

CERTIFICATE OF COMPLIANCE

Parcel Address: 165 PEARL ST St Albans City, VT
05478
Tax ID: 22067165
Use Classification: Residential - R95 - Residential 9500
Owners: LOCKERBY BONNIE
Certificate Number: CO24-000074

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.

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 10/07/2024 at the City of St. Albans, Vermont.


Arleigh Young
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.

CERTIFICATE OF COMPLIANCE

RECEIVED
OCT 04 2024
CITY OF ST. ALBANS
Zoning Office

I, Kellsie Shedrick, hereby certify as follows:

1. Property Location: 165 Pearl Street, St. Albans City

2. Owners: Kellsie Shedrick

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	<u>1</u>	<u>0</u>	<u>1</u>	Vacant since summer of 2024 to prep for sale
Commercial Units				

4. Please count the buildings and rooms located on this property:

number of houses: 1 commercial bldgs. 0 number of kitchens 1
 number of garages 1 number of bedrooms 3
 number of sheds 0 number of full bathrooms 1
 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: 22067165

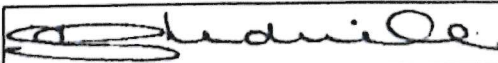
Ac: 0.27

Zone: R75

Closing: _____

Paid: Online

Owner of Record or Duly Authorized Representative

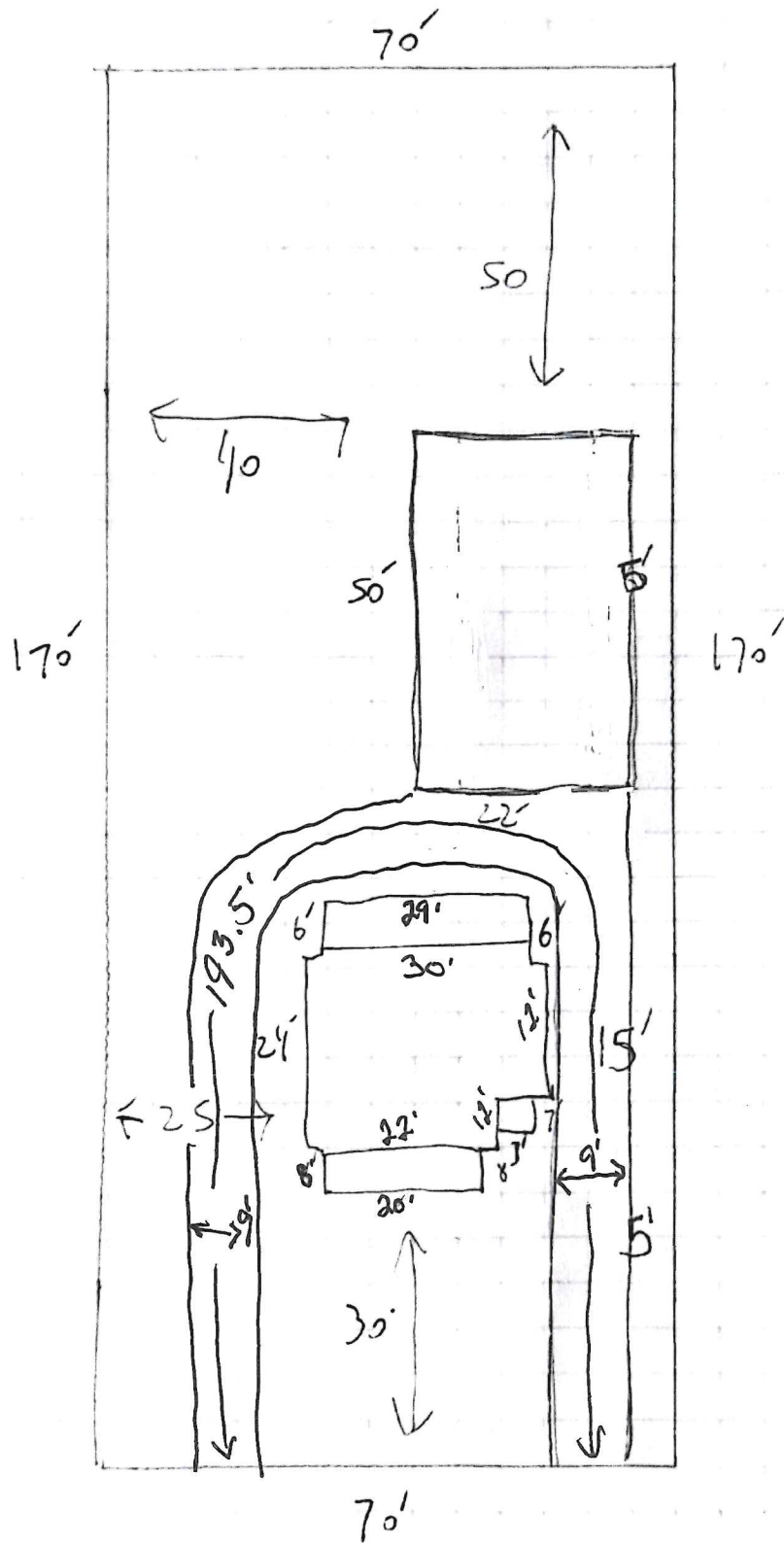
Signature:  Date: 10/02/2024

Print Name: Kellsie Shedrick

Address: 50 Reed Rd Sheldon, VT 05483

Telephone/Cell phone number: 8023095857

Email: kellsie.raye2008@gmail.com



Pearl Street

Tax Map 7
70' x 170'

By this form and sign
Development Review
applicable sections

Mark J. ...
Ricardo H. ...

Property Address	165 Pearl Street
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House & Porches (if applicable)		
Length	Width	SquareFootage
20	8	160
22	12	264
12	30	360
29	6	174
		0
		0
		0
		0
		0
		0
		0
		0
		0
		0
TOTAL		958

Driveway & Parking (if applicable)		
Length	Width	SquareFootage
193.5	9	1741.5
0	0	0
		0
		0
		0
TOTAL		1741.5

Garage (If Applicable)		
Length	Width	SquareFootage
50	22	1100
		0
TOTAL		1100

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

Total Coverage (SF)	3799.5
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LOT SIZE	Length	Width	Sqft
	70	170	11900

TOTAL COVERAGE=	32%
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Does Not Meet:
Min Lot Width

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