

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: 25 LO GILMAN ST St Albans City, VT 05478
Tax ID: 26039025
Use Classification: Residential - R75 - Residential 7500
Owners: KRAFT KELBY A
Certificate Number: CO25-000006

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 Driveway does not meet the side setback on the South (shared driveway).

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 02/24/2025 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.

RECEIVED

FEB 21 2025

CERTIFICATE OF COMPLIANCE

I, Kelby Kraft, hereby certify as follows: **CITY OF ST. ALBANS Zoning Office**

- 1. Property Location: 25 Lower Gilman St, ST. ALBANS VT 05478
- 2. Owners: Kelby & Alexandra Kraft
- 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	N/A	
Commercial Units	0	N/A	N/A	

- 4. Please count the buildings and rooms located on this property:
 number of houses 1 commercial bldgs. 0 number of kitchens 1
 number of garages 1 number of bedrooms 3
 number of sheds 0 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: 26039025

Ac: 0.22

Zone: R75

Closing: 02/28/25

Paid: card 02/21

Owner of Record or Duly Authorized Representative

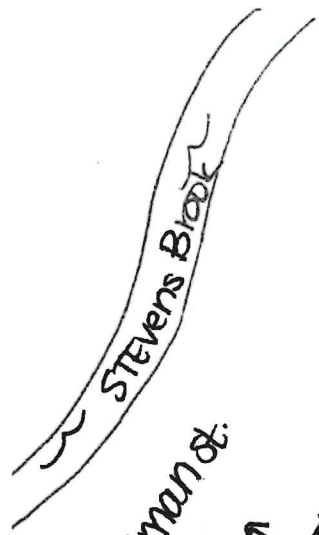
Signature: Kelby Kraft Date: 2/21/2025

Print Name: Kelby Kraft

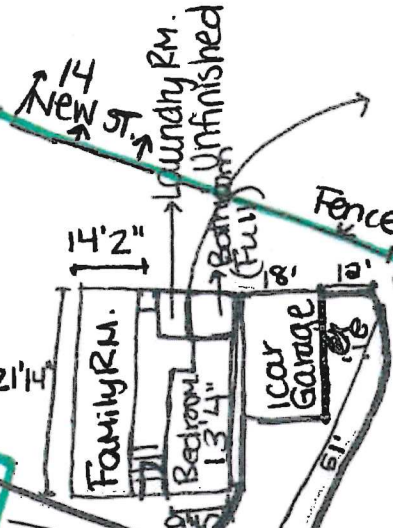
Address: 25 Lower Gilman St, St. Albans, VT 05478

Telephone/Cell phone number: 585-322-6598

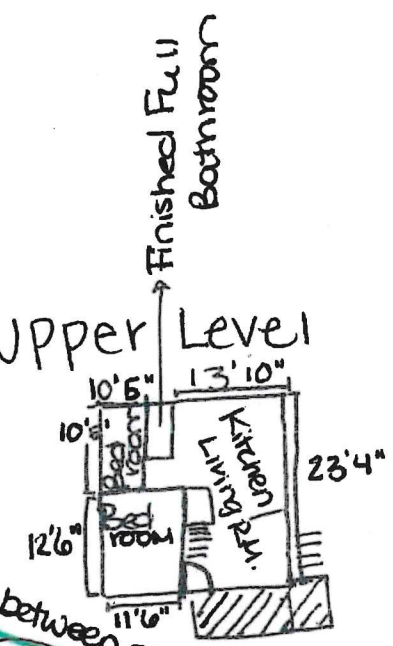
Email: KKraft121@gmail.com



7 Lower Gilman St.



UPPER Level

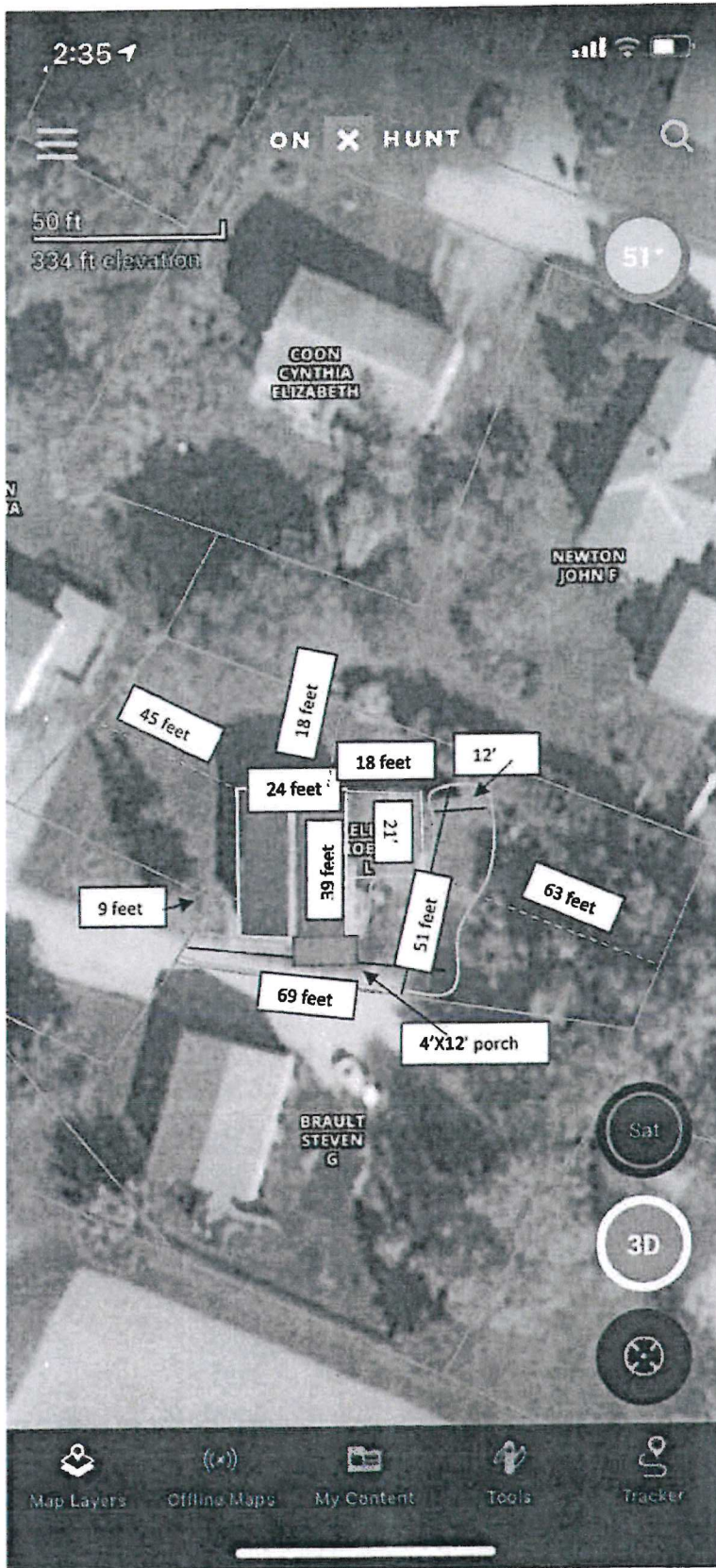


Fence between side yard and adjacent properties
cedar hedge row on property line
Small trees on property line

Fence belonging to 23 L. Gilman St.

23 L. Gilman

NORTH



Home is roughly 24'X39'

1 car garage located on the north side of the house is aprox. 18'X21'

Shared driveway from the property line is roughly 69'in length, 51' from the corner of the house to the north corner and 12' to the side of the garage. There is a roughly 4'X12' porch off the side of the house that is indicated by the blue rectangle.

The dimensions of the house are roughly 39'X24' with a roughly 7'X6' porch at the front door of the house.

There is a fence and cedar trees separating the NW side of the property from the adjacent properties with 18' between the house and the trees/fence. There are roughly 45' from the front of the property to the southern property line. There are roughly 63' from the north corner of the garage structure to the northern property line with some small trees and shrubs at the northern property line. There are no other trees in the front or back yard.

There are roughly 9' from the southeast corner of the house to the property line.

The property to the Northeast is 23 Lower Gilman street. The property to the South is 27 Lower Gilman Street. The properties to the West are New street.

There are no fences that belong to 25 Lower Gilman St. on the property.

Property Address	25 Lower Gilman
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House & Porches (if applicable)		
Length	Width	SquareFootage
		852
		48
		78
		0
		0
		0
		0
		0
		0
		0
		0
		0
TOTAL		978

Driveway & Parking (if applicable)		
Length	Width	SquareFootage
		840
		0
		0
		0
		0
TOTAL		840

Garage (If Applicable)		
Length	Width	SquareFootage
		308
		0
TOTAL		308

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

Total Coverage (SF)	2126
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LOT SIZE	Length	Width	Sqft
			9583

TOTAL COVERAGE=	22%
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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