

PERMIT LETTER

Permit Date: 03/28/2025

Parcel Number: 25025038

Parcel Owner: CLAUSEN KEN

Parcel Address: 38 DIAMOND ST St Albans City, VT 05478

Permit Number: B25-000015

Permit Type: Accessory
Structure

Project Summary: Replace old 8 X 16 shed with new 8' X 16' shed. Wooden, prefab.

Decision: Approved

Conditions:

1. The application and submittals for the above referenced project have been reviewed and the permit is **APPROVED. This approval applies only to the information listed on the drawings and specifications that have been submitted.**
2. The Permit Placard shall be displayed on the subject premises and be clearly visible from a public way. Notice shall be displayed at the time of application and shall not be removed until after the appeals expiration date or until the project is completed, whichever is longer.
3. In addition to periodic inspections, a final inspection may be required.
This project shall adhere to all Land Development Regulations.
 - a. Approved per details and sketch supplied.
4. Shed must be at least 5' off each boundary line and must be the same dimensions as previous shed
5. This project shall adhere to all Board Conditions.
 - a. N/A

This permit expires after 03/31/2026.

- o If work has not been completed, **prior** to reaching the expiration date of the permit/approval, please consult with the Zoning Administrator for renewal details OR to seek new Development Review Board approval if previously required. See Article 9 of the St. Albans City Land Use Regulations for details on expirations.
- o This permit does not satisfy the requirements of the state. You must contact the state permitting specialist to determine those requirements
- o This permit does not certify the legal size of the lot and is not a legal determination of boundary lines.
- o If you have any questions or if I can be of further assistance, please contact me at 802-524-1500 ext *262 or s.bennett@stalbanstv.com.


Property Services

March 28, 2025
Date



PERMIT NO: B25-000015

City of St. Albans
Certificate of Posting

The municipality shall fulfill all posting requirements listed below, while the applicant shall be responsible for all of the following postings, as part of the permit application requirements:

Posting of Notice of Permit (24 V.S.A. § 4449 and Section 905 of the City of St. Albans Zoning Bylaws)

- The applicant shall post the notice of permit, on the form prescribed by the town, within view from the public right of way most nearly adjacent to the subject property, until time for appeal has passed.

Date of Posting: 03/31/2025

Location: 38 DIAMOND ST, St Albans City, VT 05478

CERTIFICATION:

I, the undersigned, attest that I have completed the posting and notice requirements listed above, and fully understand and assume all responsibility, as part of my permit / permit application requirements, to properly post and maintain this notice for the required time period. Failure to do so may void my permit.

Russell M. Larson
Applicants' Signature

3/31/25
Date

Permit No. B25-000015

RECEIVED
MAR 26 2025
 CITY OF ST. ALBANS Zoning Office



PERMIT APPLICATION for BUILDING, CONSTRUCTION, USE or OTHER APPROVAL
under the CITY OF SAINT ALBANS LAND DEVELOPMENT REGULATIONS

Applicant(s) _____ Daytime Phone _____
 Landowner(s) Kenneth Clausen ^{same} Daytime Phone 518-534-3762
 Mailing Address 38 Diamond Street Parcel ID # 25025030
 Parcel Address Saint Albans 05478 Zoning District _____
 Email KenClausen@yahoo.com

Proposed Activity (check all that apply)

New Use - \$20 / \$50 ¹		New Single Family Dwelling \$30 / \$90 ¹	
Accessory Use - \$20 / \$50 ¹		Two-Family Dwelling \$30 / \$90 ¹	
Temporary/Seasonal Use - \$20 / \$50 ¹		Multi-Family Dwelling \$30 / \$90 ¹	
New Commercial Structure \$50 / \$300 ¹		Renovation/Addition to Resident. Structure \$30 / \$90 ¹	
Renovation/Addition to Comm. Structure \$50 / \$300 ¹		Pool - above ground \$20 / \$50 ¹ or in-ground \$30 / \$60 ¹	
Accessory Structure - \$20 / \$50 ¹	\$20	Fence - \$20 / \$50 ¹ (waived if under 6 feet in height)	
Boundary Line Adjustment ² - \$90 / \$140 ¹		Demolition - \$50 / \$100 ¹	
Subdivision ² \$90 / \$140 ¹		Other - specify	

¹ After the fact ² Exempt if paid as part of a DRB Hearing

Description of Proposed Activity (attach additional pages as needed)	Fees Continued:	
	Total of Fees from Above:	
		\$20
<u>8'x16' going to 8'x16' NEW Shed - Wooden Pre Fab</u>	Residential Construction Fee - \$4.00 per \$1,000 in work cost estimate	\$10
	Commercial Construction fee - \$5.00 per \$1,000 in work cost estimate	
	City Clerk Recording Fee (for each permit) \$15.00	\$15
	Records Management Fee (for each permit) \$12.00	\$12
Cost of work: <u>2500⁰⁰</u>	Total Permitting and Recording fees:	\$ 59
Expected Completion Date: <u>5/30/25</u>	Check # _____ or Cash _____	Amt Remitted: _____

I certify the submitted information to be true and accurate:

All fees are non-refundable, except the Construction Fee and Recording Fee for a DENIED application.

Signature of Owner: Kenneth Clausen

Date: 3/26/25

Signature of Applicant: _____

Date: _____

APPEAL: You have the right to appeal this decision to the City of St. Albans Development Review Board within 15 days of the date of the decision (St. Albans City Land Development Regulations Sec. 905). **No construction is allowed during the appeal period.** If you do not appeal, this decision shall become final.

EXPIRATION: An approved permit shall expire after a period of time determined by Section 903 of the City Land Development Regulations.

FOR COMPLETION BY ADMINISTRATIVE OFFICER

Water/Wastewater Allocation change needed: Y N PW Initial for submitted application: _____

1) Approved: 3/20/25 Posted: 03/31/25 This approval shall not become effective until 04/14/25

2) Denied: _____
3/20/25 Bara Bennett
 Date of Action Administrative Officer

F.M.	FIELD MEASURE
L.O.	LAYOUT
W.F.	WOOD FRAMED
LS	LAND SURVEY
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
D.	DEEDED

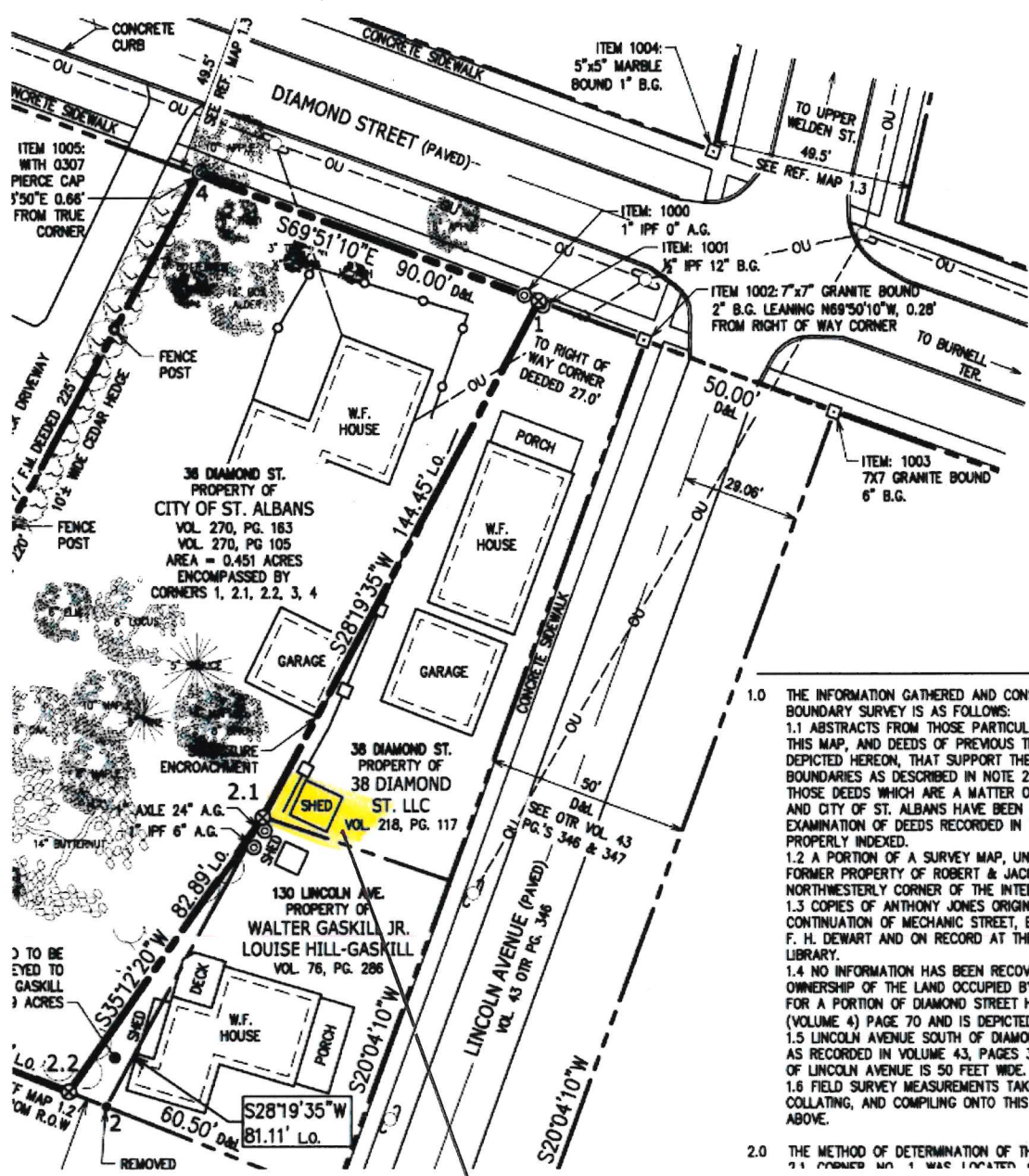
Coordinate System Information

P.O.B. Corner 1
 VT State Plane Coordinates N: 840,523.81 E: 1,485
 Horizontal Datum - NAD 83 (2011)
 Scale Factor - 0.999973036
 Core Reference Stations (Opus solution) : DJ8960(V)
 ALL MEASUREMENTS ARE IN U.S. SURVEY FEET

ST. ALBANS CITY CLERK'S OFFICE
 RECEIVED FOR RECORD / DISCHARGE
 7/5 A.D. 2017
 at 4 o'clock 00 minutes P.M.
 and recorded in Book 5 Pages 76
 Attest: Susan C. [Signature] City Clerk

GENERAL

- 1.0 THE INFORMATION GATHERED AND CONSIDERED DURING COMPILATION OF THIS MAP OF BOUNDARY SURVEY IS AS FOLLOWS:
 - 1.1 ABSTRACTS FROM THOSE PARTICULAR DEEDS, TO WHICH SPECIFIC REFERENCE IS MADE ON THIS MAP, AND DEEDS OF PREVIOUS TITLEHOLDERS IN THE CHAINS OF TITLE TO THE PARCELS DEPICTED HEREON, THAT SUPPORT THE METHOD OF DETERMINATION OF THE PARCEL BOUNDARIES AS DESCRIBED IN NOTE 2.0 BELOW. UNLESS OTHERWISE EXPRESSLY STATED, ONLY THOSE DEEDS WHICH ARE A MATTER OF PUBLIC RECORD IN THE LAND RECORDS OF THE TOWN AND CITY OF ST. ALBANS HAVE BEEN EXAMINED AND UTILIZED IN THIS SURVEY. THE EXAMINATION OF DEEDS RECORDED IN THE PUBLIC LAND RECORDS ASSUMES ALL DEEDS ARE PROPERLY INDEXED.
 - 1.2 A PORTION OF A SURVEY MAP, UNTITLED, SUPPLIED BY MICHAEL DUPRAT, SHOWING THE FORMER PROPERTY OF ROBERT & JACQUELINE BOOMHOVER DEPICTING LOT 1 AND LOT 2 AT THE NORTHWESTERLY CORNER OF THE INTERSECTION OF GILMAN AVE. AND LINCOLN AVE.
 - 1.3 COPIES OF ANTHONY JONES ORIGINAL MAPS AND WRITINGS OF SEPT 28, 1865 OF THE CONTINUATION OF MECHANIC STREET, ENGLAND STREET AND DIAMOND AVENUE AS COMPILED BY F. H. DEWART AND ON RECORD AT THE UNIVERSITY OF VERMONT, SPECIAL COLLECTIONS LIBRARY.
 - 1.4 NO INFORMATION HAS BEEN RECOVERED FROM THE PUBLIC LAND RECORDS TO CONFIRM OWNERSHIP OF THE LAND OCCUPIED BY DIAMOND AVE. A RIGHT OF WAY WIDTH OF 49.5 FEET FOR A PORTION OF DIAMOND STREET HAS BEEN RECOVERED IN MEETING MINUTES 1864-1891 (VOLUME 4) PAGE 70 AND IS DEPICTED ON REFERENCE MAP 1.3
 - 1.5 LINCOLN AVENUE SOUTH OF DIAMOND STREET WAS DEEDED TO THE VILLAGE OF ST. ALBANS AS RECORDED IN VOLUME 43, PAGES 346 AND 347 OF THE OLD TOWN RECORDS. THIS PORTION OF LINCOLN AVENUE IS 50 FEET WIDE.
 - 1.6 FIELD SURVEY MEASUREMENTS TAKEN AT THE SITE FOR PURPOSES OF RECORDING, COLLATING, AND COMPILING ONTO THIS MAP, THE DATA IDENTIFIED IN NOTES 1.1 THROUGH 1.5 ABOVE.
- 2.0 THE METHOD OF DETERMINATION OF THE PARCEL BOUNDARIES WAS AS FOLLOWS:
 - 2.1 CORNER NO. 1 WAS LOCATED ON THE CENTERLINE POINT OF WAY LINE OF DIAMOND



New Shed must be at least 5' off boundary lines

PUBLIC NOTICE

PER CITY OF ST. ALBANS LAND DEVELOPMENT REGULATIONS

Address: 38 Diamond St.

Applicant: Kenneth Clausen

Project Description: New Shed. Same size as old. Must be 5' off boundary lines

Permit / Approval

Type: B25-000015

Date Issued: 03/31/2025

Appeal by: 04/14/2025

Public Hearing Notice

Date / Time: _____

Place: _____

Purpose: _____

FOR MORE INFORMATION, CONTACT:

PLANNING & PERMITTING ADMINISTRATOR, CITY OF ST. ALBANS, PO BOX 867,
100 NO. MAIN ST., ST. ALBANS, VT 05478, PHONE: 802-524-1500 X 262

EMAIL: INFO@STALBANSVT.COM

WEB: WWW.STALBANSVT.COM/PLANNING

Applicant: This notice shall be displayed on the subject premises and be clearly visible from the public way. Notice shall be displayed at the time of application and shall not be removed until after the appeals expiration date.

Sarah Bennett
ADMINISTRATIVE OFFICIAL

