
CERTIFICATE OF COMPLIANCE

Parcel Address: 17 FINN AVE St Albans City, VT
05478

Tax ID: 22035017

Use Classification: Single Family Home - LDR - Low
Density Residential

Owners: LONGWAY EDWARD J

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:

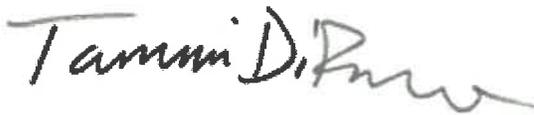
The Shed does not meet the side setback on the south.

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 07/21/2020 at the City of St. Albans, Vermont.



Tammi DiFranco
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 OWNERSHIP

I, EDWARD LONGWAY, hereby certify as follows:

1. Property Location: 17 FINN AVE

2. Owners: EDWARD LONGWAY

3. Current Use of Property: single family home duplex
 multi-family with units (apartments)
 commercial - describe: _____

4. Does No. 3 describe how the property was marketed and is being sold or refinanced?
 yes no. If no, please explain: _____

5. Is this property currently being serviced by City of St. Albans water/wastewater? yes no

6. Please describe the buildings located on this property:
1 number of principal bldgs 1 house commercial bldgs 1 number of sheds
1 number of garages ATTACHED number of kitchens
 other - explain _____ number of bedrooms
 number of bathrooms

7. Is any type of business being run from this property, including a home occupation? yes no

8. Has this lot been subdivided or had a boundary adjustment since 1964? yes no
If yes, when and how subdivided? _____

9. On the attached grid, please draw a site plan of the property in question. Please be sure to include the following (please refer to the example 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, i.e. all porches, decks, garages, pools, etc.;
- F. Show all distances between the structures and the boundary lines.

22035017
. 2220 acres
pd ch #6429

Owner of Record or Duly Authorized Representative

Edward Longway
Signature

Edward Longway
Print Name

373 DUNTON RD, FRANKLIN VT 05457
Address

802-238-2257
Telephone/Cell phone number

(802) 657 3566 *
Fax Number

State of Vermont, County of Chittenden

At Colchester, this 16th day of July, 2020, personally appeared

Edward J. Longway and swore to the truth of the above written instrument.

Before me, Kimberly C. Dennis
Notary Public

Kimberly C. Dennis
Notary Public
State of Vermont

My Commission Number: 157.0000754
My Commission Expires: 1/31/2021

EDWARD - LONGWAY @ YAHOO.COM

VERMONT GAS SYSTEMS, INC.

P.O. Box 467
BURLINGTON, VERMONT 05402
(802) 863-4511
FAX (802) 863-8873

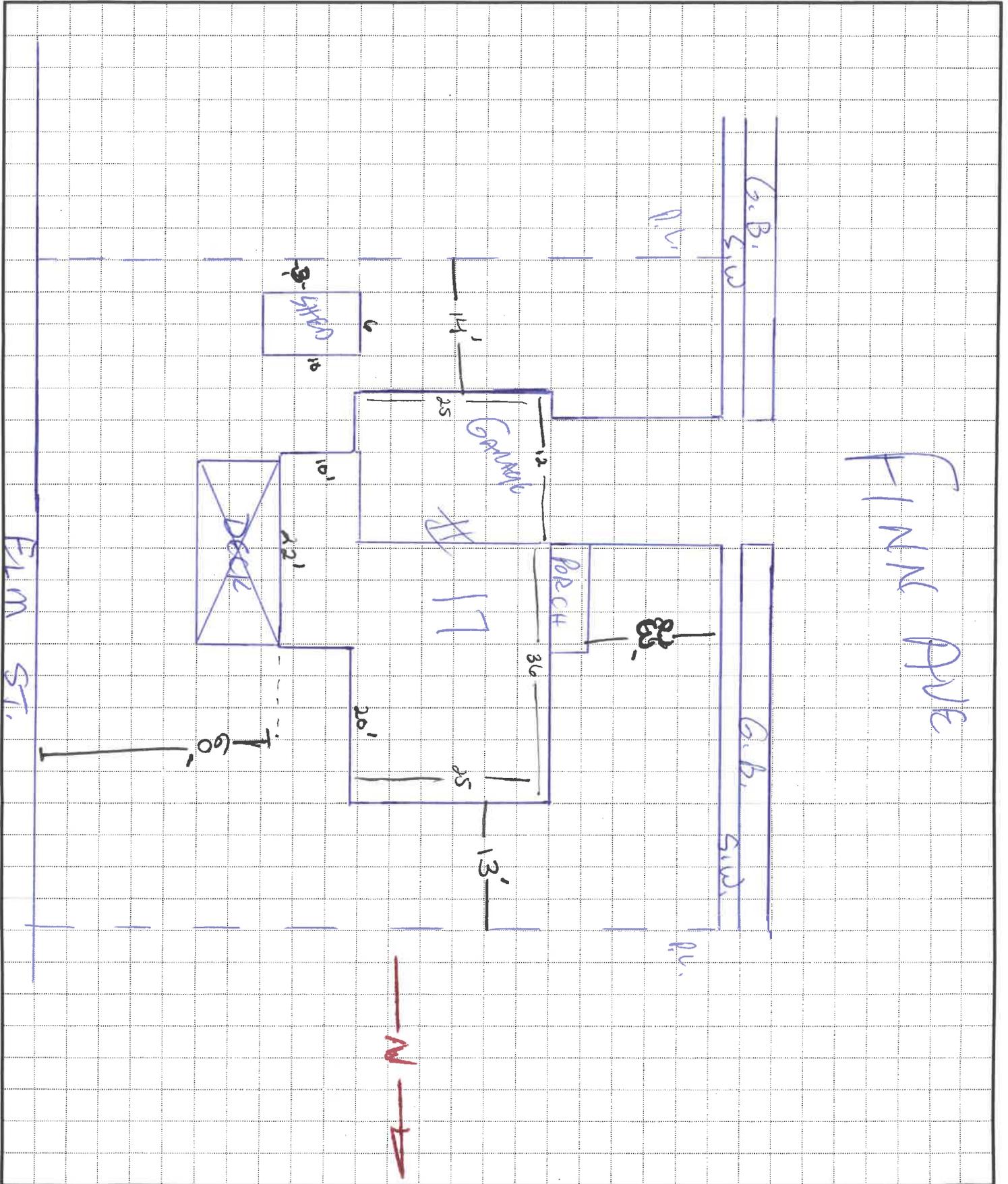
JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CHECKED BY _____ DATE _____

SCALE _____



RESIDENTIAL PROPERTY RECORD CARD

Owner Information

Parcel 22035017
 Owner LONGWAY EDWARD J

373 DUNTON ROAD
 FRANKLIN, VT 05457-9863

Location 17 FINN AVE
 Descr: LT,1FAM HSE,GAR

Parcel Information

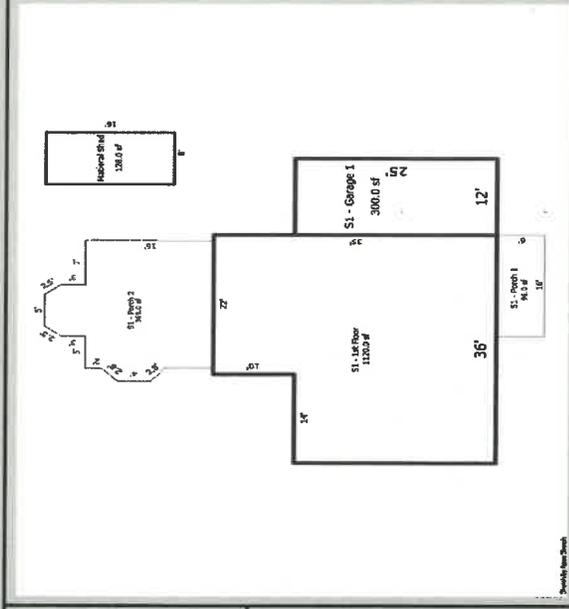
Tax Map # NBHD 3
 Span 549-173-00665 Acres 0.22
 Status A - Active Last Update 01/19/11

Sales Information

Book 167 Sale Date 09/26/03
 Page 292 Sale Price 90,000

Parcel Value Information

Land Value 51,000 Homestead 140,200
 Dwelling Value 88,400 HouseSite 140,200
 Site Imprvmt 0
 Outbuildings 800
 Misc. Adj. 0
 Total 140,200



Sketch Updated: 01/19/11

BUILDING	Total Rooms	5	Year Built	1969	Building SF	1120	Energy Adj	Average	Roughins	1
	Bedrooms	3	Effect Age	42.0	Quality	2.50	Bsmt Wall	NoData	Plumb Fixt	5
	Full Baths	1	Condition	Avg/Good	Style	1 Story	Bsmt SF	0	Fireplaces	0
	Half Baths	0	Phys Depr	22	Design	Ranch	Bsmt Fin	No Data	Porch	465
	Kitchens	1	Funcnt Depr	0	Bldg Type	Single	Bsmt Fin SF	0	Gar/Shed	300
			Econ Depr	0					% Complete:	0

INSPECT	INSP.	NoData	INSP.	NoData	INSP.	APPT	APPT	APPT	APPT	APPT
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NOTES

17 Finn Avenue

.222 acres Tax Map

Legend

 17 Finn Ave

 17 Finn Ave



17 Finn Ave LDR

.222 acres = 9670.32 ft

shed on the South does not meet side setback

coverage

House = 1120

porch = 96

garage = 300

shed = 120

driveway = 528 (google earth)

$$\frac{2170}{9670.32} = 22\%$$