

## **CERTIFICATE OF COMPLIANCE**

**Parcel Address:** 12 CHERRY TREE CT St Albans City,  
VT 05478  
**Tax ID:** 22090012  
**Use Classification:** Residential - B2 - Business 2  
**Owners:** MACWALTERS NATASHA  
**Certificate Number:** CO24-000093

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

**NOTE:** This is one condominium unit of a 14-unit complex. Approval was received for this project in 1980 as a Planned Unit Development.

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 11/25/2024 at the City of St. Albans, Vermont.



Gratia Rowell  
**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.

**CERTIFICATE OF COMPLIANCE**

**RECEIVED**  
**NOV 25 2024**  
**CITY OF ST. ALBANS**  
**Zoning Office**

I, Emily Smyth, hereby certify as follows:

1. Property Location: 12 Cherry Tree Court, St. Albans

2. Owners: Natasha + Zachariah MacWalters

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 \_\_\_\_\_  
 number of garages \_\_\_\_\_ number of bedrooms 3  
 number of sheds \_\_\_\_\_ number of full bathrooms 1  
 other (describe) \_\_\_\_\_ number of half bathrooms \_\_\_\_\_

5. Do Nos. 3 & 4 describe how the property was marketed and is being sold or refinanced?  
 \_\_\_\_\_ yes \_\_\_\_\_ no. If no, please explain: Being sold

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: 22090012

Ac: condo

Zone: B2

Closing: 12/02

Paid: check #34052

**Owner of Record or Duly Authorized Representative**

Signature: Emily Smyth Date: 11/22/24

Print Name: Emily Smyth

Address: 34 Pearl St. (PO Box 174), Essex Junction, VT 05452

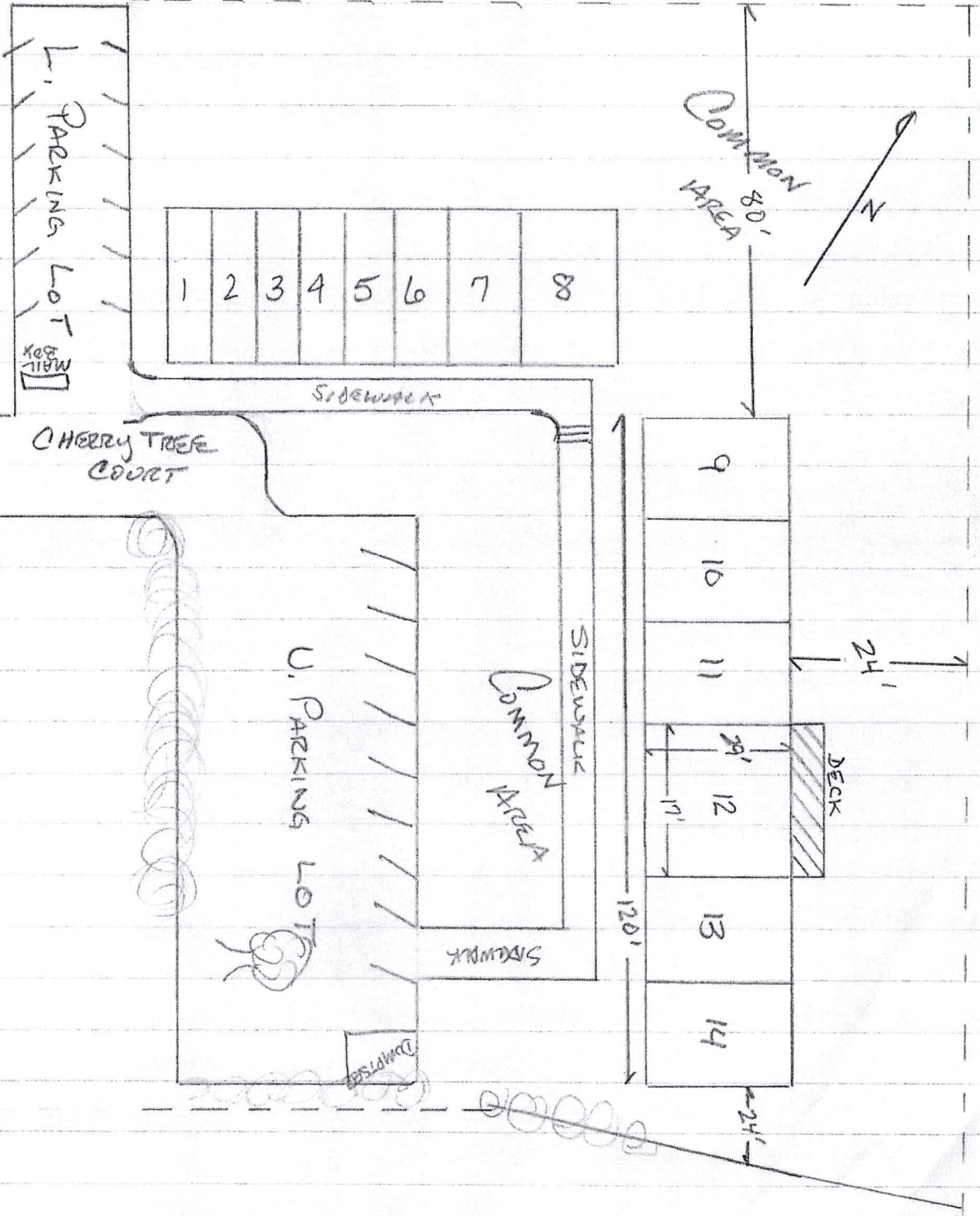
Telephone/Cell phone number: (802) 879-6304

Email: esmyth@bpflegal.com

Lower Newton St

FEDERAL STREET

FEDERAL STREET



8-19-03  
D. COONEY



Bergeron  
Paradis  
Fitzpatrick

November 13, 2024

~~AJ Johnson~~  
~~398 Georgia Shore Road~~  
~~St. Albans, VT 05478~~

**RE: 12 Cherry Tree Court – St. Albans**

Dear Mr. Johnson,

Enclosed please find a check in the amount of \$107.00:

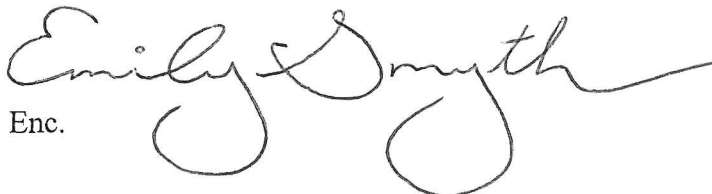
- Zoning Compliance Request.

If you are able to email a copy when it is issued that would be most convenient. Please send it to [esmyth@bpfllegal.com](mailto:esmyth@bpfllegal.com).

If you have any questions or concerns do not hesitate to contact our office.

Very truly yours,

Bergeron, Paradis & Fitzpatrick PC

  
Enc.

Attorneys at Law

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34 Pearl Street • Essex Junction VT 05452 • Tel 802.879.6304 • Fax 802.879.6533 • [www.bpfllegal.com](http://www.bpfllegal.com)