



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

**Report on Petition to Amend Official Zoning Map No. STZ-11**

**Application No. ZAT-15-2**

Petition of Sergio Laplante to amend Official Zoning Map No. STZ-11 from R-4 (*Residential-Medium Density*) to B-2 (*Business- Secondary/Neighborhood*) for Lot Nos. 52 and 54 First Avenue (*combined*), First Subdivision of Estate Thomas, St. Thomas.

**PROJECT PROFILE**

- Owner/applicant:** Sergio, Abraham, and Moise Laplante as per Warranty Deed dated March 4, 2009, Document No. 2009001853. Sergio Laplante has power of attorney on behalf of his two children, Abraham and Moise.
- Acreage:** The property consists of 3,840 sq. ft. as described on Drawing No. D9-1936-T82.
- Current Use:** On the site is a single, two-story building with four units, three of which are currently occupied as residential apartments.
- Proposed Use:** The applicant's intent is to allow a stationary food van, bar, and video lottery operation on site.
- Surrounding Uses:** The property is immediately surrounded by a medical clinic to the north, the public road and Kmart (*Lockhart Garden*) to the east, residentially-used trailers to the south, and a church to the west.
- Infrastructure:** Water needs are supplied by municipal water lines and a cistern, and wastewater handled by municipal sewer lines.
- Public Response:** Other than the applicant, no one else spoke in support of the petition at DPNR's public hearing held April 23, 2015. Three adjacent neighbors spoke in opposition and two adjacent property owners submitted letters of opposition that were read into the record. The neighbors cited the following as reasons for their opposition:
1. Limited parking in the area,
  2. Residential character of area,
  3. Impact bar and increased traffic will have on area,
  4. Encroachment onto adjacent property, and
  5. Seven businesses within a one-half mile radius currently offering 100 video lottery machines.

**ANALYSIS:**

During the department's public hearing, Mr. Sergio Laplante testified that it is his intent to convert one of the residential units into a bar and video lottery operation and keep a mobile food van stationary on the site.

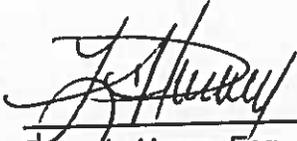
The applicant stated that two off-street parking spaces would be available on the lot but that additional patrons would have to park on the street. Neighbors raised concerns with the limited off-street parking in the area. Based on the applicant's estimate of six employees, ten video lottery machines, and twelve bar/food van seating, a total of three off-street parking spaces are required by code. The continued residential use of three of the units on site also requires an additional three off-street parking spaces, bringing the code requirement up to a total of six off-street parking spaces, which are not accommodated by the site.

The residential character of the area being negatively impacted by increased traffic, the operation of an eating establishment, bar, and video lottery terminal were also concerns of neighbors. The B-2 zoning district was intended to accommodate small neighborhood business districts, approaching the style of a small shopping center. The B-2 zone allows 197 uses as a matter of right and these shopping centers were meant to allow neighboring areas to access goods and services within a short driving distance. The less intensive B-3 and B-4 zoning districts were intended for providing convenient shopping services within a short walking distance of neighborhoods. The department is cognizant of a number of uses within the B-2, B-3, and B-4 zones that tend to have the effect of lessening the desirability of a residential area.

The First Subdivision of Estate Thomas has only been subjected to four rezonings in the last 30 years. These rezonings affected the 18 lots along Route 38, Alton Adams Sr. Drive, and three lots within the entire subdivision. The community has not exhibited a significant amount of rezonings over the past 30 years, this particular rezoning request does not intend to provide a benefit to area residents, and the negative response by neighbors does not lend support for a favorable recommendation from the Department.

**Recommendation:**

The Department of Planning and Natural Resources recommends denial of the petition to rezone Lot Nos. 52 and 54 First Avenue (*combined*), First Subdivision of Estate Thomas, St. Thomas.



\_\_\_\_\_  
Dawn L. Henry, Esq.  
Commissioner Designee

5/21/15

\_\_\_\_\_  
Date

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

Official Zoning Amendment Request Form

Zoning Amendment Request is for:  Rezoning  Use Variance

- 1. Applicant's Name SERGIO Laplante
- Mailing Address P. O. Box 308117
- City ST Thomas State U.S VI Zip 00803
- Telephone 3406426521 Fax \_\_\_\_\_ E-mail slaplante0414@hotmail.com

*Note: Official correspondence will be mailed to the address above*

- 2. Contact Person/Representative SERGIO Laplante
- Telephone 3406426521 Fax \_\_\_\_\_ E-mail slaplante0414@hotmail.com
- 3. Property Address 54 & 52 FIRST AVE KING QTR
- 4. Tax Assessor's Parcel I.D. Number 1-05404-1329-00
- 5. Current Zone R4. SL Proposed Zone or Use Variance B2 SL
- 6. Site Acreage 3840 sq F

## Required Submittals

- 3 **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*)

7. Property Owners Name(s) Laplante, SERGIO, ABRAHAM, MOÏSE  
Address 54 & 52 FIRST AVE KINGS CRT  
City ST Thomas State US V.I Zip 008

Telephone 340642652 Fax \_\_\_\_\_ Email slaplante0414@hotmail.com

8. Detailed Description of what exists on the property. Two dwelling - one  
Record shop

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

10. Detailed Description of Proposal:  
Food van & Bar, and video  
lottery

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

**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   SERGIO Laplante  

Sign     

Date   Feb-10-2015  

Print \_\_\_\_\_

Sign \_\_\_\_\_

Date \_\_\_\_\_



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

—0—

DEPARTMENT OF PLANNING AND NATURAL RESOURCES

8100 LINDBERGH BAY, STE. #61  
CYRIL E. KING AIRPORT TERMINAL BLDG., SECOND FLOOR  
ST. THOMAS, VIRGIN ISLANDS 00802

Office of the Commissioner

Telephone: (340) 774-3320  
Fax: (340) 775-5706

February 11, 2015

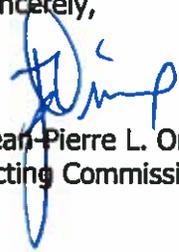
Honorable Neville A. James  
President, 31<sup>st</sup> Legislature of the United States Virgin Islands  
Capitol Building  
Charlotte Amalie, St. Thomas, USVI 00802

Dear Senate President James:

Mr. Sergio Laplante has met with staff of the Department of Planning and Natural Resources' (DPNR) Division of Comprehensive and Coastal Zone Planning to discuss plans to rezone Lot Nos. 52 and 54 First Avenue (combined), First Subdivision of Estate Thomas, St. Thomas, from R-4 (*Residential-Medium Density*) to B-2 (*Business- Secondary/Neighborhood*). The purpose of this request is to allow a stationary food van, bar, and video lottery on site.

Having had the pre-application meeting, Mr. Laplante can proceed with the filing of the application for the property's zoning map amendment. DPNR will schedule a public hearing on the proposed rezoning after notification is provided by the Legislature that the application has been duly filed.

Sincerely,

  
Jean-Pierre L. Oriol  
Acting Commissioner

OFFICE OF THE  
SENATE PRESIDENT  
RECEIVED  
15 FEB 17 PM 1:13  
SENATE PRESIDENT  
NEVILLE A. JAMES

**Sergio LaPlante**  
**P.O. Box 308117**  
**St. Thomas, V.I. 00803**

February 18, 2015

Honorable Neville A. James  
President  
31<sup>st</sup> Legislature of the U.S. Virgin Islands  
Capitol Building  
Charlotte Amalie, St. Thomas, U.S.V.I. 00802

Re: Letter of Application to Rezone Real Property

Dear Senate President James:

My name is Sergio LaPlante, and on behalf of my two (2) sons and I, I am summiting this letter with the attached application requesting a parcel of real property that we own in the City of Charlotte Amalie on the island of St. Thomas to be rezoned.

The owners of the property are Sergio LaPlante, Abraham LaPlante and Moise LaPlante. I, Sergio LaPlante, am the authorized agent for my sons and myself, and my mailing address is P.O. Box 308117, St. Thomas, U.S. Virgin Islands 00803 and my phone number is (340) 642-6521.

The legal description of the real property is Parcel Nos. 52 & 54 (combined) First Avenue, Estate Thomas, King Quarter, St. Thomas, U.S. Virgin Islands as shown on P.W.D. File No. D9-1936-T82, consisting of 3,840 U.S. square feet, more or less. Presently, the property is zoned as R-4 and I am requesting that the property be rezoned to B-2. I am requesting the rezoning in order to allow me to establish a Bar on the premises and to also operate a food van on the property.

I am respectfully requesting that the Senators of the 31<sup>st</sup> Legislature sponsor and approve my application for rezoning the real property enumerated above, thank you.

Respectfully,



Sergio LaPlante



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

DEPARTMENT OF PLANNING AND NATURAL RESOURCES  
Division of Comprehensive & Coastal Zone Planning  
St. Thomas

Comprehensive and Coastal Zone Planning Fees

Checks and money orders should be made out to: Department of Planning and Natural Resources

DATE: Feb-20-2015 CHECK NO. \_\_\_\_\_

Name of Applicant: SERGIO Laplante

COPIES:	ZONING FEES:	SUBDIVISION FEES:
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\$2 Per page	Application Fee: \$25 <del>5</del>	Application Fee: \$10
Total number of pages: _____	Additional Acreage Fee: _____	Additional Acreage Fee: _____
Total Amount Due: \$ _____	Total Amount Due: \$ <u>255</u>	Total Amount Due: \$ _____

Staff Signature: Roger Rodriguez

M  
2831041  
02/20/15

442540P85023TOL040212.D0V10H266.P040F  
MISCELLANEOUS PAYMENT RECPTH: 2031041  
Gov't of the U.S. Virgin Isles  
2314 Kronprindsens Gade  
Charlotte Amalie VI 00902

DATE: 02/20/15  
CLERK: mbryant  
CUSTOMER#: 0  
TIME: 10:24  
DEPT: 90PLAN ST7

COMMENT:  
ORG: 49RE21 REZONING ST. 7H 255.00

AMOUNT PAID: 255.00  
PAID BY: SERGIO LAPLANTE  
PAYMENT METH: CASH

REFERENCE:  
AMT TENDERED: 255.00  
AMT APPLIED: 255.00  
CHANGE: .00

Book:  
 Pages: 0000  
 Doc# 2009001853  
 Filed & Recorded  
 03/17/2009 3:12PM  
 WILMA O. HART SMITH  
 RECORDER OF DEEDS  
 ST THOMAS/ST JOHN

RECORDING FEE	\$	247.00
DEED DOC STAMP 2.0	\$	4,788.00
PER PAGE FEE	\$	4.00

**WARRANTY DEED**

This indenture made this 4<sup>th</sup> day of March, 2009 by and between **ENRIQUE RICHARDS, KATHLEEN RICHARDS, HERBERT MORTON AND SALLY MORTON ("GRANTORS")**, and **SERGIO LAPLANTE, ABRAHAM LAPLANTE AND MOISE LAPLANTE** of P.O. Box 308117, St. Thomas, Virgin Islands 00803 ("GRANTEES"):

WITNESS: that for and in consideration of **TWO HUNDRED THIRTY FIVE THOUSAND DOLLARS (\$235,000.00)** and other good and valuable consideration, receipt of which is hereby acknowledged,

GRANTORS hereby grant and convey to Grantees, as Joint Tenants, their heirs, successors and assigns of the survivor of them, the real property described as follows:

Lots Nos. 52 and 54 First Avenue (combined)  
 First Subdivision of Estate Thomas  
 Kings Quarter  
 St. Thomas, Virgin Islands  
 Consisting of 3840 square feet, more or less  
 As shown on PWD No. D9-1936-T82

being the same premises as were conveyed to Grantors named herein and recorded in the Office of the Recorder of Deeds, St. Thomas, United States Virgin Islands;

TOGETHER WITH any improvements thereon and the rights, privileges and appurtenances belonging thereto;

TO HAVE AND TO HOLD the premises conveyed hereby as Joint Tenants, their assigns, and the heirs and assigns of the survivor of them, in fee simple forever;

SUBJECT, HOWEVER, to Virgin Islands zoning regulations, and to covenants, restrictions and easements of record;

AND THE GRANTORS WARRANT as follows:

Doc# 2009001853

Warranty Deed  
Page 2

1. That the GRANTORS are seized of the premises in fee simple and have good right to convey the premises;
2. That the GRANTEES shall quietly enjoy the premises;
3. That the premises are free from encumbrances;
4. That the GRANTORS will execute or procure any further necessary assurances of title to the premises; and
5. That the GRANTORS will forever warrant and defend title to the premises.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hand and affixed their seal the day and year first written above.

WITNESSES (two required):

Ruth Ann Magnuson  
Annette Marie July

Enrique Richards  
 ENRIQUE RICHARDS  
Kathleen Richards  
 KATHLEEN RICHARDS

TERRITORY OF THE VIRGIN ISLANDS )  
 ) ACKNOWLEDGMENT  
 DISTRICT OF ST. THOMAS/ST. JOHN )

On this 4th day of March, 2009 before me, the undersigned officer, personally appeared ENRIQUE RICHARDS and KATHLEEN RICHARDS known to me to be the persons who subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Ruth Ann Magnuson  
 NOTARY PUBLIC  
 My Commission Expires:

RUTH ANN MAGNUSON  
 NOTARY PUBLIC  
 STT/STJ, USVI DISTRICT  
 COMMISSION EXPIRES 08/29/2011  
 NO: LNP047-07

Warranty Deed  
Page 3

WITNESSES (two required):

Kimberly Baker  
Frank J. [Signature]

Herbert Morton  
HERBERT MORTON

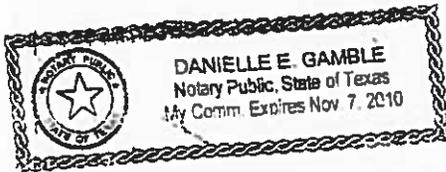
Sally Morton  
SALLY MORTON

STATE OF Texas  
COUNTY OF Harris

)  
)  
) **ACKNOWLEDGMENT**

On this 02 day of March 2009 before me, the undersigned officer, personally appeared **HERBERT MORTON** and **SALLY MORTON** known to me to be the person who subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



Danielle Gamble  
NOTARY PUBLIC  
My Commission Expires:

Doc# 2009001853  
# Pages 4  
03/17/2009 3:12PM  
Official Records of  
ST THOMAS/ST JOHN  
WILMA O. HART SMITH  
RECORDER OF DEEDS  
Fees \$4551.00

ATTEST:

It is hereby certified that the above mentioned property/s which, according to WARRANTY DEED dated March 4, 2009

belongs to: SERGIO LAPLANTE, ABRAHAM LAPLANTE, AND MOISE LAPLANTE, AS JOINT TENANTS (GRANTEES) has not, according to the Records of this office, undergone any changes as to boundaries and area.

Cadastral Survey/Tax Assessor Offices  
St. Thomas, V.I. Dated: March 4, 2009

Chester Paul Public Surveyor  
Office of the Lieutenant Governor

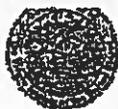
NOTED IN THE CADASTRAL RECORDS  
FOR COUNTRY/TOWN PROPERTY, BOOK FOR  
ESTATE THOMAS

KING'S QUARTER

ST. THOMAS, VIRGIN ISLANDS

Cadastral Survey/Tax Assessor Offices  
St. Thomas, V.I. Dated: March 4, 2009

Chester Paul Public Surveyor  
Office of the Lieutenant Governor



GOVERNMENT OF  
THE UNITED STATES VIRGIN ISLANDS  
— 0 —  
OFFICE OF THE LIEUTENANT GOVERNOR

GREGORY L. FRANCIS  
LIEUTENANT GOVERNOR

COMMISSIONER OF INSURANCE  
CHAIRMAN, VI BANKING BOARD

VALENCIO JACKSON  
TAX COLLECTOR

**REAL PROPERTY TAX CLEARANCE LETTER**

To: **THE RECORDER OF DEEDS**

From: **OFFICE OF THE TAX COLLECTOR**

*In accordance with Title 28, Section 121 as amended, this is certification that there are no real property taxes outstanding for:*

Parcel Number: **1-05404-1329-00**

Legal Description: **52 & 54 FIRST AVE; KINGS QTR.**

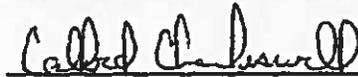
Owner's Name: **RICHARDS, E & C & MORTON, H. S.**

**TAXES RESEARCHED UP TO AND INCLUDING 2005 .**

Certified correct by:

**Calford Charleswell, Chief Enf Officer**

Signature:

  
\_\_\_\_\_

Date:

**3/4/2009**

CC/dd



GOVERNMENT OF  
THE VIRGIN ISLANDS OF THE UNITED STATES

OFFICE OF THE TAX ASSESSOR

Charlotte Amalie, St. Thomas, U.S.V.I. 00802

OFFICE OF  
THE LIEUTENANT GOVERNOR

KONGENS GADE NO. 18  
CHARLOTTE AMALIE  
ST. THOMAS, VIRGIN ISLANDS 001  
(809) 774-2091

**ADJACENT OWNERSHIP CERTIFICATION  
(CZM)**

Property Ownership within 150' Radius of Parcel

This letter is to certify that the following list of owners and addresses are consistent with the record of the Tax Assessor's Office of Charlotte Amalie, St. Thomas, U.S. Virgin Islands.

The stated ownership are those adjacent to Parcel No.(Pin) 54552 First  
Estate EST THOMAS ALP  
Island of ST. THOMAS, U.S. Virgin Islands.

DEPARTMENT USE ONLY:

AUTHORIZED SIGNATURE:

*[Handwritten Signature]*  
Public Surveyor (Not Valid without Signature)

\$30.00

ALTERNATE SIGNATURE: \_\_\_\_\_

TAX ASSESSOR

DATE: 11/20/14

FEE: \_\_\_\_\_

DELIVERED TO CASHIER NO. 1011

RECEIVED BY: [Signature]  
Signature of Cashier / Assistant Cashier

DATE: 11/20/2014



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): \_\_\_\_\_

ESTATE No.: 54 & 52 First Ave King

**1. OWNER/APPLICATION INFORMATION**

OWNER NAME: \_\_\_\_\_

DATE: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

**2. REQUESTED MAPS (CIRCLE OR CHECK THE FOLLOWING)**

- OFFICIAL ZONING MAP \_\_\_\_\_ \$15.00
- FEMA FLOOD INSURANCE MAP \_\_\_\_\_ \$15.00
- SURVEY MAP levelled map \_\_\_\_\_ \$10.00 \$15.00
- WATER RESOURCE MAP \_\_\_\_\_ \$15.00
- SEDEMENT REDUCTION MAP \_\_\_\_\_ \$15.00
- SOIL SURVEY MAPS \_\_\_\_\_ \$15.00

DEPARTMENT USE ONLY:

\$105

AUTHORIZED SIGNATURE: \_\_\_\_\_

Public Surveyor (Not Valid Without Signature)

ALTERNATE SIGNATURE: \_\_\_\_\_

TAX ASSESSOR

TOTAL FEE: \_\_\_\_\_

DATE: \_\_\_\_\_

DELIVERED TO CASHIER No. 101

Received by: [Signature]  
 (Signature of Cashier)

Date: 11/26/2014

Receipt No. \_\_\_\_\_

ADJACENT OWNERSHIP CERTIFICATION  
(CZM)

Property Ownership within 150' Radius of

PARCEL NO/LOT NO.: 54 AND 52 FIRST AVE

ESTATE: THOMAS

ISLANDS: ST. THOMAS

OWNER'S NAME AND MAILING ADDRESS

PARCEL NO:

GUSTAV M SAMUEL TRUST  
PO Box 183  
St John, VI 00831

46 FIRST AVE FIRST  
DIV  
6A NEW QTR

SIMMONDS, UBALDINA  
PO Box 183  
St John, VI 00831

48 FIRST AVE  
KINGS QUARTER

PRYER, LEONA  
C/O E. HENDRICKS  
PO Box 22252  
Baltimore, MD 21203

24 TENTH STREET  
KINGS QUARTER

R. & W. ST. ANDREW CHURCH  
PO Box 7386  
St Thomas, VI 00801

25 9THST 1ST  
SUBDIVISION  
KINGS QTR

PRYOR, LEONA  
C/O EDRIS HENDRICKS  
PO Box 22252  
Baltimore, MD 21203

26 TENTH STREET  
KINGS QUARTER

R & W. ST ANDREWS CHURCH  
PO Box 7386  
St Thomas, VI 00801

50 FIRST AVE EST  
THOMAS  
KINGS QTR

**AJACENT OWNERSHIP CERTIFICATION  
(CZM)  
Property Ownership within 150' Radius of**

**PARCEL NO/LOT NO.:** 54 AND 52 FIRST AVE  
**ESTATE:** THOMAS  
**ISLANDS:** ST. THOMAS

Page 2

<b>OWNER'S NAME AND MAILING ADDRESS</b>	<b>PARCEL NO:</b>
CALLENDER, MONICA D. & ELIZABETH A. CALLENDER-JOHNSON PO Box 11250 St Thomas, VI 00801	FIRST AVE. 52A & 54A EST. THOMAS/NEW QTR.
BENJAMIN GLACILDA PO Box 261 St Thomas, VI 00804	FIRST AVE 49 ESTATE THOMAS
PROSPER, MALCOLM PO Box 1181 Kingshill, VI 00851	51 FIRST AVE ESTATE THOMAS
FRETT, MARILYN 9053 FIRST AVE TRLR2 St Thomas, VI 00802	FIRST AVE 55 ESTATE THOMAS
FRETT, MARILYN 9053 FIRST AVE TRLR2 St Thomas, VI 00802	FIRST AVE 53 ESTATE THOMAS
HE LOCKHART MANAGEMENT, INC. PO Box 7020 St Thomas, VI 00801	LOT NO 57 1ST AVENUE ESTATE THOMAS # 6A NEW QUARTERS

**AJACENT OWNERSHIP CERTIFICATION  
(CZM)  
Property Ownership within 150' Radius of**

**PARCEL NO/LOT NO.:** 54 AND 52 FIRST AVE  
**ESTATE:** THOMAS  
**ISLANDS:** ST. THOMAS

Page 3

**OWNER'S NAME AND MAILING ADDRESS**

**PARCEL NO:**

VIRGIN ISLANDS GOVERNMENT  
PAUL M. PEARSON GARDEN  
St Thomas, VI 00802

PCL. OF ESTATE  
THOMAS 6 G  
NEW QTR.

H E LOCKHART DEV INC  
PO Box 7020  
St Thomas, VI 00801

3-10TH STREET,  
KMART STORE  
NEW QTR

VIRGIN ISLANDS GOVERNMENT  
6E ESTATE THOMAS  
St Thomas, VI 00802

1 OF 6E ESTATE  
THOMAS  
6E NEW QUARTER

B & W REALTY INVESTMENT, LTD.  
SUITE 211  
8000 NISKY CENTER  
ST.THOMAS, VI 00802

ESTATE THOMAS 3,7,  
& 8  
KINGS QTR

February 3, 2015

To Whom It May Concern:

My name is Sergio Laplante. I have 2 children on the deed of my property, 52 & 54 Kings Quarter, Sugar Estate. They are not part owners. The property is in trust for them. Their names are Abraham Laplante who is 9 years old and Moise Laplante who is 7 years old. I am the sole provider for them.

Sincerely,

Sergio Laplante



**NOTARY PUBLIC**

Name: *Joann F. Penn-Lynch*  
My Commission Exp: June 12, 2017  
NP Commission #: NP-50-13  
St. Thomas/St. John, USVI District

**Sergio LaPlante**  
**P.O. Box 308117**  
**St. Thomas, V.I. 00803**

February 18, 2015

Honorable Neville A. James  
President  
31<sup>st</sup> Legislature of the U.S. Virgin Islands  
Capitol Building  
Charlotte Amalie, St. Thomas, U.S.V.I. 00802

Re: Letter of Application to Rezone Real Property

Dear Senate President James:

My name is Sergio LaPlante, and on behalf of my two (2) sons and I, I am summiting this letter with the attached application requesting a parcel of real property that we own in the City of Charlotte Amalie on the island of St. Thomas to be rezoned.

The owners of the property are Sergio LaPlante, Abraham LaPlante and Moise LaPlante. I, Sergio LaPlante, am the authorized agent for my sons and myself, and my mailing address is P.O. Box 308117, St. Thomas, U.S. Virgin Islands 00803 and my phone number is (340) 642-6521.

The legal description of the real property is Parcel Nos. 52 & 54 (combined) First Avenue, Estate Thomas, King Quarter, St. Thomas, U.S. Virgin Islands as shown on P.W.D. File No. D9-1936-T82, consisting of 3,840 U.S. square feet, more or less. Presently, the property is zoned as R-4 and I am requesting that the property be rezoned to B-2. I am requesting the rezoning in order to allow me to establish a Bar on the premises and to also operate a food van on the property.

I am respectfully requesting that the Senators of the 31<sup>st</sup> Legislature sponsor and approve my application for rezoning the real property enumerated above, thank you.

Respectfully,



Sergio LaPlante



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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**DEPARTMENT OF PLANNING AND NATURAL RESOURCES**

8100 LINDBERGH BAY, STE. #61

CYRIL E. KING AIRPORT TERMINAL BLDG., SECOND FLOOR

ST. THOMAS, VIRGIN ISLANDS 00802

Office of the Commissioner

Telephone: (340) 774-3320

Fax: (340) 775-5706

February 11, 2015

Honorable Neville A. James  
President, 31<sup>st</sup> Legislature of the United States Virgin Islands  
Capitol Building  
Charlotte Amalie, St. Thomas, USVI 00802

Dear Senate President James:

Mr. Sergio Laplante has met with staff of the Department of Planning and Natural Resources' (DPNR) Division of Comprehensive and Coastal Zone Planning to discuss plans to rezone Lot Nos. 52 and 54 First Avenue (combined), First Subdivision of Estate Thomas, St. Thomas, from R-4 (*Residential-Medium Density*) to B-2 (*Business- Secondary/Neighborhood*). The purpose of this request is to allow a stationary food van, bar, and video lottery on site.

Having had the pre-application meeting, Mr. Laplante can proceed with the filing of the application for the property's zoning map amendment. DPNR will schedule a public hearing on the proposed rezoning after notification is provided by the Legislature that the application has been duly filed.

Sincerely,

A handwritten signature in black ink, appearing to read "JP Oriol".

Jean-Pierre L. Oriol  
Acting Commissioner



GOVERNMENT OF  
THE UNITED STATES VIRGIN ISLANDS

**OFFICE OF THE LIEUTENANT GOVERNOR  
DIVISION OF REAL PROPERTY TAX**

1105 King Street • Christianssted, Virgin Islands 00820 • 340.773.6449 • Fax 340.773.0330  
18 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.774.6953

**REAL PROPERTY TAX CLEARANCE LETTER**

**TO:** Recorder Of Deeds  
**FROM:** Office of the Tax Collector

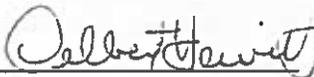
In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

<b>PARCEL NUMBER</b>	<b>1-05404-1329-00</b>
<b>LEGAL DESCRIPTION</b>	<b>54 &amp; 52 FIRST AVENUE KINGS QUARTER</b>
<b>OWNER'S NAME</b>	<b>LAPLANTE , SERGIO , ABRAHAM &amp; MOISE</b>

Taxes have been researched up to and including 2013.

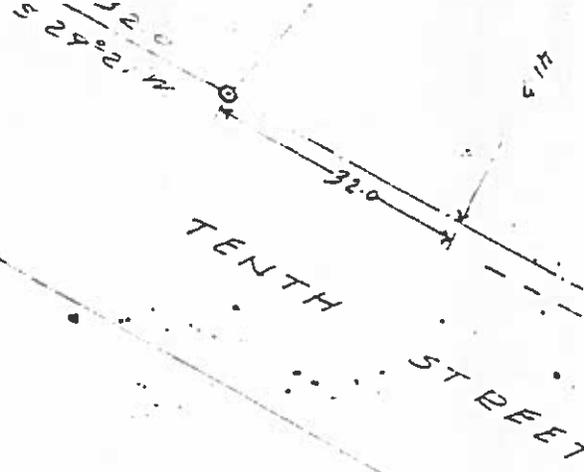
CERTIFIED TRUE AND CORRECT BY

**DELBERT HEWITT**  
**DEPUTY CHIEF OF STAFF**

  
**SIGNATURE**

**11/25/2014**

**DATE**



**CERTIFIED A TRUE COPY**

GOVERNMENT OF THE VIRGIN ISLANDS U.S.A.

Office of the Public Surveyor

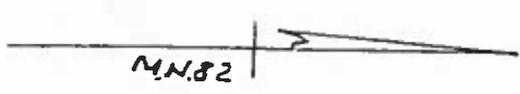
ST. THOMAS

DATE

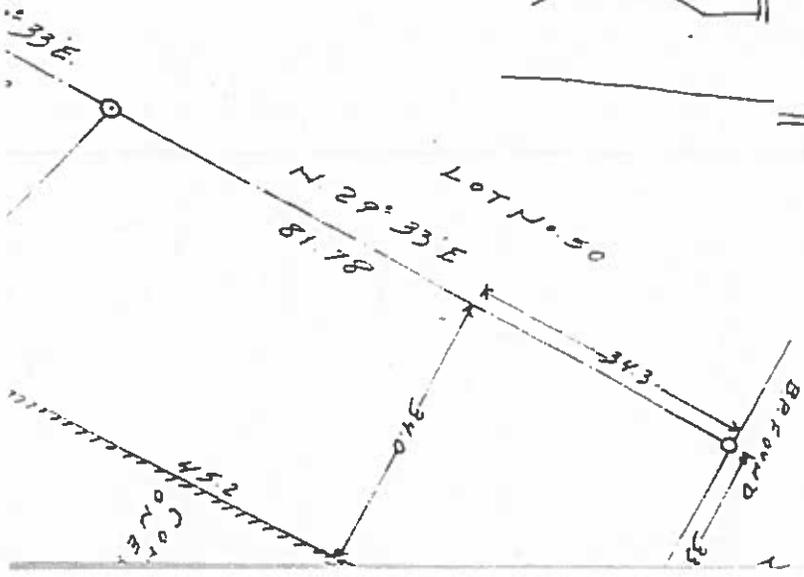
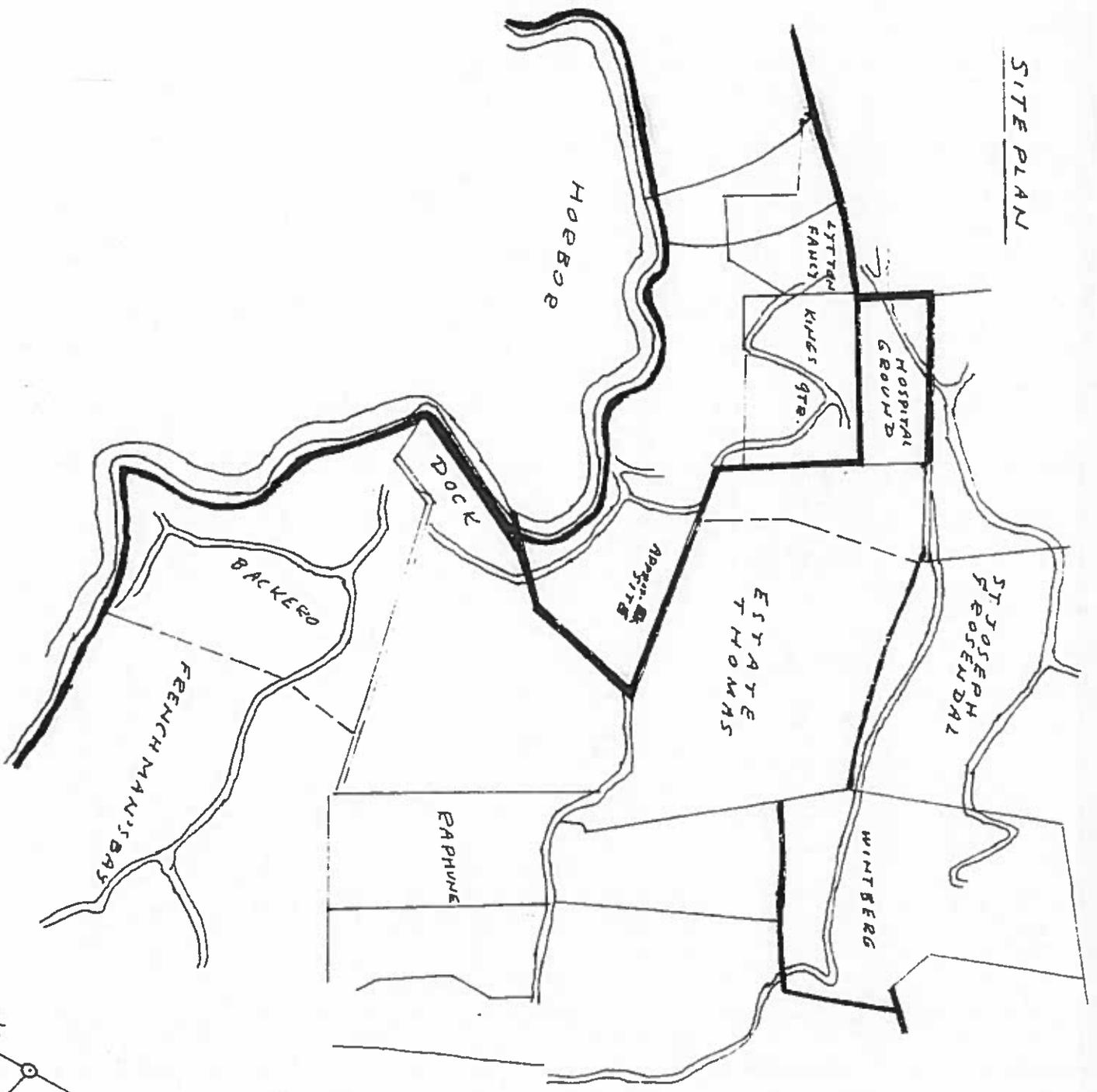
*11/26/2014*

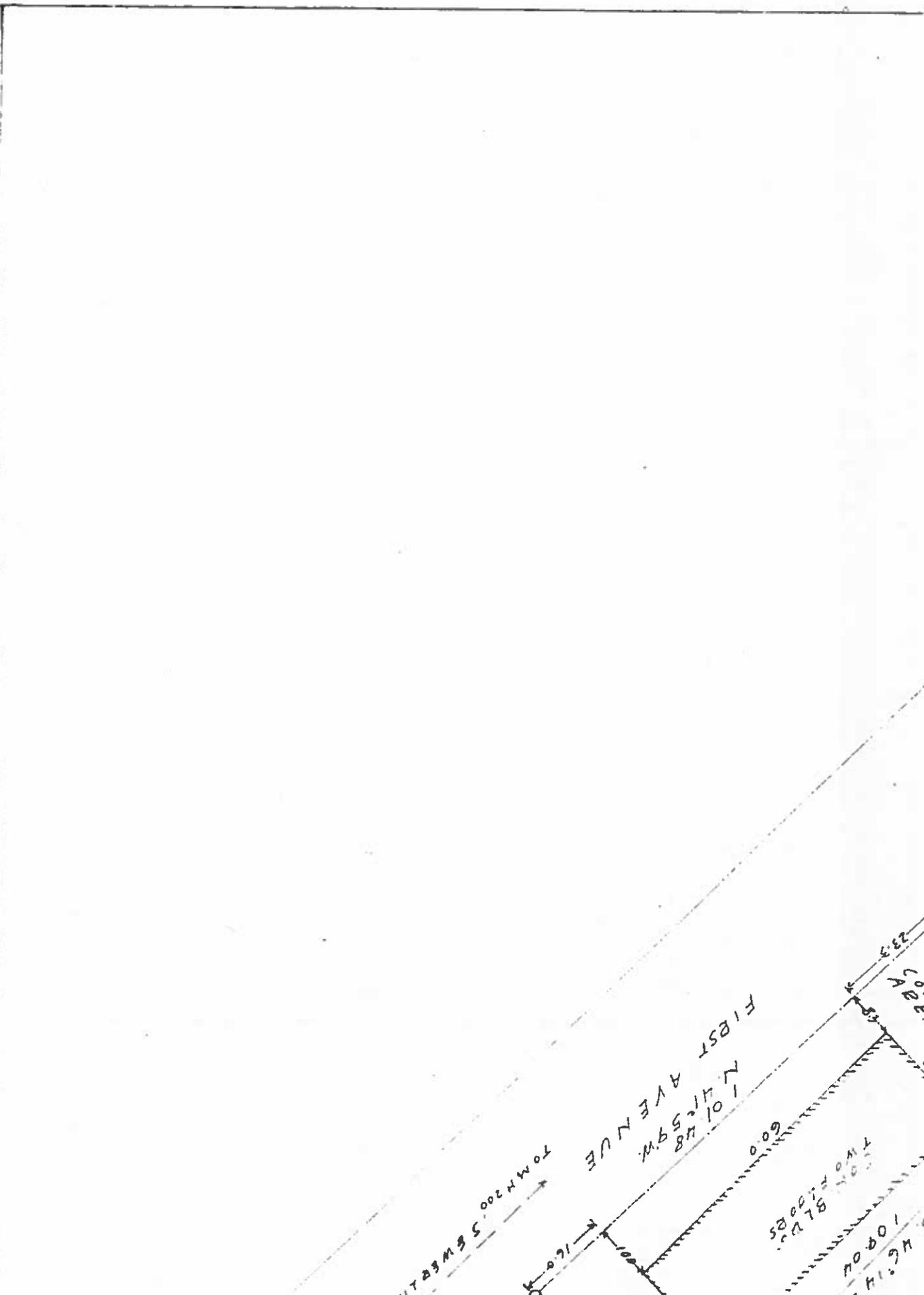
PUBLIC SURVEYOR

SYDNEY A. BAPTISTE LAND SURVEYOR	ST. THOMAS VIRGIN ISLANDS	NO 52 & 54 (COMBINED) FIRST AVENUE FIRST SUBDIVISION ESTATE THOMAS NO. 52 & 54A (COMBINED) FIRST AVENUE FIRST SUBDIVISION ESTATE THOMAS KING'S QTR. ST. THOMAS, V. I.
SUBMITTED: D.G. DRAWN: S.B. DATED: JAN. 1, 82 SCALE: 1" = 20'	CHECK: B. P.W.F.I.L.E. No. DP-1936-182	<del>THIS MAP IS DRAWN AS SHOWN          (COMBINED LOTS NO. 52 &amp; 54 ESTATE          THOMAS          ALSO COMBINED LOTS NO. 52A,          54A FIRST SUBDIVISION NO. 5          ESTATE THOMAS          KING'S QTR.          ST. THOMAS VI.</del>



SITE PLAN





TO M & 200' S & WEST 1/4

FIRST AVENUE

N 41° 48' 59" W

600'

TWO 8 1/2' 10' 00"

109' 00"

109' 00"

160' 00"

60' 00"

233'

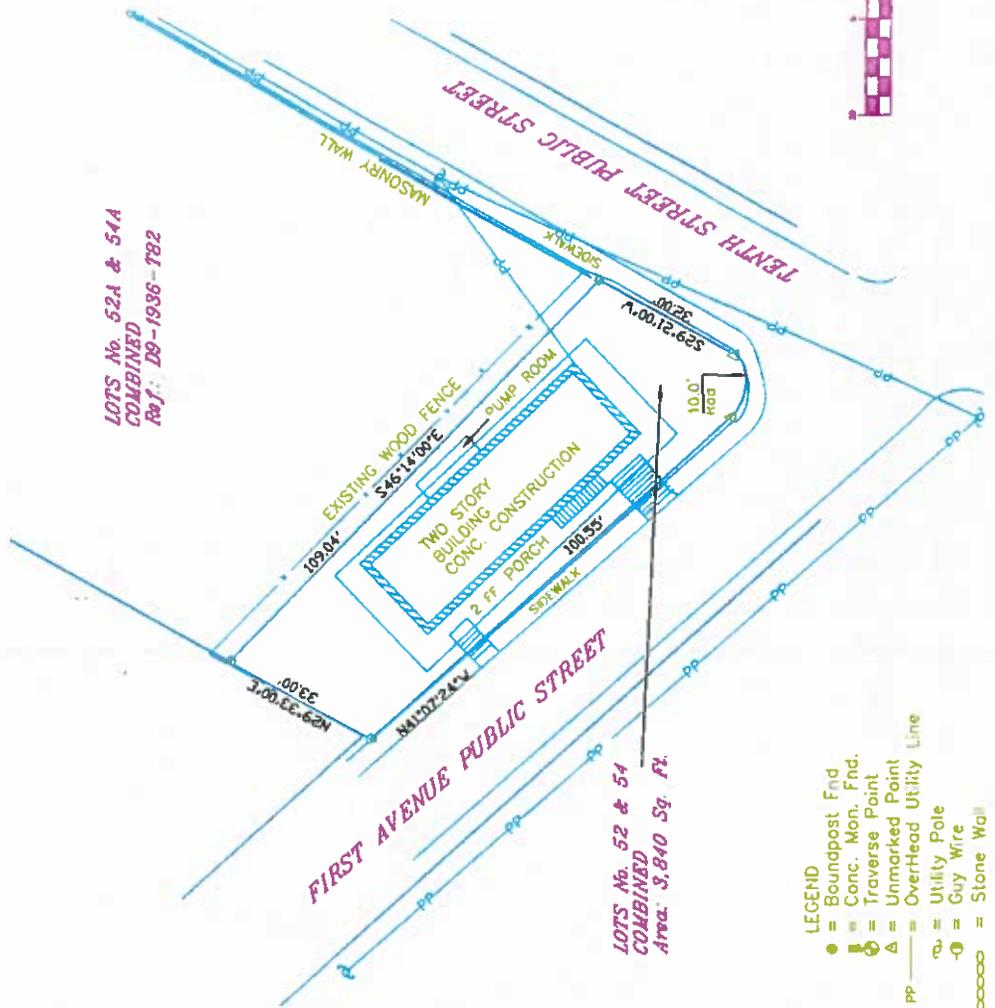


I, Hereby certify to that I have conducted this survey on Feb. 3 2009 in accordance with the minimum standard detail requirements for Land Title surveys jointly established and adopted by A.L.A.T.A. and A.C.S.M. in 1962, and I further certify that the boundaries of the surveyed Parcel of land and all encroachments, if any are as shown on this survey map.

Feb 17, 2009 Signed Trinity Tallman  
Date

LOT No. 50

LOTS No. 52A & 54A  
COMBINED  
Ref: D9-1936-782



MAGNETIC NORTH 1982

- LEGEND
- = Boundpost Fnd
  - = Conc. Mon. Fnd.
  - ⊙ = Traverse Point
  - △ = Unmarked Point
  - = Overhead Utility Line
  - = Utility Pole
  - = Guy Wire
  - = Stone Wall

GRAPHIC SCALE  
( IN FEET )  
1 inch = 50 ft



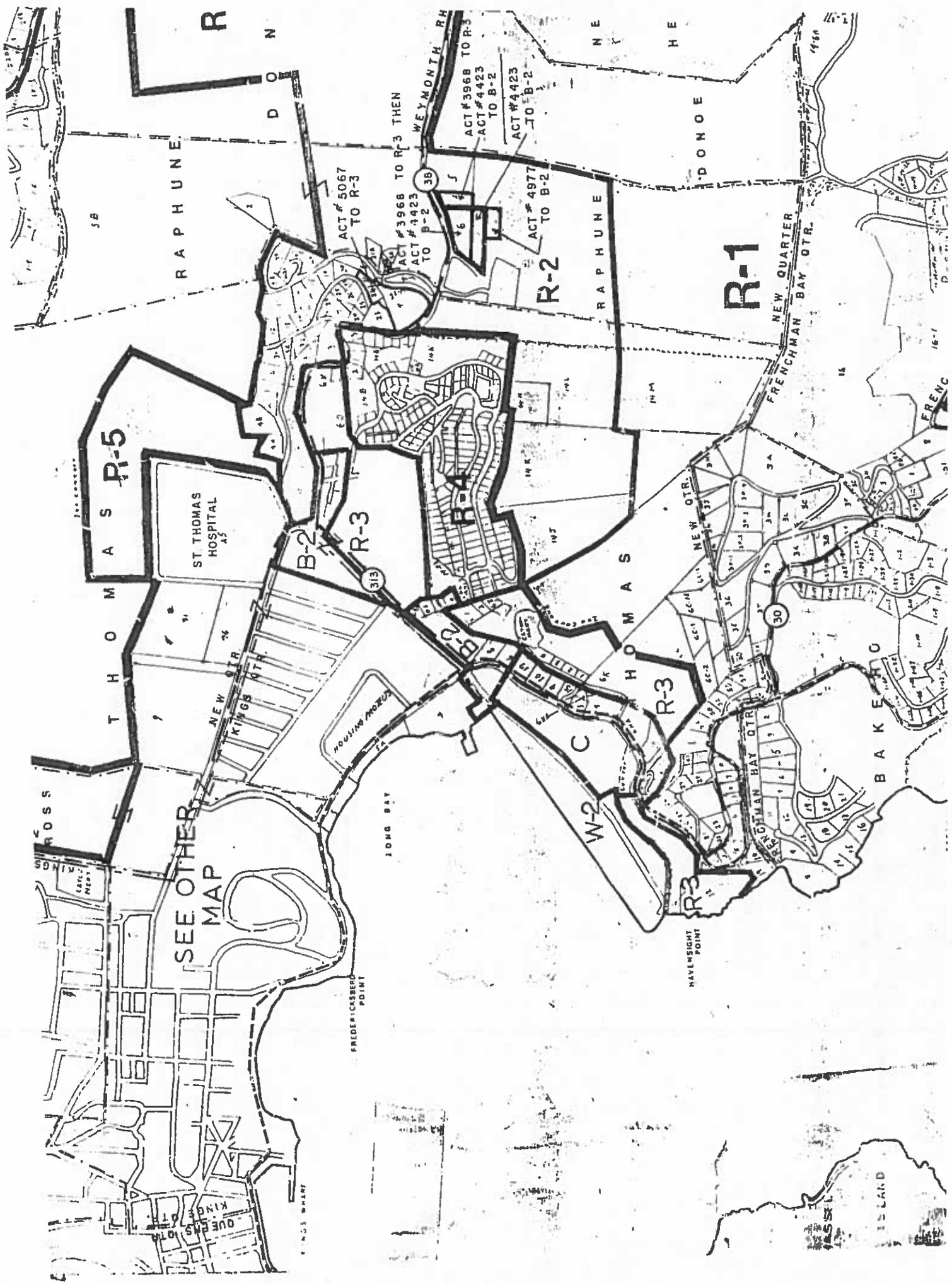
LOCATION MAP NOT TO SCALE



TIMOTHY N. TALLMAN, Land Surveyor  
AS-BUILT SURVEY of  
LOT'S 52 & 54 Combined  
First Avenue  
Estate Thomas  
Kings Quarter  
St. Thomas, Virgin Islands  
APPROVED  
Trinity Tallman

ZONED R-4





SEE OTHER MAP

THOMAS R-5

ST THOMAS HOSPITAL

B-2

R-3

313

LONG BAY

FREDERICK CASBERG POINT

W-2

C

THOMAS

R-3

NAVENIGHT POINT

NEW QTR.

30

FRENCHMAN BAY QTR.

BAKER

WASELE ISLAND

SB

RAPHUNE

R

D

O

N

WEYMOUTH RH

ACT # 3968 TO R-3 THEN ACT # 4423 TO B-2

ACT # 4423 TO B-2

ACT # 4977 TO B-2

R-2

RAPHUNE

DONOE

R-1

NEW QUARTER

FRENCHMAN BAY QTR.

16

FRENC

16-1

16-2

16-3

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