

City of Cranston  
Zoning Board of Review  
Application

Application for exception or variation under the zoning ordinance "City of Cranston Zoning Code, December 1994 Edition as amended."

To: Cranston Zoning Board of Review  
35 Sockanosset Crossroad Suite 6  
Cranston, RI 02920

Date: 10/3/2024

THE UNDERSIGNED HEREBY APPLIES TO THE ZONING BOARD OF REVIEW FOR AN EXCEPTION OR A VARIATION IN THE APPLICATION OF THE PROVISIONS OR REGULATIONS OF THE ZONING ORDINANCE AFFECTING THE FOLLOWING DESCRIBED PREMISES IN THE MANNER AND ON THE GROUNDS HEREINAFTER SET FORTH.

OWNER: Thomas J. Donnelly & Melissa A. Donnelly

ADDRESS: 24 NORMANDY Drive ZIP CODE: 02920

APPLICANT: Thomas J. Donnelly & Melissa A. Donnelly

ADDRESS: 24 NOR MANDY Drive ZIP CODE: 02920

LESSEE: NONE

ADDRESS: NONE ZIP CODE: NONE

1. ADDRESS OF PROPERTY: 24 NORMANDY Drive, Cranston, RI 02920

2. ASSESSOR'S PLAT #: 15 BLOCK #: 1023 ASSESSOR'S LOT #: 24 WARD: \_\_\_\_\_

3. LOT FRONTAGE: 7.5 Ft LOT DEPTH: 101.44 LOT AREA: 6,957 sqft

4. ZONING DISTRICT IN WHICH PROPERTY IS LOCATED: A-8 SINGLE FAMILY 10 FT  
(ZONE) (AREA LIMITATION) (HEIGHT LIMITATION)

5. BUILDING HEIGHT, PRESENT: 11' 8" PROPOSED: SAME

6. LOT COVERAGE, PRESENT: 400' Sqft PROPOSED: SAME

7. HOW LONG HAVE YOU OWNED THE ABOVE PREMISES? 6 years

8. ARE THERE ANY BUILDINGS ON THE PREMISES AT PRESENT? YES

9. GIVE SIZE OF EXISTING BUILDING(S): 30 x 24

10. GIVE SIZE OF PROPOSED BUILDING(S): 20 x 20

11. WHAT IS THE PRESENT USE? 2 CAR GARAGE

12. WHAT IS THE PROPOSED USE? Park CARS

13. NUMBER OF FAMILIES FOR WHICH BUILDING IS TO BE ARRANGED: ONE FAMILY

14. DESCRIBE IN DETAIL THE EXTENT OF PROPOSED ALTERATIONS: To add a 20x20 wood  
lean garage on my property 24' measured down Cranston. This  
structure is to be built on a 6" SIAB Foundation with a 42 inch  
x 12 inch Footing. This structure is pre-fab and detached.

15. HAVE YOU SUBMITTED PLANS TO THE BUILDING OFFICIAL? YES; MAY 4TH, 2023.

16. WERE YOU REFUSED A PERMIT? NO; PLANS APPROVED ON JULY 23, 2023 CBD.

17. PROVISION OR REGULATION OF THE ZONING ORDINANCE OR STATE ENABLING ACT UNDER WHICH  
APPLICATION FOR EXCEPTION OR VARIANCE IS MADE.  
Since Structure is built on approved Location by the Cranston  
building department on July 23, 2023.

18. STATE GROUNDS FOR EXCEPTION OR VARIANCE IN THIS CASE: I submitted plans to place  
structure adjacent to my own family home. I filed all proper  
documents requested by the Cranston Building department.  
I did an amended plans location to save a 50 year old tree on the  
property.

SIGNATURE OF APPELLANT(S) AND ATTORNEY (IF APPLICABLE) IS REQUIRED AND MUST BE LEGIBLE.

RESPECTFULLY SUBMITTED,

*Thomas Donnelly*  
(OWNER SIGNATURE)

(401) 623-1116  
(PHONE NUMBER)

*Melissa Donnelly*  
(OWNER SIGNATURE)

(401) 623-1117  
(PHONE NUMBER)

*Thomas Donnelly*  
(APPLICANT SIGNATURE)

(401) 623-1116  
(PHONE NUMBER)

\_\_\_\_\_  
(LESSEE SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)

\_\_\_\_\_  
(ATTORNEY SIGNATURE)

\_\_\_\_\_  
(PHONE NUMBER)

\_\_\_\_\_  
(ATTORNEY NAME-PLEASE PRINT)

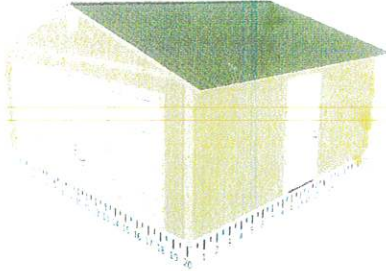
ATTORNEY ADDRESS: \_\_\_\_\_

PRE-ZONING APPLICATION MEETING:

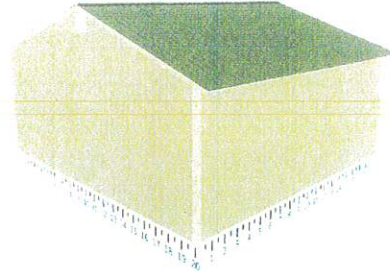
\_\_\_\_\_  
(PLANNING DEPT. SIGNATURE)

\_\_\_\_\_  
(DATE)

28  
MANUEL



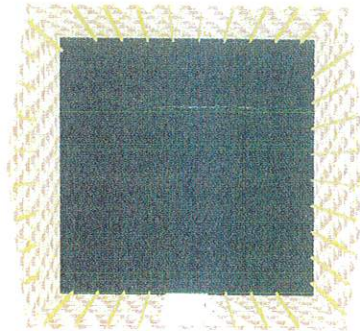
Wall A



Wall C

SM  
813195

Wall D



Wall B

**Base Details/Permit Details**

- Building Size & Style**  
Sundance Ranch Garage - 20' wide by 20' long
- Door**  
Overhead Garage Door (16' x 7'),
- Paint Selection**  
Base: No Paint, Trim: No Paint
- Roof Selection**  
Weathered Wood Dimensional Premium Shingle
- Drip Edge**  
White
- Is a permit required for this job?**  
Yes
- Who is pulling the permit?**  
Tuff Shed

**Optional Details**

- Doors**  
6-Panel Residential Door (Right Hand Outswing),
- Walls**  
713 Sq Ft House Wrap
- Roof**  
461 Sq Ft Radiant Barrier Roof Decking  
461 Sq Ft Truss Spacing Upgrade - 16" OC - Garage  
20 Lin Ft Ridge Vent
- Vents**  
2 Ea 12"x12" Gable End Vent, White

**Jobsite/Installer Details**

- Do you plan to insulate this building after Tuff Shed installs it?**  
Yes
- Is there a power outlet within 100 feet of installation location?**  
Yes
- The building location must be level to properly install the building. How level is the install location?**  
Slab provided by customer will be within 1/2" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).
- Will there be 18" of unobstructed workspace around the perimeter of all four walls?**  
Yes
- Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**  
Yes
- Substrate Shed will be installed on?**  
Concrete without Shed Floor

PERMIT GRANTED

JUL 23 2023

PLANS APPROVED

CRANSTON-07  
FOR CODE COMPLIANCE

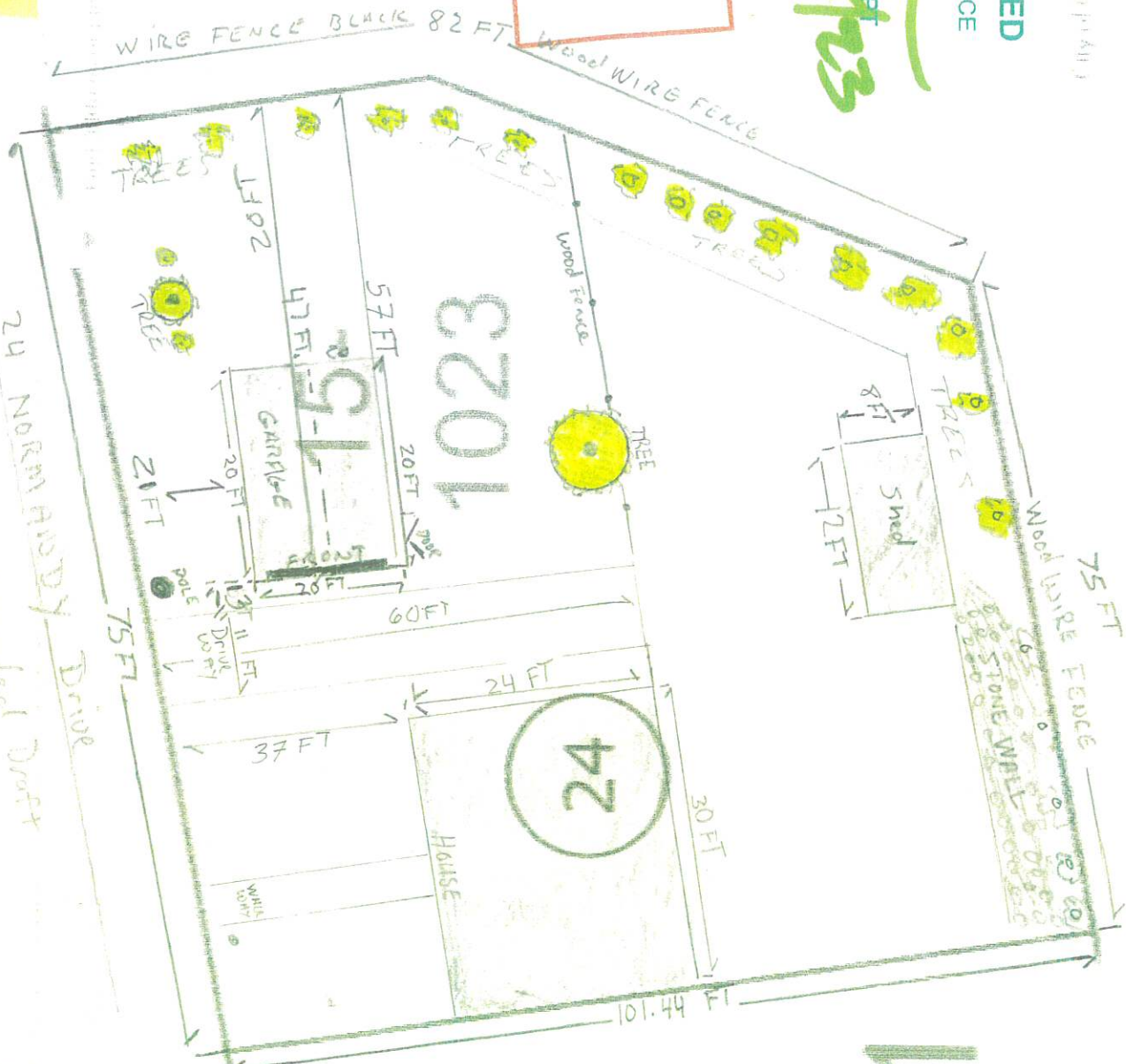
CRANSTON BUILDING DEPT

*8/26/23*

**SITE COPY**

Thomas J. Dawes  
401-623-1116  
24 Normandy Drive  
Cranston, RI 02920

24 Normandy Drive  
NEW Amended Draft  
06/23/2023



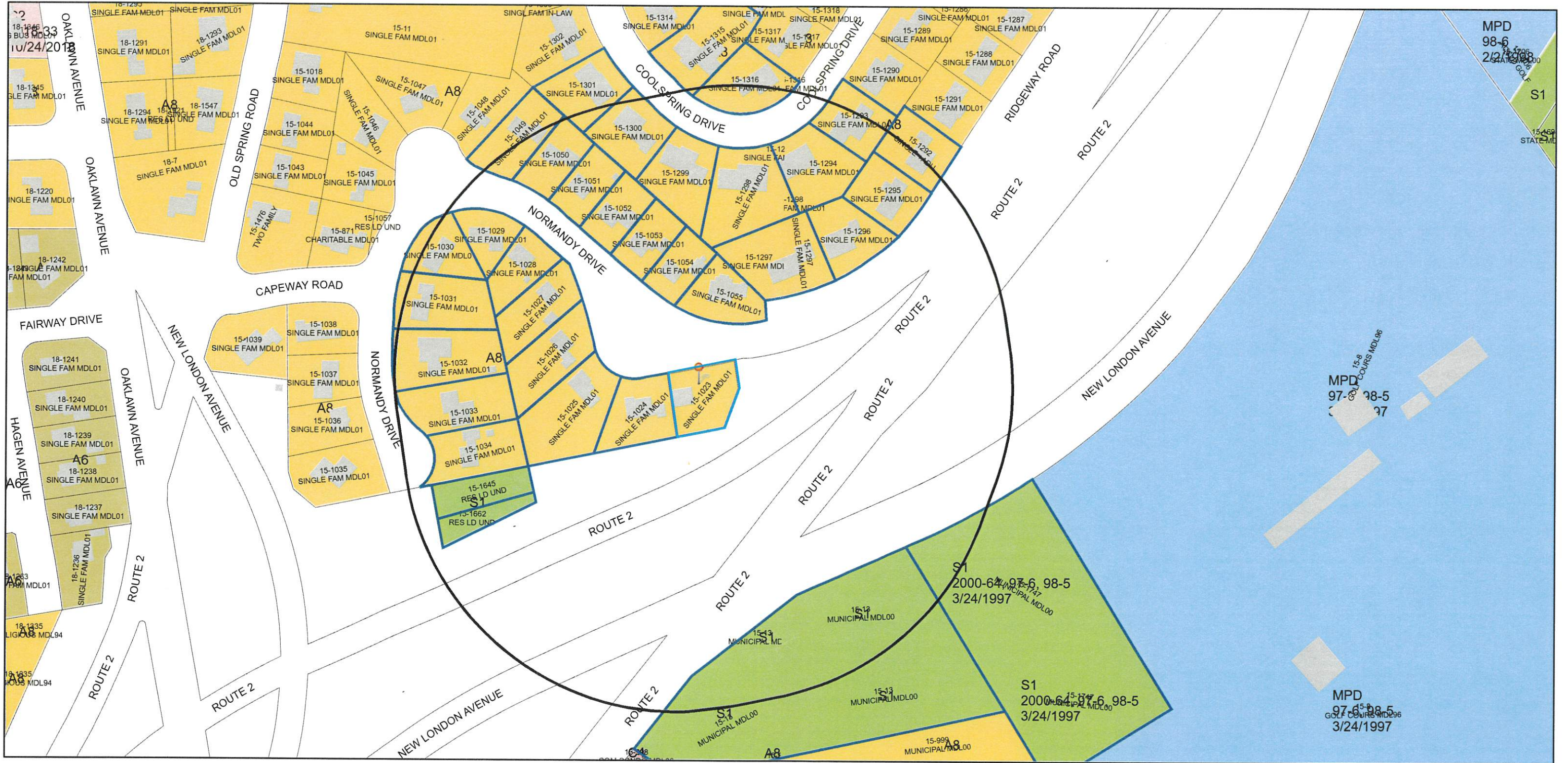
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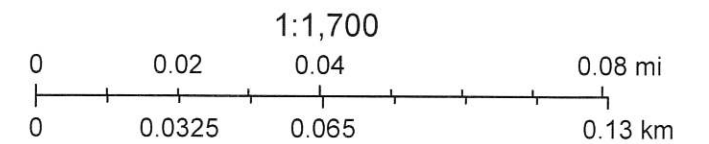
0110

# 24 Normandy Dr 400' Radius Plat 15 Lot 1023



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

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



City of Cranston



