

Mayor: Tim Smith
 Ward 1: Timothy Hawkins
 Ward 2: Newell Decker
 Ward 3: Marie Besette
 Ward 4: Trudy Cioffi



Ward 5: Erik Johnson
 Ward 6: Chad Boudreau
 Clerk/Treasurer: Nicole Robtoy
 City Manager: Dominic Cloud

CERTIFICATE OF COMPLIANCE

Parcel Address: 98 BANK ST St Albans City, VT
05478
Tax ID: 14005098
Use Classification: Residential - R95 - Residential 9500
Owners: KEITH KAYDEN
Certificate Number: CO24-000096

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 12/12/2024 at the City of St. Albans, Vermont.

Gratia Rowell

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

DEC 11 2024

**CITY OF ST. ALBANS
Zoning Office**

I, Kayla Goldberg-Keith, hereby certify as follows:

1. Property Location: 98 Bank Street
2. Owners: Kayden Keith & Kayla Goldberg-Keith
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 3
 number of sheds 1 number of full bathrooms 2
 other (describe) _____ number of half bathrooms _____

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: 14005098

Ac: 0.30

Zone: R95

Closing: UNKNOWN

Paid: check 12/12

Owner of Record or Duly Authorized Representative

Signature: Lauren E. Handy Date: 12/3/24

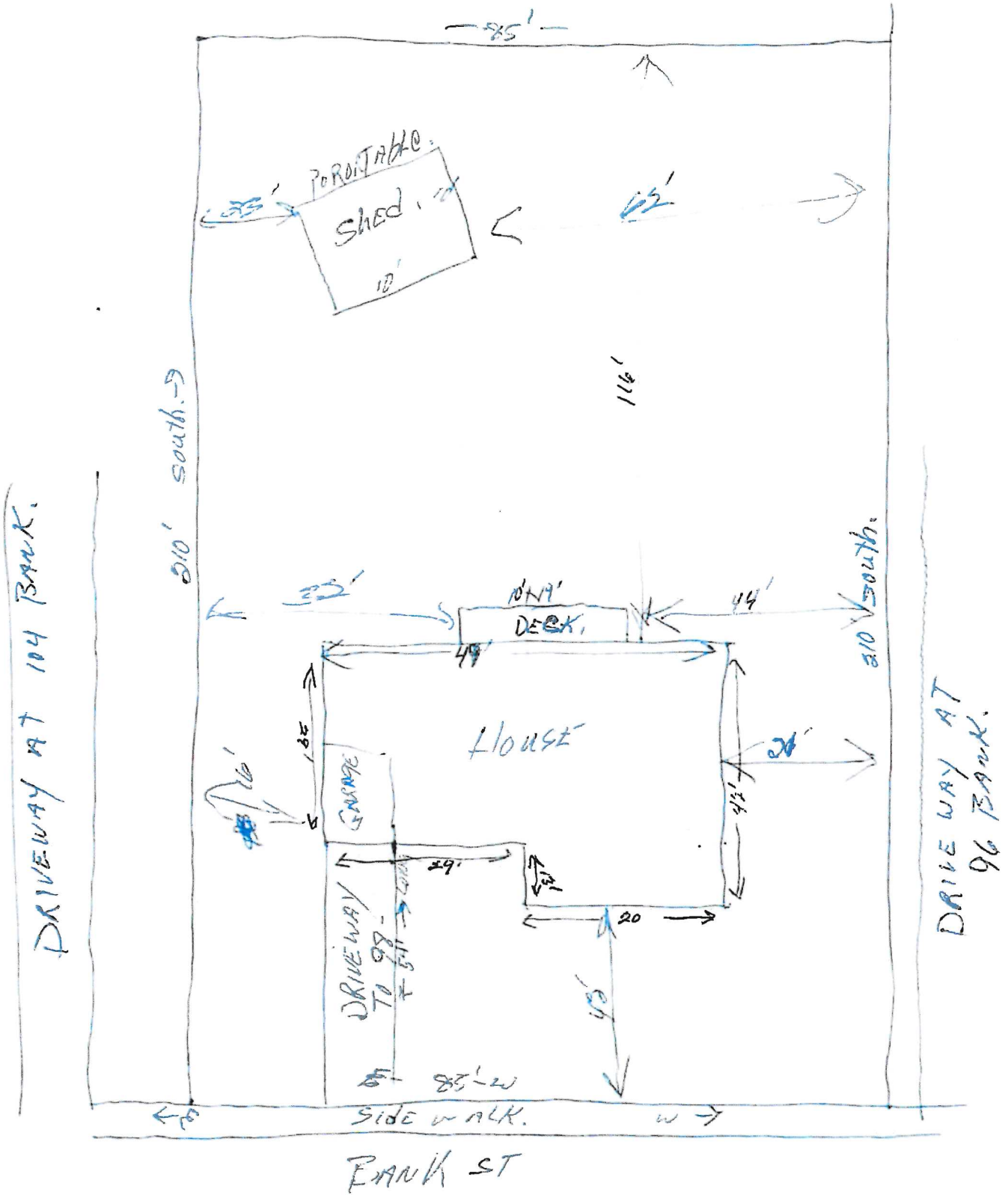
Print Name: Lauren E. Handy

Address: 346 Shelburne Road, Ste. 602, Burlington

Telephone/Cell phone number: 802-652-1400

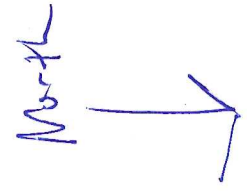
Email: lhandy@cdbesq.com (Lauren)

Tax Map
85' x 250'



Lot
13,200 +/- sq ft

20'



Shed

95'

72.1'

Back deck



Dining Room
14'6" x 11'5"

Kitchen
17'2" x 13'9"

Garage
14'6" x 19'5"

Living Room
16'0" x 12'5"

Foyer
7'1" x 3'9"

Entry

Covered
Entry way

Primary Bedroom
14'5" x 13'7"

Primary Bathroom
5'10" x 6'10"

Stairs
(Down)

Pantry
4'9" x 3'6"

Closet

Fireplace

Closet

Primary Closet

Bathroom
10'8" x 7'8"

Closet

Bedroom
10'8" x 8'3"

Closet

Bedroom
14'0" x 14'1"

Closet

Partial Driveway

Parking

88'

Back Street

154.18'

Property Address	98 Bank Street
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House & Porches (if applicable)		
Length	Width	SquareFootage
		65
		300
		1274
		0
		0
		0
		0
		0
		0
		0
		0
		0
		0
		0
TOTAL		1639

LOT SIZE	Length	Width	Sqft
			13068

TOTAL COVERAGE=	17%
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Driveway & Parking (if applicable)		
Length	Width	SquareFootage
54	10	540
		0
		0
		0
		0
TOTAL		540

Garage (If Applicable)		
Length	Width	SquareFootage
		0
		0
TOTAL		0

Shed/Patio/Other (If Applicable)		
Length	Width	SquareFootage
10	10	100
		0
		0
		0
TOTAL		100

Total Coverage (SF)	2279
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Zone	% Coverage Allowed
R95	40%
R75	50%
BNT	40%
B1	100%
B2	70%
MI	Area remaining after required setbacks and buffer areas are met
RP	70%
S-IND	Area remaining after required setbacks and buffer areas are met