

CERTIFICATE OF COMPLIANCE

Parcel Address: 39 HUDSON ST St Albans City, VT
05478
Tax ID: 22044039
Use Classification: Residential - B1 - Business 1
Owners: 37-39 HUDSON LLC
Certificate Number: CO24-000075

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 10/08/2024 at the City of St. Albans, Vermont.



Arleigh Young
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.

RECEIVED

OCT 07 2024

CITY OF ST. ALBANS
Zoning Office

CERTIFICATE OF COMPLIANCE

I, Nathan Muehl, hereby certify as follows:

1. Property Location: 39 Hudson St St Albans, VT 05478

2. Owners: 37-39 Hudson LLC

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	0	01	1 Day.
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 0 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: 22044039

Ac: 0.06

Zone: B1

Closing: 10/9/25

Paid: ck 650

10/7/2024

Owner of Record or Duly Authorized Representative

Signature: M S Gagne Date: 3-7-24

Print Name: Mindy S Gagne

Address: 375 Lake Road Suite 2A St. Albans

Telephone/Cell phone number: 527 7200

Email: mindy@vtlaw.us / muehl11c@gmail.com



