



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-14-5

Petition of Junji Horii and Helen K. Kim requesting that a use variance be granted to the R-1 (*Residential-Low Density*) zoned Parcel No. 9M-1 Estate Nazareth, No. 1 Red Hook Quarter, St. Thomas, to allow the operation of a six-room bed and breakfast.

PROJECT PROFILE

- Owner/applicant:** Junji Horii and Helen K. Kim as per Warranty Deed dated October 1, 2008.
- Acreage:** The property is 0.76 acres as described on PWD Drawing No. A9-314-T85.
- Current Use:** The applicants utilize the property as their current residence.
- Proposed Use:** The applicant's residence and a six-room bed and breakfast facility.
- Surrounding Uses:** To the North is the Ivanna Eudora Kean High school, to the northeast is the area of Redhook, to the immediate east is an Innovative server station with the remaining area being utilized for residential purposes..
- Infrastructure:** Water needs are supplied by cistern with future plans to connect to municipal water lines, and wastewater is handled by septic tank.
- Public Response:** There has been no opposition to the proposed rezoning. Other than the applicants, 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, the applicants testified that it is their intent to convert a portion of their two-story residence into a six-room bed and breakfast, in an effort to increase the number of overnight guests staying on St. Thomas. They will continue to reside on the property and do not plan any improvements other than relocation of a driveway and the addition of three parking spaces. Breakfast and maid service are the only

amenities proposed at this time. They also stated that a maximum of two employees, a maid and landscaper, will be employed.

The property's zoning allows a maximum of two dwelling units but does not control the number of bedrooms allowed. Six guest rooms in addition to the applicants own living quarters would fall within a reasonable density for the tree-quarter acre site. The addition of three parking spaces will allow accommodations for seven (7) vehicles. A bed and Breakfast in this particular area would offer those travelers heading to the British Virgin Islands accommodations close to the Redhook ferry terminal

In conclusion, the department does not foresee any adverse impacts occurring as a result of the partial conversion of the applicant's residence to allow the operation of a bed and breakfast. The applicant's request mirrors a trend seen in other jurisdictions where a portion of a residence is converted to accommodate paying guests while the owners continue to reside on the property.

Recommendation:

The Department of Planning and Natural Resources recommends that a use variance be granted to the R-1 (*Residential-Low Density*) zoned Parcel No. 9M-1 Estate Nazareth, No. 1 Red Hook Quarter, St. Thomas, to allow the operation of a six-room bed and breakfast.



T. Stuart Smith
Director/CCZP

12/19/14

Date



Jean-Pierre L. Oriol
Acting Commissioner

19-Dec-2014

Date



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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

July 9, 2014

Honorable Shawn-Michael Malone
President, 30th Legislature of the United States Virgin Islands
Capitol Building
Charlotte Amalie, St. Thomas, USVI 00802

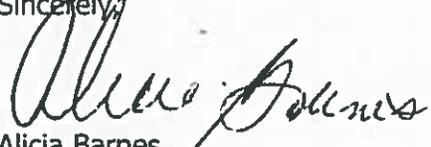
SENATE
15 JUL 16 PM 5:17
Resident
Shawn-Michael Malone
Neville James

Dear Senate President Malone:

Ms. Helen Kim has met with staff of the Department of Planning and Natural Resources' (DPNR) Division of Comprehensive and Coastal Zone Planning to discuss plans for a Use Variance for Plot No. 9M-1 Estate Nazareth, which is zoned R-1(Residential Low Density). The purpose of this request is to allow the property to operate as a Bed and Breakfast.

Having had the pre-application meeting, Ms. Kim 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,


Alicia Barnes
Commissioner

OFFICE OF THE
SENATE
15 JAN 16 PM 5:18
SENATOR
Sen. Neville James

Helen Kim & Junji Horii
6264 Estate Nazareth
St. Thomas, VI 00802

May 29, 2014

Senator Sean-Michael Malone, Senate President
Legislature of the Virgin Islands
PO Box 1690
St. Thomas, VI 00804

Re: Use Variance Request for 9M-1 Estate Nazareth

Dear Senator Malone,

We hereby submit our Zoning Amendment Request Application and appreciate consideration for a use variance on property located at 9M-1 Estate Nazareth, St. Thomas, Virgin Islands, 00802. Pursuant to the application requirements, the following is the requested information:

Property Owners:

Junji Horii and Helen K. Kim
6264 Estate Nazareth
St. Thomas, VI 00802
340-998-2394
helen.k.kim@gmail.com

Physical Address:

Parcel No. 9M-1 Estate Nazareth
No. 1 Red Hook Quarter
St. Thomas, Virgin Islands
As shown on PWD No. A9-314-T85
Consisting of 0.76 acres, more or less.

The property is currently zoned R-1 and would we like to request a use variance to operate a guesthouse consisting of 6 rooms. The guesthouse would offer clean, affordable rooms for visitors to the Virgin Islands. The property is located at the intersection of Route 32 and Route 332 and is approximately a ten minute walk to American Yacht Harbor and the Red Hook

Ferry Terminal. Currently, there is a short supply of affordable rooms in the Red Hook area for short-term stays. Due to its close proximity to the Red Hook Ferry Dock, we believe that our property can be used as a destination for tourists to stay a night or two before they travel on to St. John and the British Virgin Islands. The guest house would also contribute to the local economy through gross receipt and hotel occupancy taxes. In addition, we plan on hiring 1-2 persons to assist in operating and maintaining the property.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Helen Kim & Junji Horii', written in a cursive style.

Helen Kim & Junji Horii

OFFICE OF THE
SENATE
15 JAN 16 PM 6:19
SENATOR
SHAWW-MICHEL MALCOLM
Nentla James

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 Junji Horii / Helen K. Kim
Mailing Address * 6264 estate Nazareth
City St. Thomas State VI Zip 00802
Telephone 340-998-2394 Fax n/a E-mail helen.k.kim@gmail.com

Note: Official correspondence will be mailed to the address above

2. Contact Person/Representative Helen Kim
Telephone 998-2394 Fax n/a E-mail helen.k.kim@gmail.com
3. Property Address 9M-1 Estate Nazareth
4. Tax Assessor's Parcel I.D. Number 1-07704-0501-00
5. Current Zone R1 Proposed Zone or Use Variance Guesthouse
6. Site Acreage 0.76

7. Property Owners Name(s) Junji Horii / Helen K. Kim
Address 6264 Est. Nazareth
City St. Thomas State VI Zip 00802
Telephone 998-2394 Fax n/a Email helen.k.kim@gmail.com

8. Detailed Description of what exists on the property. 3-story house

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

10. Detailed Description of Proposal:
Top floor and half of second floor to be used as guesthouse (6 rooms total). Owners will reside on other second half of second floor. Bottom floor to be used as storage and laundry.

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

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

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:

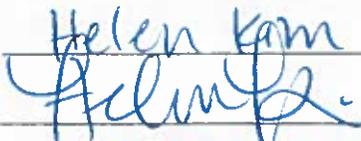
- _____ Conceptual layout of the property.
- _____ Existing/proposed building locations and footprint.
- _____ Location of uses and open spaces.
- _____ Location of watercourses (*guts*) and existing/type of vegetation on the site.
- _____ Location of existing/proposed street and driveways, accesses, 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.

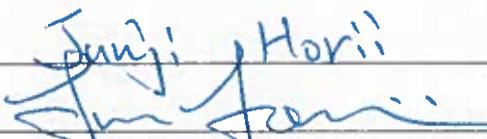
Note: You will be notified by the Planning Office if the following items are required.

- 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 Helen Kam
Sign 
Date 5/29/2014

Print Junji Horii
Sign 
Date 5/29/2014

WARRANTY DEED

THIS INDENTURE, made this 15th day of October, 2008, by and between MICHAEL A. LAMPE and SANDRA L. LAMPE (collectively, the "Grantors") and JUNJI HORII and HELEN K. KIM, whose address is 134 Scholarship, Irvine, CA 92612 (the "Grantees").
WITNESSETH:

That the Grantors, in consideration of the sum of SEVEN HUNDRED SEVENTY FIVE THOUSAND DOLLARS (\$775,000.00) paid by the Grantees, receipt of which is hereby acknowledged by the Grantors, do hereby grant and convey to the Grantees, as joint tenants with full rights of survivorship, and to their successors and assigns, and the heirs, successors and assigns of the survivor of them, the real property described as follows:

Parcel No. 9M-1 Estate Nazareth
No. 1 Red Hook Quarter
St. Thomas, Virgin Islands
As shown on PWD No. A9-314-T85
Consisting of 0.76 acres, more or less

Handwritten signature: Sandra L. Lampe
Handwritten date: 15 JAN 16 PM 5:20
Vertical stamp: OFFICE OF THE REGISTRAR

TOGETHER with all of the appurtenances and all of the estate rights, title and interest of the Grantors, their successors, heirs and assigns, in and to the premises herein granted, including a perpetual non-exclusive easement in favor of Grantees to run with the land over Parcel 9M-6 and 2Y-28 Estate Nazareth (Road Parcel) and also over the pre-existing 30 foot wide Private Road R.O.W. to the Public Road (Bluebeard's Beach Club Road) as shown of the above referenced Survey Map bearing P.W.D. No.A9-314-T85; and there is hereby conveyed to Grantee an undivided one-fifth (1/5) interest in and to the said Road Parcel (Parcels Nos. 9M-6 and 2Y-28 Estate Nazareth).

RESERVING UNTO THE GRANTORS and Grantor's heirs, legal representatives, successors and assigns an easement to enter, pass over and across said Road Parcel for all purposes.

TO HAVE AND TO HOLD the premises hereby conveyed together with the improvements thereon and all the rights, privileges and appurtenances thereto belonging unto the Grantees, as joint tenants with full rights of survivorship, and to their successors and assigns, and the heirs, successors and assigns of the survivor of them, in fee simple absolute forever:

SUBJECT, HOWEVER, to and with the benefit of U.S. Virgin Islands laws and covenants, restrictions and easements of record.

AND THE GRANTORS WARRANT as follows:

1. That the Grantors are seized of the said premises in fee simple absolute, and have good right to convey the same;
2. That the said premises are free from encumbrances, except as set forth or referred to herein;
3. That the Grantors will execute or procure any further necessary assurance of the title to said premises;

4. That the Grantors will forever warrant and defend the title to said premises;
5. That the Grantees shall quietly enjoy the said premises.

IN WITNESS WHEREOF, the Grantors have duly executed this deed the day and year first above written.

WITNESSES AS TO BOTH:

Maureen Cross
Witness

Michael A. Lampe
MICHAEL A. LAMPE

Marta Laska
Witness

Sandra L. Lampe
SANDRA L. LAMPE

STATE OF WISCONSIN)
COUNTY OF Walworth) SS:

On this, the 1st day of October, 2008 before me, the undersigned officer, personally appeared, MICHAEL A. LAMPE and SANDRA L. LAMPE, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Heather Sullivan
Notary Public



GOVERNMENT OF
THE UNITED STATES VIRGIN ISLANDS

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

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

REAL PROPERTY TAX CLEARANCE LETTER

TO: Office of the 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:

PARCEL NUMBER	1-07704-0501-00
LEGAL DESCRIPTION	9M-1 NAZARETH RED HOOK QUARTER
OWNER'S NAME	HORII , JUNJI & HELEN K. KIM

Taxes have been researched up to and including 2012.

CERTIFIED TRUE AND CORRECT BY

Valencio Jackson
Tax Collector


SIGNATURE

5/20/2014

DATE



OFFICE OF THE SENATE PRESIDENT

15 JAN 16 PM 6:20

SENATOR
Sen. Neville James

OFFICE OF THE LIEUTENANT GOVERNOR

GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES

OFFICE OF THE TAX ASSESSOR

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

KONGENS GADE NO. 18
CHARLOTTE AMALIE
ST. THOMAS, VIRGIN ISLANDS 00802
(809) 774-2991

ADJACENT OWNERSHIP CERTIFICATION (CZM)

Property Ownership within 150' Radius of Parcel

1-07704-0501-00

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) 9m-1

Estate Nazareth
Island of St. Thomas, U.S. Virgin Islands.

DEPARTMENT USE ONLY:

AUTHORIZED SIGNATURE:

Public Surveyor (Not Valid without Signature)

ALTERNATE SIGNATURE:

TAX ASSESSOR

DATE: 5-19-14

FEE: \$30.00

DELIVERED TO CASHIER NO. _____

RECEIVED BY: _____
Signature of Cashier / Assistant Cashier

DATE: _____

**AJACENT OWNERSHIP CERTIFICATION
(CZM)**

Property Ownership within 150' Radius of

PARCEL NO/LOT NO.: 9M-1

ESTATE: NAZARETH

ISLANDS: ST. THOMAS

OWNER'S NAME AND MAILING ADDRESS

PARCEL NO:

VIRGIN ISLANDS GOVERNMENT
EUDORA KEAN HIGH SCHOOL
St Thomas, VI 00802

NAZARETH ESTATE
TRACK A OF 1&2
RED HOOK QTR

YONNY VALENCIA COTES
6234 Estate Frydenhoj
ST THOMAS, VI 00802

NAZARETH ESTATE 2V-
14A-1
RED HOOK QTR

CURTIS, AVON & KING, DAVID
PO Box 1322
St Thomas, VI 00804

NAZARETH ESTATE 2V-
14
RED HOOK QUARTER

E'BAS, CASMORE D & CORNWALL, S
PO Box 502931
St Thomas, VI 00805

NAZARETH ESTATE 2V-
14B REM.
RED HOOK QTR

HALL, OSWALD & JUANITA
HC 764 Box 8581
Patillas, PR 00723

NAZARETH ESTATE 2V-
15
RED HOOK QTR

DELUGO, ROBERT C. & JOAN E.
PO Box 10035
ST. THOMAS, VI 00801

NAZARETH ESTATE 2X-
7A
RED HOOK QTR

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

PARCEL NO/LOT NO.: 9M-1

Page 2

ESTATE: NAZARETH

ISLANDS: ST. THOMAS

OWNER'S NAME AND MAILING ADDRESS

PARCEL NO:

SCOTLAND, SKELFORD
1ST AMERICAN REAL EST TAX SERV
8435 STEMMONS FREEWAY, DAL-07E
8435 N Stemmons Fwy
Dallas, TX 75247

NAZARETH ESTATE 2-
OA
RED HOOK QTR

EDWARDS, MEDORA V.
#6 FOURTH STREET
St Thomas, VI 00802

NAZARETH ESTATE 2-
OB
REDHOOK QTR.

YONNY VALENCIA COTES
6234 Estate Frydehhoj
ST. THOMAS, VI 00802

2V-14A-2 ESTATE
NAZARETH
No.1 RED HOOK QTR.

MULLER BAY HOLDING LLC
2901 Collins Ave
Miami Beach, FL 33140

SCULPTURE PARCEL
OF 9 & 9LB ROW
NAZARETH
RED HOOK QUARTER

FRANCIS, MARIANA & SIEDAH
6705 Frydendahl
St Thomas, VI 00802

9L-1 NAZARETH
RED HOOK QTR.

HEDRINGTON, IVERINE
BOX 3661
ST THOMAS, VI 00803

9L-2 NAZARETH
RED HOOK QTR.

**AJACENT OWNERSHIP CERTIFICATION
(CZM)**

Property Ownership within 150' Radius of

PARCEL NO/LOT NO.: 9M-1

ESTATE: NAZARETH

ISLANDS: ST. THOMAS

OWNER'S NAME AND MAILING ADDRESS

PARCEL NO:

SPRAUVE, MARGARET E.
MAIN POST OFFICE
PO Box 7312
St Thomas, VI 00801

9L-3 NAZARETH
RED HOOK QTR.

BAILEY, JOSEPH & CAESERENE
PO Box 6226
St Thomas, VI 00804

NAZARETH 9L-5
RED HOOK QTR.

V. I. TELEPHONE CORP.
PO Box 6100
St Thomas, VI 00804

9M-2 NAZARETH
RED HOOK QTR.