
CERTIFICATE OF COMPLIANCE

Parcel Address: 25 MESSENGER ST St Albans City,
VT 05478
Tax ID: 11059025
Use Classification: Multi (2) Family Dwelling - LDR - Low
Density Residential
Owners: RICHARD CALVIN & GINGRAS
MICHAEL

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:

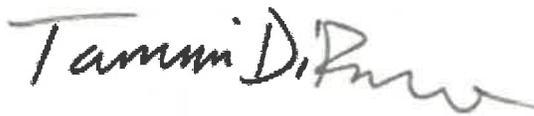
- The lot does not meet the minimum width requirements.
- The Driveway does not meet the side setback on the north.

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 08/14/2020 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, Michael Gingras, hereby certify as follows:

1. Property Location: 25-27 Messenger St. St. Albans VT
2. Owners: Helen A Gingras Revocable trust
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	2	1	1	May, 2020 (death)
Commercial Units				

4. Please count the buildings and rooms located on this property:

number of houses <u>1</u>	commercial bldgs. <u> </u>	number of kitchens <u>2</u>
number of garages <u>1</u>		number of bedrooms <u>5</u>
number of sheds <u>1</u>		number of full bathrooms <u>2</u>
other (describe) <u> </u>		number of half bathrooms <u>1</u>
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

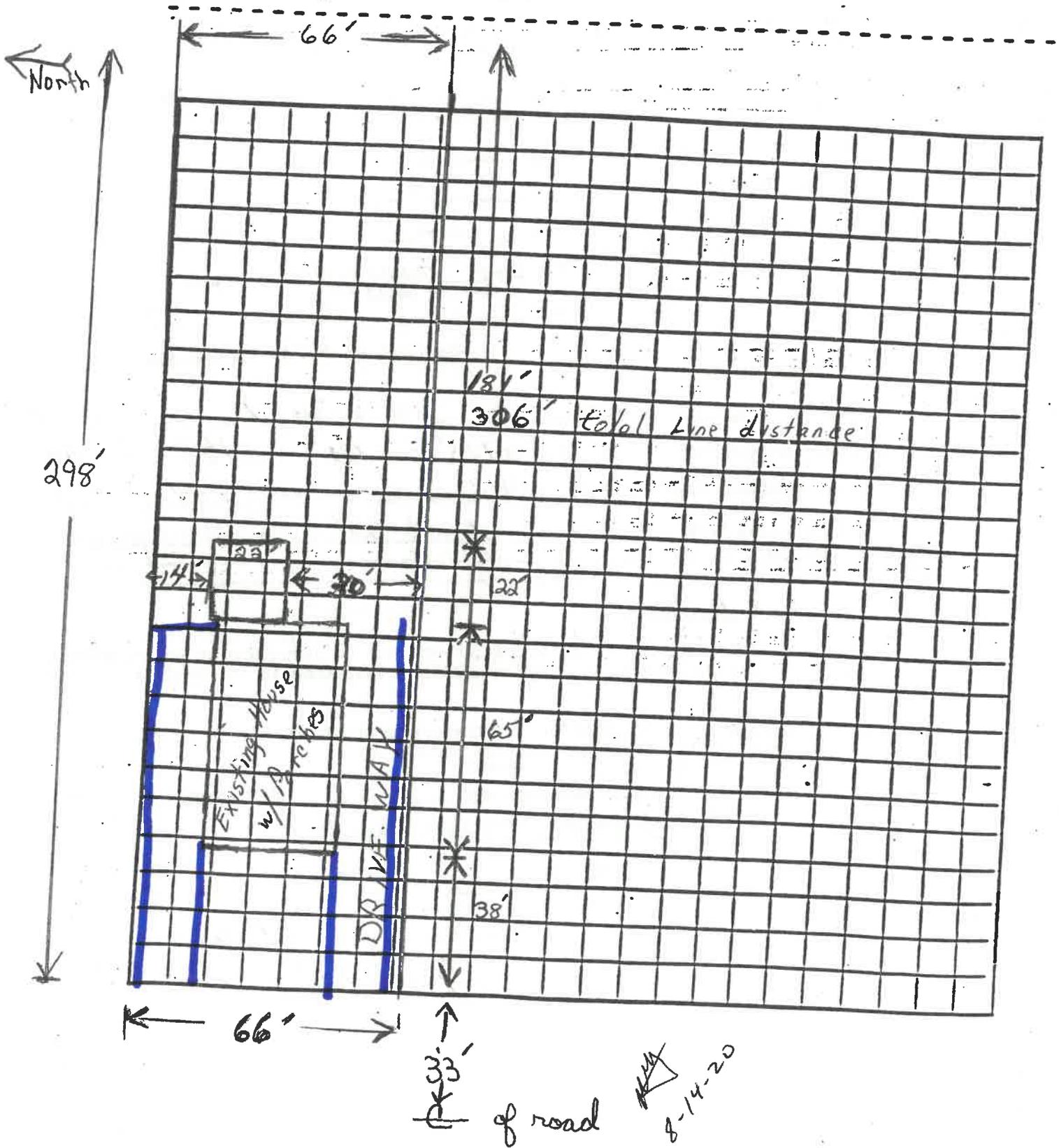
Lot: 11059025
 Ac: .4155
 Zone: LDR
 Closing:
 Paid: 107

Owner of Record or Duly Authorized Representative

Signature: Michael Gingras trustee Date: 8-14-20
 Print Name: Michael Gingras, trustee
 Address: 4 Wood Plot Rd Loudonville NY 12211
 Telephone/Cell phone number: 518-265-6566
 Email: MGINGRAS@NYCAP.PR.COM

Plot to scale lot and building improvements, showing width of front, side and rear yard. Show driveway and parking. Mark N at compass point indicating North. Show distance to center of public street.

Scale Used: $1 \text{ square} = 10'$



25-27 Messenger St

.4155 acres

Legend

📍 25 Messenger St

1150 A

1700 B

📍 25 Messenger St

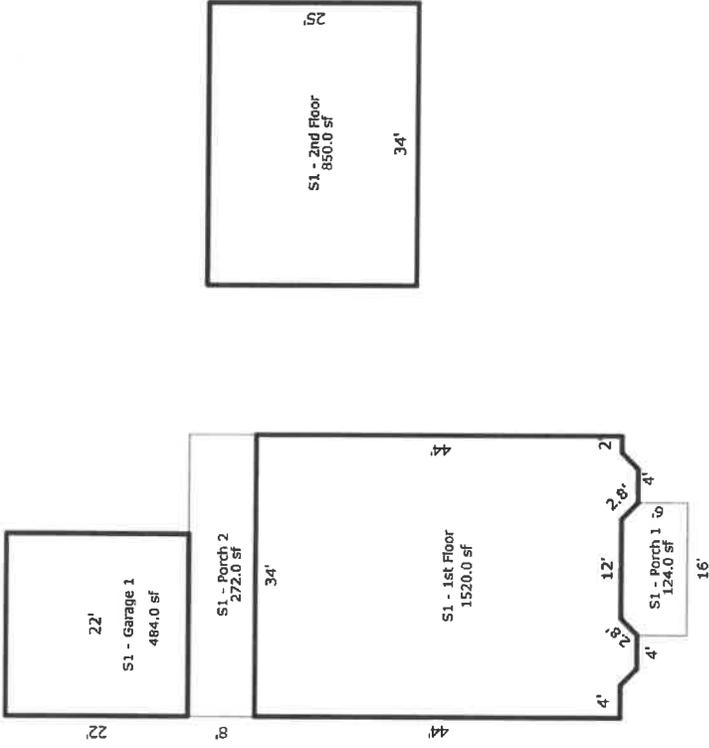


90 ft

PARCEL 11059025

Sketch Updated: 04/06/11

Date Printed 08/14/20



Sketch by Apex Sketch

25-27 Messenger St. 2 family LDR
• 4155 acres = 18099.18 Δ

ϕ meet min width

Driveways? on side?

ϕ Driveway on N

coverage

House = 1520

porch = 272 + 124 = 396

garage = 484

Driveway = 1150 + 1700 = 2850

$$\frac{5250}{18099} = 29\%$$