

## 5C-AR HOLDINGS, LLC

P.O. Box 306532  
Charlotte Amalie, USVI 00803  
207-891-6024

Donna Frett-Gregory  
Senate President  
Legislature of the Virgin Islands  
Charlotte Amalie  
P.O. Box 1690  
St. Thomas, VI 00804

September 23, 2022

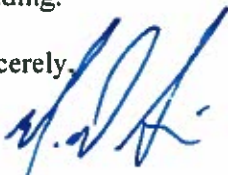
RE: Request for Zoning Variance, 5C Estate Anna's Retreat, St. Thomas, VI.

Dear Senate President Frett-Gregory:

5C-AR Holdings, LLC, ("Company") through its representative Mark Grimes, requests a zoning variance for Parcel No. 5C Estate Anna's Retreat, St. Thomas, VI ("Property"). The Property is a 11,255 sq. ft. parcel. The Property is currently zoned commercial, and the owner is requesting that a variance be granted for mixed use. Originally, the Property had three residential units whose use was grandfathered in when the Property was rezoned commercial. The Company is in the process of renovating and expanding the building on the Property to include three residential and five commercial units. The three residential units will not be allowed under the current zoning.

The owner is now requesting a variance to allow for the mixed commercial and residential use of the building.

Sincerely,



Mark Grimes  
Sole Member  
5C-AR Holdings, LLC