
CERTIFICATE OF COMPLIANCE

Parcel Address: 48 BISHOP ST St Albans City, VT
05478

Tax ID: 14011048

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

Owners: CUNNINGHAM III CHARLES LINDY
& CUNNINGHAM SHANNON C

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:

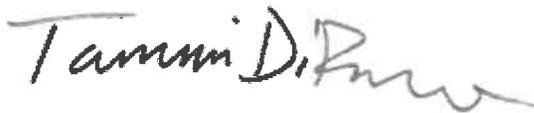
- The lot does not meet the minimum width requirements.
- The principal building does not meet minimum front setback requirements.
- The Barn does not meet the side setback on the west.
- The Driveway does not meet the side setback on the west.

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 08/27/2020 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, Charles L Cunningham III, hereby certify as follows:

1. Property Location: 48 Bishop St., Saint Albans, VT 05478
2. Owners: Charles L Cunningham III & Shannon C Cunningham
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	0	1	3 months
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 1 number of bedrooms 4
 number of sheds 2 number of full bathrooms 1
 other (describe) _____ number of half bathrooms 1
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: 14011048

Ac: .3444 TM
.36 NEMRC

Zone: LDIR

Closing: 9-2

Paid: _____

Owner of Record or Duly Authorized Representative

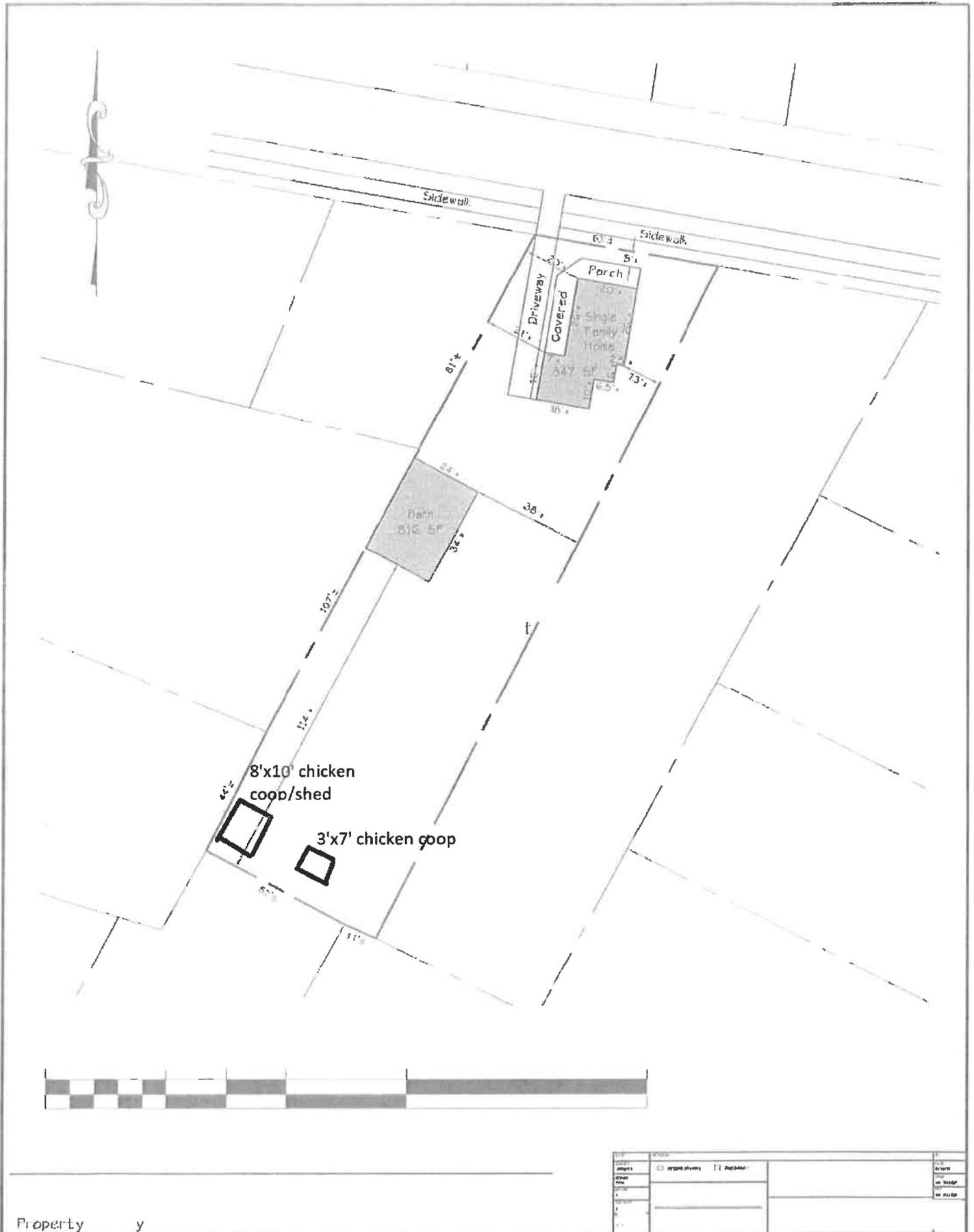
Signature: Charlie Cunningham Date: 8/26/2020

Print Name: Charles L Cunningham III

Address: 48 Bishop St., Saint Albans, VT 05478

Telephone/Cell phone number: 410-443-3174

Email: clcunningham3rd@yahoo.com

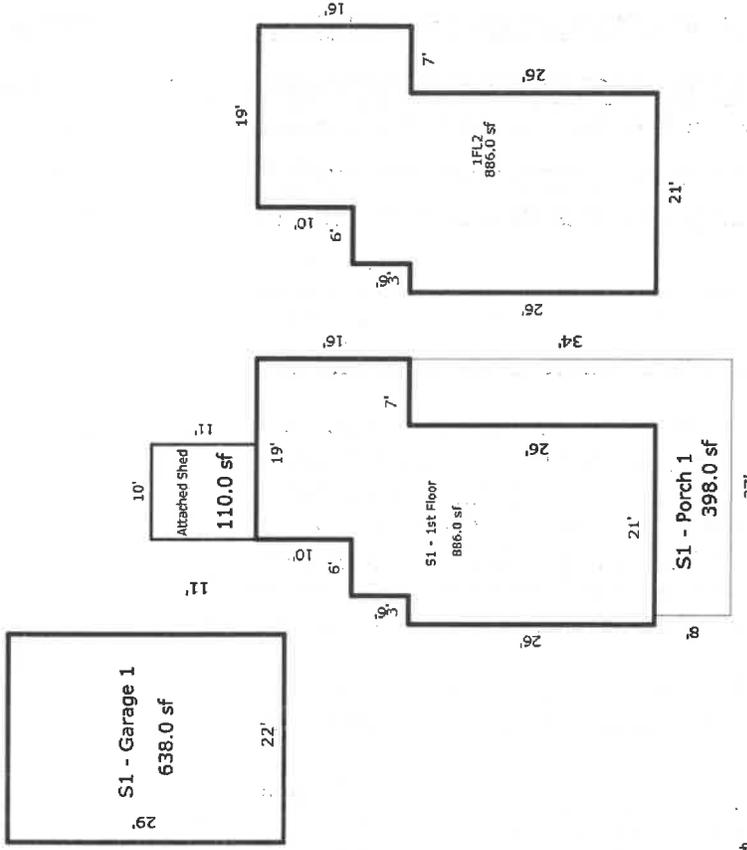


Property y

PARCEL 14011048

Sketch Updated: 08/31/10

Date Printed 08/27/20



Sketch by Apex Sketch

48 Bishop Street

.3444 acres

Legend

- 📍 48 Bishop St

📍 48 Bishop



80 ft



48 Bishop

LDR

.3444 acres = 15,000~~2~~.064 #

∅ meet min lot width

∅ meet front setback

Driveway + barn do not meet side on west.

coverage

House = 886

porch = 398

barn = 638

driveway = (google earth) = @550

shed = 110

Chicken coops = 21 + 80 = 110

$$\frac{2692 \#}{15,000\del{2}.064} = 18\%$$

TRANSACTION SUMMARY

TRANSACTION TYPE: SALE

PAYMENT ITEM	PROPERTY ADDRESS	AMOUNT
MuniciPAY* Service Fee - City of Saint Albans, VT		\$3.00
Building Permits Online	48 Bishop St., Saint Albans, VT 05478	\$107.00
Total:		\$110.00

Transaction Number:	20240359840735426
Date Processed:	08/27/2020 10:02:24 GMT-04:00
Transaction Type:	CREDIT CARD
Card Type:	VISA
Card Number:	*****8518
Cardholder Name:	Charles Cunningham
Phone:	(410) 443-3174

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

Authorization:	H01006
Reference Number:	0D314E9D02

Building Permits Online	\$107.00
Total:	\$107.00

Thank you!

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

Authorization:	H90606
Reference Number:	0D314E9E02

MuniciPAY* Service Fee - City of Saint Albans, VT	\$3.00
Total:	\$3.00

Thank you!