

Mayor: Tim Smith  
Ward 1: Timothy Hawkins  
Ward 2: Lindsay Hunn  
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:** 278 LAKE ST St Albans City, VT 05478  
**Tax ID:** 23049278  
**Use Classification:** Residential - R95 - Residential 9500  
**Owners:** 278 LAKE STREET, LLC  
**Certificate Number:** CO25-000019

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 minimum size requirements.
- The lot does not meet the minimum width requirements.
- The lot exceeds maximum lot coverage requirements
- The principal building does not meet minimum front setback requirements.
- The principal building does not meet minimum side setback requirements on the East.
- The Shed does not meet the side setback on the East.
- 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 04/09/2025 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.

City of Saint Albans • P.O. Box 867 • 100 North Main Street • Saint Albans, VT 05478  
P: 802-524-1500 • F: 802-524-1505 • info@StAlbansVt.com • www.StAlbansVt.com

RECEIVED

APR 07 2025

CITY OF ST. ALBANS Zoning Office

**CERTIFICATE OF COMPLIANCE**

I, Domenico Spano, hereby certify as follows:

1. Property Location: 278 Lake St, ST Albans VT

2. Owners: 278 Lake Street LLC

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                   | 0                    | 1                  | Since August 2024   |
| Commercial Units | 0                   |                      |                    |   |

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 0 number of bedrooms ~~1~~ 2  
 number of sheds 1 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 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: 23049278

Ac: 0.09

Zone: R95

Closing: UNKNOWN

Paid: check 4/7

**Owner of Record or Duly Authorized Representative**

Signature: [Signature] Date: 4/7/25

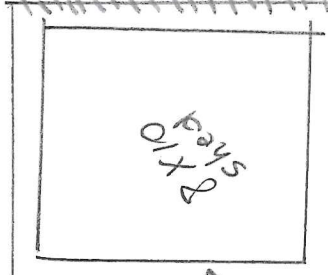
Print Name: Domenico Spano

Address: 278 Lake St ST Albans

Telephone/Cell phone number: 802-393-5616

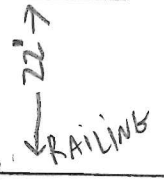
Email: dspano22@gmail.com

Neighbour  
Gange



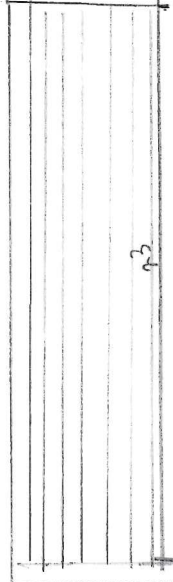
15x5

FENCE



FENCE

13'6"

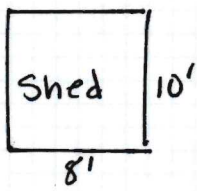


30x2

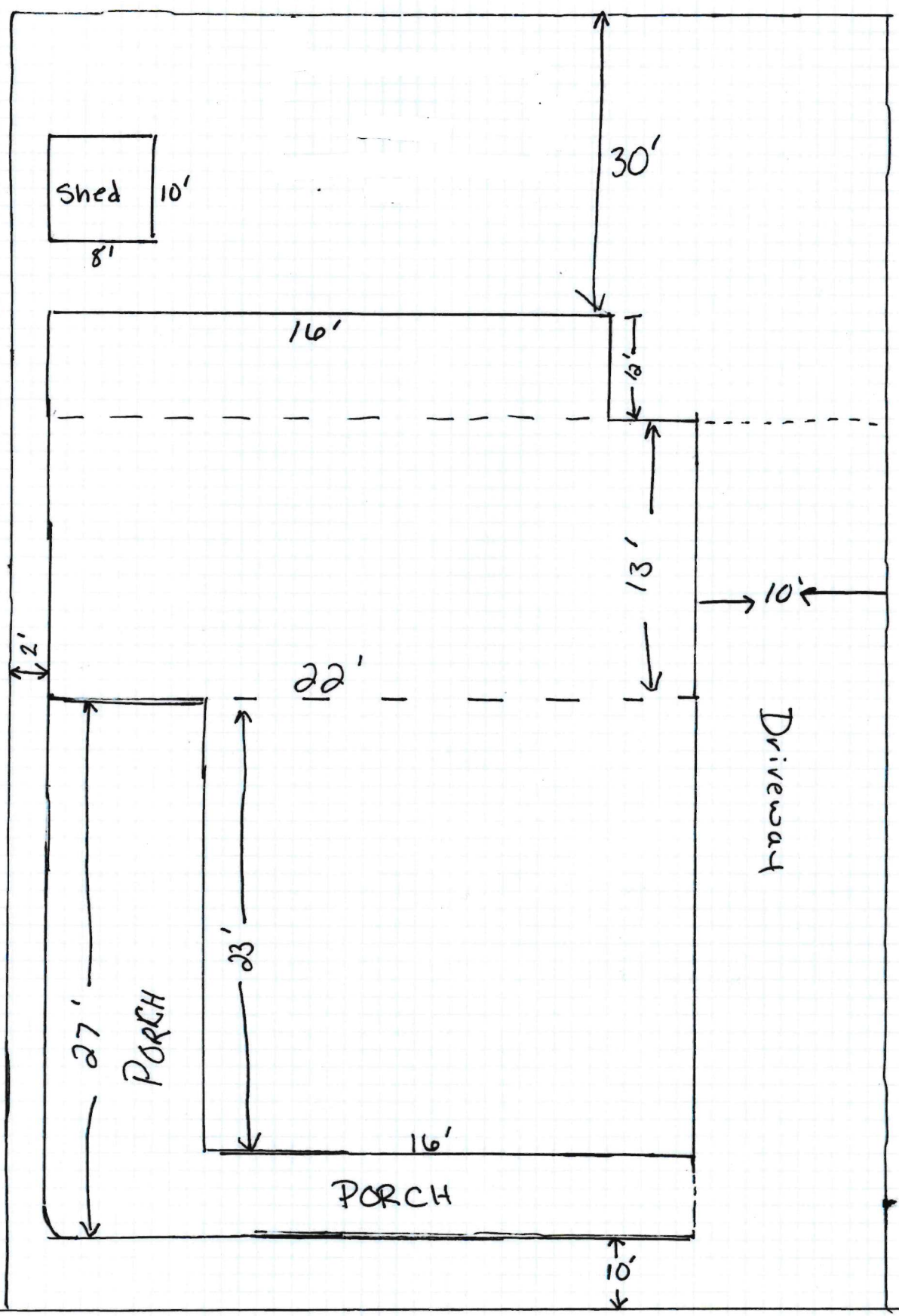
17

DRIVEWAY  
9x58

NEIGHBOUR HOME



North  
↓



Lot Size  
37' x 85'

LAKE STREET

|                  |                 |
|------------------|-----------------|
| Property Address | 278 Lake Street |
|------------------|-----------------|

| House & Porches (if applicable) |       |               |
|---------------------------------|-------|---------------|
| Length                          | Width | SquareFootage |
|                                 |       | 286           |
|                                 |       | 368           |
|                                 |       | 310.5         |
|                                 |       | 0             |
|                                 |       | 0             |
|                                 |       | 0             |
|                                 |       | 0             |
|                                 |       | 0             |
|                                 |       | 0             |
|                                 |       | 0             |
|                                 |       | 0             |
|                                 |       | 0             |
|                                 |       | 0             |
|                                 |       | 0             |
|                                 |       | 0             |
| <b>TOTAL</b>                    |       | <b>964.5</b>  |

| LOT SIZE | Length | Width | Sqft |
|----------|--------|-------|------|
|          | 85     | 37    | 3145 |

|                        |            |
|------------------------|------------|
| <b>TOTAL COVERAGE=</b> | <b>50%</b> |
|------------------------|------------|

| Driveway & Parking (if applicable) |       |               |
|------------------------------------|-------|---------------|
| Length                             | Width | SquareFootage |
|                                    | 58    | 9             |
|                                    |       | 522           |
|                                    |       | 0             |
|                                    |       | 0             |
|                                    |       | 0             |
|                                    |       | 0             |
| <b>TOTAL</b>                       |       | <b>522</b>    |

| Garage (If Applicable) |       |               |
|------------------------|-------|---------------|
| Length                 | Width | SquareFootage |
|                        |       | 0             |
|                        |       | 0             |
| <b>TOTAL</b>           |       | <b>0</b>      |

| Shed/Patio/Other (If Applicable) |       |               |
|----------------------------------|-------|---------------|
| Length                           | Width | SquareFootage |
|                                  | 8     | 10            |
|                                  |       | 80            |
|                                  |       | 0             |
|                                  |       | 0             |
| <b>TOTAL</b>                     |       | <b>80</b>     |

|                            |               |
|----------------------------|---------------|
| <b>Total Coverage (SF)</b> | <b>1566.5</b> |
|----------------------------|---------------|

| 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 |