
CERTIFICATE OF COMPLIANCE

Parcel Address: 11 LAKEVIEW TER St Albans City,
VT 05478
Tax ID: 11050011
Use Classification: Single Family Home - LDR - Low
Density Residential
Owners: SEEHOLZER JUSTIN M &
SEEHOLZER JAMIE

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:

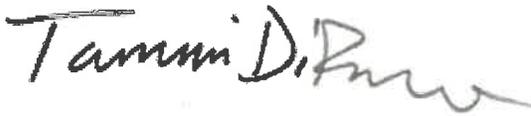
- The lot does not meet the minimum width requirements.
- The Garage does not meet the side setback on the east.
- The Driveway does not meet the side setback on the east.

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 09/02/2020 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, Jamie Seeholzer, hereby certify as follows:

1. Property Location: 11 Lakeview Terrace, St. Albans, VT 05478
2. Owners: Justin and Jamie Seeholzer
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	1	0	
Commercial Units	0	0	0	

4. Please count the buildings and rooms located on this property:
 number of houses 1 commercial bldgs. 0 number of kitchens 1
 number of garages 1 number of bedrooms 4
 number of sheds 1 number of full bathrooms 2
 other (describe) 1 portable pool number of half bathrooms 0
5. Do Nos. 3 & 4 describe how the property was marketed and is being sold or refinanced?
 ___yes no. If no, please explain: Lister's card says 2 bedrooms
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: 11050011

Ac: .2180

Zone: LDR

Closing: _____

Paid: _____

Owner of Record or Duly Authorized Representative

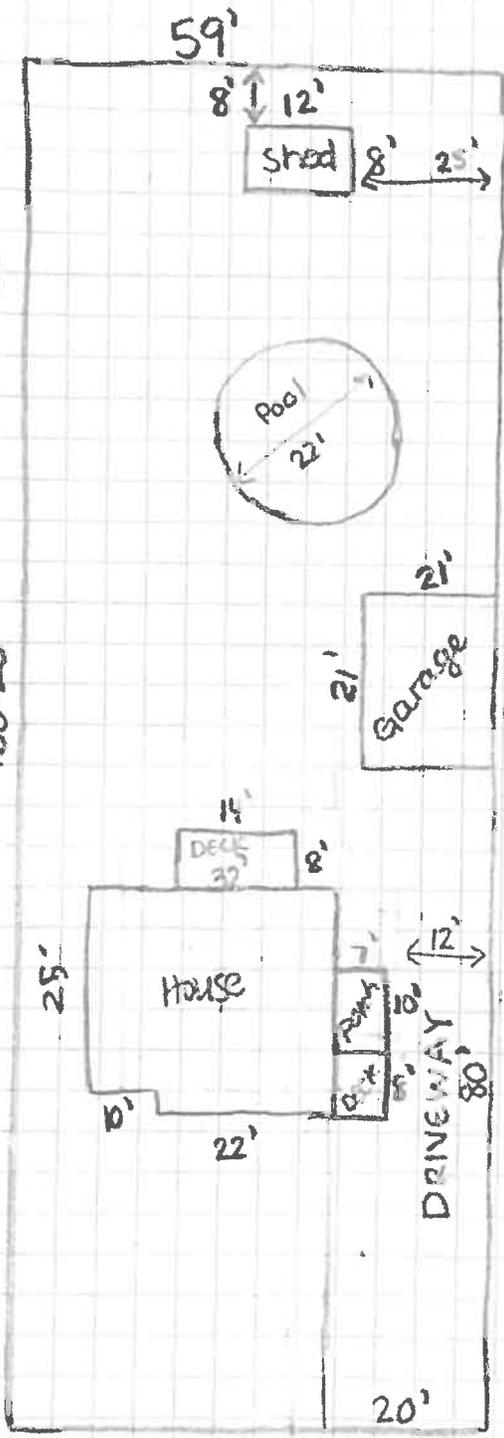
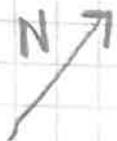
Signature: Jamie Seeholzer Date: 9/2/2020

Print Name: Jamie Seeholzer

Address: 11 Lakeview Terrace St. Albans, VT 05478

Telephone/Cell phone number: 802.310.3256

Email: jamie.seeholzer@brightality.org



Lakeview Terrace

11 Lakeview Terrace

.2150 acres Tax Map

Legend

 11 Lakeview Terrace

 11 Lakeview Terrace



11 Lakeview Terrace LDR

$$.2150 \text{ acres} = 9364.4 \text{ \#}$$

$$65 \times 150 \text{ on Tax Map + 11 record} \\ = 9750$$

street min width

street side garage or driveway on east

coverage

$$\text{House} = 866$$

$$\text{porch} = 112 + 70 = 182$$

$$\text{Deck} = 8 \times 7 = 56$$

$$\text{garage} = 400$$

$$\text{shed} = 96$$

$$\text{pool} = 346$$

$$\text{driveway} = ~~1000~~ (\text{google earth}) = \approx 1000 \text{ \#}$$

$$\frac{2946}{9364.4} = 31\%$$