Mayor: Tim Smith
Ward 1: Timothy Hawkins
Ward 2: James Pelkey
Ward 3: Marie Bessette
Ward 4: Michael McCarthy

SAINT ALBANS
Vermont

Ward 5: Kate Laddison
Ward 6: Chad Spooner
Clerk/Treasurer: Curry Galloway
City Manager: Dominic Cloud

CERTIFICATE OF COMPLIANCE

Parcel Address:	133 LINCOLN AVE St Albans City, VT 05478
Tax ID:	25052131
Use Classifcation:	Single Family Home - LDR - Low Density Residential
Owners:	133 LINCOLN AVE, LLC

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 09/03/2020 at the City of St. Albans, Vermont.

Tammi DiFranco

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, Mark Ledoux, hereby certify as follows:

1. Property Location: 133 Lincoln Ave., St. Albans
2. Owners: 133 Lincoln LLC
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	
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 1 number of bedrooms 2
   number of sheds 0 number of full bathrooms 1
   other (describe) ____ number of half bathrooms 0
5. Do Nos. 3 & 4 describe how the property was marketed and is being sold or refinanced?
   X yes ____ no. **If no**, please explain: ____
6. Is this property currently being serviced by City of St. Albans water/wastewater? X yes ___ no
7. Is any type of business being run from this property, including a home occupation? ___ yes X no

   Please describe: ____
8. Has this lot been subdivided or had a boundary adjustment since 1964? X yes ____ no
   If yes, when and how subdivided? 150'x 150' Lot split in half
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: 25052131

Ac: .26 NEMRC ~~.3092 TM~~

Zone: LDR

Closing: ____

Paid: Ck #1075

Owner of Record or Duly Authorized Representative

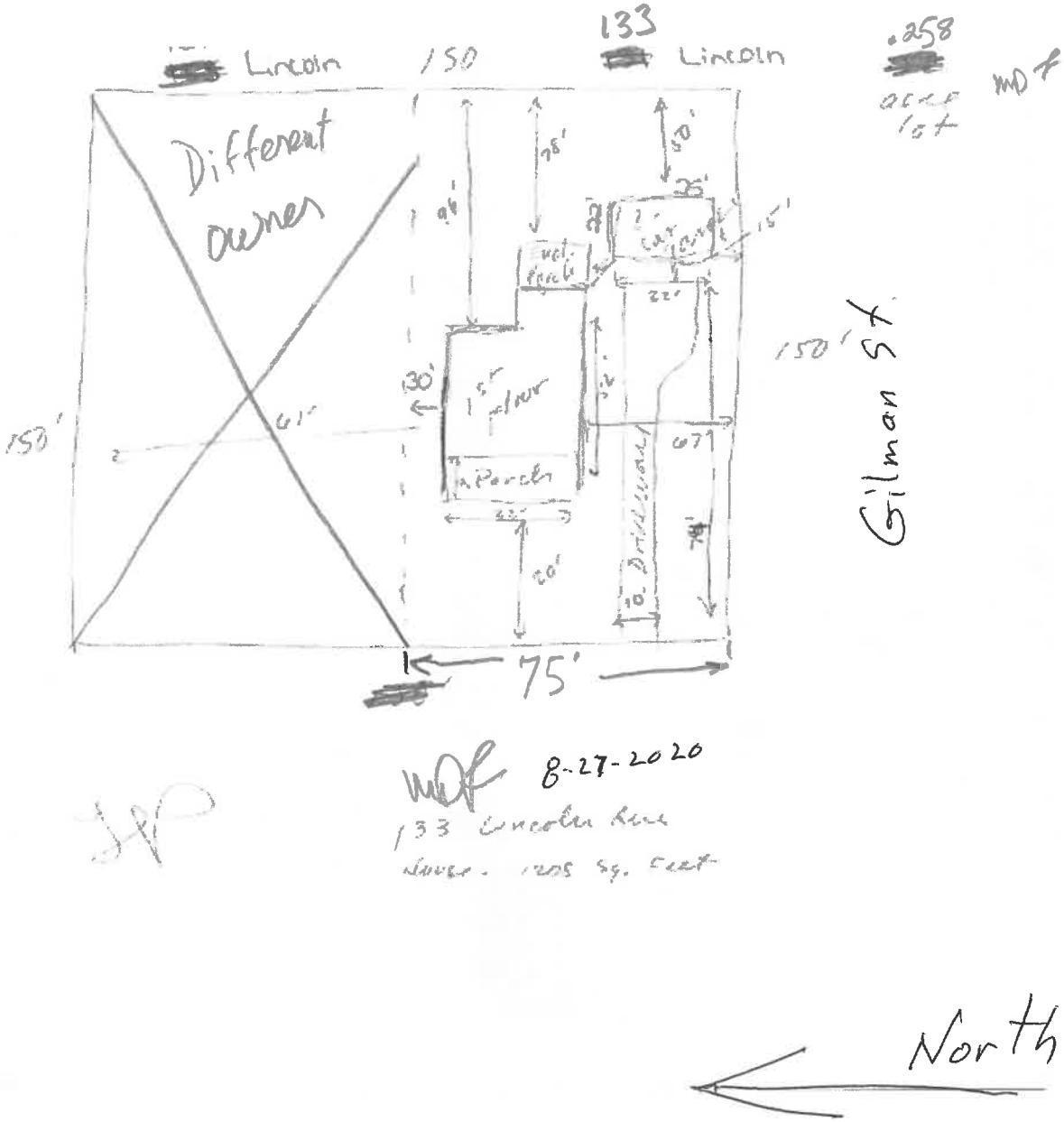
Signature: Mark Ledoux Date: 8-27-2020

Print Name: Mark Ledoux

Address: 161 E. Solomon Rd.

Telephone/Cell phone number: 802-393-2297

Email: markledouxsells@gmail.com



MDF 8-27-2020

133 Lincoln Ave

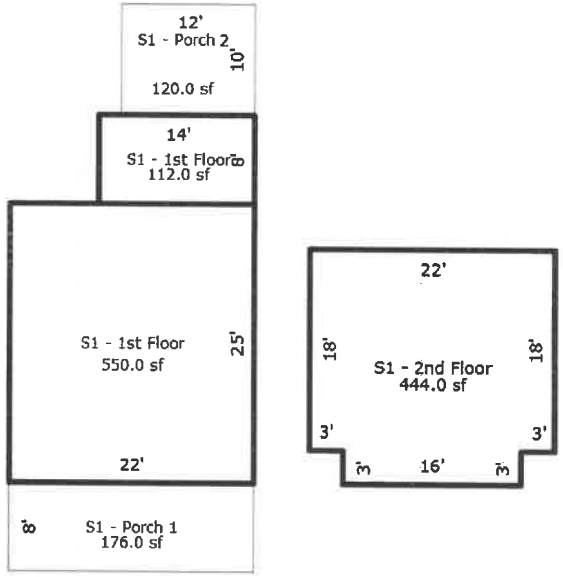
House - 1205 sq. feet

133 Lincoln Ave
.26 acres
Legend
133 Lincoln Ave
133 Lincoln Ave
Google Earth
70 ft
N

PARCEL 25052131

Sketch Updated: 07/13/10

Date Printed 08/27/20



Sketch by ApexSketch

MicroSolve CAMA2000 (c)

133 Lincoln Ave LDR

• .26 acres = 11325.6 #

All set backs met

Coverage

House = 550 + 112 = 662

porch = 120 + 176 = 296

garage = 25 x 22 = 550

driveway = (10 x 67) + (12 x 25) = 670 + 300 = 970
(2nd space)

$$\frac{2478}{11326} = 22\%$$