

Mayor: Tim Smith
 Ward 1: Timothy Hawkins
 Ward 2: Lindsay Hunn
 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: 48 UPP NEWTON ST St Albans City,
VT 05478
Tax ID: 11086048
Use Classification: Residential - R95 - Residential 9500
Owners: HARROCKS REBECCA L
Certificate Number: CO25-000021

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 lot exceeds maximum lot coverage requirements
- The principal building does not meet minimum side setback requirements on the East.
- The Garage does not meet the side setback on the East.
- 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 04/15/2025 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
APR 15 2025
CITY OF ST. ALBANS Zoning Office

CERTIFICATE OF COMPLIANCE

1. Rebecca L. Harrocks, hereby certify as follows:

1. Property Location: 48 UPPER Newton ST.

2. Owners: Rebecca L. Harrocks

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 1
number of garages 1 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: _____

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: 11086048

Ac: 0.19

Zone: R95

Closing: unknown

Paid: check 4/15

Owner of Record or Duly Authorized Representative

Signature: Rebecca J Harrocks Date: 4/9/25

Print Name: Rebecca L. Harrocks

Address: 48 UPPER Newton ST

Telephone/Cell phone number: 802-393-9280

Email: beckhrox@gmail.com

48 Upper Newton St

← 77 ft →

← 15 ft →

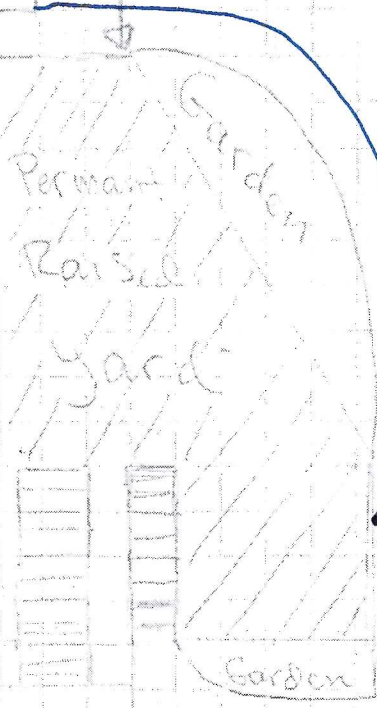
3 1/2 ft

← 23 ft →

45 ft

← 10' →

↑ 78 ft ↓



Driveway

← 80' →

↑ 9 ft ↓

↑ 108 ft ↓

← 2' →

16 ft

← 2' →

← 12' →

← Driveway →

↑ 12 ft ↓

↓ N

Upper Newton Street

Property Address **48 Upper Newton Street**

House & Porches (if applicable)		
Length	Width	SquareFootage
		292
		988
		96
		36
		0
		0
		0
		0
		0
		0
		0
		0
		0
		0
TOTAL		1412

Driveway & Parking (if applicable)		
Length	Width	SquareFootage
80	12	960
10	45	450
		0
		0
		0
TOTAL		1410

Garage (If Applicable)		
Length	Width	SquareFootage
36	22	792
		0
TOTAL		792

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

Total Coverage (SF)	3614
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LOT SIZE	Length	Width	Sqft
	108	77	8316

TOTAL COVERAGE=	43%
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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