

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: 239 NO MAIN ST St Albans City, VT
05478
Tax ID: 11063239
Use Classification: Residential - Condo - BNT - Business-
Neighborhood Transition
Owners: PARENT FAMILY TRUST
Certificate Number: CO24-000094

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:

None

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 11/26/2024 at the City of St. Albans, Vermont.


Sara Bennett
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

I, Lucy Parent, hereby certify as follows:

- Property Location: 239 N. main st. St. Albans VT
- Owners: Roger + Lucy Parent
- 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 | 2 | 1 | 1 | |
| Commercial Units | | | | |

- Please count the buildings and rooms located on this property:
 number of houses 3 commercial bldgs. _____ number of kitchens 1
 number of garages 0 number of bedrooms 3
 number of sheds 0 number of full bathrooms 1
 other (describe) _____ number of half bathrooms 1
- Do Nos. 3 & 4 describe how the property was marketed and is being sold or refinanced?
 yes _____ no. If no, please explain: Real Estate Agent
- Is this property currently being serviced by City of St. Albans water/wastewater? yes _____ no
- Is any type of business being run from this property, including a home occupation? _____ yes no

Please describe:

- Has this lot been subdivided or had a boundary adjustment since 1964? _____ yes no condos created
 If yes, when and how subdivided? _____
- Please draw a site plan of the property in question. Please be sure to include the following (refer to the attached sample drawing):
 - Make drawing to scale as best you can;
 - Show any abutting streets;
 - Show north direction;
 - Show the property lines with dimensions noted;
 - Show all structures and driveways/parking, i.e. all porches, decks, garages, pools, etc., and their dimensions in feet and footprints in square feet.
 - Show all distances between all structures and the boundary lines.

Official Use Only

Lot: 11063239

Ac: 1.11

Zone: BNT

Closing: 11/26/24

Paid: 127-

Owner of Record or Duly Authorized Representative

Signature: Lucy C. Parent Date: 11-26-24

Print Name: Lucy Parent

Address: 854 Pattee Hill Rd, Georgia VT 05468

Telephone/Cell phone number: 802-524-4201

Email: Parentcl@myfairpoint.net



PARKING SUMMARY

| | |
|--|-----------|
| REQUIRED PARKING: | 10 SPACES |
| 4 EXISTING MULTIFAMILY UNITS 2.5 SPACES PER UNIT | |
| 4 EXISTING MULTIFAMILY UNITS 2.5 SPACES PER UNIT | |
| TOTAL | 15 SPACES |
| PREVIOUSLY PROVIDED PARKING: | 15 SPACES |
| 4 SPACES | |
| 4 SPACES | |
| COMMUNITY SPACES | |
| TOTAL | 15 SPACES |

RECEIVED
 JUN 05 2019
 CITY OF ST. ALBANS
 Zoning Office

APPROVED

ZONING SUMMARY

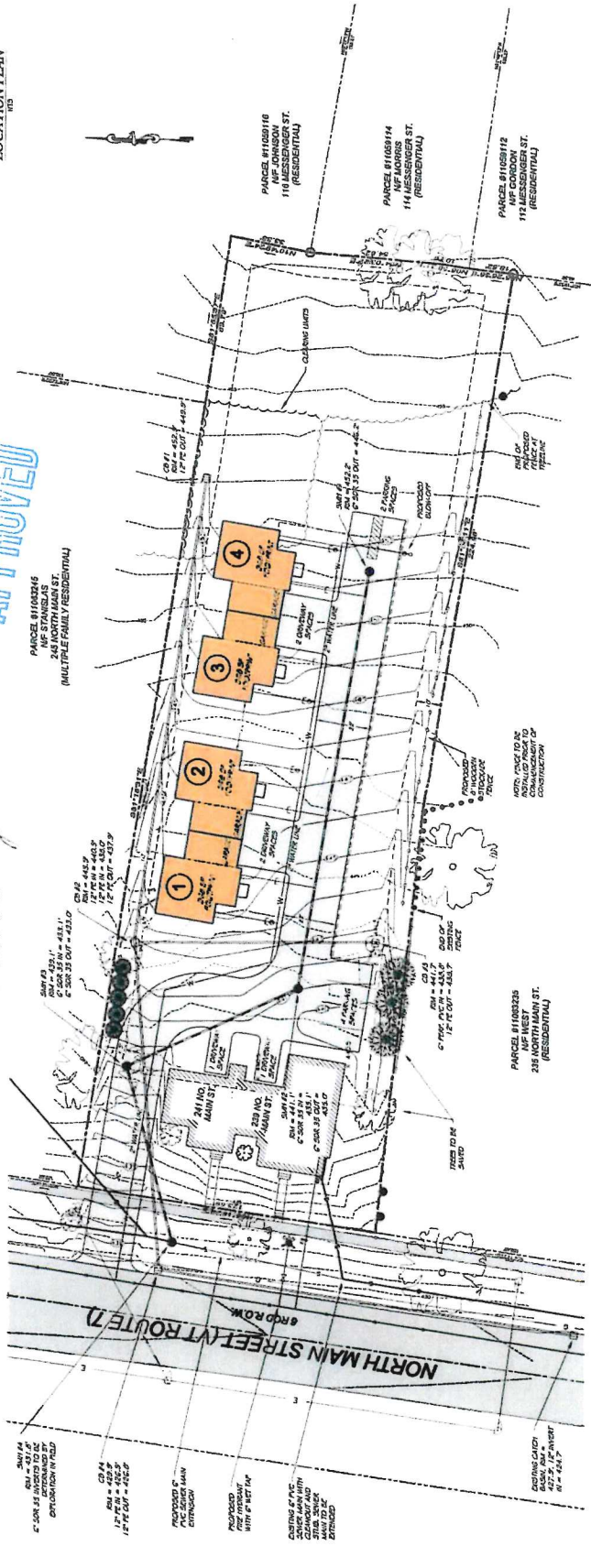
239 NORTH MAIN ST. SAINT ALBANS, VT 05416
 1A PARCELS 19 & 17 (10/23/19)

| PROPERTY INFORMATION: | EXISTING | PREVIOUSLY PROVIDED | PROPOSED |
|---|------------------------|-----------------------|-----------------------|
| ALL TRANSFERRED BUILDINGS FORMING A CONTIGUOUS LOT OR PARCELS | 48,333 SPANFELT FAMILY | 5,110 SPANFELT FAMILY | 7,665 SPANFELT FAMILY |
| ACCORDING TO DESIGN ARCHITECT CONTRACT, BE CONTIGUOUS | 5,110 FT | NO CHANGE | NO CHANGE |
| | 339 FT | 103 FT | 111 FT |
| | 16.2% | 49.5% | 31.6% |

*Approved site plan as per
 2A Amendment to Settlement
 Agreement 15B-11-17
 I. Will C. Smith*

LEGEND

- PROJECT PROPERTY LINE
- ADJUTIVE PROPERTY LINE
- EXISTING ALIEN OUTLINE
- EXISTING ALIEN OUTLINE
- FRESH GRADE CENTERLINE
- PROPOSED WATER LINE
- PROPOSED SEWER LINE
- EXISTING SEWER
- STORM PROPOSED
- EXISTING GAS LINE
- EXISTING POWER
- EXISTING UTILITY POLE
- NOTHING TO GO
- EXISTING TREE LINE
- PROPOSED CLEARING UNITS
- PROPOSED STORAGE PILE



| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| NO. 1 | NO. 2 | NO. 3 | NO. 4 | NO. 5 | NO. 6 | NO. 7 | NO. 8 | NO. 9 | NO. 10 | NO. 11 | NO. 12 | NO. 13 | NO. 14 | NO. 15 | NO. 16 | NO. 17 | NO. 18 | NO. 19 | NO. 20 | NO. 21 | NO. 22 | NO. 23 | NO. 24 | NO. 25 | NO. 26 | NO. 27 | NO. 28 | NO. 29 | NO. 30 | NO. 31 | NO. 32 | NO. 33 | NO. 34 | NO. 35 | NO. 36 | NO. 37 | NO. 38 | NO. 39 | NO. 40 | NO. 41 | NO. 42 | NO. 43 | NO. 44 | NO. 45 | NO. 46 | NO. 47 | NO. 48 | NO. 49 | NO. 50 | NO. 51 | NO. 52 | NO. 53 | NO. 54 | NO. 55 | NO. 56 | NO. 57 | NO. 58 | NO. 59 | NO. 60 | NO. 61 | NO. 62 | NO. 63 | NO. 64 | NO. 65 | NO. 66 | NO. 67 | NO. 68 | NO. 69 | NO. 70 | NO. 71 | NO. 72 | NO. 73 | NO. 74 | NO. 75 | NO. 76 | NO. 77 | NO. 78 | NO. 79 | NO. 80 | NO. 81 | NO. 82 | NO. 83 | NO. 84 | NO. 85 | NO. 86 | NO. 87 | NO. 88 | NO. 89 | NO. 90 | NO. 91 | NO. 92 | NO. 93 | NO. 94 | NO. 95 | NO. 96 | NO. 97 | NO. 98 | NO. 99 | NO. 100 |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|---------|

OWNER
 ROGER AND LUCY PARENT
 239 NORTH MAIN STREET
 SAINT ALBANS, VT

APPLICANT
 BLACK ROCK, LLC
 60 RANDALL STREET
 SOUTH BURLINGTON, VT

Site Plan

239 North Main Street

O'LEARY-BURKE
 CIVIL ASSOCIATES, P.L.C.

1

Overflow
Parking
4 Car

239 Parking
2 Cars

241 Parking
2 Cars

239 N. Main

1560 sqft
(unit 1)

241 N. Main
880 sqft
(unit 2)



Selling only
unit 1 - 239 N. Main