

CERTIFICATE OF COMPLIANCE

Parcel Address: 11 FINN AVE St Albans City, VT
05478

Tax ID: 22035011

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

Owners: BAKER SEAN & BAKER WENDY

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:

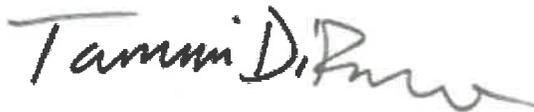
- The principal building does not meet minimum side setback requirements on the north.

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 10/15/2020 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, Sean Baker, hereby certify as follows:

1. Property Location: 11 Finn Ave St Albans VT 05478
2. Owners: Sean Baker Wendy Baker
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	5 months
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 3
 number of sheds _____ 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?
 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

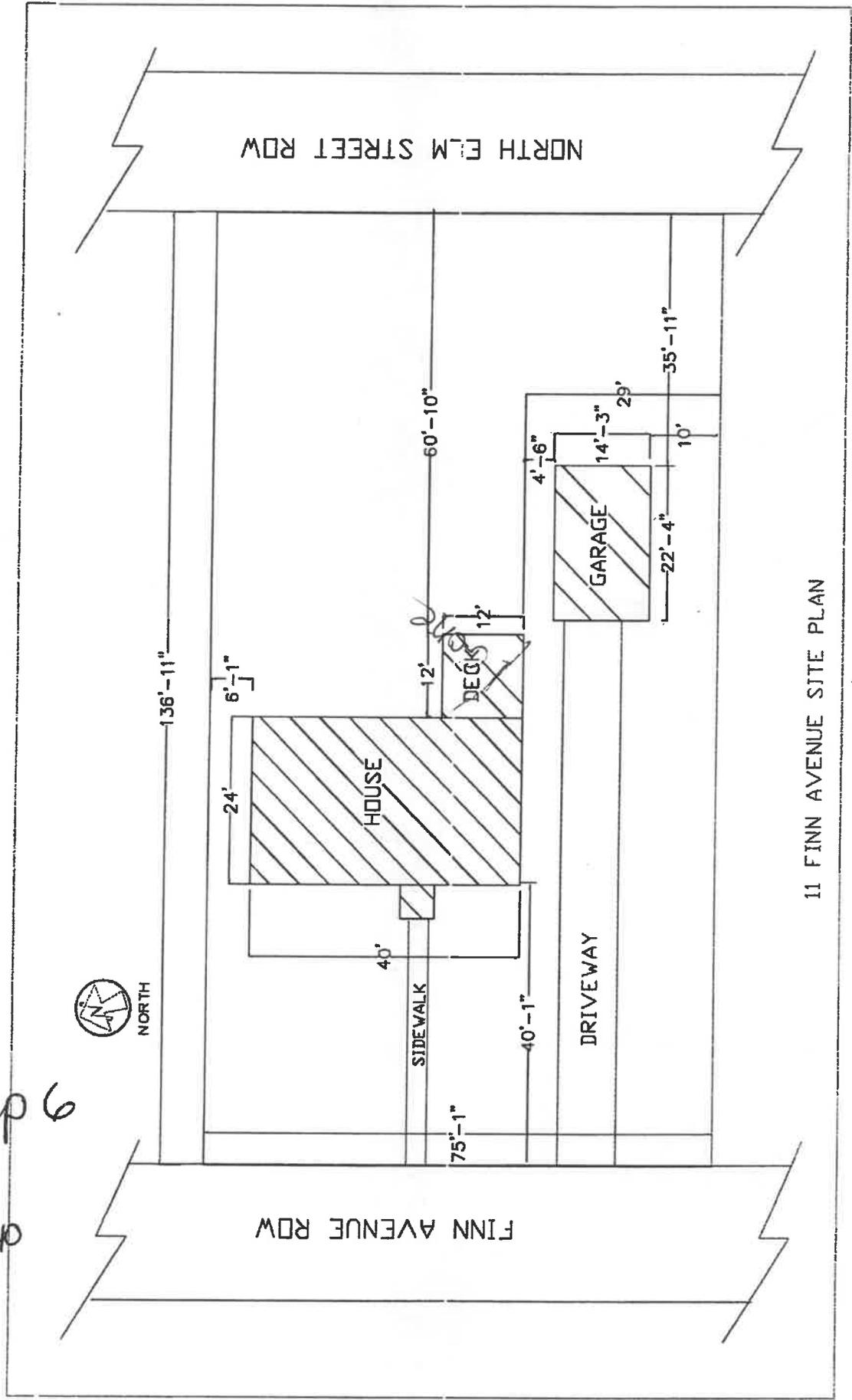
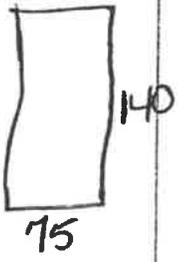
Lot: 2203501B
 Ac: .2319
 Zone: LDR
 Closing: Dec 2
 Paid: Credit card

Owner of Record or Duly Authorized Representative

Signature: Sean Baker Date: 10/15/20
 Print Name: Sean Baker
 Address: 97 Lower Newton St
 Telephone/Cell phone number: 802-582-4945
 Email: _____

send 2 copies

Tax Map 6



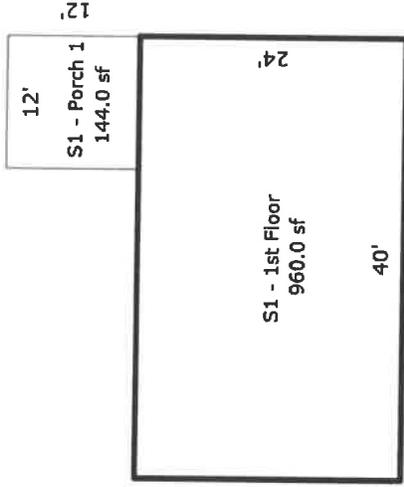
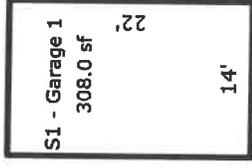
11 FINN AVENUE SITE PLAN

5B
10/15/20

PARCEL 22035011

Sketch Updated: 01/19/11

Date Printed 10/15/20



Sketch by: Agave Sketch

11 Finn Avenue

.2319 acres Tax Map



11 Finn Ave

Legend

11 Finn Ave

Google Earth

100 ft



11 Finn Ave. LDR

.2319 acres = 10,102 #

direct dwelling side on North

Coverage

House = 960

porch = removed

garage = 308

Driveway = @ 790 (google earth)

$$\frac{2058}{10,102} = 20\%$$