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

SAINT ALBANS
Vermont

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

CERTIFICATE OF COMPLIANCE

Parcel Address:	100 SO MAIN ST St Albans City, VT 05478
Tax ID:	26079100
Use Classifcation:	Multi (6) Family Home - B1 - Business 1
Owners:	C & A REALTY INC

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 for a 6-family home.

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 08/18/2020 at the City of St. Albans, Vermont.

Tammi DiFranco

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, C+A Realty, LLC, hereby certify as follows:

1. Property Location: 100 South main
2. Owners: Ronald Kilburn
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	6	6	0	
Commercial Units				

4. Please count the buildings and rooms located on this property:
   number of houses 1 commercial bldgs. 0
   number of garages 0
   number of sheds 0
   other (describe)_____
   number of kitchens 6
   number of bedrooms 12
   number of full bathrooms 6
   number of half bathrooms 0
5. Do Nos. 3 & 4 describe how the property was marketed and is being sold or refinanced?
   ____yes X no. **If no**, please explain: apart building
6. Is this property currently being serviced by City of St. Albans water/wastewater? X yes __no
7. Is any type of business being run from this property, including a home occupation? __yes X no

   Please describe: _____
8. Has this lot been subdivided or had a boundary adjustment since 1964? ____yes X 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: 26079100

Ac: .1546 .0645 3.2191

Zone: B1

Closing:

Paid: ~~Owned~~

check #2293

Owner of Record or Duly Authorized Representative

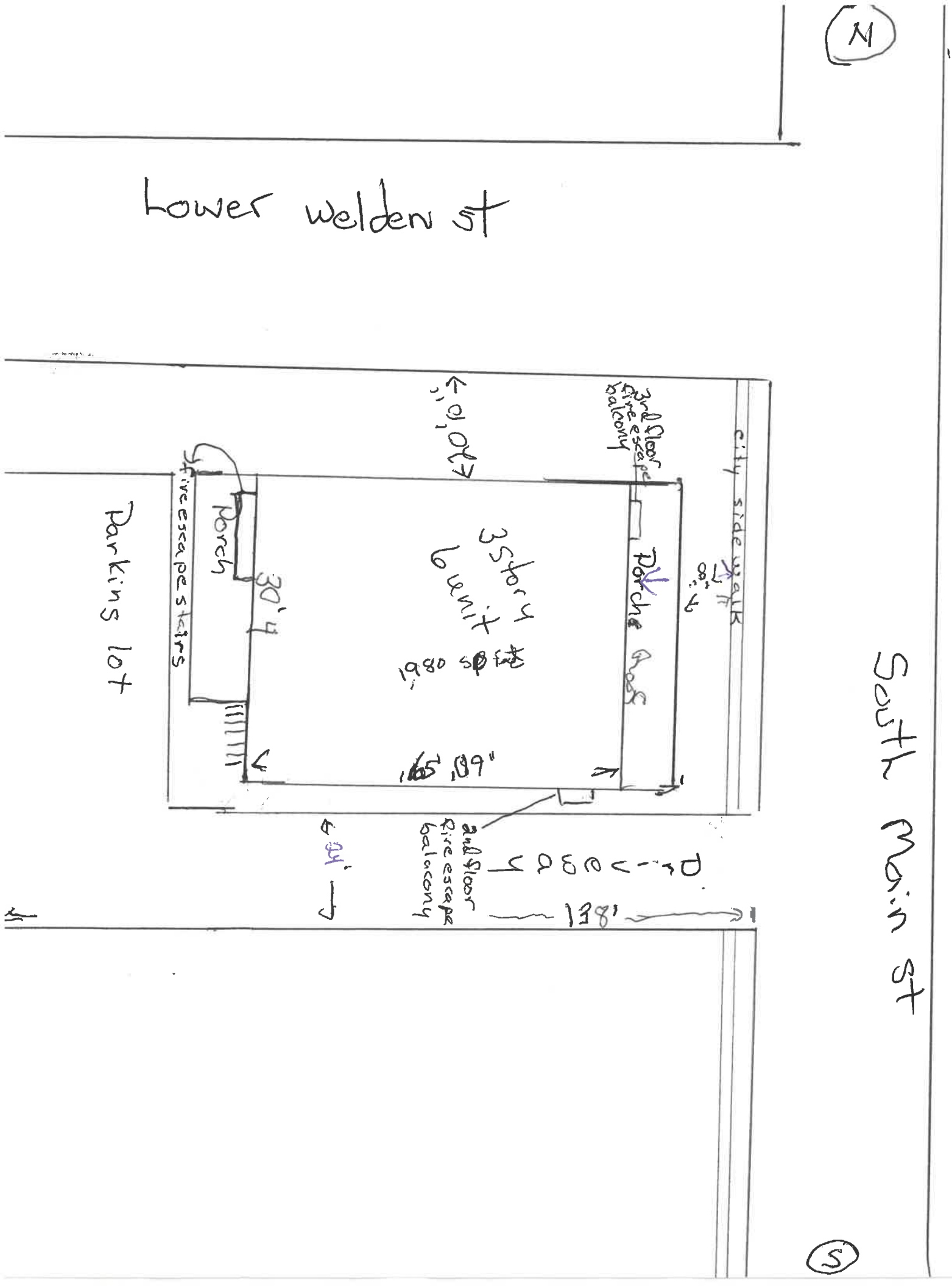
Signature: Ronald Kilburn Date: 8-14-20

Print Name: C+A Realty, LLC

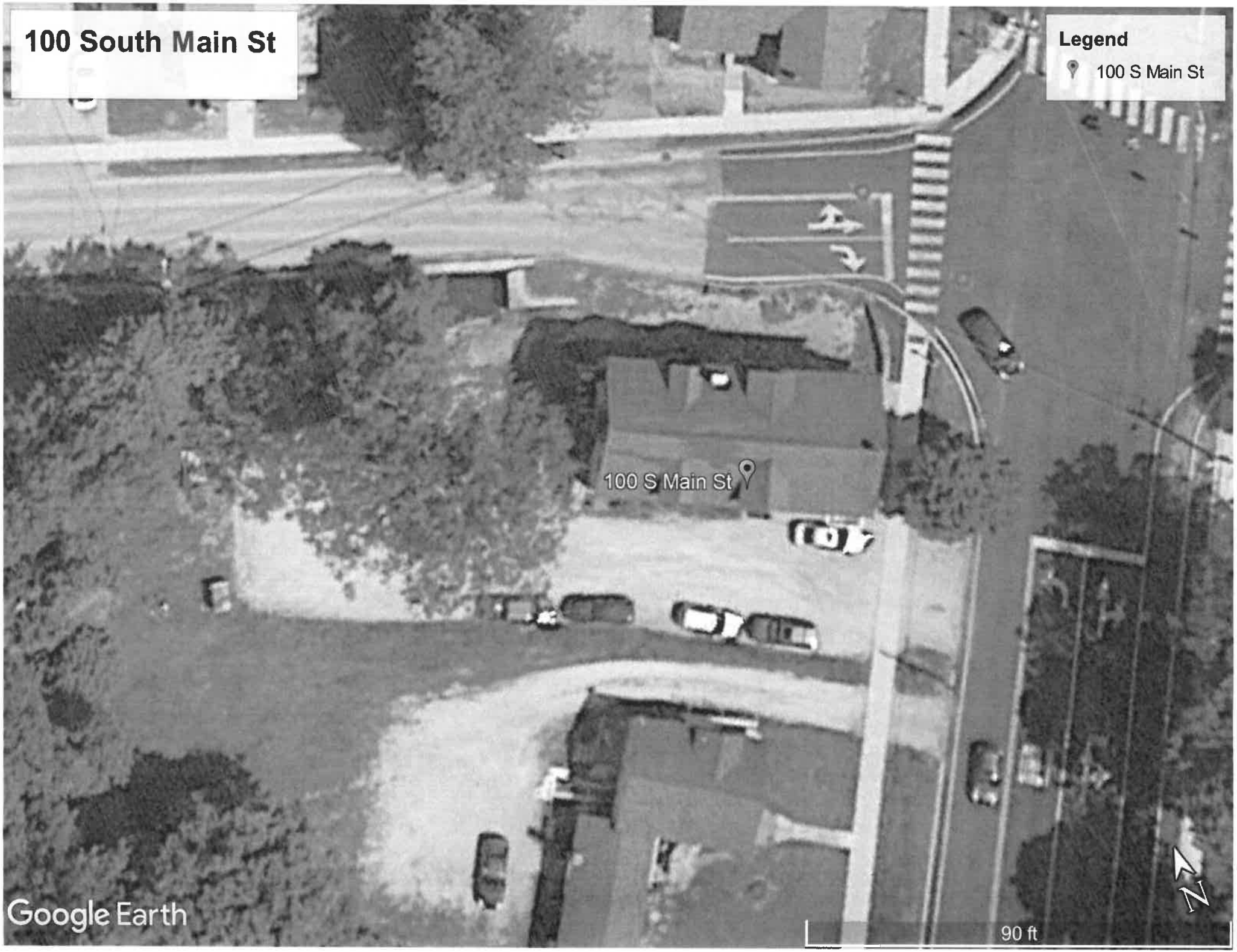
Address: 817 School Road, Cambridge, VT 05444

Telephone/Cell phone number: 802-363-8570

Email: RK Masonry Inc @ yahoo.com


N
Lower welden st
South Main st
Parking lot
Porch
fire escape stairs
30'
3 story
6 unit
1,980 sq ft
Porch
3rd floor fire escape balcony
city side walk
2nd floor fire escape balcony
138'
24'
S

100 South Main St

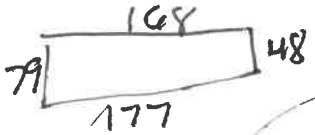


100 G. Main St. B1 6 family home

- 2191 Tax map = 9543.996
- .68 acres NEMRC = 29,620.8

Recorded survey Book 2, pg 56

- .25 acres



63.5 x 172.5

10,953.75 #

Ø meet min lot area for 6 family home

100% coverage allowed – no need to check