



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
Cyril E. King Airport, Terminal Building 2nd Floor, St. Thomas, USVI, 00802

Report on Petition to Amend Official Zoning Map No. STZ-10

Application No. ZAT-14-11

Petition of Ayman Samad (*authorized agent- Roger Minkoff*) to amend Official Zoning Map No. STZ-10 from R-2 (*Residential- Low Density- One and Two Family*) to B-3 (*Business- Scattered*) for Parcel No. 10A Estate Mariendahl, No. 4 Red Hook Quarter, St. Thomas.

PROJECT PROFILE

Owner/applicant: Ayman Samad as per Corrective Administratrix Warranty Deed dated December 12, 2011, Document No. 2011009429. Mr. Roger Minkoff is the authorized agent and was granted limited power of attorney by Mr. Samad.

Acreage: The property is 0.25 acres as described on Drawing No. F9-3279-T74.

Current Use: The property is a pre-existing, non-conforming lot. A hair salon and a bar/restaurant are currently operating on site.

Proposed Use: The applicant wishes to bring the property into zoning conformity. The hair salon and bar/restaurant would continue operation.

Surrounding Uses: The property is surrounded by vacant, residentially-zoned land and various business and industrial uses.

Infrastructure: Water needs are supplied by municipal water lines, and wastewater handled by municipal sewer lines.

Public Response: A representative of the adjacent property owner (who owns the majority of the surrounding vacant land) stated that they had no opposition to the zone change. Other than the applicant's authorized agent, no one else spoke in support of, questioned, or commented on the petition at DPNR's public hearing held November 19, 2014.

ANALYSIS: During the department's public hearing, Mr. Roger Minkoff testified that it is the applicant's intent to bring the existing long-term business uses into zoning conformity. No changes are proposed for the site.

The parcel is located directly across from the entrance to Heavy Materials and the rock quarry. In addition to other industrial activity, there are numerous pre-existing, non-conforming business uses along both sides of Route 32, Turpentine Run Road. The area's commercial/industrial character has developed over the years, making residential use of the road frontage undesirable. After assessing the site and surrounding area, the department sees the merit in the petition and has no objection to the granting of the request.

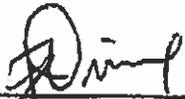
Recommendation:

The Department of Planning and Natural Resources recommends that Official Zoning Map No. STZ-10 be amended from R-2 (*Residential- Low Density- One and Two Family*) to B-3 (*Business- Scattered*) for Parcel No. 10A Estate Mariendahl, No. 4 Red Hook Quarter, St. Thomas.



T. Stuart Smith
Director/CCZP

12/19/14
Date



Jean-Pierre L. Oriol
Acting Commissioner

19-Dec-2014
Date

SENATE
15 JUN 16 PM 5:11
Neville James
SHAWNTON

Office Use Only
Tracking No. _____
Date Application Received: _____
Reviewed by: _____
Date Application Deemed Complete: _____
Date of Pre-Application Meeting: _____



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
Division of Comprehensive & Coastal Zone Planning

St. Croix PH: 773-1082/ Fax: 713-2418 St. Thomas PH: 774-3320/ Fax: 714-9534

Zoning Pre-Application Meeting Request Form

Zoning Amendment Request is for: Rezoning Use Variance

1. Applicant's Name AYMAN SAMAD
Mailing Address P.O. BOX 304157
City ST. THOMAS State VI Zip 00803
Telephone (954) 805-7638 Fax _____ E-mail Sam - sam19720@yahoo.com

Note: Official correspondence will be mailed to the address above

2. Contact Person/Representative ROGER B. MINKOFF, UPS, ABR, GRI
Telephone 774-7827 Fax _____ E-mail realadvisor@USVI REAL ESTATE BROKER.COM
3. Property Address 10A WARIOODAHN, ST. THOMAS
4. Tax Assessor's Parcel I.D. Number _____
5. Current Zone R-2 Proposed Zone or Use Variance B-3 plus variances
6. Site Acreage 0.25 +/- U.S. ACRE

7. Property Owners Name(s) AYMAN SAMAD
Address P.O. BOX 304157
City ST. THOMAS State VI Zip 00803
Telephone (954) 805-7638 Fax _____ Email sam_sam19720@yahoo.com

8. Detailed Description of what exists on the property. grandfathered building w/ month-to-month tenancy by TANN BEAUTY SALON + BOTIQUE + BANANA SPLIT BAR

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

10. Detailed Description of Proposal:
existing uses to be brought into conformity.

11. Is the property served by municipal sewer lines? Yes No
If no, please explain plan for sewage disposal. _____

? 12. Is the property served by municipal water lines? Yes No
If no, please explain plan for water supply. _____

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

14. Are there any cultural/historical resources on site? Yes No
If yes, provide letter from Division of Archaeology and Historical Preservation and describe the resources. _____

(If uncertain, verify with the Division of Archaeology and Historical Preservation at 772-2021 or 776-8605).

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

Required Submittals

Four Copies of this application along with four copies of those items listed in the checklist below:
Two (2) Copies for Submittal to the Division of Comprehensive and Coastal Zone Planning
One (1) Copy for the applicants records
One (1) Copy for submittal to the Legislature

Documents shall be submitted on letter sized paper (8.5" x 11")

Maps, Surveys, Plans and Renderings shall be submitted in a format no larger than 24" x 36".

Documents larger than 8.5" x 11" shall be folded.

- 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** (*Must be 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*)
- Tax Clearance Letter** (*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*)
- Zoning Map** (*obtained from the Office of the Lieutenant Governor, Cadastral Division*)
- Flood Map** (*obtained from the Office of the Lieutenant Governor, Cadastral Division*)
- Soil Type Map** (*obtained from the Office of the Lieutenant Governor, Cadastral Division*)
- 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- 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.
- _____ Landscape design and screening/buffering plan.
- _____ Proposed lot size/density and setback.
- _____ Proposed development timing.

Note: You will be notified by the Planning Office if the following items are required.

- Letter from the Division of Archaeology and Historic Preservation (*if applicable; Contact Nos. St. Croix 772-2021; St. Thomas 776-8605*)
- Letter from the Division of Fish and Wildlife (*if applicable; Contact Nos. St. Croix 773-1082; St. Thomas 775-6762*)

PLEASE NOTE: Submittal of the requested information is a prerequisite for a pre-application meeting and **does not** constitute the submittal 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 Roger B. WINKOFF, CIPS, ABR, GRI

Sign 

Date 10-07-13

Print _____

Sign _____

Date _____

The parcel is located directly across from the entrance to Heavy Materials and the rock quarry. In addition to other industrial activity, there are numerous pre-existing, non-conforming business uses along both sides of Route 32, Turpentine Run Road. The area's commercial/industrial character has developed over the years, making residential use of the road frontage undesirable. After assessing the site and surrounding area, the department sees the merit in the petition and has no objection to the granting of the request.

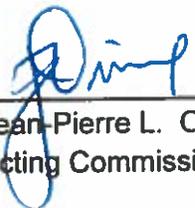
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Director/CCZP

12/19/14
Date



Jean-Pierre L. Oriol
Acting Commissioner

19-Dec-2014
Date

OFFICE OF THE LT. GOV. ^{cc# 8874}
CASH OTHER
CHECK OR M/O _____

PA OCT 01 2013 ID
COLLECTOR NO. 1006
COLLECTORS INITIALS *ab*



OFFICE OF THE
SENATE
15 JAN 16 PM 6:10
SENATE
Neville James

THE UNITED STATES VIRGIN ISLANDS
OFFICE OF THE LIEUTENANT GOVERNOR
OFFICE OF THE TAX ASSESSOR

GREGORY R FRANCIS
LIEUTENANT GOVERNOR

CADASTRAL SECTION

COMMISSIONER OF INSURANCE

MAPS REQUESTED FOR EARTH CHANGE (PACKAGE)
PARCEL No. (PIN): 1-07601-0106-50
ESTATE No.: 10A Mariendal

1. OWNER/APPLICATION INFORMATION

OWNER NAME: Ayman Samad
DATE: 10-1-13
TELEPHONE: _____

2. REQUESTED MAPS (CIRCLE OR CHECK THE FOLLOWING)

OFFICIAL ZONING MAP _____ \$15.00
FEMA FLOOD INSURANCE MAP _____ \$15.00
SURVEY MAP F9-3279-774 \$10.00 \$15.00
WATER RESOURCE MAP _____ \$15.00
SEDEMENT REDUCTION MAP _____ \$15.00
SOIL SURVEY MAPS _____ \$15.00

DEPARTMENT USE ONLY:

AUTHORIZED SIGNATURE: _____

Public Surveyor (Not Valid Without Signature)

ALTERNATE SIGNATURE: _____

TOTAL FEE: \$85.00

TAX ASSESSOR

DATE: 10-1-13

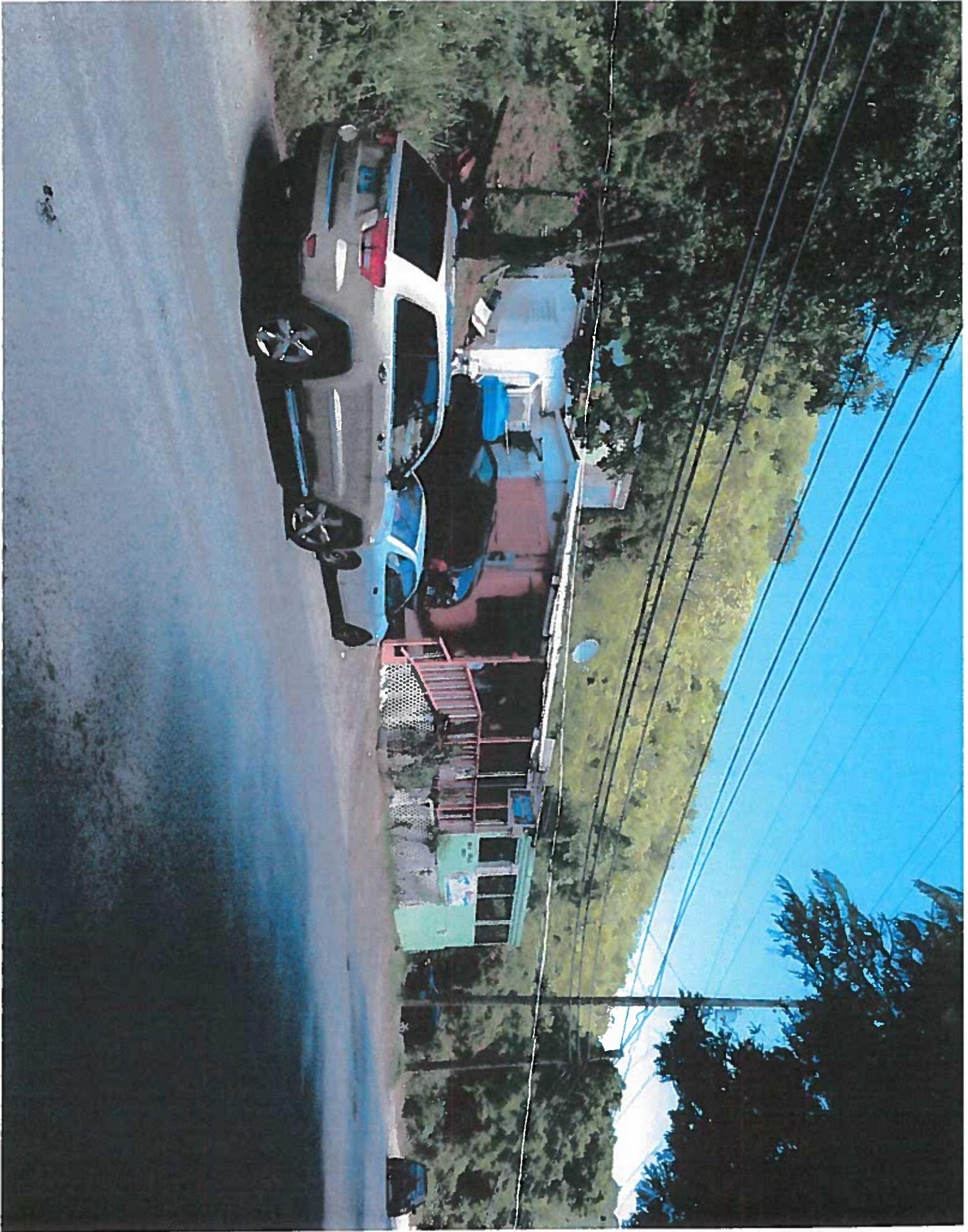
DELIVERED TO CASHIER No. 1006

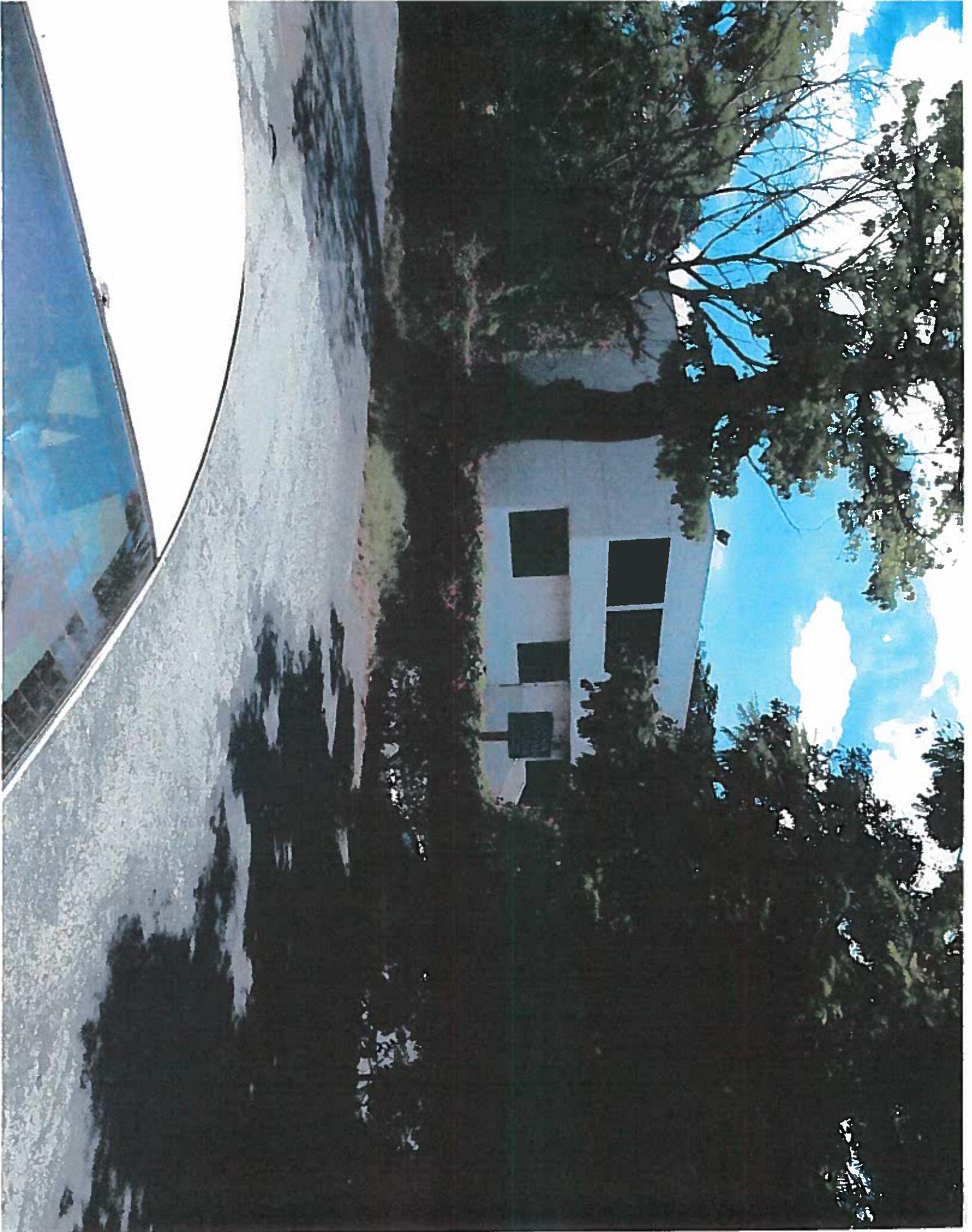
Received by: _____

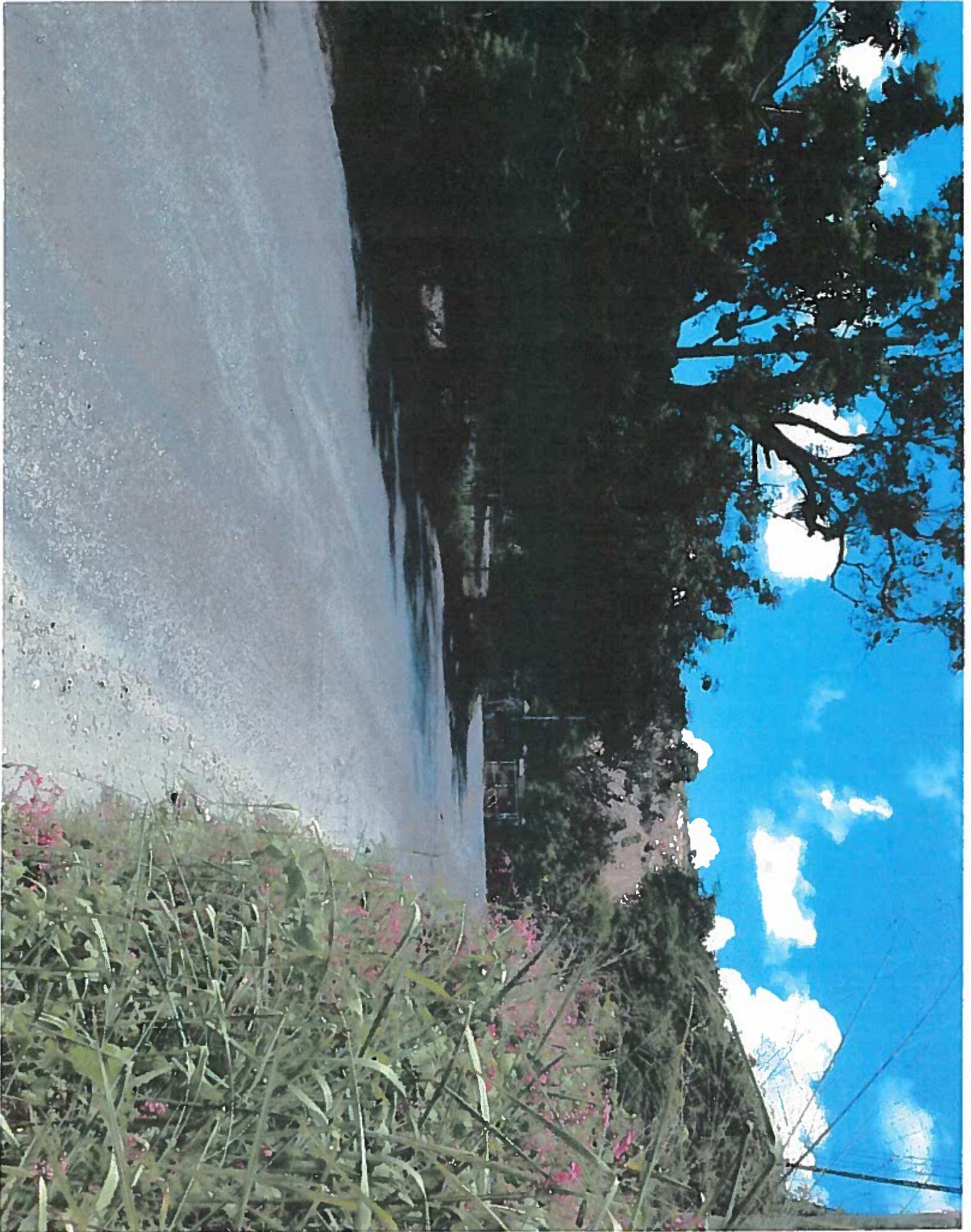
(Signature of Cashier)

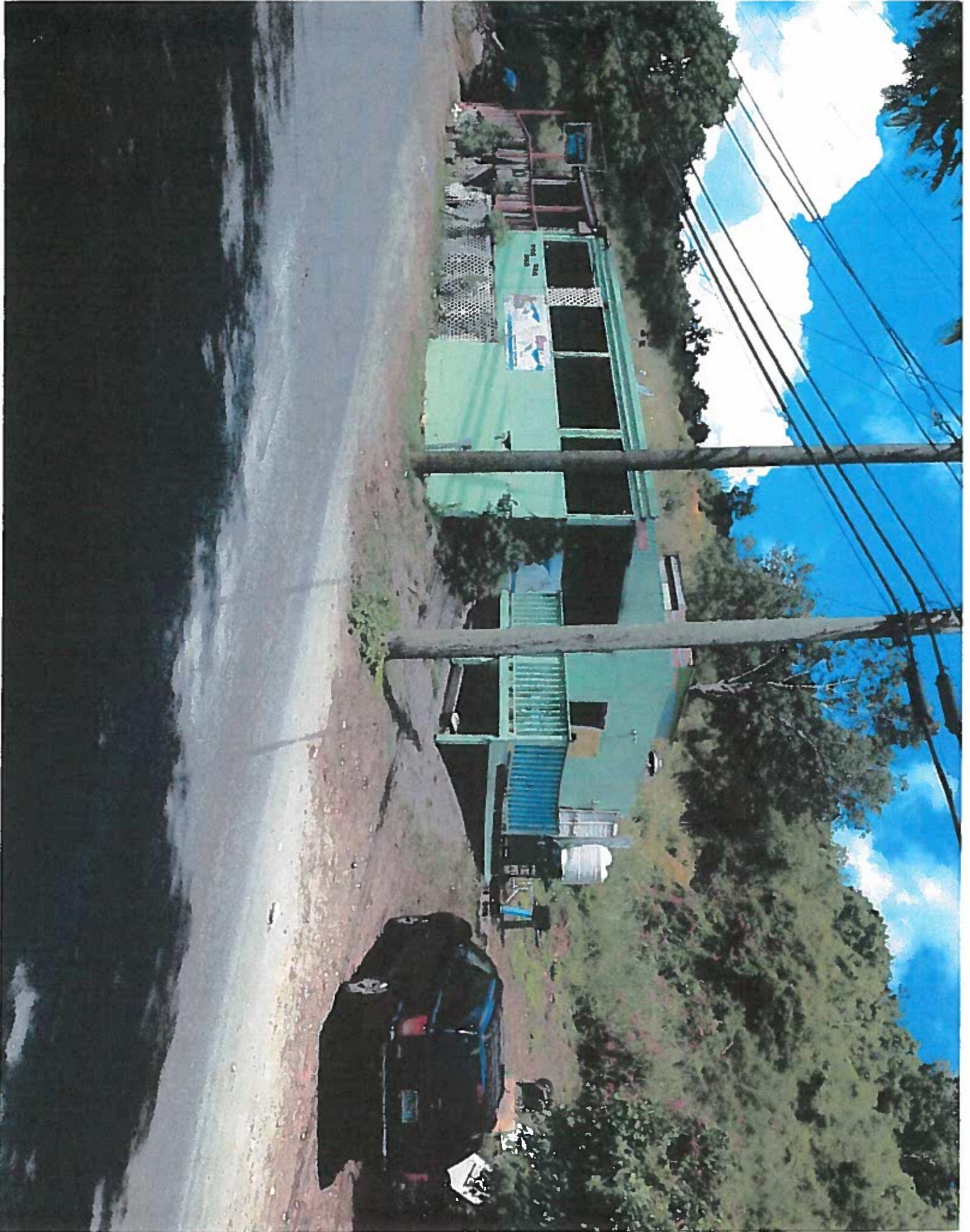
Date: 10/1/13

Receipt No. 2376119

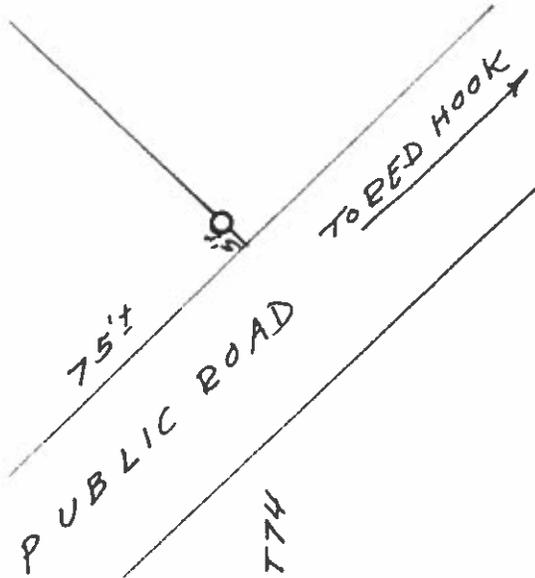






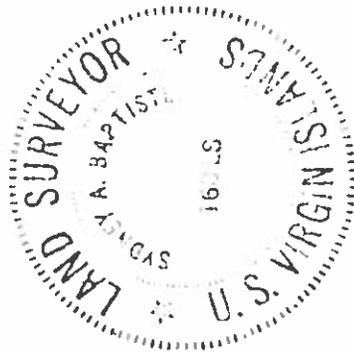


NOTE: THIS MAP
 SUPERSEDES MAP
 P.W. FILE No. GP-2348-T74
 DATED: MARCH 15-74



CERTIFIED A CORRECT AND TRUE
 COPY EXTRACT FROM THE CADASTRAL
 RECORDS

[Signature]
 PUBLIC SURVEYOR



SYDNEY A. BAPTISTE LAND SURVEYOR	ST. THOMAS VIRGIN ISLANDS
SURVEYED: S.B. DRAWN: "" TRACED: "" DATE: NOV. 4-74 SCALE: 1" = 30'	PARCEL No. 10A ESTATE MARIENDAL No. 4 RED HOOK QTR. ST. THOMAS, I.
P.W. FILE No. GP 3279-T74	

