



**TOWN OF DURHAM**  
8 NEWMARKET RD  
DURHAM, NH 03824-2898  
603/868-8064  
[www.ci.durham.nh.us](http://www.ci.durham.nh.us)

### **NOTICE OF DECISION**

**Project Name:** 35 Madbury Road  
**Project Description:** Conditional use for conversion of common road to bedrooms  
**Applicant:** Golden Goose  
**Property Owner:** Golden Goose  
**Map and Lot:** Map 2, Lot 8-11  
**Zoning:** Professional Office  
**Date of approval:** August 26, 2015

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The application is approved with the following conditions:

- 1) The six new bedrooms may be occupied by only 1 person each.
- 2) The maximum number of occupants permitted in the house is 26.
- 3) The applicant shall confirm that the minimum required habitable area for 26 occupants is met prior to obtaining a building permit.
- 4) The application is approved as submitted (though the Building Official and Town Planner together may allow for any minor changes clearly consistent with the intent of this approval, such as adjustments in the layout of the bedrooms)
- 5) The applicant shall submit a full set of professional floor plans with dimensions and rooms/areas labeled prior to issuance of a building permit.
- 6) A site plan delineating the entire parking plan, dumpster location/enclosure, landscape area, and other pertinent elements shall be submitted to the Building Official prior to issuance of a building permit.
- 7) Note. Per the Durham Zoning Ordinance, a *fraternity/sorority house* is allowed in the Professional Office Zoning District by conditional use as an adaptive reuse in an existing building. The Zoning Ordinance includes these definitions:

FRATERNITY/SORORITY HOUSE – A building used to provide lodging facilities for the exclusive use of the bonafide members of a fraternity or sorority.

FRATERNITY/SORORITY – A fraternal organization officially recognized by the University of New Hampshire, and organized to benefit the Durham/University of New Hampshire community through the efforts of its members, who are students currently enrolled at the University of New Hampshire.

- 8) There shall be no occupancy of the house except for members of the recognized fraternity/sorority. There may be no subletting of bedrooms or habitable area to non-fraternity/sorority members at any time of the year, either by the landlord or the tenant/fraternity/sorority.