

CERTIFICATE OF COMPLIANCE

Parcel Address: 13 DIAMOND ST St Albans City, VT
05478
Tax ID: 25025013
Use Classification: Multi (3) Family Dwelling - LDR - Low
Density Residential
Owners: FEWELL-MARTIN LINDA & MARTIN
PATRICIA

Review of the submitted information for the above-identified property under the City of Saint Albans Land Development Regulations, which went into effect on March 6, 2000 (including all amendments), finds the following issues:

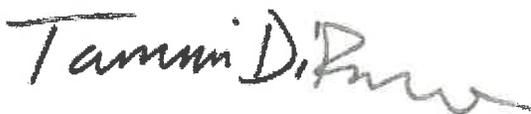
- The lot does not meet minimum size requirements.
- The lot does not meet the minimum width requirements.
- The Garage does not meet the side setback on the east.
- The Driveway does not meet the side setback on the east.

However, the subject property may continue to be used in its existing capacity, or for new uses if a permit is granted, and any structures on the property can be repaired, maintained, altered or extended, including the addition of accessory structures, if it does not result in non-conforming uses, non-conforming structures, or increases in lot coverage percentage beyond the maximum allowed, and as long as any extension or addition is in conformance with all provisions of these regulations, as indicated by an approved permit

This Certificate does not certify to the legal size of the lot, and does not preclude the City of St. Albans from pursuing an enforcement action or taking other appropriate action to ensure compliance with the Land Development Regulations, if a violation were to present itself.

Based upon the information submitted by the property owner, I hereby issue this Certificate of Compliance.

Dated this 08/14/2020 at the City of St. Albans, Vermont.



Tammi DiFranco
Property Services Administrator

This certificate includes by reference the application and property information submitted by the property owner (or their authorized representative) for future verification, if necessary.

This Review is subject to a 15-day appeal period pursuant to 24 VSA Sec. 4465.

CERTIFICATE OF OWNERSHIP

I, PATRICIA MARTIN LINDA F. MARTIN hereby certify as follows:

1. Property Location: 13. DIAMOND ST. ST ALBANS VT. 05478

2. Owners: PATRICIA MARTIN LINDA FEWELL - MARTIN

3. Current Uses of Property (each dwelling counts as a single unit, ie. single family = 1 unit, duplex = 2 units, etc): 3. TRIPLEX.

	# Units on Property	# Currently Occupied	# Currently Vacant	Please explain for how long each vacant unit has been vacant.
Dwelling Units	3	3		
Commercial Units				

4. Please count the buildings and rooms located on this property:

number of houses 1 commercial bldgs. number of kitchens 3
 number of garages 1 (2 CARS) number of bedrooms 6
 number of sheds number of full bathrooms 3
 other (describe) number of half bathrooms —

5. Do Nos. 3 & 4 describe how the property was marketed and is being sold or refinanced?
 yes no. **If no**, please explain:

6. Is this property currently being serviced by City of St. Albans water/wastewater? ✓ yes no
 7. Is any type of business being run from this property, including a home occupation? yes ✓ no

Please describe:

8. Has this lot been subdivided or had a boundary adjustment since 1964? yes ✓ no
If yes, when and how subdivided?

9. Please draw a site plan of the property in question. Please be sure to include the following (refer to the attached sample drawing):

- A. **Make drawing to scale as best you can;**
- B. **Show any abutting streets;**
- C. **Show north direction;**
- D. **Show the property lines with dimensions noted;**
- E. **Show all structures and driveways/parking, i.e. all porches, decks, garages, pools, etc., and their dimensions in feet and footprints in square feet.**
- F. **Show all distances between all structures and the boundary lines.**

Official Use Only

Lot: 25025013
 Ac: . 2942
 Zone: LDR
 Closing:
 Paid: on 3053

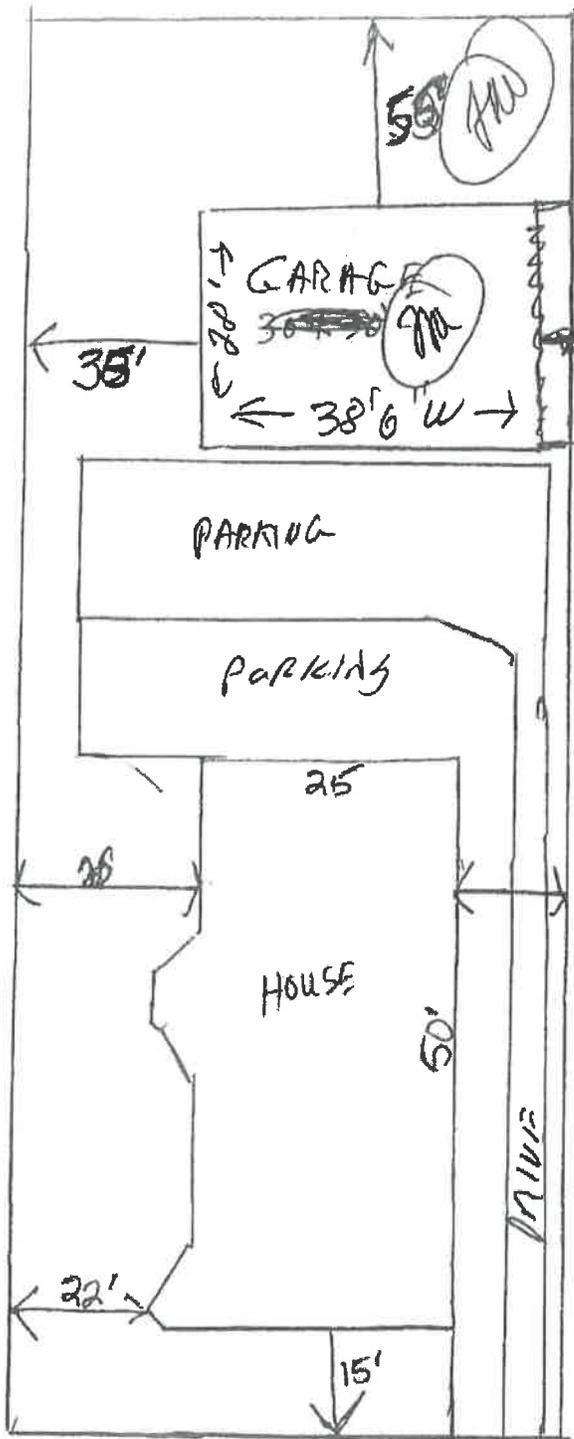
16 NEMRC

Owner of Record or Duly Authorized Representative

Signature: [Handwritten Signature] Date:
 Print Name: PATRICIA MARTIN
 Address: LINDA FEWELL MARTIN
13 Upper Gidman ST. ALBANS VT.
 Telephone/Cell phone number: Tel 338-2791 / 233 9915 05478
 Email: L/M - linda_dfewell@yahoo.com
P.M / Mysre@yahoo.com

70' W

N



209'
DEEP

House approx
25' x 50'

Total area
3 floor
est 2,936 sq ft

Tax map

70 X 209

Pat Martin

SIDE WALK
CROSS.

DIAMOND ST

13 Diamond Street

.2942 Tax Map
.16 NEMRC
.34 CoC drawing

Legend

 13 Diamond St

 13 Diamond St

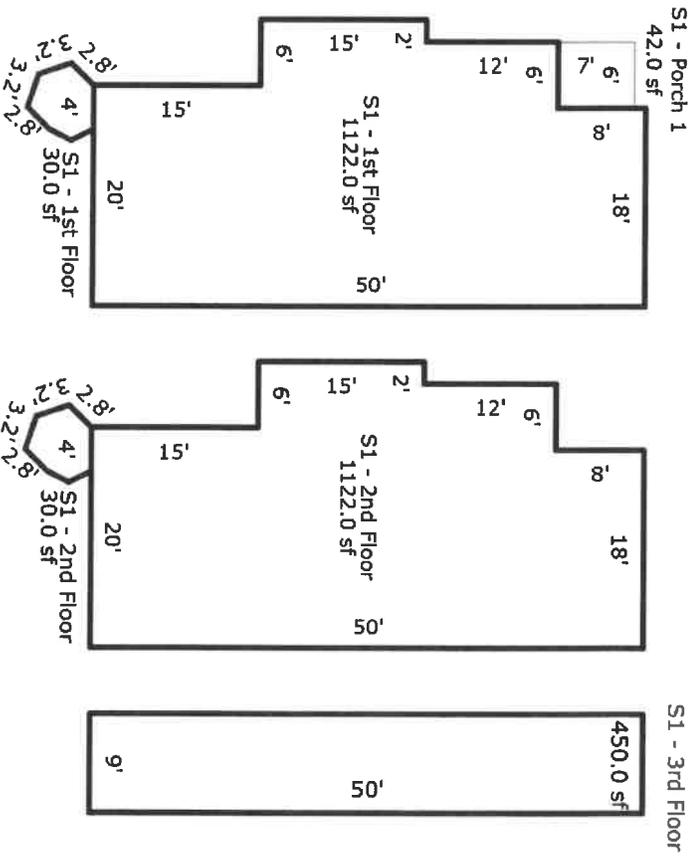


PARCEL 25025013



Sketch Updated: 07/07/10

Date Printed 08/14/20



Sketch by Apex Sketch

13 Diamond St. LDR 3 family

$$.2942 \text{ acres (Tax Map)} = 12,815.352 \text{ ft}^2$$

$$.16 \text{ NEMRC} = 6969.6 \text{ ft}^2$$

$$\text{COL Drawing } 70 \times 209 = 14,630 \text{ ft}^2$$

Does not meet min lot size for 3-family unit
& meet min lot width

front is garage of surrounding property

& meet side on east driveway or garage

Coverage

$$\text{House} = 1122 + 30 = 1152$$

$$\text{porch} = 42$$

$$\text{garage} = 28 \times 38.6 = 1080$$

$$\text{Driveway} = (\text{google earth}) = 2600$$

$$\frac{4874}{12815} = 38\%$$