
CERTIFICATE OF COMPLIANCE

Parcel Address: 132 NO ELM ST St Albans City, VT
05478

Tax ID: 22062132

Use Classification: Single Family Home - LDR - Low
Density Residential

Owners: HENDRY LESLIE & HENDRY
SHANE

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:

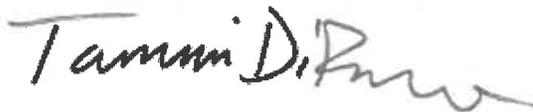
- None

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 09/30/2020 at the City of St. Albans, Vermont.



Tammi DiFranco
Property Services Assistant

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, Lesley Hendry, hereby certify as follows:

1. Property Location: 134 N Elm St., St. Albans, VT
2. Owners: Shane and Lesley Hendry
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	NA			

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) _____ 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: _____
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: 22062132

Ac: .4713

Zone: LDR

Closing: _____

Paid: online

Owner of Record or Duly Authorized Representative

Signature: Lesley Hendry Date: 9/29/20

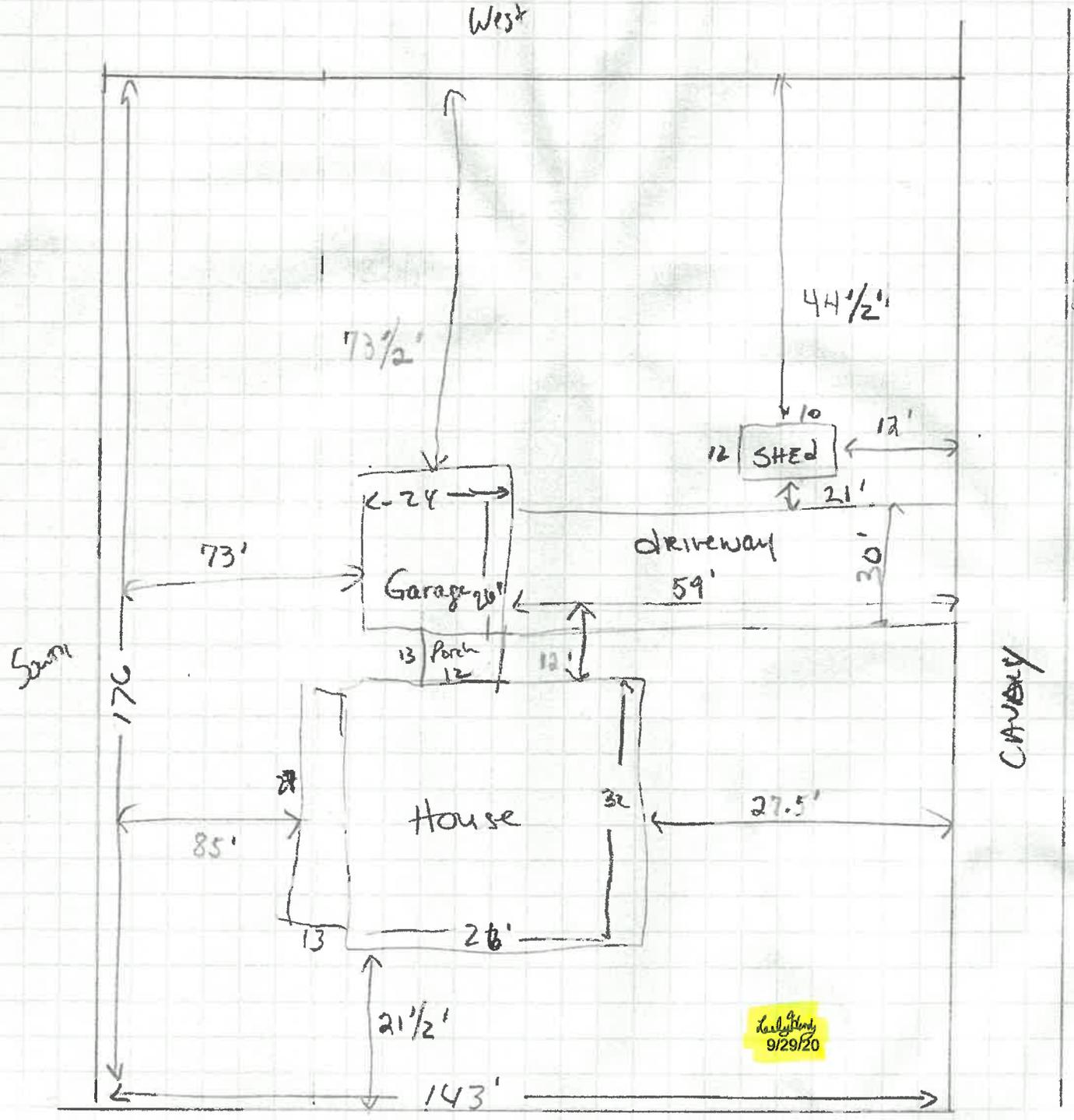
Print Name: Lesley Hendry

Address: 134 N Elm St., St. Albans, VT 05478

Telephone/Cell phone number: 518-956-2439

Email: lhendry@howardcenter.org

West



Lead Agency
9/29/20

132 - 134 N. Elm St.



134 North Elm Street

.58 acres NEMRC & Sketch & Lister Card
.4713 acres Tax Map



Legend

 134 N Elm St

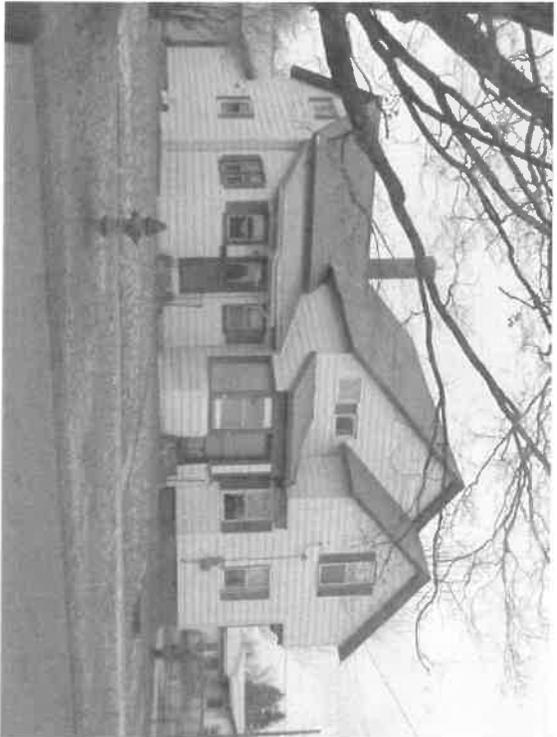
134 N Elm St 

Google Earth

100 ft

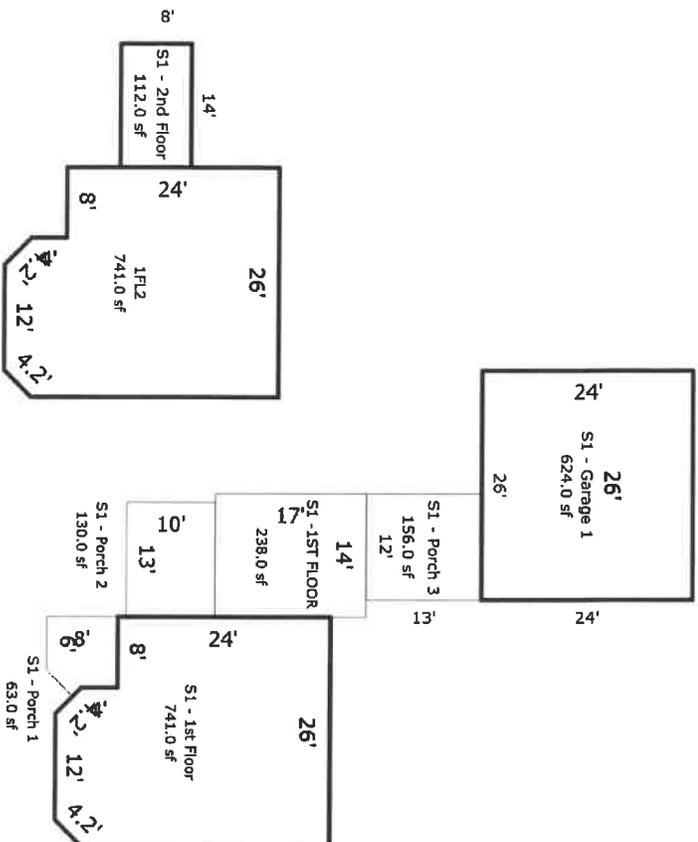


PARCEL 22062132



Sketch Updated: 04/05/11

Date Printed 09/30/20



Sketch by: Ken Skelton

132-134 N Elm St LDR

• 4713 acres (Taxmap) = 20,530 ~~A~~ → **incorrect**

• 58 acres (NEMRC) = 25,265 ~~A~~

Sketch w/ application $176 \times 143 = 25168 ~~A~~$

(also dimensions on old lister cards of combined 132 + 134)

Ø meet ~~side~~ ^{front} shed on North - But it is the average of houses in close proximity

coverage

House = $741 + 238 = 979$

garage = 624

porch = $156 + 130 + 63 = 349$

Driveway = $30 \times 59 = 1770$

shed = 120

$$\frac{3842}{25,265} = 15\%$$