



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
PHONE: 603/868-8064
www.ci.durham.nh.us

RECEIVED
Town of Durham

DEC - 4 2015

Planning, Assessing
and Zoning

APPLICATION FOR CONDITIONAL USE PERMIT

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 8 Mathes Terrace
Tax Map # _____ Lot # _____ Zone _____

Owner(s):

Name GP Mathes 8, LLC
Mailing Address 22 Rosemary Lane
Durham, NH 03824
Daytime Phone 603-966-0269 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 _____
Land Surveyor _____
Architect _____
Soil Scientist _____

Proposed Use: Residential

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** 11/17/2015

Criteria for Conditional Use Permit

Project proposal:

There is a very small porch on the back side of 8 Mathes Terrace that we would like to remove. We have already roofed, sided and painted the house and this would be the final step in revitalizing the exterior of what was previously a bit of an eye sore in the small Mathes Terrace community. There is a bedroom that is adjacent to this porch and our plan is to make the bedroom larger by enclosing the porch. There will not be an increase in the current occupancy of the house. We are going to eliminate the door, add a window and re-side the newly constructed walls so that they match what is already existing.

1. Site suitability:
 - a. This modification would be consistent with the current use of the house.
 - 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: There will not be an impact that differentiates from the other uses in the neighborhood. The finished result will be favorable to the aesthetics of the neighborhood.
3. Character of the site development: The proposed modification will be consistent with both the current use of 8 Mathes and also the character of the rest of the neighborhood.
4. Character of buildings and structures: The improvements to 8 Mathes will not fundamentally change the appearance of the house in terms of scale or style. The proposed modification to the porch 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. The modification is very small and if anything it would have a positive effect. There will be no increase in occupancy due to this modification.
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 better looking house within a neighborhood that is a relatively high pedestrian traffic area.