

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: 219 LAKE ST St Albans City, VT
05478
Tax ID: 23049219
Use Classification: Commercial - B1 - Business 1
Owners: PERRAULT MARGARET M
Certificate Number: CO25-000012

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 03/10/2025 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.

CERTIFICATE OF COMPLIANCE

RECEIVED
MAR 07 2025
CITY OF ST. ALBANS Zoning Office

I, HEATHER KELLY, hereby certify as follows:

1. Property Location: 219 LAKE ST, ST ALBANS
2. Owners: MARK LAREAU ; MARGARET PERRAULT
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	8	8	0	
Commercial Units	2	2	0	

4. Please count the buildings and rooms located on this property:
number of houses _____ commercial bldgs. _____ number of kitchens 10
number of garages _____ number of bedrooms 14
number of sheds _____ number of full bathrooms 10
other (describe) _____ number of half bathrooms 2
5. Do Nos. 3 & 4 describe how the property was marketed and is being sold or refinanced?
 yes _____ no. **If no**, please explain: BEING SOLD, POSTED IN MLS
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

BRIGHAM ROAD SELF STORAGE,
Please describe: SPECTRUM DROP-IN CENTER, LAREAU APPRAISAL

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: 23049219


Ac: 0.33

Zone: B1

Closing: 3/31/25

Paid: check 5659

Owner of Record or Duly Authorized Representative

Signature:  Date: 2/18/25

Print Name: HEATHER KELLY

Address: PO BOX 345, ST. ALBANS BAY 05481

Telephone/Cell phone number: 802-370-2949

Email: hkelly@blueslateRealestate.com

SKETCH/AREA TABLE ADDENDUM

SUBJECT

Parcel No 23049219

Property Address _____

State _____

Zip _____

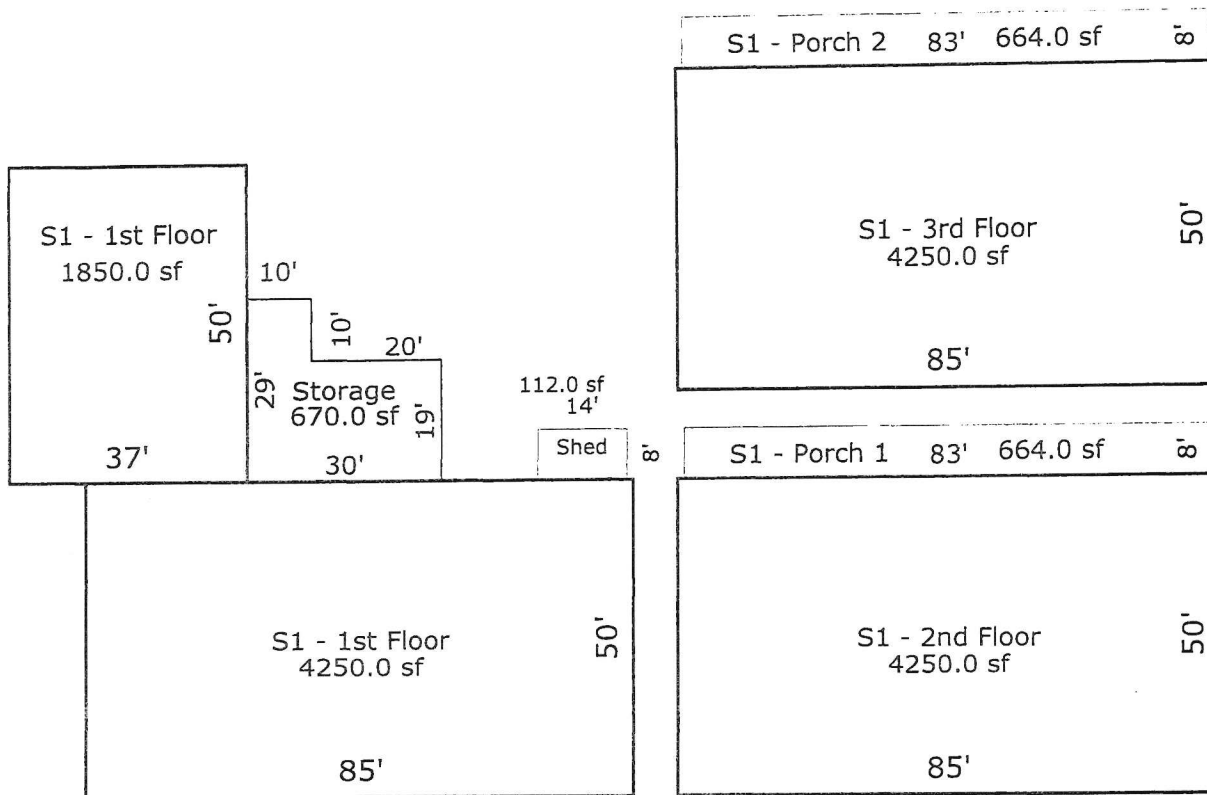
City _____

Owner _____

Client _____

Appraiser Name _____

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	4250.0	270.0	
	S1 - 1st Floor	1.00	1850.0	174.0	6100.0
1FL2	S1 - 2nd Floor	1.00	4250.0	270.0	4250.0
1FL3	S1 - 3rd Floor	1.00	4250.0	270.0	4250.0
P/P11	S1 - Porch 1	1.00	664.0	182.0	
	S1 - Porch 1	1.00	112.0	44.0	776.0
P/P12	S1 - Porch 2	1.00	664.0	182.0	664.0
OTH	Storage	1.00	670.0	118.0	670.0

Comment Table 1	
Comment Table 2	Comment Table 3

Net BUILDING Area (rounded w/ factors) 14600

Scale: 1 = 30

Ouellet
(Residence
2 Apt.

Guy Mossey (Residence)
2 Unit

99 - 5
ft. in.

Parking

33' 6"

37' 2"

19' 2"

102"
83"

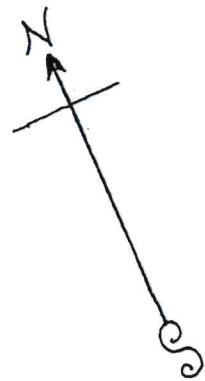
15' 9"

16"

3' 9"

137 - 0
ft. in.

Existing Porch to be enclosed
see flow 8'x24' (completed 1997)



1 ERQUIT (Residence)
3 Apt.

147 - 10
ft. in.

50'
Built 1997

proposed deck
to cover existing
patching 50' 3"

102 - 6'
ft. in.

85'

51'

3'

4" Sewer

95° 60'

4'

1" Water

6" Water Main

LAKE ST.

SPRUCE ST.