

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: 10 FARRAR ST St Albans City, VT
05478
Tax ID: 11032010
Use Classification: Residential - R95 - Residential 9500
Owners: VALENTI LUCAS
Certificate Number: CO25-000015

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 exceeds maximum lot coverage requirements
- The Driveway does not meet the side setback on the East.

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 03/17/2025 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 14 2025
CITY OF ST. ALBANS, Vermont
Planning Office

I, Saran Valenti, hereby certify as follows:

- Property Location: 10 Farrar St St. Albans VT 05478
- Owners: Saran & Lucas Valenti
- 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	NA	NA	NA	NA

- 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 4
 number of sheds 0 number of full bathrooms 2
 other (describe) _____ number of half bathrooms 0
- Do Nos. 3 & 4 describe how the property was marketed and is being sold or refinanced?
 yes _____ no. If no, please explain: _____

- Is this property currently being serviced by City of St. Albans water/wastewater? yes no
- Is any type of business being run from this property, including a home occupation? yes no

Please describe: At-Home Commercial Cleaning

- Has this lot been subdivided or had a boundary adjustment since 1984? yes no
 If yes, when and how subdivided? _____

- Please draw a site plan of the property in question. Please be sure to include the following (refer to the attached sample drawing):
 - Make drawing to scale as best you can;
 - Show any abutting streets;
 - Show north direction;
 - Show the property lines with dimensions noted;
 - Show all structures and driveways/parking, i.e. all porches, decks, garages, pools, etc., and their dimensions in feet and footprints in square feet.
 - Show all distances between all structures and the boundary lines.

Official Use Only

Lot: 11032010

Ac: 0.15

Zone: R95

Closing: 03/28

Paid: check 03/14

Owner of Record or Duly Authorized Representative

Signature: Saran Valenti Date: 11/23/25

Print Name: Saran Valenti

Address: 10 Farrar St. St. Albans VT 05478

Telephone/Cell phone number: 802-338-7180

Email: ValentiSaran19@yahoo.com

← Farrar St →



Green Space

Green Space

Municipal Sidewalk

Walkway

Fence

Front Porch

170 ft²

Driveway

1536 ft²

House

1164 ft²

25'

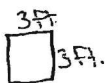
18 ft

Pool Deck

488 ft²

10 Farrar St
Bryan & Chassidy
Deslauriers
2021

1 unit = 3ft



Pool

254 ft²

Garage

216 ft²

6ft

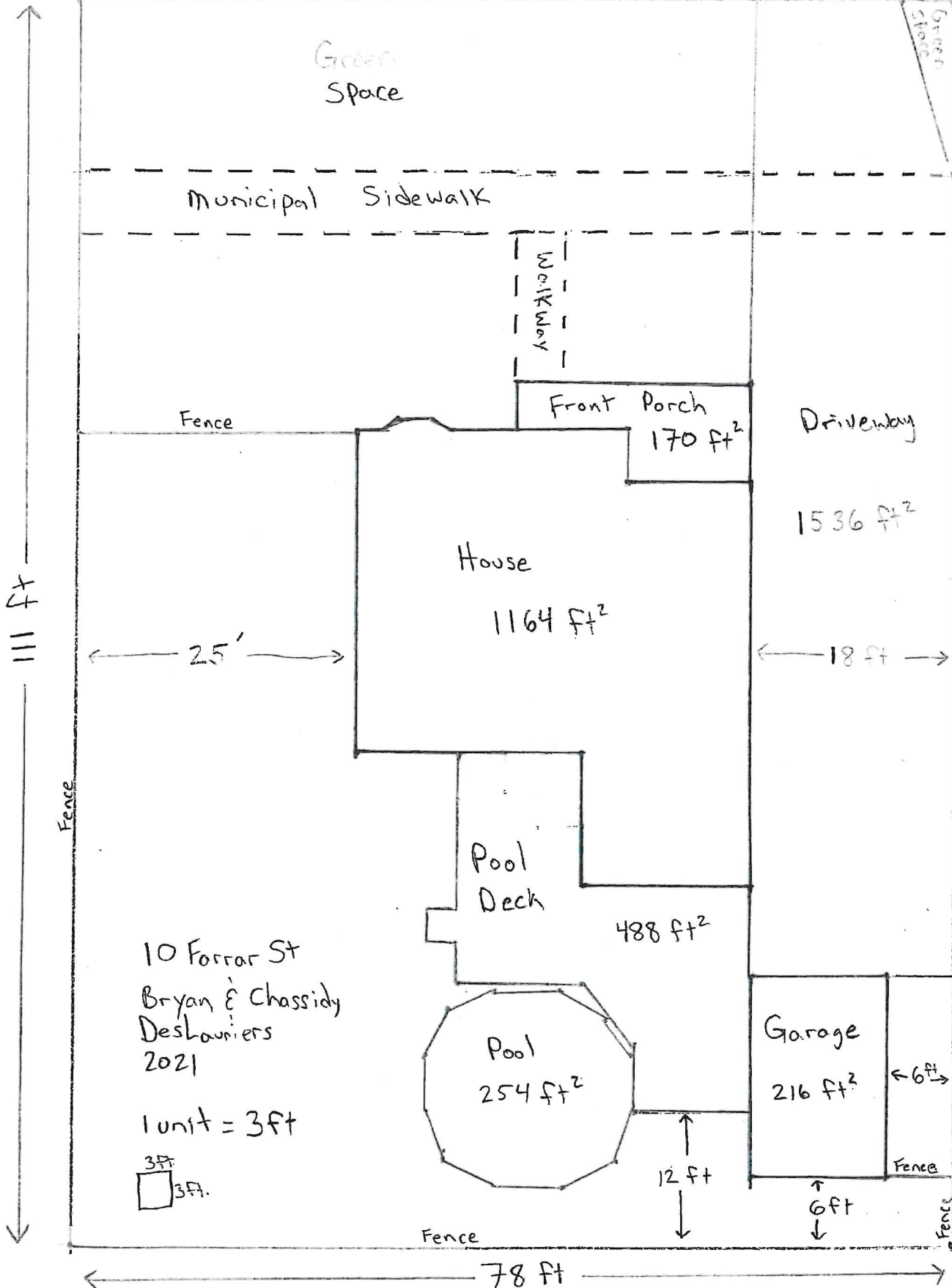
12 ft

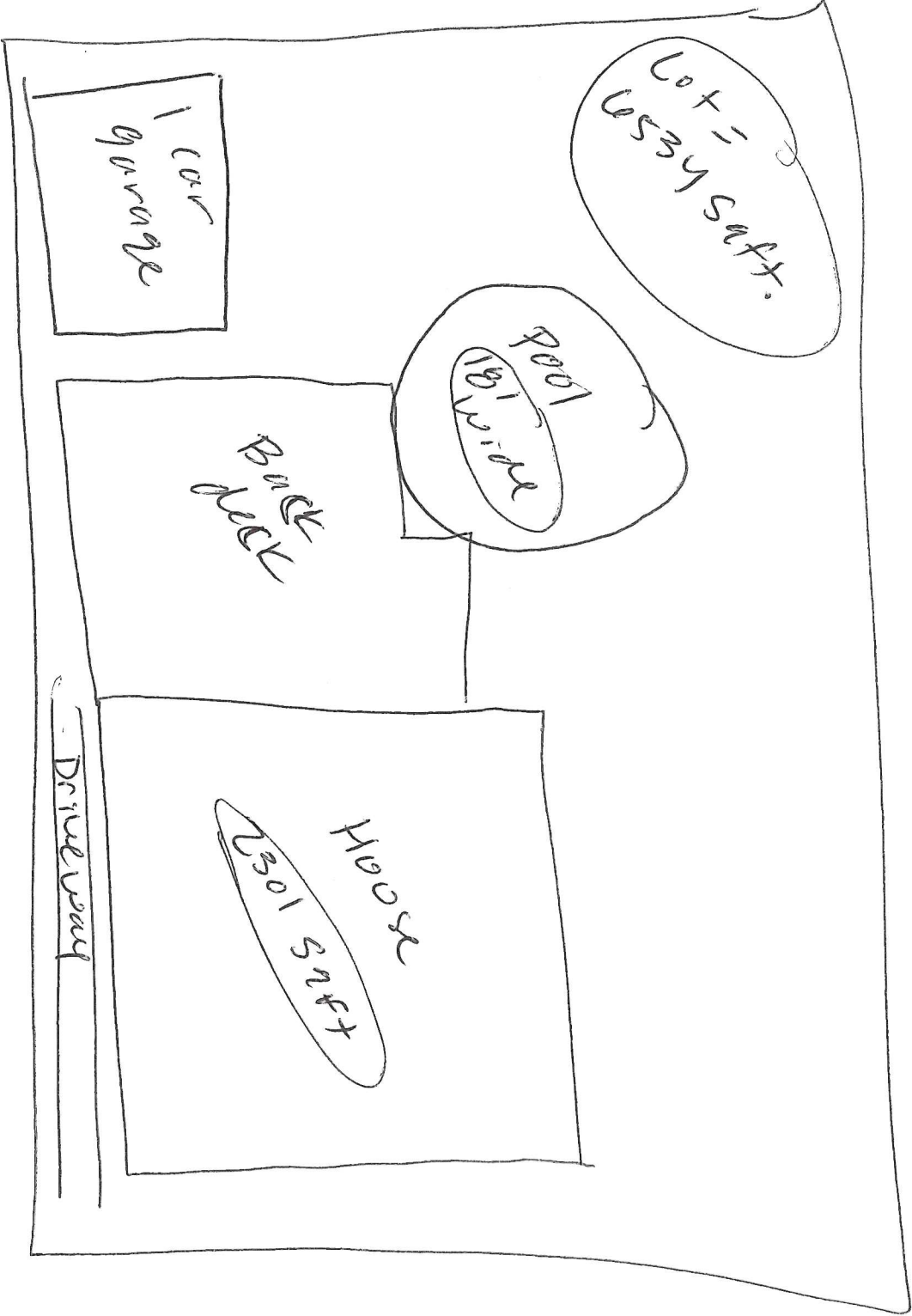
6ft

Fence

Fence

78 ft





Farrar Street.

Property Address	10 Farrar Street
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House & Porches (if applicable)		
Length	Width	SquareFootage
		1164
		170
		0
		0
		0
		0
		0
		0
		0
		0
		0
		0
		0
		0
		0
TOTAL		1334

LOT SIZE	Length	Width	Sqft
	111	78	8658

TOTAL COVERAGE=	44%
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Driveway & Parking (if applicable)		
Length	Width	SquareFootage
		1536
		0
		0
		0
		0
TOTAL		1536

Garage (If Applicable)		
Length	Width	SquareFootage
		216
		0
TOTAL		216

Shed/Patio/Other (If Applicable)		
Length	Width	SquareFootage
		488
		254
		0
		0
TOTAL		742

deck
pool

Total Coverage (SF)	3828
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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