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## **CERTIFICATE OF COMPLIANCE**

**Parcel Address:** 195 FEDERAL ST St Albans City, VT  
05478  
**Tax ID:** 22033195  
**Use Classification:** Single Family Home - B2 - Business 2  
**Owners:** CITY OF ST ALBANS

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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:

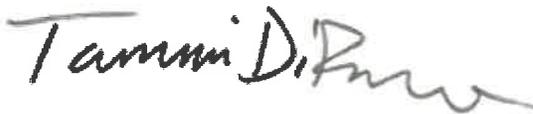
- The lot does not meet minimum size requirements.
- The lot does not meet the minimum width requirements.

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 10/15/2020 at the City of St. Albans, Vermont.



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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, \_\_\_\_\_, hereby certify as follows:

1. Property Location: 195 Federal Street
2. Owners: City of St. Albans
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 — 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

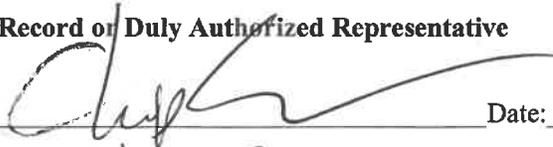
Please describe: \_\_\_\_\_

8. Has this lot been subdivided or had a boundary adjustment since 1964? \_\_\_ yes  no  
 If yes, when and how subdivided? \_\_\_\_\_
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: 22033195  
 Ac: .15  
 Zone: B2  
 Closing: \_\_\_\_\_  
 Paid: \_\_\_\_\_

**Owner of Record or Duly Authorized Representative**

Signature:  Date: 10/15/2020  
 Print Name: Chip Sawyer  
 Address: 100 No. Main St. St. Albans, VT 05478  
 Telephone/Cell phone number: 309-1819  
 Email: csawyer@stalbansvt.com

195 Federal St.

B2

.15 acres = 6534 ~~sq~~

⊗ meet min lot area

⊗ meet min lot width

→ looked at CoC for 193 Federal - Driveway is their line, gives  
195 Federal 10 ft from house to  
driveway

→ used google earth to estimate side widths.

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Coverage

$$\text{House} = 660 + 132 = 792$$

$$\text{porch} = 132 + 160 = 292$$

$$\text{driveway} = \approx 850 \text{ (google earth)}$$

$$\frac{1934}{6534} = 30\%$$

# 195 Federal Street

.15 acres

## Legend

📍 195 Federal St



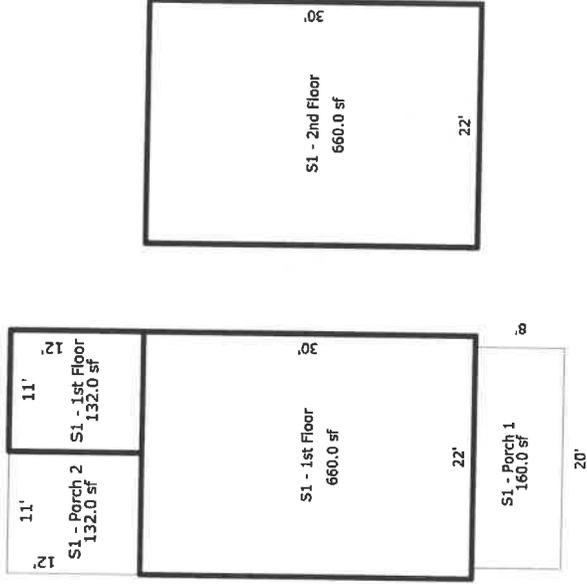
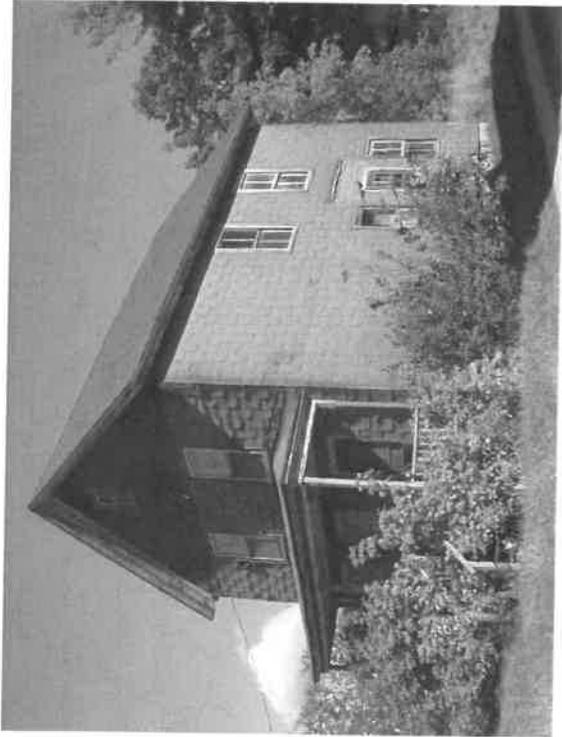
60 ft



PARCEL 22033195

Sketch Updated: 03/30/20

Date Printed 10/15/20



Created by AutoSketch

55' across front  
115' deep