

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:	28 STANLEY CT St Albans City, VT 05478
Tax ID:	11081028
Use Classification:	Residential - R95 - Residential 9500
Owners:	MUELLER ENHANCED LIFE ESTATE
Certificate Number:	CO25-000008

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 Garage does not meet the side setback on the West.
- The Driveway does not meet the side setback on the West.

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 02/27/2025 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 26 2025

CITY OF ST. ALBANS Zoning Office

CERTIFICATE OF COMPLIANCE

I, DONALD MUELLER, hereby certify as follows:

- 1. Property Location: 28 Stanley Court
- 2. Owners: DONALD MUELLER
- 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 number of full bathrooms 1
 other (describe) number of half bathrooms 1
- 5. Do Nos. 3 & 4 describe how the property was marketed and is being o 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: 11081028

Ac: 0.29

Zone: R95

Closing: unknown

Paid: check only

Owner of Record or Duly Authorized Representative

Signature: Donald Mueller Date: 2-25-25

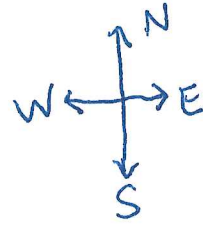
Print Name: DONALD MUELLER

Address: 28 STANLEY CT,

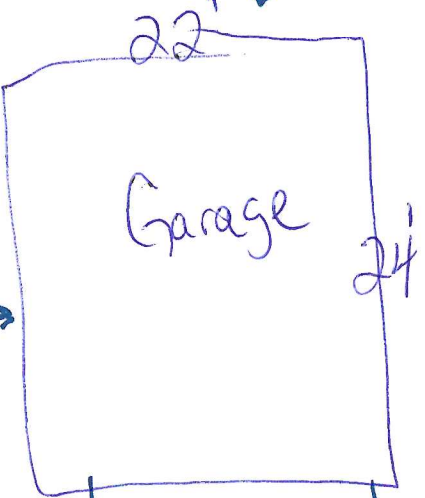
Telephone/Cell phone number: 514-6757

Email: MUELLERDE27@YAHOO.COM
+ dianna@kwdbk.net

182' 71' tax map

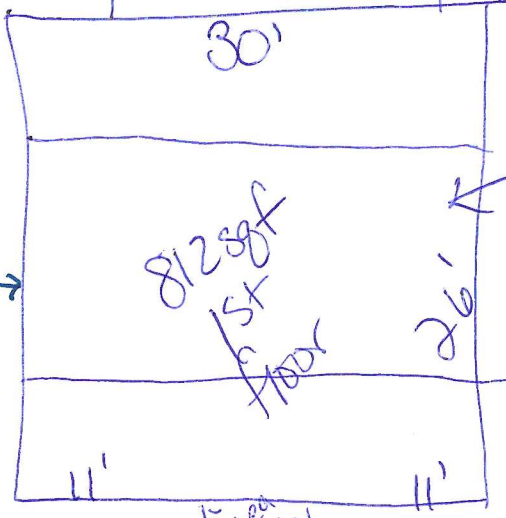


63'



driveway 78'

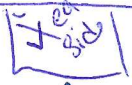
81'



second floor 520 sq ft 30x18' w/ xl cut out See listers card

.29 acres see survey Book 14 page 103

16'



40'

Stanley Court + map numbers

182' →

71' →

Property Address	28 Stanley Court
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House & Porches (if applicable)		
Length	Width	SquareFootage
		812
		160
		160
		16
		0
		0
		0
		0
		0
		0
		0
		0
		0
TOTAL		1148

Driveway & Parking (if applicable)		
Length	Width	SquareFootage
78	16	1248
		0
		0
		0
		0
TOTAL		1248

Garage (If Applicable)		
Length	Width	SquareFootage
24	22	528
		0
TOTAL		528

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

Total Coverage (SF)	2924
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LOT SIZE	Length	Width	Sqft
	182	71	12922

TOTAL COVERAGE=	23%
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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