
CERTIFICATE OF COMPLIANCE

Parcel Address: 32 SO MAIN ST #3 St Albans City, VT
05478
Tax ID: 26279203
Use Classification: Single Family Condominium - B1 -
Business 1
Owners: RAGAN JESSICA 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:

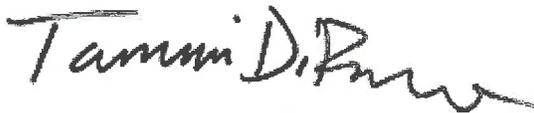
- None

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 09/11/2020 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, Jessica M. Ragan, hereby certify as follows:

1. Property Location: 32 So. Main St. #3, St. Albans, VT. 05478

2. Owners: Jessica Marie Ragan

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	9	unknown		#3 has been vacant for 2 months
Commercial Units	3?	?	?	

4. Please count the buildings and rooms located on this property: ^{#3}

number of houses 1 commercial bldgs. n/a number of kitchens 1
 number of garages 0 number of bedrooms 2
 number of sheds 0 number of full bathrooms 1
 other (describe) _____ number of half bathrooms 0

5. Do Nos. 3 & 4 describe how the property was marketed and is being sold or refinanced?

no. If no, please explain: For Sale by Owner / Cash at Closing

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 UNK.
 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: 26279203

Ac: Condo

Zone: B1

Closing: _____

Paid: _____

Owner of Record or Duly Authorized Representative

Signature: _____

Date: 9-9-2020

Print Name: _____

Address: 5134 Ethan Allen Highway, St. Albans, VT.

Telephone/Cell phone number: _____

802-309-9464

05478

Email: _____

kmfdwrf@gmail.com

Certification
 I CERTIFY THAT THESE DRAWINGS ARE AN ACCURATE
 COPY OF THE ORIGINALS AND ARE LOCATED AT
 THE OFFICE OF THE ARCHITECT, 100 N. W. 10TH
 AND THAT THESE DRAWINGS, IN ALL RESPECTS,
 CORRECTLY REFLECT THE LOCATION, UNIT NUMBERS AND
 DIMENSIONS OF THE UNITS AS CONSTRUCTED, AS
 OF THE DATE NOTED BELOW.

Florklin
 PETER H. CROSS
 PROFESSIONAL ENGINEER No. 3661



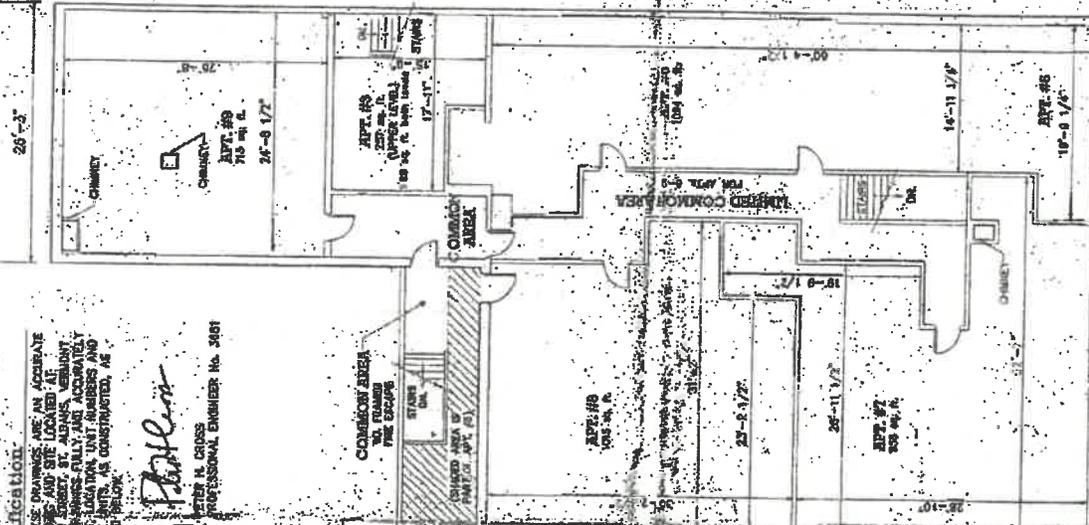
REVISION TO DRAWING CHANGED BY PER. IN ACCORDANCE TO
 COUNTY ORDINANCE 11/07/06. ADDED AREA OF PATIO/STAIRS
 IDENTIFIED AS P.A. SUBJECT TO BE PART OF APT. #1

Grant & Rosemary Butterfield
 ST. ALBANS, GEORGIA

CONDOMINIUM PLAN

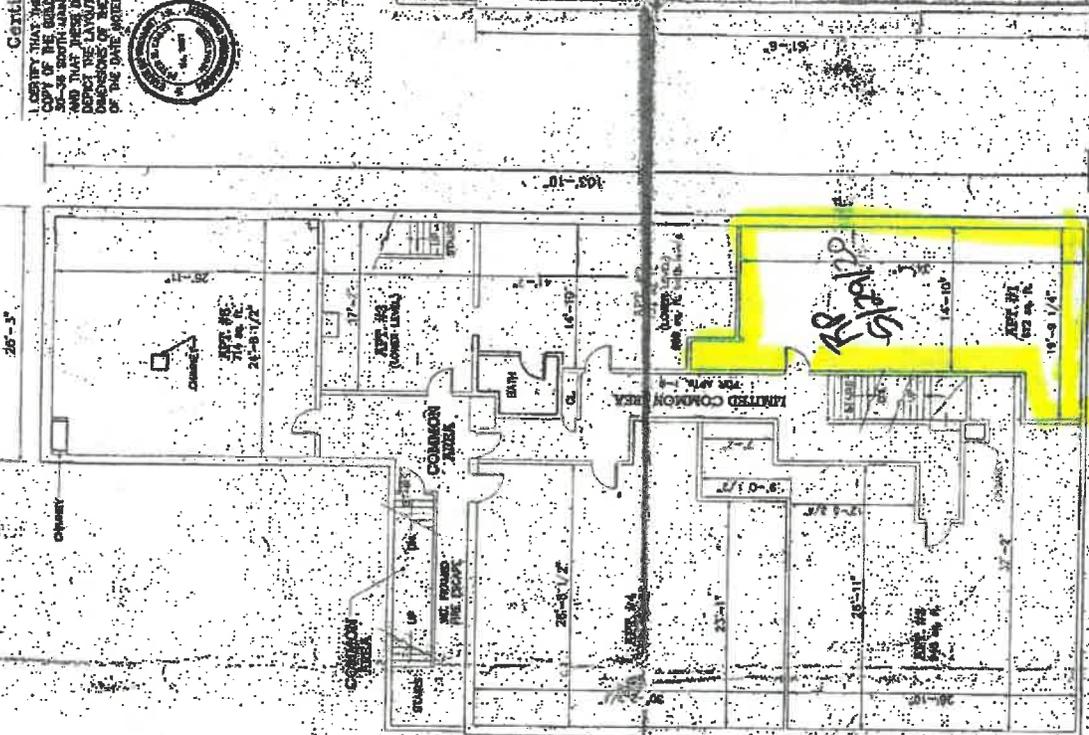
80-08 South Main Street
 ST. ALBANS, GEORGIA

SEE CROSS SECTION FOR UNIT NO. 101
 SEE CROSS SECTION FOR UNIT NO. 102
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2nd FLOOR PLAN

SCALE: 1/8" = 1'-0"



3rd FLOOR PLAN

SCALE: 1/8" = 1'-0"



HORIZONTAL SCALE IN FEET



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