

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:** 214 SO MAIN ST St Albans City, VT 05478  
**Tax ID:** 26079214  
**Use Classification:** Residential - B2 - Business 2  
**Owners:** WHITAKER CHERYL  
**Certificate Number:** CO24-000098

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 gravel parking area located directly in front of the house, next to the driveway, was not permitted and is in violation of the City's Land Development Regulations. It must be cured and restored to grass or a formal Notice of Violation will be issued. Please contact the Permitting Office to discuss a reasonable timeframe for this to be completed.**

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 [g.rowell@stalbansvt.com](mailto:g.rowell@stalbansvt.com)  
**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 12 2024**  
 CITY OF ST. ALBANS  
 Zoning Office

I, Breanna Dupuis, hereby certify as follows:

1. Property Location: 214 S. Main St.
2. Owners: Cheryl Whitaker
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	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 0 number of bedrooms 3  
 number of sheds 0 number of full bathrooms 2  
 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: 26079214

Ac: 0.17

Zone: B2

Closing: 12/27

Paid: check 5071

**Owner of Record or Duly Authorized Representative**

Signature: [Signature] Date: 12/12/24

Print Name: Breanna Dupuis

Address: 172 S. Main St. St. Albans

Telephone/Cell phone number: 800-370-5264

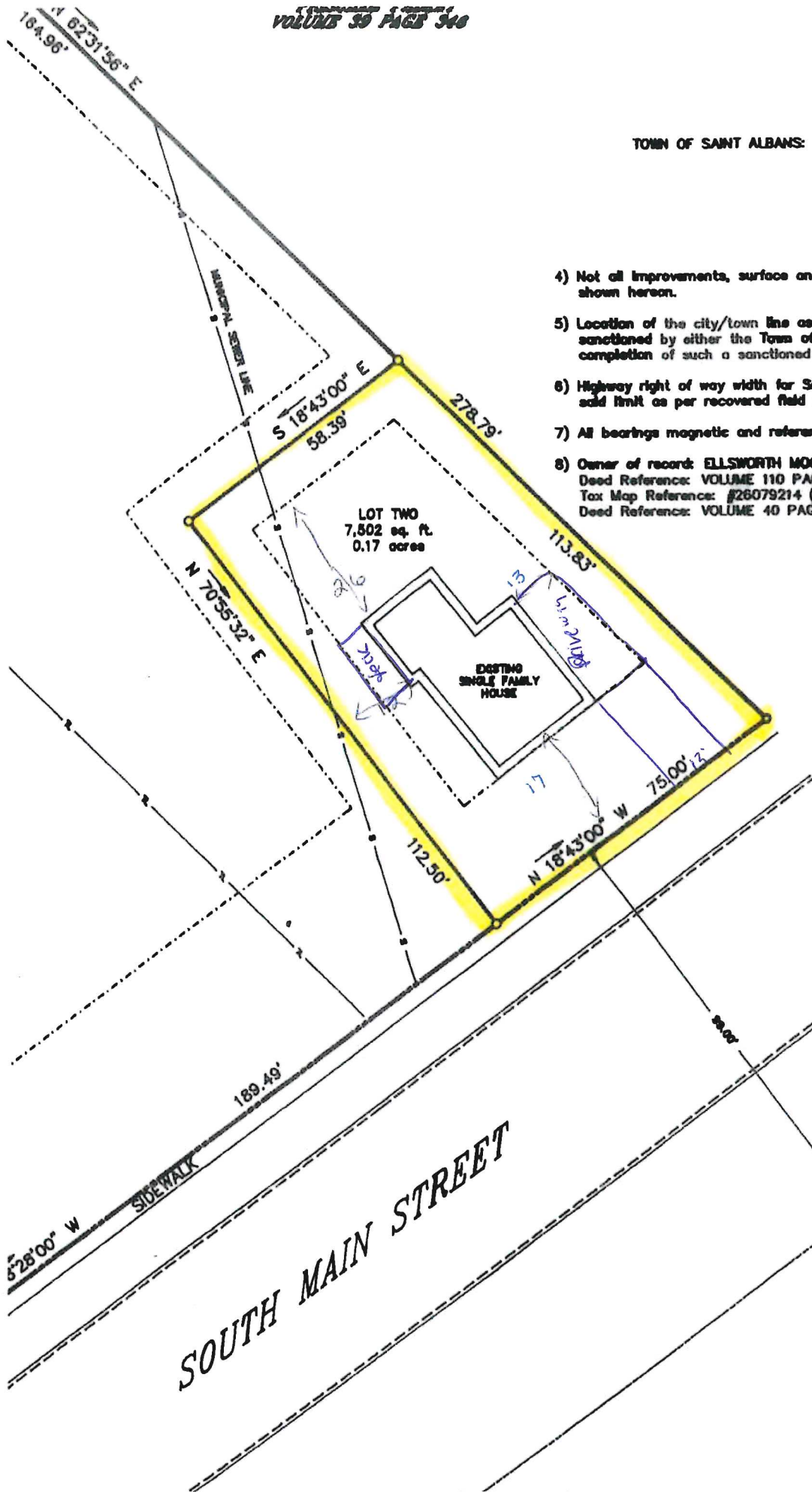
Email: breanna@bidrealestatevt.com

LOT AREA \_\_\_\_\_  
 LOT WIDTH \_\_\_\_\_  
 SETBACKS:  
 FRONT YARD \_\_\_\_\_  
 SIDE YARD \_\_\_\_\_  
 REAR YARD \_\_\_\_\_  
 LOT COVERAGE (MAXIMUM) \_\_\_\_\_

TOWN OF SAINT ALBANS: COMMERCIAL:

LOT AREA \_\_\_\_\_  
 FRONTAGE \_\_\_\_\_  
 SETBACKS:  
 ROAD \_\_\_\_\_  
 YARD \_\_\_\_\_  
 LOT COVERAGE (MAXIMUM) \_\_\_\_\_

- 4) Not all improvements, surface and/or subsurface, located on the premises dep shown hereon.
- 5) Location of the city/town line as per the Charter of the City of Saint Albans sanctioned by either the Town of Saint Albans or the City of Saint Albans and completion of such a sanctioned survey.
- 6) Highway right of way width for South Main Street as per information received ( said limit as per recovered field monumentation.
- 7) All bearings magnetic and referenced to the 1995 Blouin survey noted above.
- 8) Owner of record: ELLSWORTH MOORE  
 Deed Reference: VOLUME 110 PAGE 455 (CITY OF SAINT ALBANS)  
 Tax Map Reference: #26079214 (CITY OF SAINT ALBANS)  
 Deed Reference: VOLUME 40 PAGE 514 (TOWN OF SAINT ALBANS)



TO  
 DOWNTOWN DISTRICT

This plot w  
 entity named in the title  
 any un-named person w  
 sold person.

I hereby  
 the best of my knowledge

*[Handwritten Signature]*

FIELD WORK: R.A. & S.B.
DRAFTED BY: S. BROOKS
CHECKED BY: S. BROOKS
DATE

Subi  
 ELLS



Property Address	<b>214 So Main St</b>
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House & Porches (if applicable)		
Length	Width	SquareFootage
		780
		332
		324
		24
		0
		0
		0
		0
		0
		0
		0
		0
		0
		0
		0
<b>TOTAL</b>		<b>1460</b>

Driveway & Parking (if applicable)		
Length	Width	SquareFootage
45	13	585
		250
		0
		0
		0
<b>TOTAL</b>		<b>835</b>

Garage (If Applicable)		
Length	Width	SquareFootage
		0
		0
<b>TOTAL</b>		<b>0</b>

Shed/Patio/Other (If Applicable)		
Length	Width	SquareFootage
		0
		0
		0
		0
<b>TOTAL</b>		<b>0</b>

<b>Total Coverage (SF)</b>	<b>2295</b>
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LOT SIZE	Length	Width	Sqft
			<b>7502</b>

<b>TOTAL COVERAGE=</b>	<b>31%</b>
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Zone	% Coverage Allowed
R95	40%
R75	50%
BNT	40%
B1	100%
<b>B2</b>	<b>70%</b>
MI	Area remaining after required setbacks and buffer areas are met
RP	70%
S-IND	Area remaining after required setbacks and buffer areas are met