of Sigma Beta, which currently does not have the same restriction that 28 Madbury does.



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Of the 6 Fraternity Houses associated with the University of New Hampshire, 28 Madbury, the Sigma Alpha Epsilon house is the only one with a restriction on alcohol in common areas for members and guests over the age of 21.

- 3) Character of the site development: Not applicable. There would be no change to the physical structure required.
- 4) Character of the buildings and structures: Not applicable. There would be no additions or changes made to either the interior or exterior of the property.
- 5) Preservation of natural, cultural, historic, and scenic resources: Not applicable.
- 6) Impact on property values: The impact on the value of neighboring properties would be negligible as all adjacent properties are either Fraternity/Sorority Houses or Student Housing. All neighboring properties are currently free from any restrictions on alcohol in common areas.
- 7) Availability of Public Services & Facilities: There would be no additional impact on public services and facilities if this change is approved
- 8) Fiscal impacts: There would be no fiscal impact on the township if this petition is approved.

Enclosed, please find the following:

1. Completed Conditional Use Permit Application
2. Check in the amount of \$200 for the application fee made payable to the Town of Durham in addition to funds required for any notice fees.

Please call should you have any questions or require additional information.

Sincerely,

Jake Showalter
Director of Operations
SAE Financial & Housing Corporation

Nicholas Pannoni
Social Chair
New Hampshire Beta Chapter of ΣAE