
CERTIFICATE OF COMPLIANCE

Parcel Address: 62 UPP WELDEN ST St Albans City,
VT 05478

Tax ID: 25087062

Use Classification: Multi (2) Family Dwelling - LDR - Low
Density Residential

Owners: HANCOCK JOHN & HANCOCK
SHARRON

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:

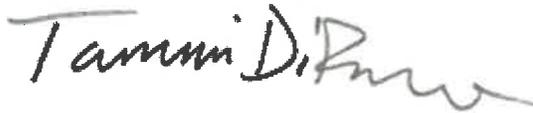
- The Driveway does not meet the side setback on the west.

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 09/02/2020 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, JOHN HANCOCK, hereby certify as follows:

1. Property Location: 62 UPPER WELDEN ST ST. ALBANS, VT

2. Owners: JOHN + SHARRON HANCOCK

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	5 MONTHS
Commercial Units				

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

number of houses 1 commercial bldgs. _____ number of kitchens 2
 number of garages 1 number of bedrooms _____
 number of sheds _____ number of full bathrooms 2
 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 X no. If no, please explain: MARKETED AS MULTI OR SINGLE

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? no yes ✓

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: 25087062
 Ac: 4522 Tax Map
.41 acres
 Zone: LDR
 Closing: 9-30-20
 Paid: ch#6698

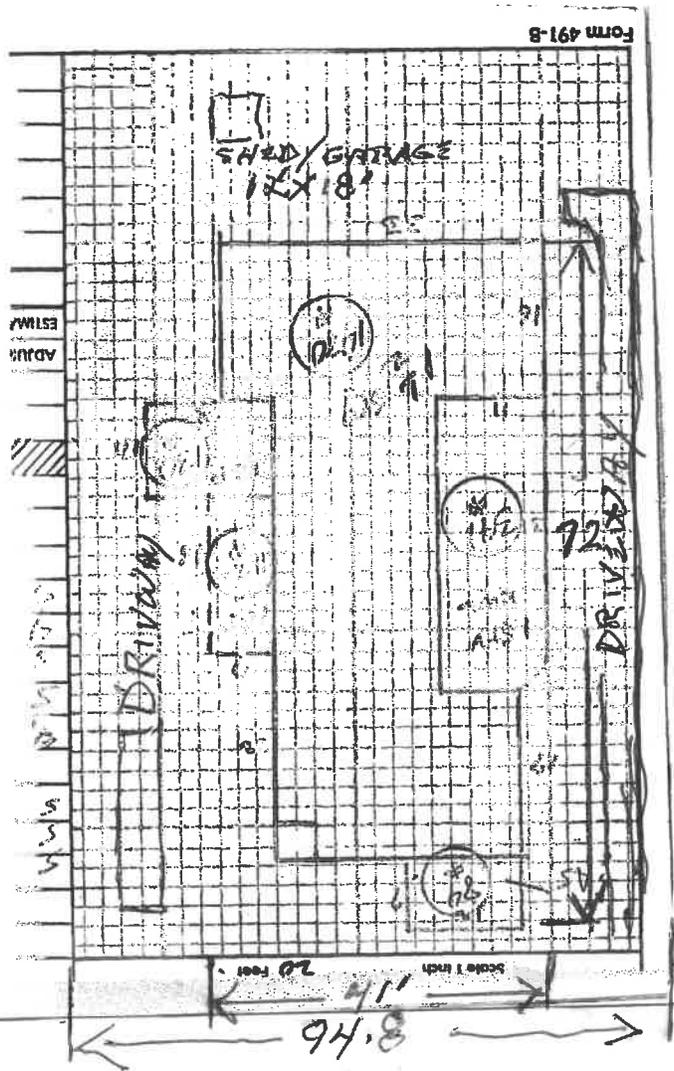
Owner of Record or Duly Authorized Representative

Signature: [Handwritten Signature] Date: _____
 Print Name: JOHN HANCOCK / SHARRON HANCOCK
 Address: 62 UPPER WELDEN
 Telephone/Cell phone number: 802-524-2644
 Email: jshahanc@yahoo.com

BARLOW ST

← 94.8 →

↑ 190 ↓



← 94.8 →
UPPER WELDEN ST

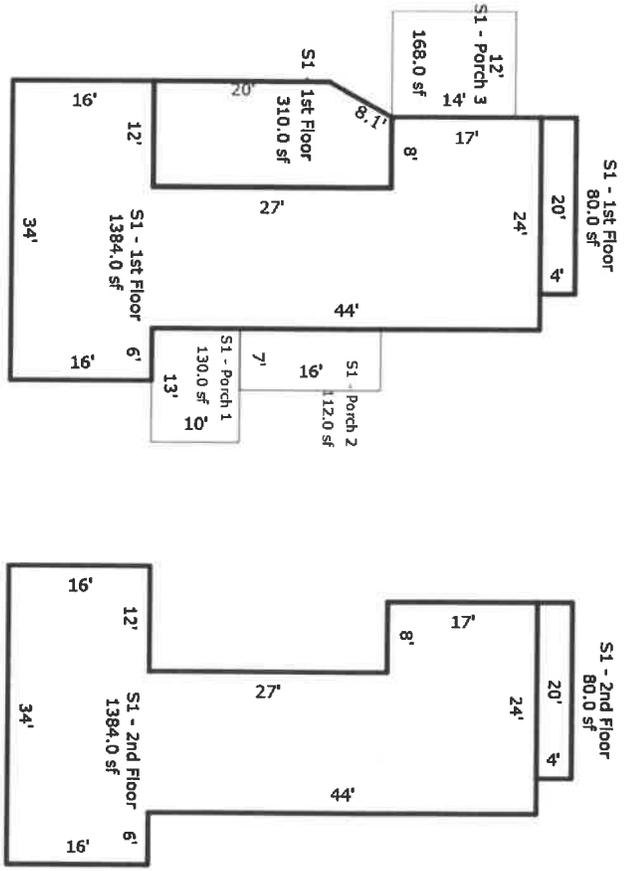
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PARCEL 25087062



Sketch Updated: 07/06/10

Date Printed 09/02/20



Sketch by: Alex Swain

62 Upper Welden Street

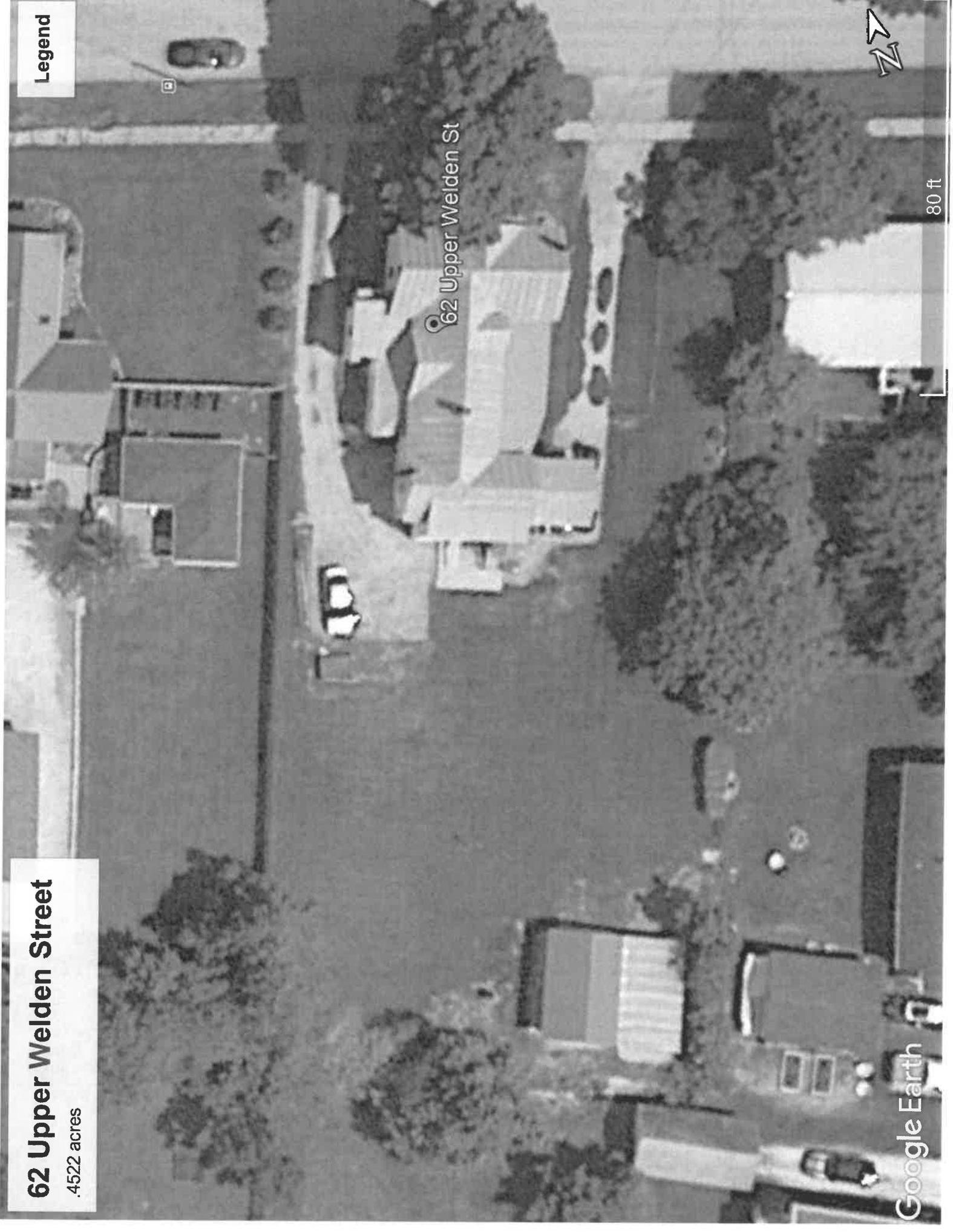
.4522 acres

Legend

62 Upper Welden St

Google Earth

80 ft



62 Upper welden LDR Duplex

$$4522 \text{ acres} = 19,697.832 \text{ ft}$$

Front is average of houses w/i 200 ft.

met driveway on west.

coverage

$$\text{House} = 1384 + 310 + 80 = 1774$$

$$\text{porch} = 168 + 112 + 130 = 410$$

$$\text{garage/shed} = 14 \times 20 = 280$$

$$\text{Driveway} = (\text{google earth}) 985 + 1400 = 2385$$

$$\text{deck} = 126 (\text{google earth})$$

$$\frac{4975}{19698} = 25\%$$