

# CITY PLANNING DEPARTMENT



## Memorandum – FINAL

**To:** City Plan Commission  
**From:** Brianna L. Valcourt, M.Arch; Senior Planner  
**Date:** October 28, 2024  
**RE:** 24 Normandy Drive– Assessors Plat 15, Lot 1023  
**Application for Dimensional Variance**

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**Owner / Applicant:** Thomas J. Donnelly & Melissa A. Donnelly  
**Location:** 24 Normandy Drive  
**Zoning:** A-8 – Single Residential (8,000 sq. ft.)  
**FLUM Designation:** Single Family Residential 7.26 to 3.64 Units Per Acre

**Subject Property:**

The subject property is located at 24 Normandy Drive, identified as Plat 15, Lot 1023, and has a land area of 6,957 sq. ft. with frontage on Normandy Drive.

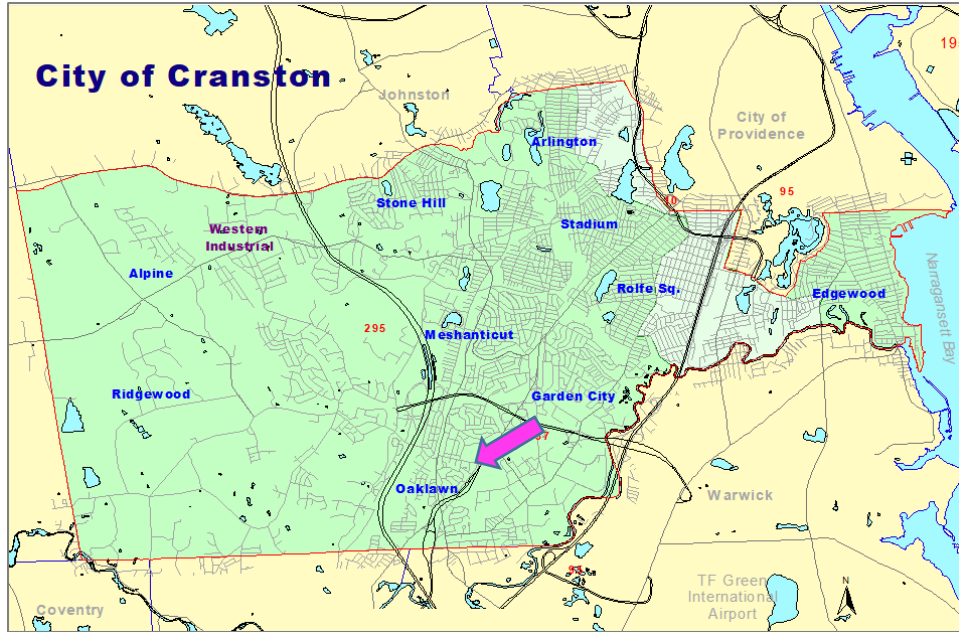
**Request:**

To allow the 20x20 car garage built on the parcel 15-1023, that exceeds dimensional standard within the zoning code for an A-8 zone (17.60.010 – Accessory uses, 17.92.010 – Variances).

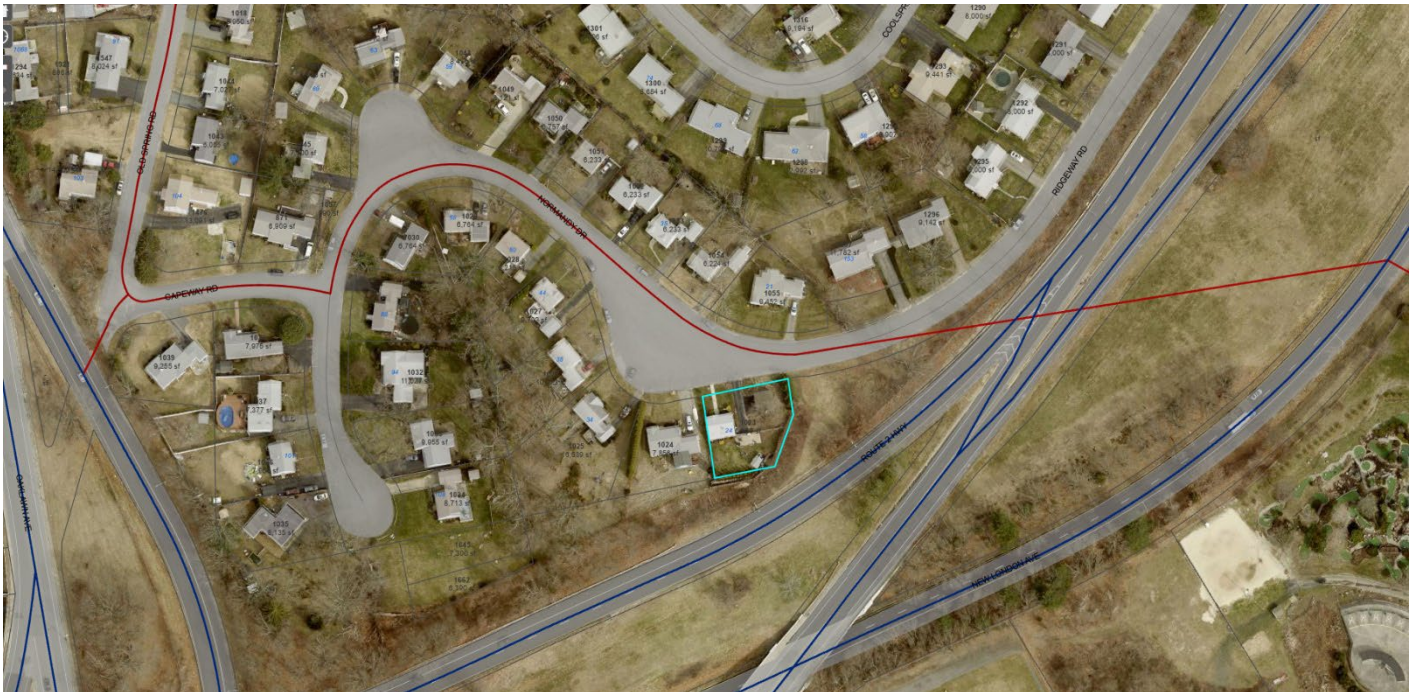
*Relief from 17.60.010B – Location of Residential Accessory Building:*

- Attached or detached garage or carport, shall not be located in any required front or corner side yard:
  - Required: 25 ft.
  - Proposed: 20 ft.
  - Relief Requested: 5 ft.

## LOCATION MAP



## AERIAL PHOTO



**STREET VIEWS**

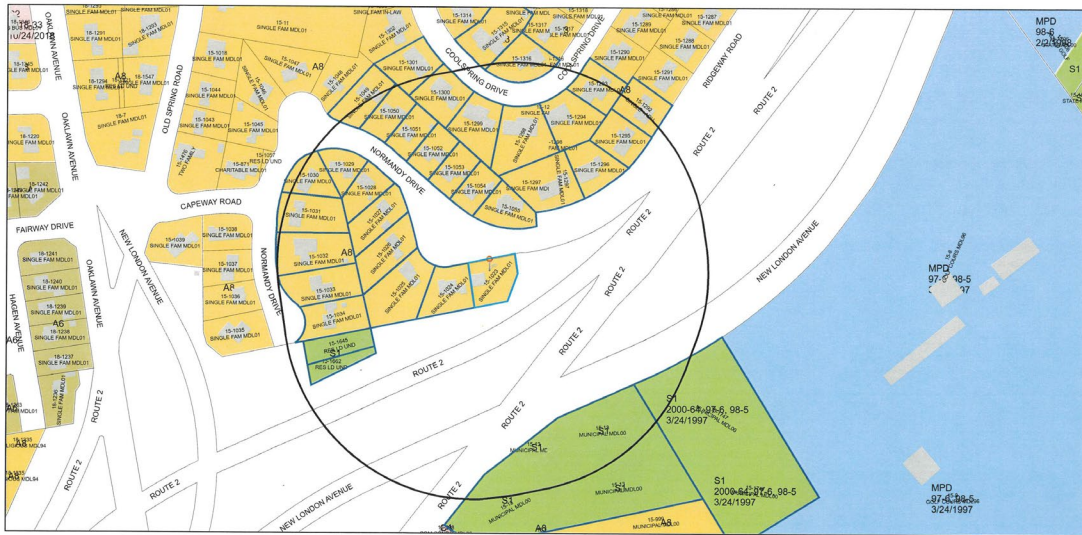


**SITE VIEWS**



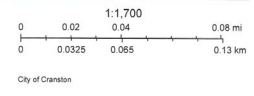
# RADIUS MAP

24 Normandy Dr 400' Radius Plat 15 Lot 1023



9/24/2024, 2:29:47 PM

- Selected Parcels In Buffer  Parcels
  - Selected Parcels  Buildings
  - Parcels In Buffer  Zoning Dimensions
  - Parcel ID Labels  Historic Overlay District
  - Streets Names  Zoning
  - Cranstun Boundary  none
- |     |    |       |
|-----|----|-------|
| A80 | B2 | M1    |
| A20 | C1 | M2    |
| A12 | C2 | EI    |
| A8  | C3 | MPD   |
| A6  | C4 | S1    |
| B1  | C5 | Other |



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# SITE PLAN



**Findings of Fact:**

- The Applicant has requested specific relief in their Application, namely:
  - 17.60.010B – Location of Residential Accessory Building
  - 17.92.010 – Variances
  
- Staff has reviewed this Application in consideration of the compatibility with the character of the surrounding area and the request does not impose undue nuisances and is not out of character beyond any other uses on this site or within the surrounding area.
  - The property and the surrounding area are residential in nature and the request does not propose or encourage incompatible uses that would be disruptive to the surrounding area.
  
- The Future Land Use Map (FLUM) designates the subject property as “*Single Family Residential 7.26 to 3.64 Units Per Acre.*” The proposal does not change the density.
  - Per the Comprehensive Plan, the A-8 zoning district is an appropriate zoning classification for single-family residential land designation with accessory structures.
  - Staff finds that the Application is consistent with the Future Land Use Map designation as it relates to density.
  
- The Comprehensive Plan outlines goals, policies, and action items pertaining to accessory residential development which Staff find to support the approval of this Application, specifically:
  - Housing Goal H-2: Permit a variety of residential development types to achieve multiple community objectives.
    - Policy H-3: Enact flexible development standards that attain desired community objectives, but also provide a wide range of building types, uses, subdivisions, and site plans.
  - Land Use Goal LU-6: Protect and stabilize existing residential neighborhoods.

- Policy LU-12: Protect and stabilize existing residential neighborhoods by increasing open space, improving roadway conditions, and making the zoning conform to existing uses.
- Policy LU-18: Preserve the existing density of established neighborhood.

**Recommendation:**

In accordance with RIGL § 45-24-41(b) and Section 17.92.010(A) of the Zoning Ordinance, Staff finds this Application generally consistent with the goals and purposes of the Comprehensive Plan and is compatible with the general character of the surrounding neighborhood. Staff therefore recommends that the City Plan Commission adopt the Findings of Fact documented above and forward a **POSITIVE RECOMMENDATION** on the Application to the Zoning Board of Review.

Respectfully Submitted,

*Brianna L. Valcourt*

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Brianna L. Valcourt, M.Arch  
Senior Planner

**Cc:** City Planning Director  
File