

Mayor: Tim Smith
Ward 1: Timothy Hawkins
Ward 2: James Pelkey
Ward 3: Marie Bessette
Ward 4: Michael McCarthy



Ward 5: Kate Laddison
Ward 6: Chad Spooner
Clerk/Treasurer: Curry Galloway
City Manager: Dominic Cloud

CERTIFICATE OF COMPLIANCE

Parcel Address: 15 NO ELM ST St Albans City, VT
05478
Tax ID: 23062015
Use Classification: DWELLING, SINGLE FAMILY - LDR
Owners: FRANKLIN SOUTH LLC

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 principal building does not meet minimum front setback requirements.
- The principal building does not meet minimum side setback requirements on the North
- The Driveway does not meet the side setback on the North

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 08/12/2020 at the City of St. Albans, Vermont.

David Southwick
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.

CO20-000065

Received 8/12/20

CERTIFICATE OF OWNERSHIP

I, GABE HANDY, hereby certify as follows:

- 1. Property Location: 15 NORTH Elm St. ST. ALBANS
- 2. Owners: FRANKLIN SOUTH 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			
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 number of bedrooms 4
 number of sheds 1 number of full bathrooms 1 & 1-3/4
 other (describe) number of half bathrooms
- 5. Do Nos. 3 & 4 describe how the property was marketed and is being sold or refinanced?
1 yes no. If no, please explain:
- 6. Is this property currently being serviced by City of St. Albans water/wastewater? 1 yes no
- 7. Is any type of business being run from this property, including a home occupation? yes 1 no

Please describe:

8. Has this lot been subdivided or had a boundary adjustment since 1964? yes 1 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: 23062015

Ac: 0.13

Zone: LDR

Closing: 8/14/20

Paid: on file

Owner of Record or Duly Authorized Representative

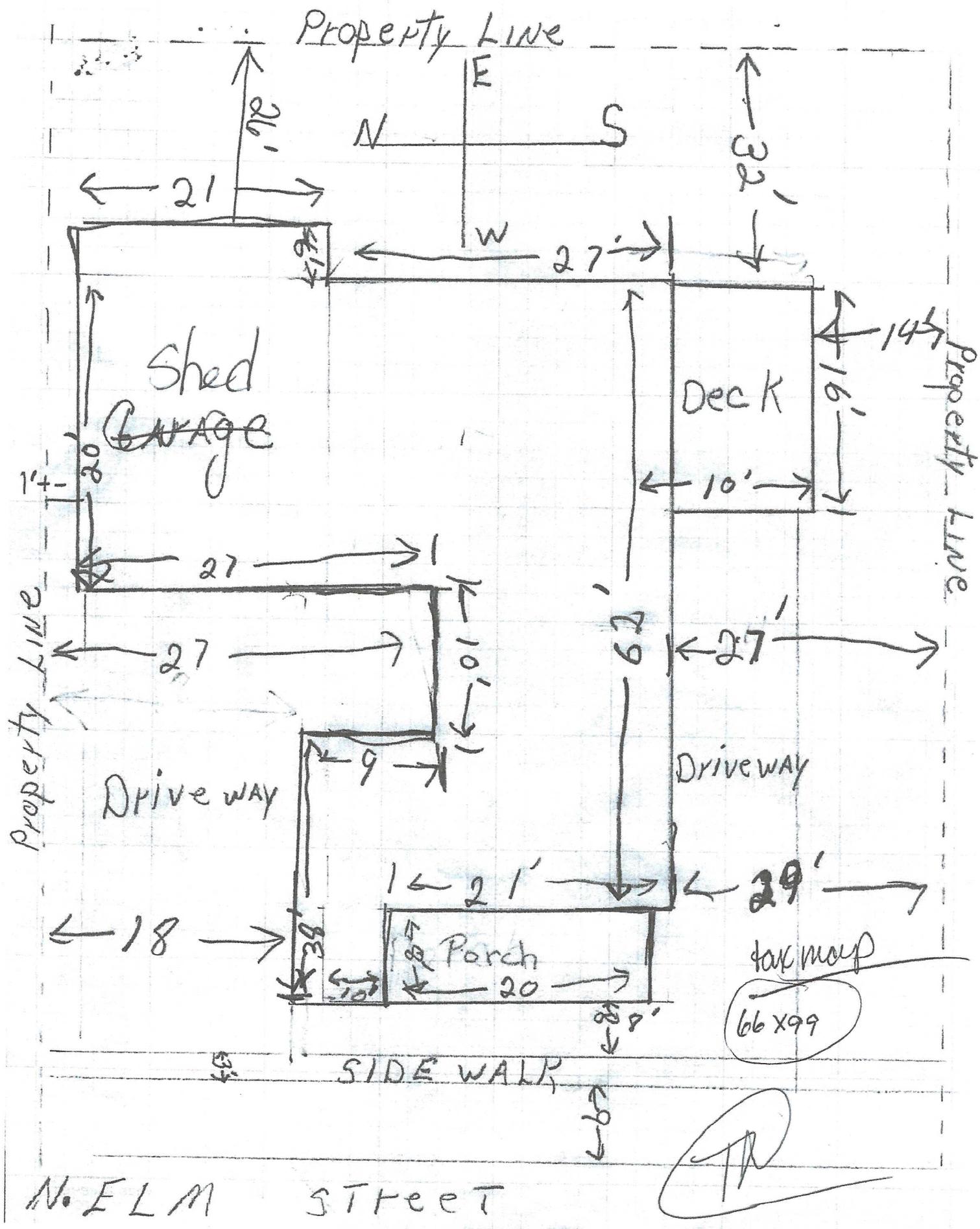
Signature: Gabe Handy Date: 8/12/20

Print Name: GABE HANDY

Address: 66 College PARKWAY Colchester VT

Telephone/Cell phone number: ~~802 97~~ 802 343 3292 05446

Email: bookkeeper@handy@gmail.com







Marla Weiner <bookkeeper.handy@gmail.com>

Purchase Information

1 message

noreply@mpnotify.com <noreply@mpnotify.com>
To: bookkeeper.handy@gmail.com

Wed, Aug 12, 2020 at 1:14 PM

Hello Franklin,

Thank you for making a purchase. Here are the details of your purchase:

ACH WEB Transaction Summary

Payment Item	Property Address	Amount
MunicipiPAY* Service Fee - City of Saint Albans, VT		\$1.50
Building Permits Online	15 Elm St., St. Albans	\$107.00
Total:		\$108.50

Transaction Number: 20225474180585143
 Date Processed: 08/12/2020 13:14:42 GMT-04:00
 Transaction Type: ACH WEB
 Check Number:
 Account Number: *****6047
 Cardholder Name: Franklin South, LLC
 Phone: (802) 655-0911

City of Saint Albans, VT - SF
 100 N MAIN ST
 SAINT ALBANS, VT 05478
 (802) 524-1500

Building Permits Online \$107.00
 Total: \$107.00

Thank you!

MunicipiPAY* Service Fee - City of Saint Albans, VT
 511 Congress Street
 STE 503
 Portland, ME 04101
 (877) 590-5097

MunicipiPAY* Service Fee - City of Saint Albans, VT \$1.50
 Total: \$1.50

Thank you!