

Mayor: Tim Smith
Ward 1: Timothy Hawkins
Ward 2: Lindsay Hunn
Ward 3: Marie Bessette
Ward 4: Trudy Cioffi



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

PERMIT LETTER

Permit Date: 4/17/2025

Parcel Number: 23074053

Parcel Owner: RAYMOND
JERRY J

Parcel Address: 53 RUSSELL ST St Albans City, VT
05478

Permit Number: B25-
000023

**Permit
Type:** Renovation/Addition

Project Summary: New porch on the front of the house, 10' x 6'.

Decision: Approved

Conditions:

The application and submittals for the above referenced project have been reviewed and

1. the permit is **APPROVED. This approval applies only to the information listed on the drawings and specifications that have been submitted.**

2. The Permit Placard shall be displayed on the subject premises and be clearly visible from a public way. Notice shall be displayed at the time of application and shall not be removed until after the appeals expiration date or until the project is completed, whichever is longer

3. In addition to periodic inspections, a final inspection may be required.

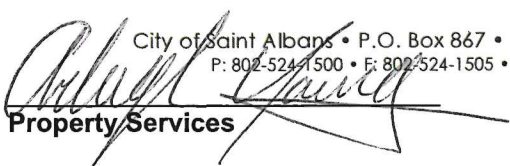
This project shall adhere to all Land Development Regulations.

4. a. Approved per application submitted. Any changes must be approved by the Zoning Administrator.

5. This project shall adhere to all Board Conditions.
a. None

This permit expires after 4/17/26.

- o If work has not been completed, **prior** to reaching the expiration date of the permit/approval, please consult with the Zoning Administrator for renewal details OR to seek new Development Review Board approval if previously required. See Article 9 of the St. Albans City Land Use Regulations for details on expirations.
- o This permit does not satisfy the requirements of the state. You must contact the state permitting specialist to determine those requirements
- o This permit does not certify the legal size of the lot and is not a legal determination of boundary lines.
- o If you have any questions or if I can be of further assistance, please contact me at 802-524-1500 ext 262 or s.bennett@stalbanstv.com.


City of Saint Albans • P.O. Box 867 • 100 North Main Street • Saint Albans, VT 05478
P: 802-524-1500 • F: 802-524-1505 • info@StAlbansVT.com • www.StAlbansVT.com
April 17, 2025
Date
Property Services

Permit No. B25-000023

RECEIVED

APR 07 2025

CITY OF ST. ALBANS Zoning Office



PERMIT APPLICATION for BUILDING, CONSTRUCTION, USE or OTHER APPROVAL
under the CITY OF SAINT ALBANS LAND DEVELOPMENT REGULATIONS

Applicant(s) Jerry J. Raymond Daytime Phone 802-782-4847
 Landowner(s) _____ Daytime Phone _____
 Mailing Address 53 Russell Street Parcel ID # 23074053
 Parcel Address 53 Russell Street Zoning District R95
 Email no Email

Proposed Activity (check all that apply)

New Use - \$20 / \$50 ¹		New Single Family Dwelling \$30 / \$90 ¹	
Accessory Use - \$20 / \$50 ¹		Two-Family Dwelling \$30 / \$90 ¹	
Temporary/Seasonal Use - \$20 / \$50 ¹		Multi-Family Dwelling \$30 / \$90 ¹	
New Commercial Structure \$50 / \$300 ¹		Renovation/Addition to Resident. Structure \$30 / \$90 ¹	\$30
Renovation/Addition to Comm. Structure \$50 / \$300 ¹		Pool - above ground \$20 / \$50 ¹ or in-ground \$30 / \$60 ¹	
Accessory Structure - \$20 / \$50 ¹		Fence - \$20 / \$50 ¹ (waived if under 6 feet in height)	
Boundary Line Adjustment ² - \$90 / \$140 ¹		Demolition - \$50 / \$100 ¹	
Subdivision ² \$90 / \$140 ¹		Other - specify	

¹ After the fact ² Exempt if paid as part of a DRB Hearing

Description of Proposed Activity (attach additional pages as needed)	Fees Continued:	
	Total of Fees from Above:	\$ 30
A porch 10'x6' on front of house	Residential Construction Fee - \$4.00 per \$1,000 in work cost estimate	\$ 12
	Commercial Construction fee - \$5.00 per \$1,000 in work cost estimate	
	City Clerk Recording Fee (for each permit) \$15.00	\$ 15
	Records Management Fee (for each permit) \$12.00	\$ 12
Cost of work: 3,000	Total Permitting and Recording fees:	\$ 69
Expected Completion Date: May 1 st	Check # _____ or Cash _____	Amt Remitted: _____

I certify the submitted information to be true and accurate:

All fees are non-refundable, except the Construction Fee and Recording Fee for a DENIED application.

Signature of Owner: Jerry J. Raymond

Date: 4-7-25

Signature of Applicant: _____

Date: _____

APPEAL: You have the right to appeal this decision to the City of St. Albans Development Review Board within 15 days of the date of the decision (St. Albans City Land Development Regulations Sec. 905). No construction is allowed during the appeal period. If you do not appeal, this decision shall become final.

EXPIRATION: An approved permit shall expire after a period of time determined by Section 903 of the City Land Development Regulations.

FOR COMPLETION BY ADMINISTRATIVE OFFICER

Water/Wastewater Allocation change needed: Y N

PW Initial for submitted application: N/A

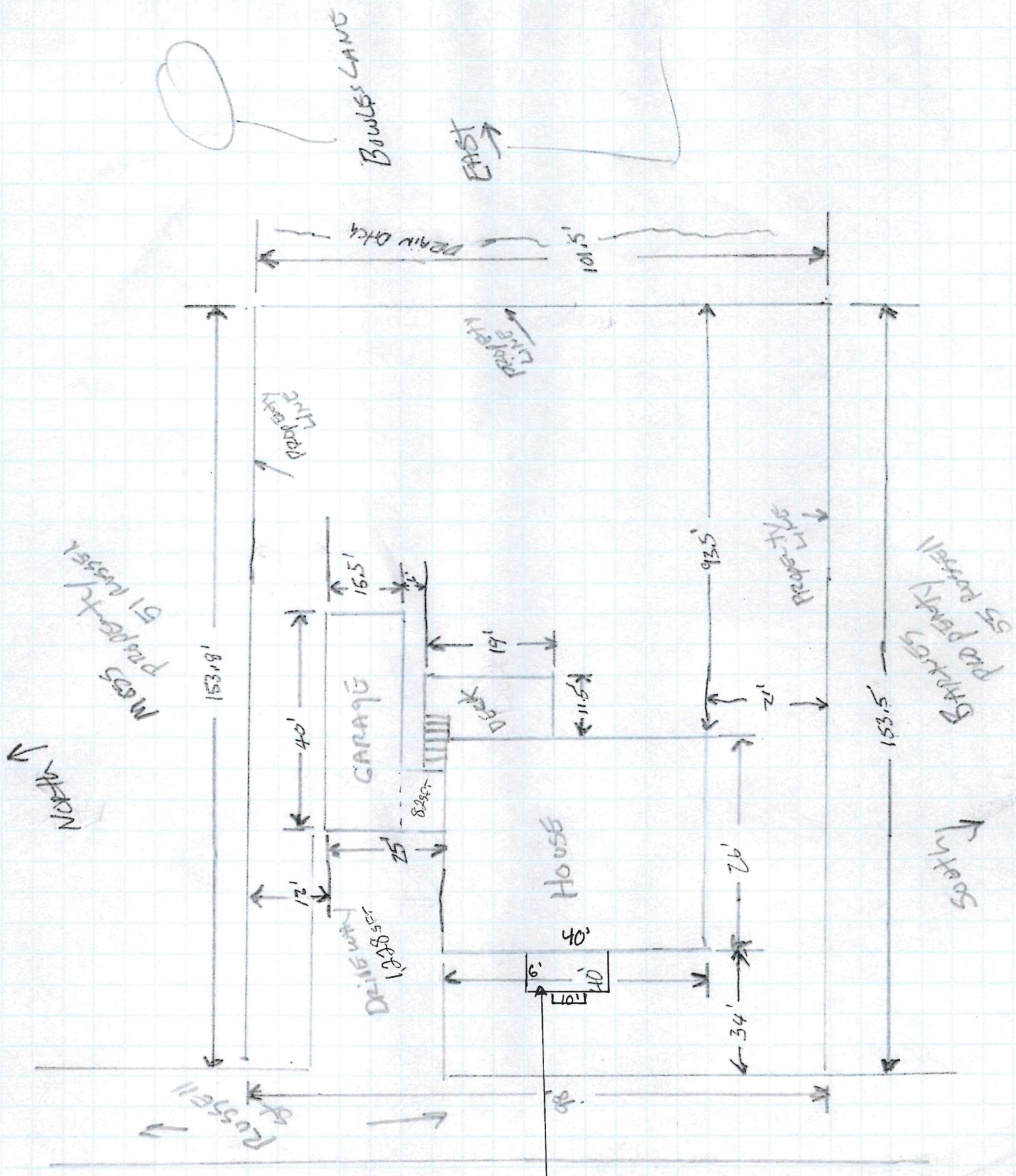
1) Approved: 4/17/25 Posted: 4/17/25 This approval shall not become effective until 5/3/25

2) Denied: _____

Date of Action 4/17/25

Administrative Officer [Signature]

(PLEASE TURN OVER FOR ADDITIONAL INFORMATION)



New 10' x 6' porch, covered.
 Going over concrete landing

Property Address	53 Russell Street
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House & Porches (if applicable)		
Length	Width	SquareFootage
		0
		0
		82
0	0	0
19	11	209
40	26	1040
10	6	60
		0
		0
		0
		0
		0
		0
TOTAL		1391

LOT SIZE	Length	Width	Sqft
	154	101	15554

TOTAL COVERAGE=	21%
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proposed porch

Driveway & Parking (if applicable)		
Length	Width	SquareFootage
0	0	1228
		0
		0
		0
		0
TOTAL		1228

Garage (If Applicable)		
Length	Width	SquareFootage
40	16	640
		0
TOTAL		640

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

Total Coverage (SF)	3259
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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



PERMIT NO: B25-000023

City of St. Albans
Certificate of Posting

The municipality shall fulfill all posting requirements listed below, while the applicant shall be responsible for all of the following postings, as part of the permit application requirements:

Posting of Notice of Permit (24 V.S.A. § 4449 and Section 905 of the City of St. Albans Zoning Bylaws)

- The applicant shall post the notice of permit, on the form prescribed by the town, within view from the public right of way most nearly adjacent to the subject property, until time for appeal has passed.

Date of Posting: 4/17/25

Location: 53 RUSSELL ST, St Albans City, VT 05478

CERTIFICATION:

I, the undersigned, attest that I have completed the posting and notice requirements listed above, and fully understand and assume all responsibility, as part of my permit / permit application requirements, to properly post and maintain this notice for the required time period. Failure to do so may void my permit.

Jerry J. Raymond
Applicants' Signature

4-17-25
Date

PUBLIC NOTICE

PER CITY OF ST. ALBANS LAND DEVELOPMENT REGULATIONS

Address: 53 Russell St.

Applicant: RAYMOND

Project Description: Add 10'x6' Deck
To Front of House

Permit / Approval

Type: B25-000023

Date Issued: 4/17/25

Appeal by: 5/2/25

Public Hearing Notice

Date / Time: _____

Place: _____

Purpose: _____

FOR MORE INFORMATION, CONTACT:

PLANNING & PERMITTING ADMINISTRATOR, CITY OF ST. ALBANS, PO BOX 867,
100 NO. MAIN ST., ST. ALBANS, VT 05478, PHONE: 802-524-1500 X 262

EMAIL: INFO@STALBANSVT.COM

WEB: WWW.STALBANSVT.COM/PLANNING

Applicant: This notice shall be displayed on the subject premises and be clearly visible from the public way. Notice shall be displayed at the time of application and shall not be removed until after the appeals expiration date.


ADMINISTRATIVE OFFICIAL


CITY OF
SAINT ALBANS
Vermont


VERMONT LAND USE
Education & Training Collaborative