

Mayor: Tim Smith  
 Ward 1: Timothy Hawkins  
 Ward 2: Newell Decker  
 Ward 3: Marie Besette  
 Ward 4: Trudy Cioffi



Ward 5: Erik Johnson  
 Ward 6: Chad Boudreau  
 Clerk/Treasurer: Nicole Robtoy  
 City Manager: Dominic Cloud

## CERTIFICATE OF COMPLIANCE

**Parcel Address:** 117 MESSENGER ST St Albans City,  
VT 05478  
**Tax ID:** 11059117  
**Use Classification:** Residential - R95 - Residential 9500  
**Owners:** RAYMOND MICHAEL  
**Certificate Number:** CO24-000099

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 Shed does not meet the side setback on the North.

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 12/13/2024 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**  
 DEC 13 2024  
 CITY OF ST. ALBANS  
 Zoning Office

I, Deborah Howard (executor) hereby certify as follows:

1. Property Location: 117 Messenger St. St. Albans, VT
2. Owners: Michael Raymond
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			✓	<u>Since June 2024 my brother passed away</u>
Commercial Units				

4. Please count the buildings and rooms located on this property:  
 number of houses 6 commercial bldgs. \_\_\_\_\_ number of kitchens 1  
 number of garages 6 number of bedrooms 2  
 number of sheds 1 number of full bathrooms 1  
 other (describe) car port 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.**

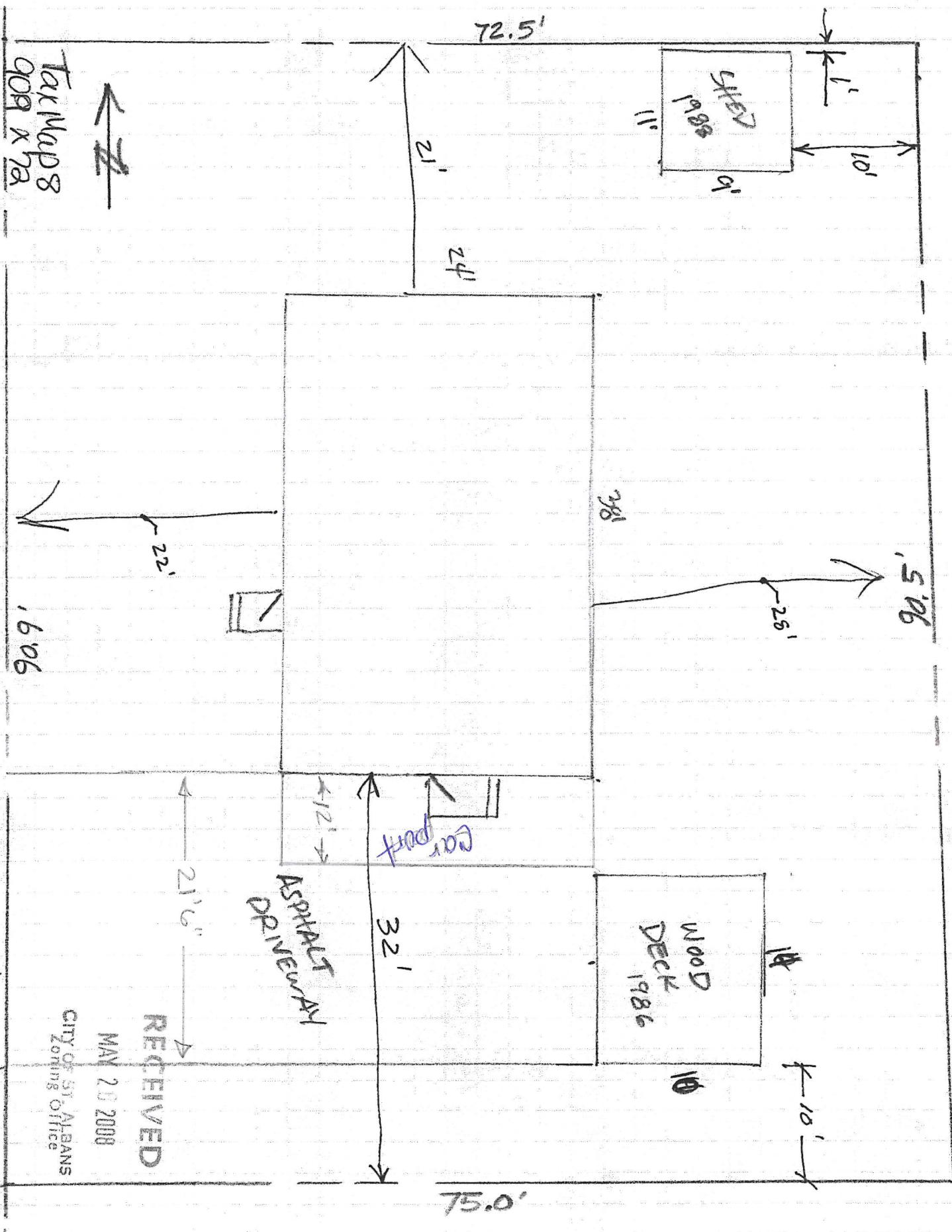
**Official Use Only**

Lot: 11059117  
 Ac: 0.15  
 Zone: R95  
 Closing: 12/27/24  
 Paid: CK 187

**Owner of Record or Duly Authorized Representative**

Signature: Deborah Howard Date: 12/13/24  
 (executor)  
 Print Name: Deborah Howard  
 Address: Isle La Motte  
 Telephone/Cell phone number: 802-881-1721  
 Email: deborahowd927@gmail.com

MESSENGER ST.



Tax Maps 8  
909 x 7a

RECEIVED  
MAY 20 2008  
CITY OF ST. ALBANS  
Zoning Office



