

Office Use Only	
Date Application Received:	<u>6-1-2023</u>
Reviewed by:	<u>KESHOI SAMUEL</u>
Date Application Deemed Complete:	_____
Date of Pre-Application Meeting:	_____
Date Application Fee Paid:	_____
Tracking No. ZA	<u>T-23-5</u>



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF PLANNING AND NATURAL RESOURCES

Division of Comprehensive & Coastal Zone Planning

St. Croix
340-773-1082

St. Thomas/St. John
340-774-3320

Official Zoning Map Amendment Request Form

Zoning Amendment Request is for: Rezoning Use Variance

1. Applicant Dry Marina LLC
- Mailing Address 7351 Estate Bovoni
- City St. Thomas State USVI Zip 00802
- Telephone 340-779-2222 E-mail cfrosenberg@yahoo.com

Note: Official correspondence will be mailed to the address above

2. Contact Person/Representative Christian F Rosenberg
- Telephone 340-779-2222 E-mail cfrosenberg@yahoo.com
3. Property Address 17D-1 Estate Bovoni, St. Thomas, USVI
4. Tax Assessor's Parcel I.D. Number 109402011400
5. Current Zone Commercial Proposed Zone or Use Variance Use variance for fuel storage facility
6. Site Acreage 1 Acre

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7. Property Owner(s) Dry Marina LLC

Address 7351 Estate Bovoni

City St. Thomas State USVI Zip 00802

Telephone 340-779-2222 Email cfrosenberg@yahoo.com

8. Detailed Description of what exists on the property. There are currently no structures on the property. Approximately 4,500 sq.ft. of the northern portion of the parcel is currently being used by a trucking company to park their equipment. Approximately 30,000 sq.ft. of the southern portion of the property was recently used as a laydown yard by a telecommunications company.

9. Does what exist on the property conform to its current zoning district's requirements?
 Yes No

10. Detailed Description of Proposal:
Dry Marina is proposing to use a portion 17D-1 as a fuel storage facility, and the continued use of another portion of the property by the existing trucking operation to park their equipment. Other than the addition of an office trailer, operations of the trucking company w remain unchanged. Fuel operation will involve the storage of fuel in ISO units, which will be parked within a spill containment area. Fuel will then be transferred to fuel tanker trucks for delivery to clients

11. Is the property served by municipal sewer lines? Yes No
If no, please explain plan for sewage disposal. Portable toilets and plastic holding tanks are to be placed on site and pumped out periodically.

12. Is the property served by municipal water lines? Yes No
If no, please explain plan for water supply. Plastic above ground water tank will provide storage capacity for water collected from roof of vehicle maintenance structure. Water requirements at site will be minimal.

13. Are there any flood ways on the site? Yes No

14. Are there any cultural/historical resources on site? Yes No
If yes, describe how the cultural/historical resource(s) will be incorporated into the development.

15. Are there any covenants and restrictions of record on the property? Yes No
If yes, provide a copy of the restrictions.
Do they preclude undertaking of the uses that are proposed? Yes No

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Required Submittals

One electronic copy of this application along with every item in the checklist below or

Two printed copies of this application along with two copies of every item in the checklist below:

- One (1) Copy for submission to the Division of Comprehensive and Coastal Zone Planning
- One (1) Copy for submission to the Legislature

Printed documents shall be submitted on letter-sized paper (8.5" x 11"). One copy of the Official Recorded and Numbered PWD/OLG Map shall be submitted on letter-sized paper. Maps, Surveys, Plans, and Renderings shall be submitted in a format no larger than 24" x 36".

- Letter of Application-** Address letter to the Senate President; Indicate name of property owner(s) and authorized agent(s) with mailing addresses and contact numbers, legal physical address and acreage of parcel(s) to be rezoned, current and requested zone, and specific intent for zoning map amendment.
- Official Recorded and Numbered PWD/OLG Map** (*Obtained from and certified by the Office of the Lieutenant Governor, Cadastral Division, St. Croix 773-6449; St. Thomas 774-9906*)
- Adjacent Property Owners Certification-** List of complete names, mailing addresses and plot numbers of all adjacent property owners extending a minimum radius of one hundred and fifty (150) feet from the boundary line of the subject property. (*Obtained from the Office of the Lieutenant Governor, Tax Assessor Division, St. Croix 773-6459 or 772-3115; St. Thomas 776-8505; St. John 776-6737*).
- Recorded Deed** (*Include copy of covenants and restrictions referenced in deed; obtained from the Office of the Lieutenant Governor, Recorder of Deeds, St. Croix 773-6449; St. Thomas 774-9906*)
- Real Property Tax Clearance Letter** (*Obtained from the Department of Finance, St. Croix 773-1105; St. Thomas/ St. John 774-4750*)
- Contract of Sale and/or Lease Agreement** (*if applicable*)
- Power of Attorney** (*Notarized Power of Attorney required if applicant/representative is not the property owner(s) of record or if property is owned by more than one person.*)
- Articles of Incorporation** (*required if the property is owned by a Corporation*)
- Photographs** (*Depicting intervals along the perimeter of the property, its existing on-site conditions, and surrounding neighborhood*)
- Conceptual Site Plan and/or As-built drawing-** At a minimum scale of 1 inch = 40 feet and includes the following:
 - Conceptual layout of the property.
 - Existing/proposed building locations and footprint.
 - Location of uses and open spaces.
 - Location of watercourses (*guts*) and existing/type of vegetation on the site.
 - Location of existing/proposed street and driveways, accesses, and circulation patterns.
 - Current use and zoning of the site and adjacent property.

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- Landscape design and screening/buffering plan.
- Proposed lot size/density and setback.
- Proposed development timing.

PLEASE NOTE: Submission of the requested information is a prerequisite for a pre-application meeting and **does not** constitute the submission of an application to the Legislature for a Zoning Map Amendment or Use Variance. **A determination that an application is complete IN NO WAY implies that additional information may not be required.**

I/We attest that the information submitted on this form is a true and accurate representation of my/our development plan(s) for the property.

Print CHRISTIAN F. ROSENBERG

Sign 

Date 5/31/23

Print _____

Sign _____

Date _____