

Mayor: Tim Smith
 Ward 1: Timothy Hawkins
 Ward 2: Newell Decker
 Ward 3: Marie Bessette
 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: 42 NO ELM ST St Albans City, VT
05478
Tax ID: 23062042
Use Classification: Residential - R95 - Residential 9500
Owners: PARENT LEONARD J
Certificate Number: CO25-000005

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 02/20/2025 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
FEB 18 2025
 CITY OF ST. ALBANS Zoning Office

CERTIFICATE OF COMPLIANCE

I, Leonard Parent, hereby certify as follows:

1. Property Location: 42 N. ELM ST
2. Owners: ESTATE of LEONARD PARENT
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	4 months
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 1 number of bedrooms 5
 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: 23062042

Ac: 0.46

Zone: R95

Closing: unknown

Paid: check # 101

Owner of Record or Duly Authorized Representative

Signature: [Signature] Date: 2.11.25

Print Name: LEONARD PARENT II

Address: 107 John Carver Rd Reading, MA 01867

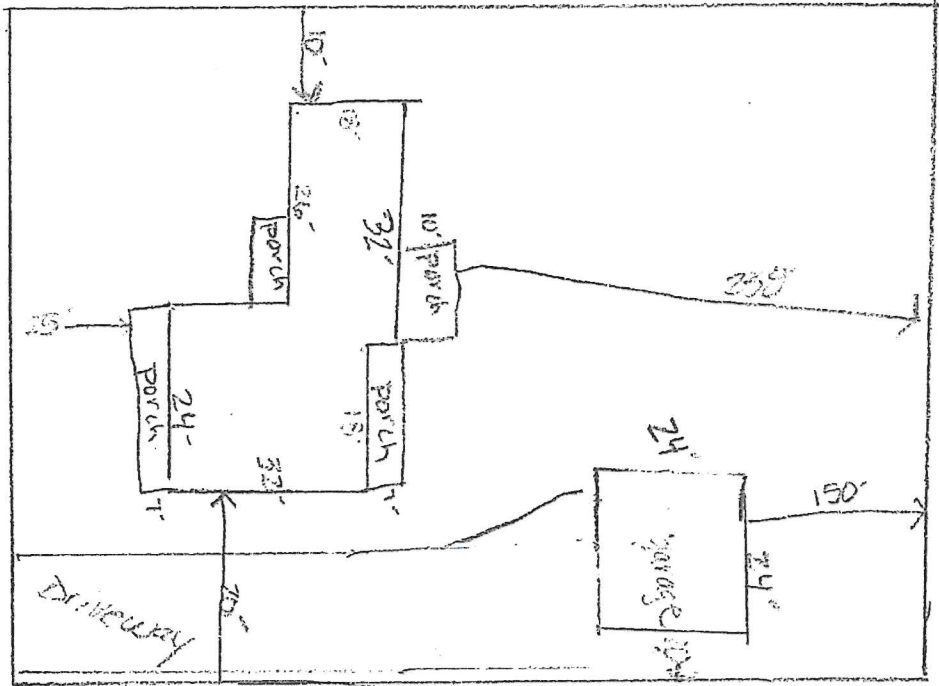
Telephone/Cell phone number: 617-733-9011

Email: LPARENT2@Hotmail.com

492 N. ELM ST

93'

340'



Confirmed via Parcelviewer
driveway is ~10ft off property line

Erica, L.J. Emly - 617-885-9598

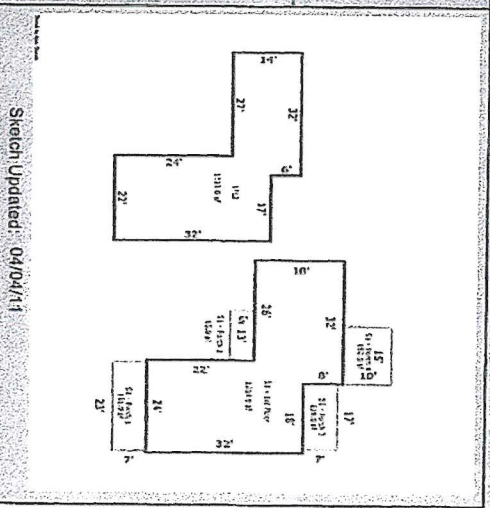
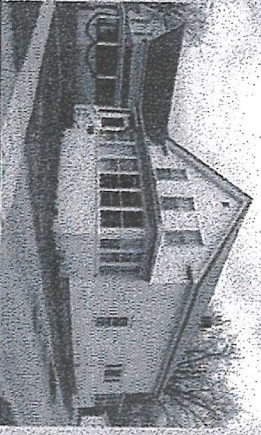
LParent@whmcal.com
15 617 733 9611

Owner Information

Parcel 23062042
Owner PARENT LEONARD J
PARENT DIANE
PO BOX 811-42 NO. ELM ST
ST ALBANS, VT 05478-0811
Location 42 NO ELM ST
Descr LT, 1FAM,HSE,GAR

Parcel Value Information

Land Value \$1,000,000
Dwelling Value 121,100
Site Imprmnt 0
Outbuildings 5,300
Misc Adj 0
Total 1,026,400



Tax Map # NBHD 2
Span 549-173-00972 Acres 0.46
Status A - Active Last Update 04/13/17
Sales Information Sale Date / / Sale Price 0

BUILDING	Total Rooms	10	Year Built	1865	Building SF	2396	Energy Adj	Average	Roughins	2
Bedrooms	5	Effect:Age	70.0	Quality	2.75	Bsmt Wall	Stone	Plumb:Fixt	12	
Full Baths	2	Condition	Fair	Style	1.5 Fin	Bsmt SF	1284	Fireplaces	0	
Half Baths	1	Phys:Depr	54	Design	1.5 Slv	Bsmt Fin	Dirt Floor	Porch	495	
Kitchens	1	Funct:Depr	0	Bldg Type	Single	Bsmt Fin SF	0	Gar/Shed	0	
		Econ:Depr	0				% Complete:		0	

INSPECT INSP. NoData INSP. NoData INSP. NoData APPT NoData APPTSGHD

Property Address	42 North Elm Street
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House & Porches (if applicable)		
Length	Width	SquareFootage
		1284
		65
		161
		119
		150
		0
		0
		0
		0
		0
		0
		0
TOTAL		1779

Driveway & Parking (if applicable)		
Length	Width	SquareFootage
166	15	2490
		0
		0
		0
TOTAL		2490

Garage (If Applicable)		
Length	Width	SquareFootage
24	24	576
		0
TOTAL		576

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

Total Coverage (SF)	4845
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LOT SIZE	Length	Width	Sqft
	340	93	31620

TOTAL COVERAGE=	15%
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Zone	% Coverage Allowed
R95	40%
R75	50%
BNT	40%
B1	100%
B2	70%
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