
CERTIFICATE OF COMPLIANCE

Parcel Address: 72 NASON ST St Albans City, VT
05478

Tax ID: 26060072

Use Classification: Single Family Home - HDR - High
Density Residential

Owners: CAMPION THOMAS F & CAMPION
BRENDA M

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:

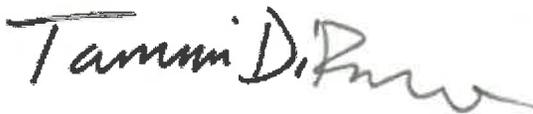
- None

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 09/08/2020 at the City of St. Albans, Vermont.



Tammi DiFranco
Property Services Assistant

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, LMC Law, PLLC / Hillary Reichert, hereby certify as follows:

1. Property Location: 72 Nason Street, St. Albans City
2. Owners: Thomas & Brenda Campion
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 3
 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? 2005 subdivided from 70 Nason
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: 26060072

Ac: .2258

Zone: HDR

Closing: _____

Paid: _____

Owner of Record or Duly Authorized Representative

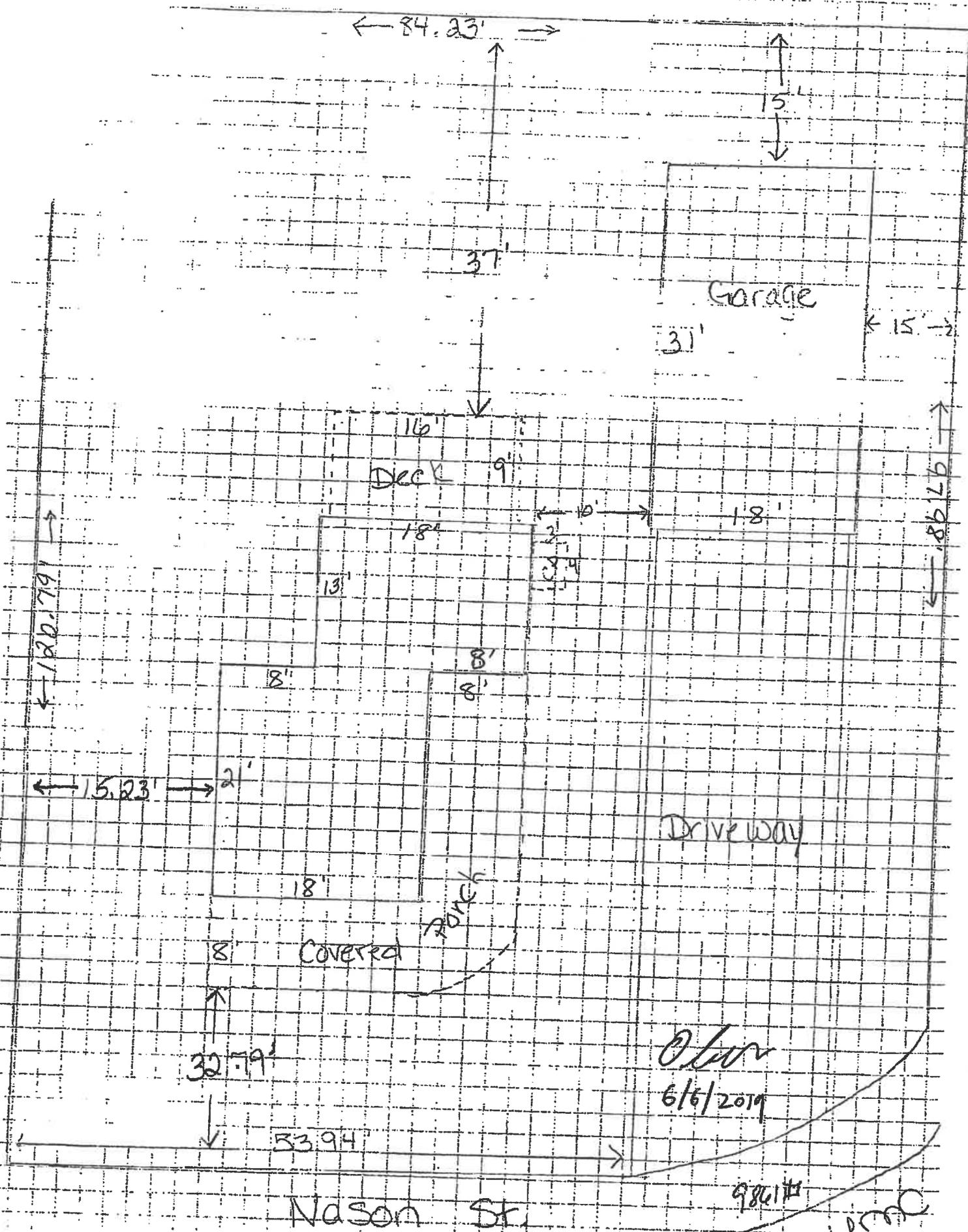
Signature: Hillary Reichert Date: September 2, 2020

Print Name: Hillary Reichert, LMC Law PLLC

Address: 85 Prim Road Suite 402A, Colchester VT 05446

Telephone/Cell phone number: 802.485.1410

Email: hillary@lmcvt.com



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 6/6/2019

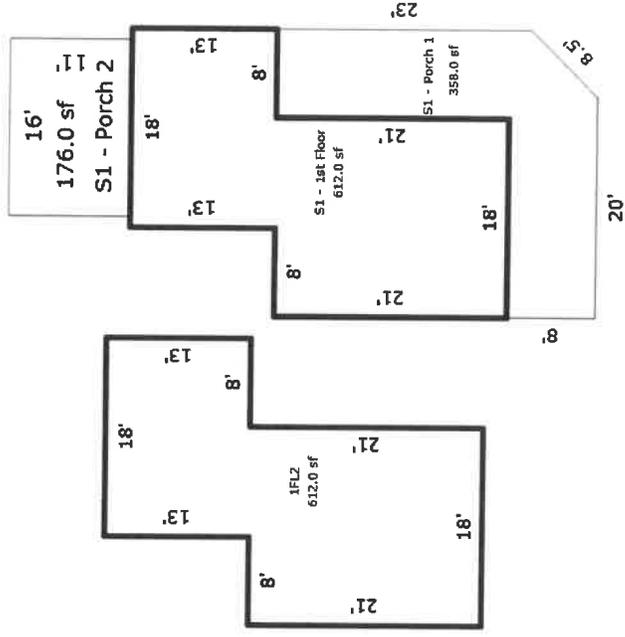
986171
 JMC
 9/8/20

Nason St.

PARCEL 26060072

Sketch Updated: 03/28/11

Date Printed 09/08/20



Sketch by Apex Sketch

72 Nason Street

.2258 acres

Legend

 72 Nason St

72 Nason St



72 Nasun St. HDK

• 2258 acres = 9835.848#

• meet ~~front~~^{lot} width on North

- it does meet lot width w/ ~~curve~~ included

All setbacks met

coverage

House = 612

porch = 176 + 358 = 534

garage = 31 x 18 = 558

driveway (gagle earth) = @ 1360

$$\frac{3004}{9836} = 31\%$$