
CERTIFICATE OF COMPLIANCE

Parcel Address: 105 LINCOLN AVE St Albans City, VT
05478
Tax ID: 25052105
Use Classification: Single Family Home - LDR - Low
Density Residential
Owners: SMITH MICHAEL & KERBS ANNE

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:

- None

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 08/18/2020 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, Michael Smith, hereby certify as follows:

1. Property Location: 105 Lincoln Ave
 2. Owners: Michael Smith Anne Kerbs
 3. Current Uses of Property (each dwelling counts as a single unit, ie. single family = 1 unit, duplex = 2 units, etc):

	# Units on Property	# Currently Occupied	# Currently Vacant	Please explain for how long each vacant unit has been vacant.
Dwelling Units	1	Yes-1		
Commercial Units				

4. Please count the buildings and rooms located on this property:
 number of houses 1 commercial bldgs. _____ number of kitchens 1
 number of garages 2 number of bedrooms 4
 number of sheds _____ number of full bathrooms 2
 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: 255-2105

Ac: .3381

Zone: LDR

Closing: 8-21

Paid: (circled)

Owner of Record or Duly Authorized Representative

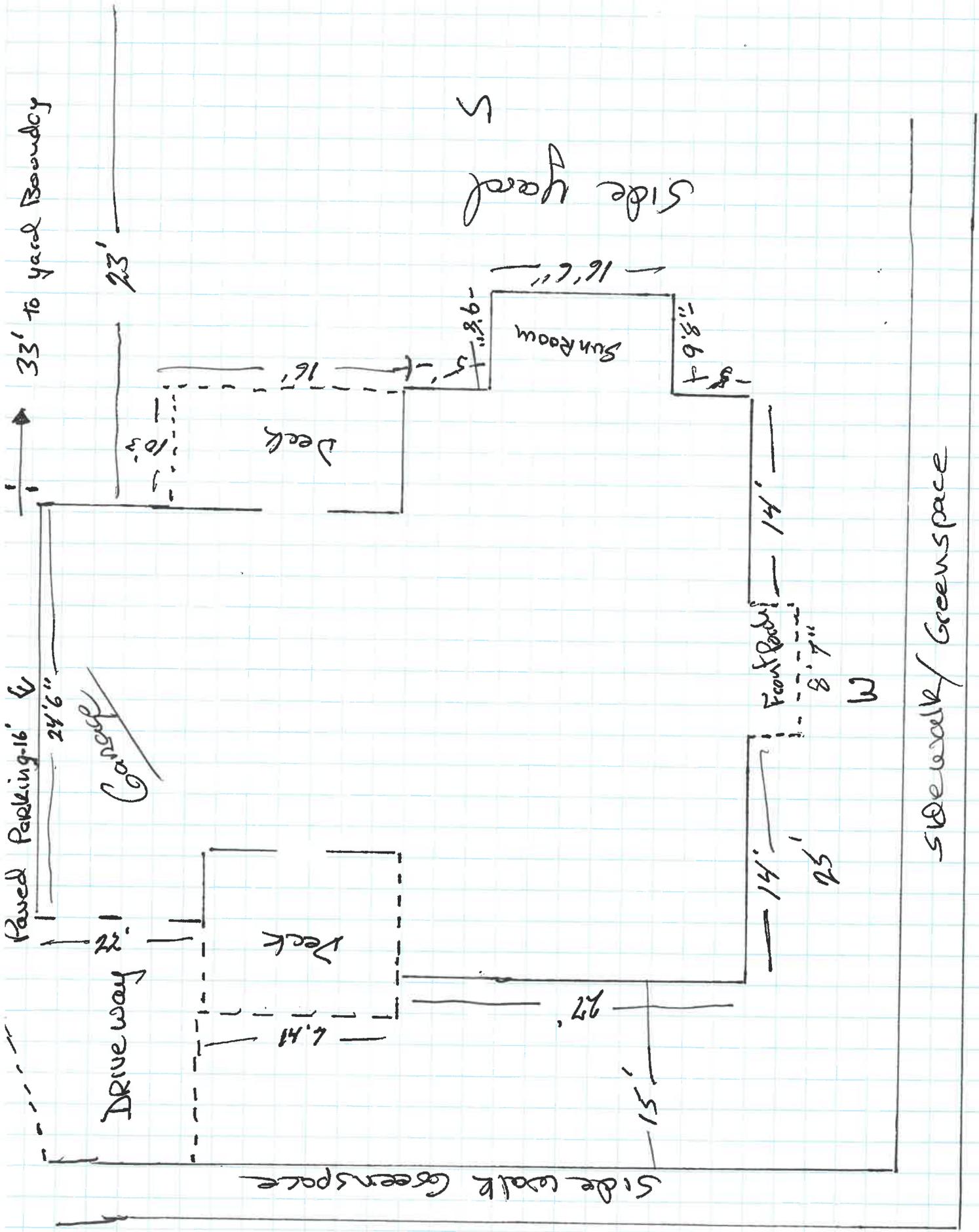
Signature: Michael Smith Date: 8/17/20

Print Name: Michael Smith

Address: 105 Lincoln Ave

Telephone/Cell phone number: 802-782-0824

Email: _____



Upper Welden St
N

Side Yard
S

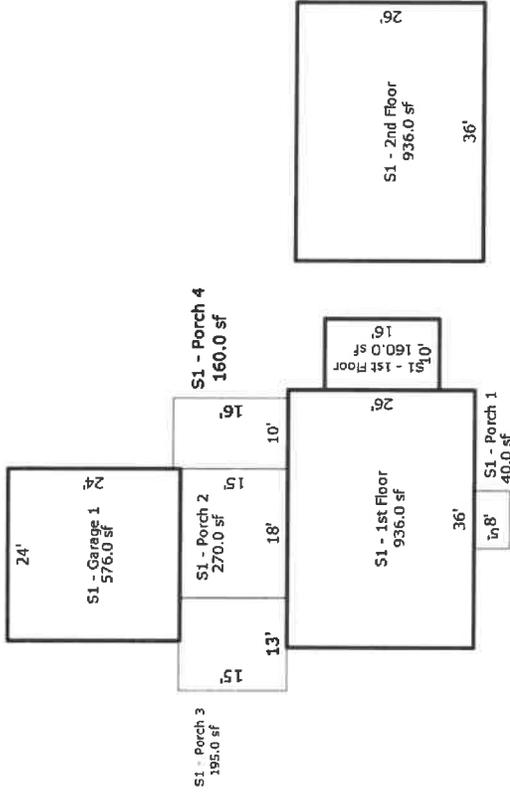
Side walk Greenspace

105 LINCOLN AVE

PARCEL 25052105

Sketch Updated: 02/22/17

Date Printed 08/18/20



Sketch by: Ape: Sketch

105 Lincoln Avenue

.3381 acres Tax Map

Legend

📍 105 Lincoln Ave

Google Earth

70 ft



165 Lincoln Ave. LDR

• 3381 acres = 14,727.636 \pm

- all setbacks met

coverage

$$\text{House} = 936 + 160 = 1096$$

$$\text{Porch} = 195 + 270 + 160 + 40 = 665$$

$$\text{Garage} = 576$$

$$\text{Driveway} = 1503 \pm \text{ (from previous coc sketch)}$$

$$\frac{3840}{14727.636} = 26\%$$