
PERMIT LETTER

Permit Date: 1/13/2025

Parcel Number: 11063139

Parcel Owner: ST ALBANS
SHOPPING CENTER INC

Parcel Address: 139 NO MAIN ST St Albans City, VT 05478

Permit Number: ZU25-000001

Permit Type: New Use

Project Summary: Change of use. From restaurant to retail

Decision: Approved

Conditions:

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

1. 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.

4. This project shall adhere to all Land Development Regulations.

5. This project shall adhere to all Board Conditions.

This permit expires after 1/14/2026.

- 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.


Property Services

January 13, 2025
Date

Permit No. ZU 25-000001

RECEIVED
DEC 31 2024
 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) BRIAN WAXLER
Pomerleau Real Estate Daytime Phone 802-863-8210
 Landowner(s) ST ALBANS Shopping Center Daytime Phone ' ' ' '
 Mailing Address P.O. Box 6, Burlington, VT 05402 Parcel ID # 11063139
 Parcel Address 133 N. MAIN ST, SUITE 15 Zoning District B1
 Email BWAXLER@VermontRealEstate.com

Proposed Activity (check all that apply)

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

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:	
<u>Change from a Restaurant to Retail Clothing sales</u>	Total of Fees from Above:	\$ 20
	Residential Construction Fee - \$4.00 per \$1,000 in work cost estimate	
	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: <input checked="" type="checkbox"/>	Total Permitting and Recording fees:	\$ 47
Expected Completion Date: <u>5/1/24</u>	Check #	or Cash
		Am't 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: BWaxler Date: 12/31/24
 Signature of Applicant: BWaxler Date: 12/31/24

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: _____

1) Approved: 1/13/24 Posted: 1/14/2025 This approval shall not become effective until 1/29/2025
 2) Denied: _____
1/13/24 Sara Bennett
 Date of Action Administrative Officer



PERMIT NO: ZU25-000001

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: 1/14/2025

Location: 139 NO MAIN 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.



Applicants' Signature

1/14/25

Date

PUBLIC NOTICE

PER CITY OF ST. ALBANS LAND DEVELOPMENT REGULATIONS

Address: 133 N. Main - Boho Baby

Applicant: Pomerleau Real Estate

Project Description: Change of use
Restaurant to Retail

Permit / Approval

Type: ZU25-00001

Date Issued: 1/14/2025

Appeal by: 1/29/2025

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.

Sara Baulto
ADMINISTRATIVE OFFICIAL

