

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: 189 PEARL ST St Albans City, VT
05478
Tax ID: 22067189
Use Classification: Residential - R95 - Residential 9500
Owners: WARD HENRY
Certificate Number: CO25-000020

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.

189 Pearl Street is a split property with 187 Pearl Street being located in Saint Albans Town. This Certificate of Compliance is only reflective of the parcel that is located in Saint Albans City, which does not have any dwelling units and is just land.

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 04/11/2025 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.

RECEIVED

APR 09 2025

CITY OF ST. ALBANS Zoning Office

CERTIFICATE OF COMPLIANCE

I, Henry E. Ward, hereby certify as follows:

- 1. Property Location: 189 PEARL ST
- 2. Owners: HENRY & LINDA WARD
- 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				
Commercial Units				

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

number of houses _____	commercial bldgs. _____	number of kitchens _____
number of garages _____		number of bedrooms _____
number of sheds _____		number of full bathrooms _____
other (describe) _____		number of half bathrooms _____
- 5. Do Nos. 3 & 4 describe how the property was marketed and is being sold or refinanced?
 _____ yes _____ no. **If no**, please explain: _____

189 Pearl w/ house is in Town; → Just land on 189 Pearl in the City

- 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: 22067189

Ac: 0.87

Zone: R95

Closing: May

Paid: card 4/9

Owner of Record or Duly Authorized Representative

Signature: Henry E. Ward Date: 04-09-2025

Print Name: Henry E. Ward Henry E. WARD

Address: _____

Telephone/Cell phone number: 309-4676

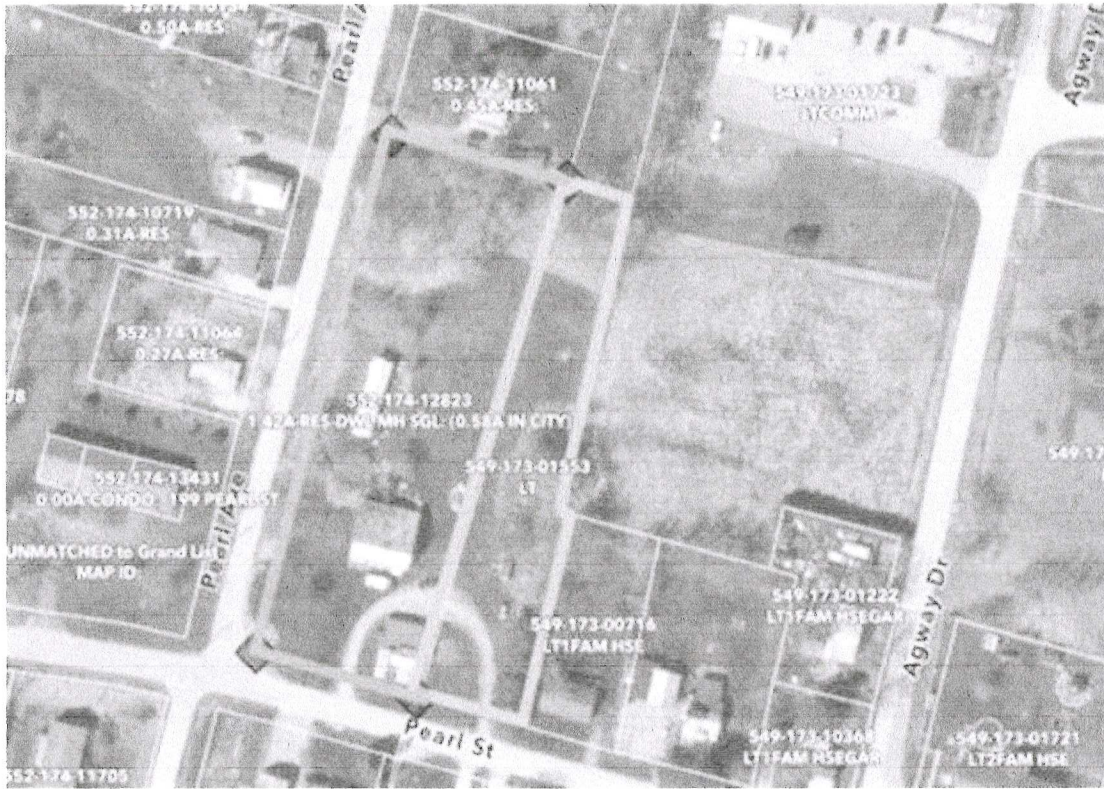
Email: no email, will pick up


Stacey Trudo <staceytrudorealestate@gmail.com>

4/8/2025 9:50 AM

189 Pearl St Property lines

To haveidea33@comcast.net




Stacey Trudo
 802.370.2067 | 172 South Main Street
 Saint Albans, VT 05478
 staceytrudorealestate@gmail.com | www.atxvt.com

CENTURY 21 MRC

Consumer Information Disclosure: Prospective Buyers and Sellers: CENTURY 21 MRC represents both Buyers and Sellers through written agency agreements. Unless CENTURY 21 MRC and you enter into a written agreement for agency representation, you are a customer and not a client. There is no confidentiality between us until there is a signed brokerage service agreement. Link to disclosure: [Click here for Disclosure](#)

- image.png (682 KB)
- email signature (3).png (204 KB)

PARCEL ID
22067189

LAND 0.87