

## **CERTIFICATE OF COMPLIANCE**

**Parcel Address:** 30 SO ELM ST St Albans City, VT  
05478

**Tax ID:** 26078030

**Use Classification:** Multi (2) Family Dwelling - LDR - Low  
Density Residential

**Owners:** HERBERT MILES

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:

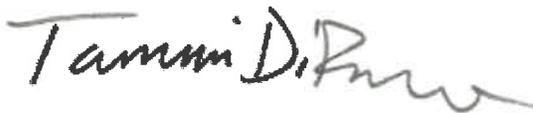
- The lot does not meet minimum size requirements for a two family dwelling.
- The Shed does not meet the rear setback requirement.
- The Garage does not meet the side setback on the north. The garage also does not meet the rear set back requirement.
- The Driveway does not meet the side setback on the north.

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 10/14/2020 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, Miles Herbert, hereby certify as follows:

1. Property Location: 30 South Elm St. St. Albans VT
2. Owners: Miles Herbert
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	2	1	1	2 months
Commercial Units				

4. Please count the buildings and rooms located on this property:  
 number of houses 1 commercial bldgs. \_\_\_\_\_ number of kitchens 2  
 number of garages 1 (2car) number of bedrooms 6  
 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.

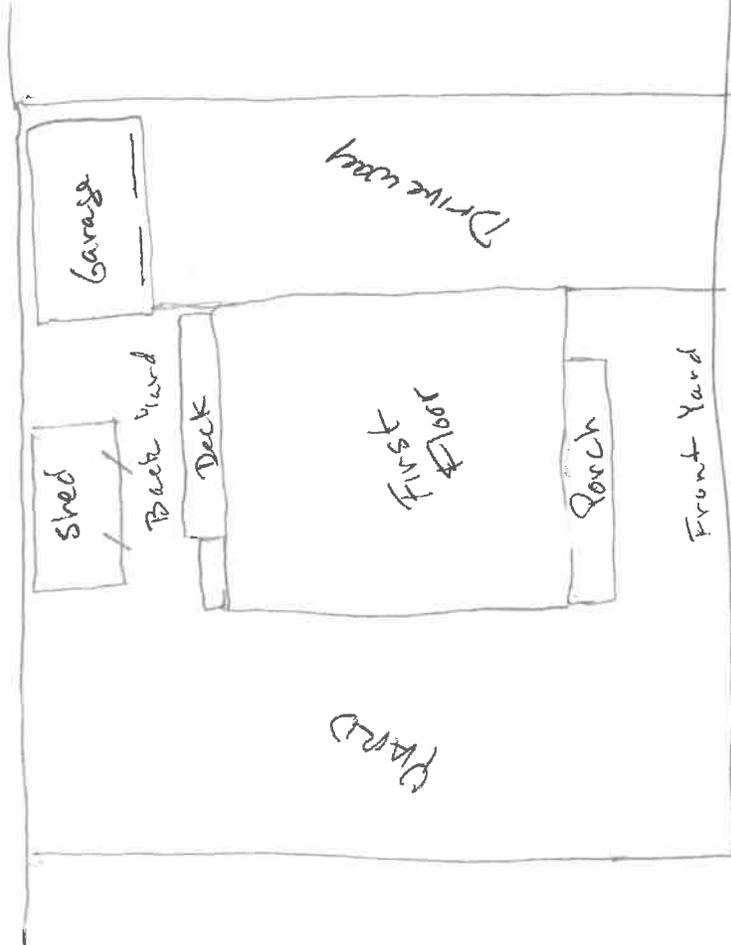
**Official Use Only**

Lot: 26678036  
 Ac: 0.2182  
 Zone: LDR  
 Closing: \_\_\_\_\_  
 Paid: online

**Owner of Record or Duly Authorized Representative**

Signature: Miles Herbert Date: 10/13/20  
 Print Name: Miles Herbert  
 Address: 30 South Elm Street  
 Telephone/Cell phone number: 802-752-7381  
 Email: smilesnvt@gmail.com

W



N

YARD

S

Si Elm St.

E

From: [redacted]  
To: [redacted]  
Subject: [redacted]  
Date: [redacted]

Sent from my iPhone

Begin forwarded message:

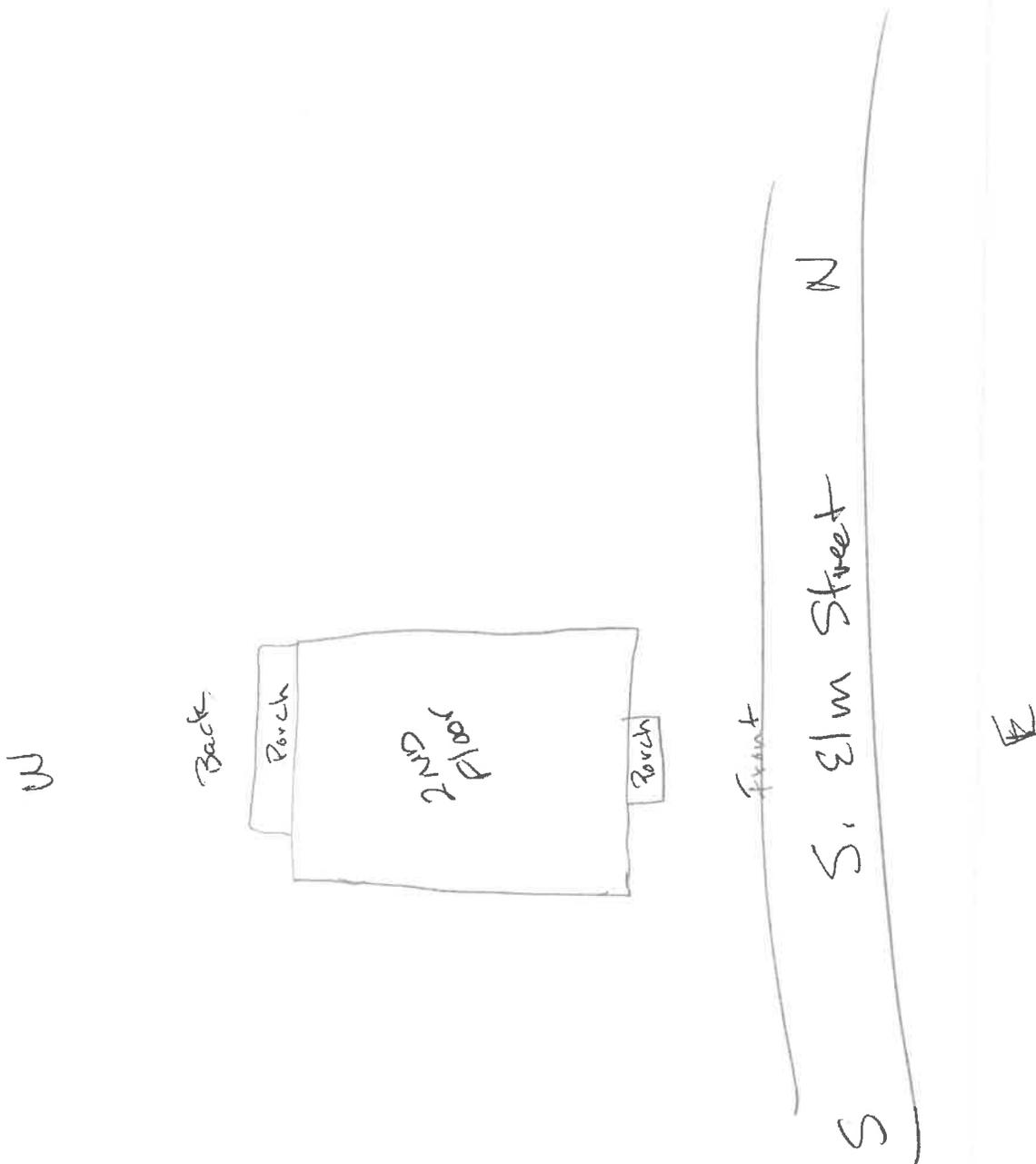
From: Mike Casilove@gmail.com  
Date: October 11, 2020 at 3:55:44 PM EDT  
To: David Southwick <casilove@sharps.com>  
Subject: 30 S. Elm Compliance app/drawing

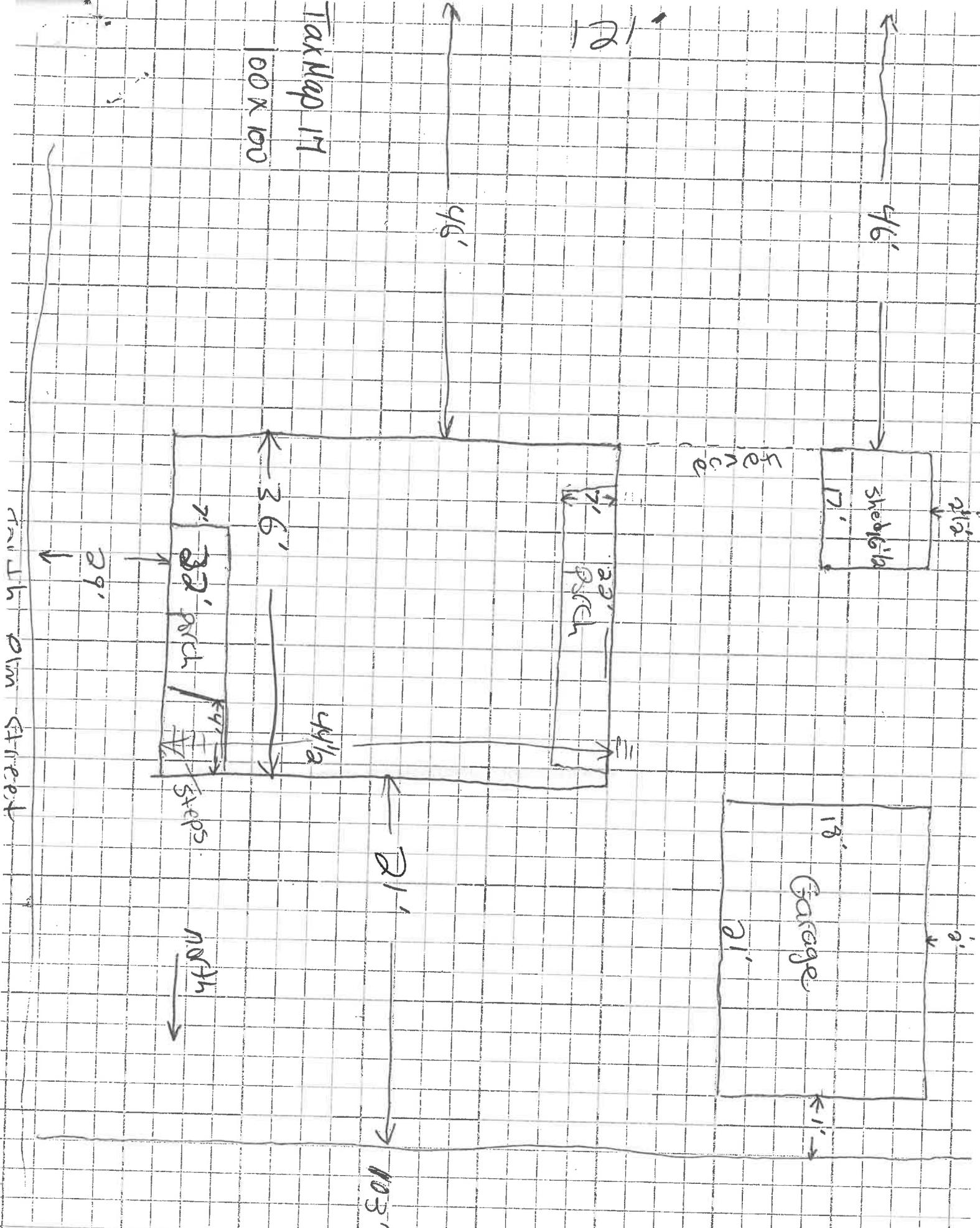
Dave,

Here is my Compliance application and drawing for the Duplex at 30 S. Elm St.

Let me know if you have any questions.

Thanks,  
Mike Harbert  
752-7281





# 30 South Elm Street

23 acres NEMRC & lister cards

30 S Elm St

**Legend**  
30 S Elm St

Google Earth

70 ft



30 South Elm St. LDR

• 2182 acres = 9505 # (Tax Map)

• 23 NEMRC + 1.5 ster card = 10019 #

• meet min lot size for 2 family

• meet side on N - garage or driveway

• meet ~~side~~ rear - garage or shed

---

### Coverage

$$\text{House} = 44.5 \times 36 = 1602$$

+ porch

$$\text{shed} = 17 \times 16.5 = 280.5$$

$$\text{garage} = 21 \times 18 = 378$$

$$\text{Driveway} = 1440 \text{ (google earth)}$$

---

$$3700.5 = 37\%$$

---

$$10019$$