

Mayor: Tim Smith
 Ward 1: Timothy Hawkins
 Ward 2: Newell Decker
 Ward 3: Marie Bessette
 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: 201 LAKE ST St Albans City, VT
05478
Tax ID: 23049201
Use Classification: Commercial - B1 - Business 1
Owners: ARSENAULT ROSS
Certificate Number: CO24-000104

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:

- This property may be located within the Stream Corridor Area or the Riparian Buffer Area.

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 12/30/2024 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 27 2024
CITY OF ST. ALBANS
Zoning Office

I, Ross E. Arsenault, hereby certify as follows:

1. Property Location: 207-217 Lake Street
2. Owners: Ross Arsenault
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	4	4		
Commercial Units	3	3		

4. Please count the buildings and rooms located on this property:
number of houses _____ commercial bldgs. 3 number of kitchens 4
number of garages _____ number of bedrooms 4
number of sheds _____ number of full bathrooms 4
other (describe) _____ number of half bathrooms 1
5. Do Nos. 3 & 4 describe how the property was marketed and is being sold or refinanced?
X yes _____ no. **If no**, please explain: _____
6. Is this property currently being serviced by City of St. Albans water/wastewater? X yes _____ no
7. Is any type of business being run from this property, including a home occupation? X yes _____ no

Please describe: Beverage Store, Deli & Liquor Agency

8. Has this lot been subdivided or had a boundary adjustment since 1964? _____ yes X 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: 23049201

Ac: 0.33

Zone: B1

Closing: 01/02

Paid: #20400 - check

Owner of Record or Duly Authorized Representative

Signature: Ross Arsenault Date: 12/27/24

Print Name: Ross E. Arsenault

Address: 211 Lake Street, St. Albans, VT 05478

Telephone/Cell phone number: 802-527-7437

Email: Rossarsenault@yahoo.com



Setbacks are less than 3 feet but pre-existing buildings

S PRICE ST.

L LAKE ST.