

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:** 5 NASON ST St Albans City, VT 05478  
**Tax ID:** 26060005  
**Use Classification:** Residential - B2 - Business 2  
**Owners:** VERMONT MAPLE REAL ESTATE LLC  
**Certificate Number:** CO25-000002

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 the minimum width requirements.
- The Driveway does not meet the side setback on the West.

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 01/30/2025 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.

RECEIVED

JAN 29 2025

CITY OF ST. ALBANS Zoning Office

**CERTIFICATE OF COMPLIANCE**

I, John Cole, hereby certify as follows:

- 1. Property Location: 5 Nason St
- 2. Owners: Cole Properties LLC, Vermont mobile real estate 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	1	for 7 mo's
Commercial Units	0	0	0	

- 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 4  
 number of sheds 0 number of full bathrooms 2  
 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: \_\_\_\_\_
- 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: 26060005

Ac: 0.20

Zone: B2

Closing: 02/17

Paid: online 4/29

**Owner of Record or Duly Authorized Representative**

Signature: [Signature] Date: 1/29/25

Print Name: John Cole

Address: 24 Shore acres Dr, Colchester 054

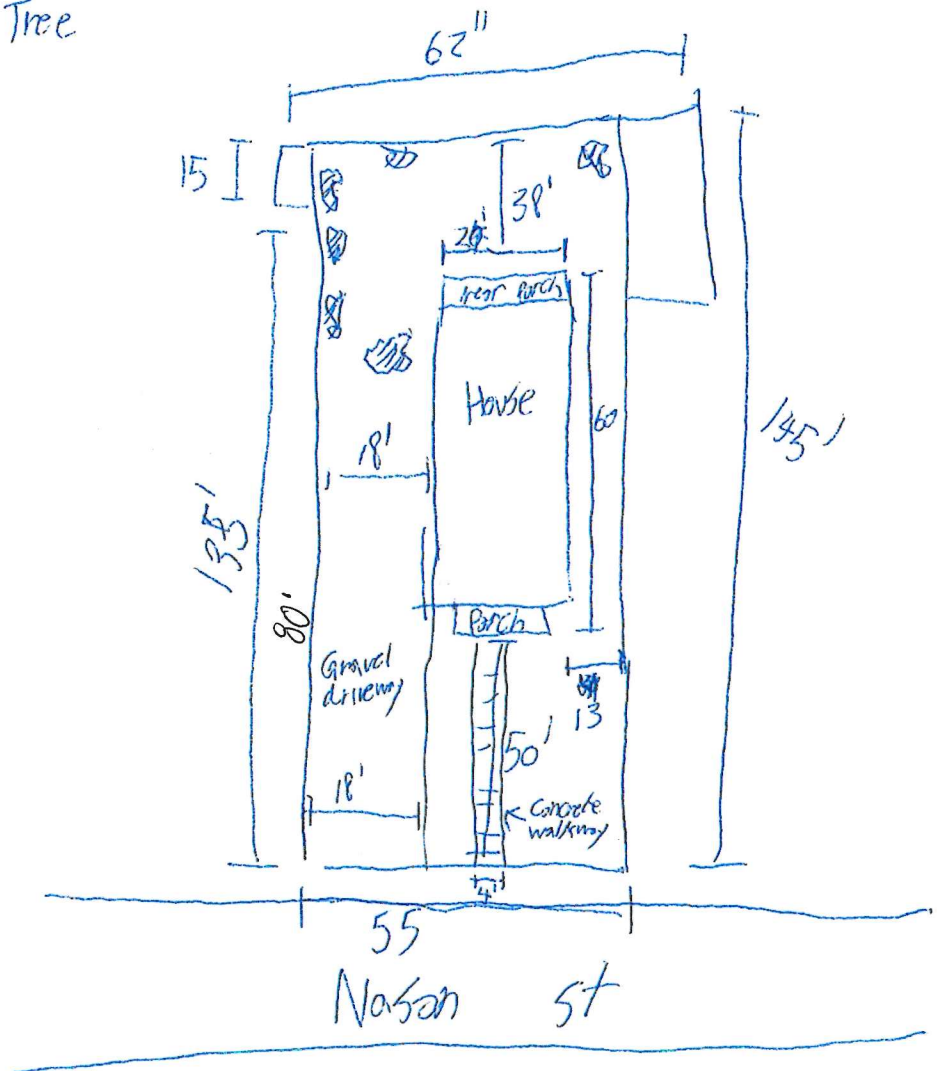
Telephone/Cell phone number: 802 399 7660

Email: John@lakepointVT.com

key:

N  
⊕ north ↑

⊗ = Tree



Property Address	<b>5 Nason Street</b>
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House & Porches (if applicable)		
Length	Width	SquareFootage
		864
		108
		160
		0
		0
		0
		0
		0
		0
		0
		0
		0
		0
		0
		0
<b>TOTAL</b>		<b>1132</b>

LOT SIZE	Length	Width	Sqft
	145	62	<b>8990</b>

<b>TOTAL COVERAGE=</b>	<b>31%</b>
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Driveway & Parking (if applicable)		
Length	Width	SquareFootage
80	18	1440
		0
		0
		0
		0
<b>TOTAL</b>		<b>1440</b>

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

Shed/Patio/Other (If Applicable)		
Length	Width	SquareFootage
50	4	200
		0
		0
		0
<b>TOTAL</b>		<b>200</b>

concrete walkway

<b>Total Coverage (SF)</b>	<b>2772</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