

Mayor: Tim Smith  
Ward 1: Timothy Hawkins  
Ward 2: Newell Decker  
Ward 3: Marie Besette  
Ward 4: Michael McCarthy



Ward 5: Robert Farrar  
Ward 6: Chad Spooner  
Clerk/Treasurer: Arleigh Young  
City Manager: Dominic Cloud

## **CERTIFICATE OF COMPLIANCE**

**Parcel Address:** 13 CEDAR ST St Albans City, VT  
05478  
**Tax ID:** 23019013  
**Use Classification:** - LDR - Low Density Residential  
**Owners:** LABONTE BRIAN  
**Certificate Number:** CO22-000043

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 lot exceeds maximum lot coverage requirements
- The Garage does not meet the side setback on the Southwest
- The Driveway does not meet the side setback on the Southwest

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 05/11/2022 at the City of St. Albans, Vermont.

  
Arleigh Young  
**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 COMPLIANCE**

**RECEIVED**

I, Brian LaBonte, hereby certify as follows:

MAY 05 2022

CITY OF ST. ALBANS  
Zoning Office

1. Property Location: 13-15 Cedar St

2. Owners: Brian LaBonte

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	<u>2</u>	<u>1</u>	<u>1</u>	<u>Used as second home</u>
Commercial Units				

4. Please count the buildings and rooms located on this property:

number of houses 1 commercial bldgs. 0 number of kitchens 2  
 number of garages 1 number of bedrooms 5  
 number of sheds 0 number of full bathrooms 2  
 other (describe) \_\_\_\_\_ number of half bathrooms 1

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: Rental of Apartment upstairs

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: 23019013

Ac: 0.25

Zone: LDR

Closing: End of May

Paid: \$107-

**Owner of Record or Duly Authorized Representative**

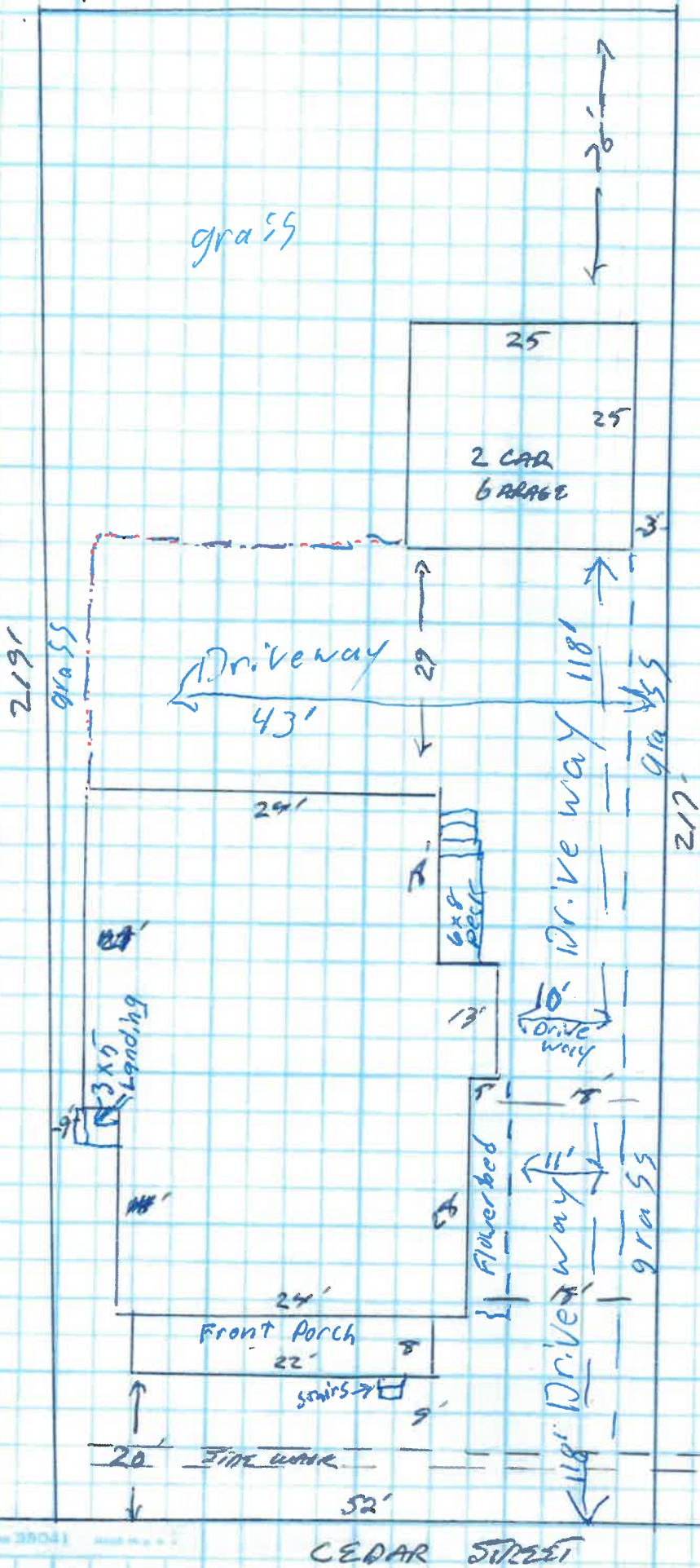
Signature: Brian LaBonte Date: 5/5/2022

Print Name: Brian LaBonte

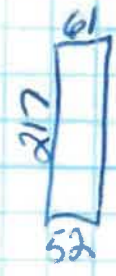
Address: 859 Lincoln Rd Bristol VT 05443

Telephone/Cell phone number: 802-734-6887

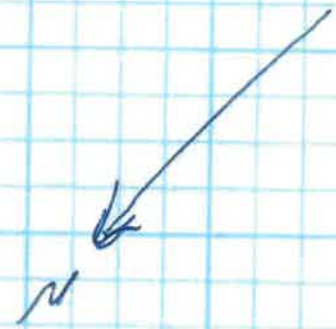
Email: Brian.tucker.03@aol.com



Tax Map 10



RE 13-15 CEDAR ST  
 PREPARED BY STEVE CUSHING



*[Signature]*  
 5/15/10  
 Steve Cushing  
 5/15/2022

CEDAR STREET

Property Address	13-15 Cedar Street
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House & Porches (if applicable)		
Length	Width	SquareFootage
22	8	176
23	31	713
13	11	143
34	28	952
22	8	176
		0
		0
		0
		0
		0
		0
		0
		0
		0
<b>TOTAL</b>		<b>2160</b>

Driveway & Parking (if applicable)		
Length	Width	SquareFootage
43	29	1247
91	10	910
		0
		0
		0
<b>TOTAL</b>		<b>2157</b>

Garage (If Applicable)		
Length	Width	SquareFootage
25	25	625
		0
<b>TOTAL</b>		<b>625</b>

Shed/Patio/Other (If Applicable)		
Length	Width	SquareFootage
		0
0	0	0
		0
0	0	0
<b>TOTAL</b>		<b>0</b>

<b>Total Coverage (SF)</b>	<b>4942</b>
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LOT SIZE	Length	Width	Sqft
	219	52	<b>11388</b>

<b>TOTAL COVERAGE=</b>	<b>43%</b>
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Does Not Meet:

- Min Lot Width
- Side Set back Garage South
- Side Set back Driveway South