

## **CERTIFICATE OF COMPLIANCE**

**Parcel Address:** 138 FAIRFIELD ST St Albans City, VT  
05478

**Tax ID:** 24031138

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

**Owners:** HOWRIGAN III WILLIAM R &  
HOWRIGAN KATHLEEN

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:

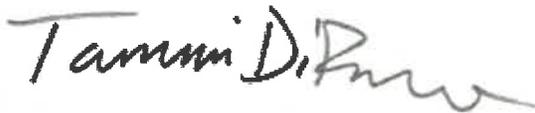
- The lot does not meet the minimum width requirements.
- The Driveway does not meet the side setback on the west.

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 09/24/2020 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, Kathleen + William Howrigan, hereby certify as follows:

1. Property Location: 138 Fairfield Street, Saint Albans, VT 05478
2. Owners: Kathleen + William 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. 0 number of kitchens 1  
 number of garages 1 number of bedrooms 3  
 number of sheds 0 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: 24031138

Ac: .2401

Zone: LDR

Closing: 9-30-20

Paid: ~~cash~~  
online

### Owner of Record or Duly Authorized Representative

Signature: Kathleen Howrigan Date: 9/16/2020

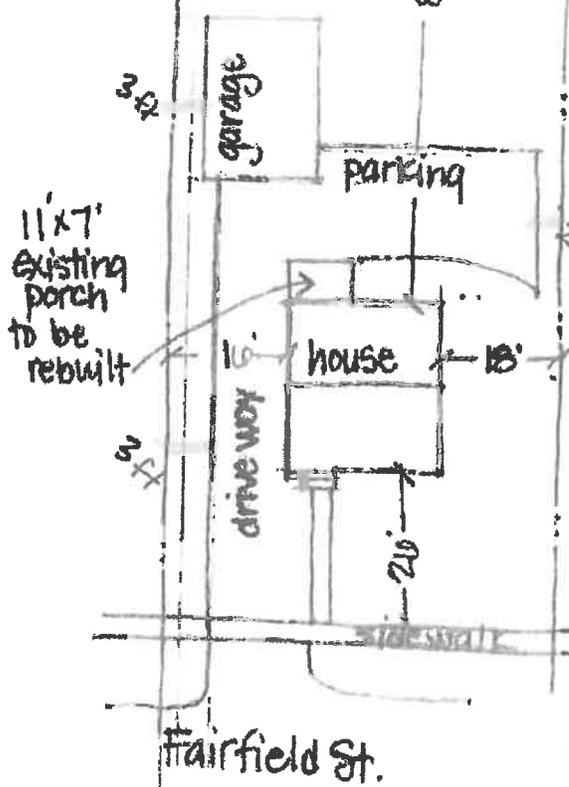
Print Name: Kathleen Howrigan

Address: 138 Fairfield St, Saint Albans, VT 05478

Telephone/Cell phone number: 106-868-7777

Email: khowrigan@maplerun.org

KH 9/21/2020



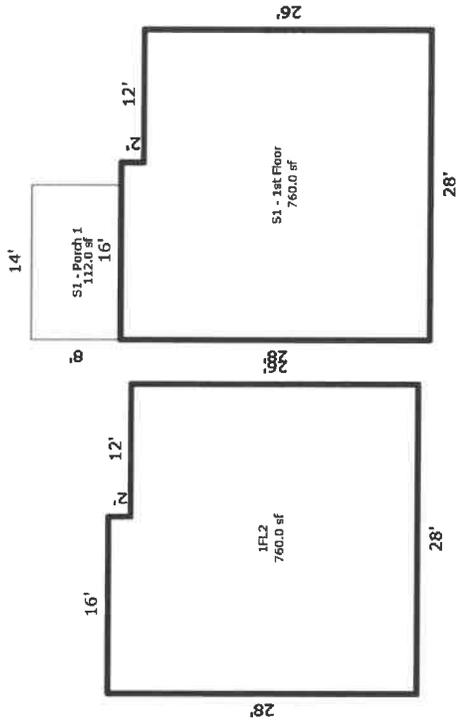
these are not exact measurements - they have been paced off; should be close.

138 Fairfield St.  
St. Albans, Vt.  
Mark + Susie  
Wheeler  
524-3435

PARCEL 24031138

Sketch Updated: 06/08/10

Date Printed 09/24/20



Sketch by: Open Sketch

# 138 Fairfield Street

.2401 acres Tax Map  
.21 acres NEMRC

## Legend

 138 Fairfield St

 138 Fairfield St



138 Fairfield St. LDR

• 2401 acres = 10,459 #  
(.21 acres NEMRC = 9148 #)

Ø ~~meet garage or driveway on east~~

" " driveway on west

Ø meet min width

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### Coverage

House = 760

porch = 112

garage =  $20 \times 22 = 440$

driveway = @1660 # (garage earth)

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$$\frac{2972}{10,459} = 28\%$$