
CERTIFICATE OF COMPLIANCE

Parcel Address: 45 UPP NEWTON ST St Albans City,
VT 05478
Tax ID: 11086045
Use Classification: Single Family Home - LDR - Low
Density Residential
Owners: HOWRIGAN MARY W

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:

- None

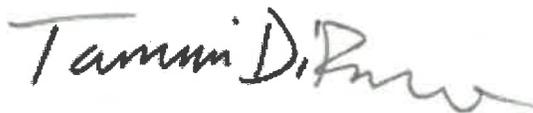
*This Certificate of Compliance also includes the contiguous property of 136 High Street. There are no issues with either property.

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 09/04/2020 at the City of St. Albans, Vermont.

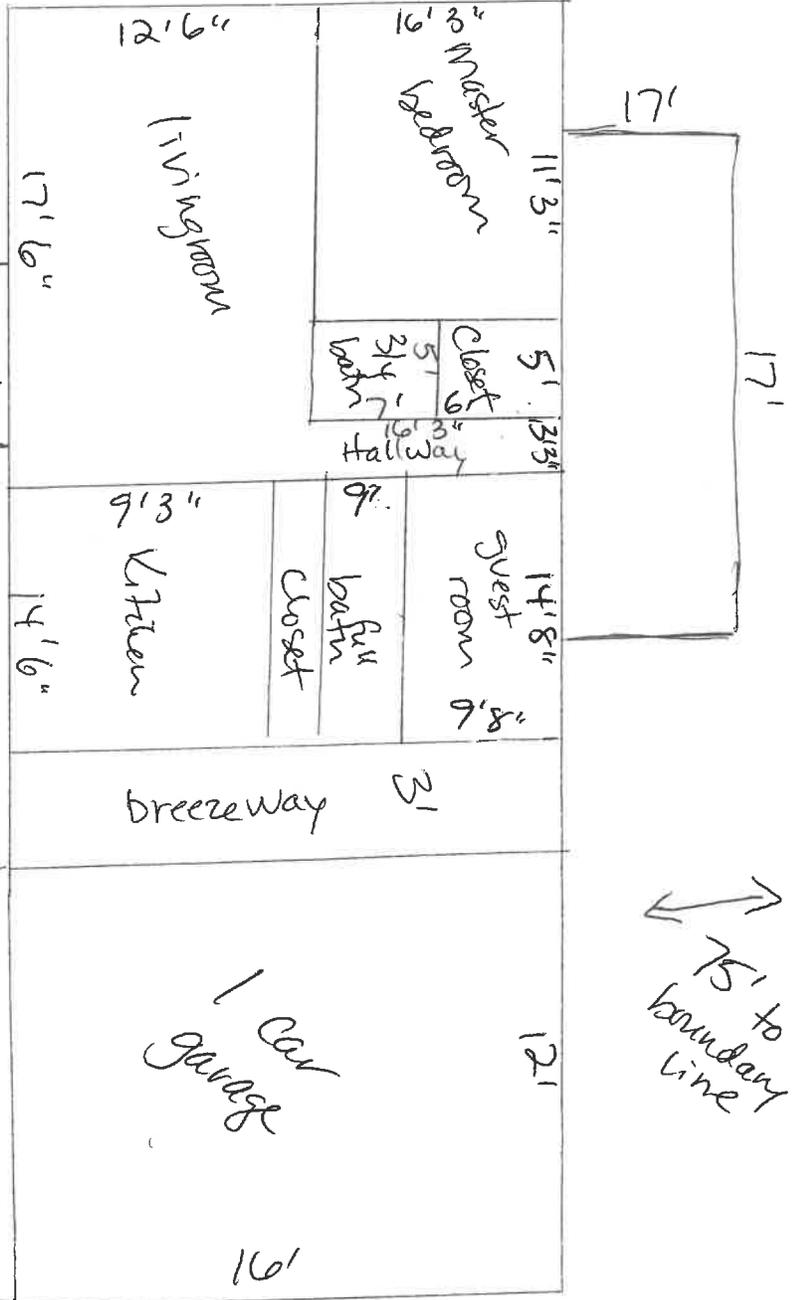


Tammi DiFranco
Property Services Administrator

This certificate includes by reference the application and property information submitted by the property owner (or their authorized representative) for future verification, if necessary.

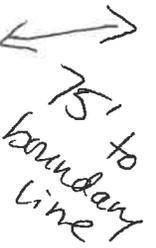
This Review is subject to a 15-day appeal period pursuant to 24 VSA Sec. 4465.

boundary line



36' to upper Newfor Street

driveway



75' to boundary line



98' to High Street

N
+
S
E

CERTIFICATE OF OWNERSHIP

I, Mary W. Howrigan, hereby certify as follows:

1. Property Location: 45 Upper Newton Street

2. Owners: Mary W. Howrigan

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	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 1 number of bedrooms 2
number of sheds _____ 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: 11086045

Ac: .3152

Zone: LDR

Closing: 9-9-20

Paid: on 142

Owner of Record or Duly Authorized Representative

Signature: Mary W. Howrigan Date: 9/2/20

Print Name: Mary W. Howrigan

Address: 597 Johnny Bull Hill Fairfield, VT 05455

Telephone/Cell phone number: 802 827-3852

Email: mwhowrigan@gmail.com

45 Upper Newton Street

.3152 acres

Sale also includes 136 High Street, .1 acres

Legend



45 Upper Newton St

45 Upper Newton St

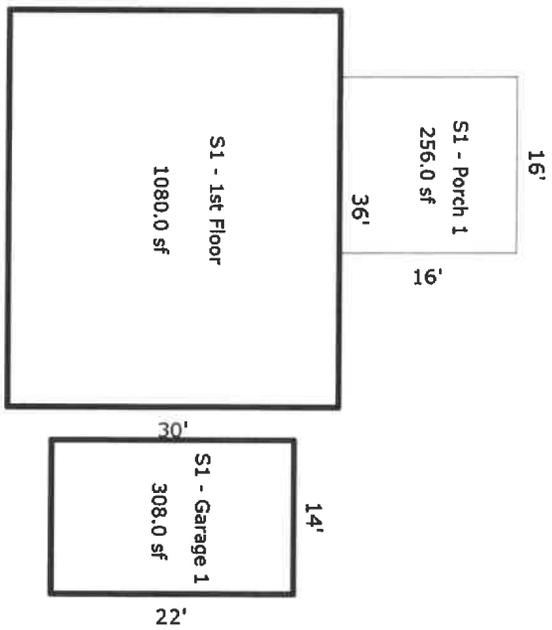


PARCEL 11086045



Sketch Updated: 03/18/11

Date Printed 09/04/20



Sketch by Jpen/Swch

45 Upper Newton St.
• 3152 areas = 13,730 ft

<DR - includes 136 High Street

meets all set backs

coverage

House = 1080

Garage = 308

porch = 256

driveway = (google earth) @ 430

$$\frac{2074}{13730} = 15\%$$