



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
45 Mars Hill, Frederiksted, USVI, 00840

Report on Petition to Amend Official Zoning Map No. SCZ-3

Application No. ZAC-15-4

Petition of Michael J. Melusky, authorized agent Gerald T. Groner, Esq., requesting that a use variance be granted to the R-1 (*Residential-Low Density*) zoned Plot No. 115-A Estate Green Cay, East End Quarter "A", St. Croix, to allow for a veterinary medical clinic.

PROJECT PROFILE

Owner/applicant: Michael J. Melusky as per Warranty Deed dated December 7, 2012, Document No. 2012004578. Power of Attorney was granted to Gerald T. Groner, Esq.

Acreage: The property consists of 5.34 acres as described on Drawing No. D9-6278-C012 dated February 13, 2012.

Current Use: The property is developed with a barn; small office with bathroom; owner-occupied, single-family home; and guest cottage.

Proposed Use: The applicant intends to use the barn and office for a veterinary medical clinic.

Surrounding Uses: To the south, east, and west of the property are undeveloped properties. To the north is Plot No. 115-B Est. Green Cay, which is owned by the applicant, and has an unoccupied structure upon it.

Infrastructure: Water needs will be supplied by an existing well, and wastewater will be handled by an existing septic tank.

Public Response: One letter of opposition to the proposed use variance was submitted by owners of two adjacent properties, prior to DPNR's public hearing. At DPNR's public hearing held October 14, 2015, two adjacent property owners expressed concerns for placement on the record. They were:

1. The proximity of the barn to the pond and the flow of effluents or liquids into the pond.
2. The plans, if any, for wash down of animals.
3. Whether or not the septic tank was working.
4. The disposal of dead animals.

The two neighbors who submitted their letter of opposition cited the following as their reasons:

1. The presence of a commercial building on 115-A changing the nature of the property.
2. A dramatic increase in traffic, noise, and nuisance negatively impacting adjacent properties and their owner's quality of life.
3. An increase in water effluence and decrease in water quality to gut running through Estate Green Cay.

ANALYSIS:

During the Department's public hearing, Attorney Groner testified on behalf of his client, who wishes to obtain a use variance so that his wife may operate a veterinary clinic on their residential property. The clinic would accept clients by appointment only and one vet technician may be employed in the future. The existing barn and office would be utilized for the clinic, eliminating the need for further development of the property. Attorney Groner testified that no improvements are needed to the structures, thus within 90 days of obtaining Legislative approval of the request, the vet clinic can be operational. Converting the use of the barn and office from personal use to a vet clinic, however, will require the submission of a Change of Use permit to the Department's Division of Building Permits where the build-out plans, electrical, and plumbing will have to be reviewed. This will ensure that the structures, water source, and septic tank has the capacity needed for a veterinary medical clinic.

Plot No. 115-A Estate Green Cay is surrounded by properties utilized for farming horses and cattle, as well as residential use. This property is not directly on the East End road, however, an increase in traffic should be eliminated by operating the clinic by appointments only. The property's 5-plus acreage also provides ample space for buffering from nearby residential uses, once again minimizing traffic, noise, and nuisance impacts on neighboring properties. The acreage also provides ample space for parking. The applicant's intention is for provision of no more than two or three spaces.

In analyzing the applicant's request, the Department considered the following:

1. Would the zoning decision advance the health, safety, and welfare of the community?

2. What benefits and detriments could happen to the landowner, neighboring property owners, and the community resulting from the zoning decision?
3. Would the zoning decision benefit the community as a whole or just the property owner?
4. The size of the parcel subject to the zoning decision.

A use variance decision has the potential of being a benefit to the community, as the applicant's agent acknowledged there is a lack of veterinary services on the eastern side of the island. Neighboring property owners, who are livestock farmers, placed their support on the record for nearby veterinary services. Also, the request for allowing the specific use rather than a rezoning limits the property to that specific use, which would be in addition to the 16 uses already permitted as a matter of right, 17 uses permitted subject to conditions, and one use permitted subject to rules and regulations promulgated under chapter 5 of Title 29 (*Wireless Facilities*).

The current zoning of the area already allows for a number of non-residential uses. The home occupation provision also allows for a number of professions to operate from home with conditions, however; there are some exclusions, such as animal hospitals, thus the applicant could not have applied for the use under the home occupation provision.

The disposal of animal remains may be looked into by the Waste Management Authority in terms of the creation of a permit process. Currently, the understanding is disposal must be directly at the landfill.

In conclusion, the Department finds the request reasonable if restrictions are placed on the approval.

Recommendation:

The Department of Planning and Natural Resources recommends that a use variance be granted to the R-1 (*Residential-Low Density*) zoned Plot No. 115-A Estate Green Cay, East End Quarter "A", St. Croix, to allow for a veterinary medical clinic, with the following conditions:

1. There will be no display or advertisement of any commodity or service for sale on the premises.
2. There will not be the employment of more than one person other than a member of the immediate household.



 Dawn L. Henry, Esq.
Commissioner

November 24 2015

Date



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

DEPARTMENT OF PLANNING AND NATURAL RESOURCES

45 MARS HILL
FREDERIKSTED, VIRGIN ISLANDS 00840

Office of the Commissioner

Telephone: (340) 773-1082
Fax: (340) 773-1716

August 18, 2015

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

Dear Senate President James:

Mr. H. C. Ruparelia (*Innovative Asset Group Inc.*) 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 Plot No. 50 of Estate Orange Grove, Company Quarter, St. Croix, from R-3 (*Residential- Medium Density*) to B-2 (*Business- Secondary/Neighborhood*). The purpose of the request is to subdivide the property and provide affordable and owner-financed, business-zoned property for prospective business owners.

Having had the pre-application meeting, Mr. Ruparelia 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 blue ink, appearing to read "Dawn L. Henry".

Dawn L. Henry, Esq.
Commissioner



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

DEPARTMENT OF PLANNING AND NATURAL RESOURCES

45 MARS HILL

FREDERIKSTED, VIRGIN ISLANDS 00840

Office of the Commissioner

Telephone: (340) 773-1082

Fax: (340) 773-1716

September 23, 2015

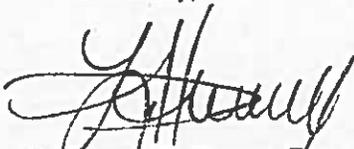
Honorable Neville A. James
President, 31st Legislature of the United States Virgin Islands
Capitol Building
Charlotte Amalie, St. Thomas, USVI 00802

Dear Senate President James:

Mr. Gerald T. Groner, Esq. (*authorized agent*) met with staff of the Department of Planning and Natural Resources' (DPNR) Division of Comprehensive and Coastal Zone Planning to discuss plans to request a use variance to the R-1 (*Residential- Low Density*) zoned Plot No. 115-A Estate Green Cay, East End Quarter "A", St. Croix, to allow for a veterinary medical clinic.

Having had the pre-application meeting, Mr. Groner 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,



Dawn L. Henry, Esq.
Commissioner

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 Michael J. Meluskey
Mailing Address 2163 Hospital Street
City Christiansted State VI Zip 00820
Telephone 340-643-1588 Fax _____ E-mail mike@broadband.vi

Note: Official correspondence will be mailed to the address above

2. Contact Person/Representative Gerald T. Groner, Esq., Groner Law PC
Telephone 340-773-3660 Fax 340-773-3650 E-mail gtg@gronerlaw.com
3. Property Address Plot No. 115-A Estate Green Cay, Eastend Quarter, St. Croix, U.S. Virgin Islands
4. Tax Assessor's Parcel I.D. Number 2-03100-0426
5. Current Zone R-1 Proposed Zone or Use Variance Veterinary Medical Clinic
6. Site Acreage 5.34 U.S. acres

7. Property Owners Name(s) Michael J. Meluskey

Address 115-A Estate Green Cay

City Christiansted State VI Zip 00820

Telephone 340-643-1588 Fax _____ Email mike@broadband.vi

8. Detailed Description of what exists on the property. _____

2 bedroom/2 bath 2,000 sf residence; 1 bedroom/1 bath 800 sf cottage

2 stall barn with solar panels, generator, storage containers, 400 sf office and bathroom

9. Does what exists on the property conform to its current zoning district's requirements?

Yes No

10. Detailed Description of Proposal:

Convert barn into small Veterinary Clinic. This site would provide needed Veterinary services to the eastern third of St. Croix

11. Is the property served by municipal sewer lines? Yes _____ No

If no, please explain plan for sewage disposal. _____
Existing septic tank system serves office and bathroom in barn

12. Is the property served by municipal water lines? Yes _____ No

If no, please explain plan for water supply. _____
Barn is supplied water from well

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.

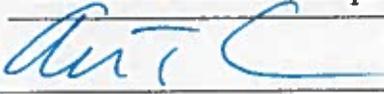
Note: You will be notified by the Planning Office if the following items are required.

- 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 Gerald T. Groner, Esq., Attorney In Fact

Sign 

Date September 23, 2015

Print _____

Sign _____

Date _____

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 *(Submit a copy of this letter once the application has been deemed complete and ready for submittal to the Legislature)*
- 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)*
- Real Property Tax Clearance Letter** *(Obtained from the Department of Finance, St. Croix 773-1105; St. Thomas/ St. John 774-4750)*
- Zoning Map** *(Full zoning map with SCZ Map No. visible on left or right hand side) (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)*
- n/a **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.)*
- n/a **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)*

**MICHAEL J. MELUSKEY
REZONING APPLICATION**

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<u>Section</u>	<u>Document Description</u>
1	Letter to Senate President Neville A. James
2	Official Zoning Amendment Request Form
3	<ul style="list-style-type: none">• Certified Copy of Deed• Property Tax Clearance Letters for Plot 115-A Estate Green Cay, St. Croix, U.S. Virgin Islands
4	<ul style="list-style-type: none">• List of Adjoining Property Owners
5	<ul style="list-style-type: none">• Lidar Photograph of Plot 115-A Estate Green Cay, St. Croix, U.S. Virgin Islands and surrounding land uses• GIS Aerial Maps of Plot 115-A Estate Green Cay, St. Croix, U.S. Virgin Islands and surrounding land uses
6	Conceptual Site Plan: <ul style="list-style-type: none">• Summary• Site Plan
7	Photographs of Existing Structure
8	Certification of No Legal Disability
9	Receipt for Payment of Application Fee (\$*)

10	<ul style="list-style-type: none">• Zoning Map SCZ-3• OLG Drawing No. D9-6278-C012 dated February 13, 2012
11	<ul style="list-style-type: none">• Flood Map No. 7800000073G (Panel 73 of 94)• Soil Type Map: East Point NW Quadrangle Sheet No. 23
12	<ul style="list-style-type: none">• Power of Attorney

GRONER LAW, PC

ATTORNEY AT LAW

114 King Street, 3rd Floor
Christiansted, St. Croix VI 00820
340/773-3660 Fax: 340/773-3650

Gerald T. Groner, Esquire
gtg@gronerlaw.com

September 23, 2015

Honorable Neville A. James
President
Thirty First Legislature of the
Virgin Islands of the United States
P.O. Box 1690
St. Thomas, U.S. Virgin Islands 00804

Re: Michael J. Meluskey
Application for Use Variance: Veterinary Clinic

Dear President James:

Michael J. Meluskey is pleased to submit for your consideration this Application for Use Variance for the following parcel of real property:

Plot No. 115-A (5.34 US acres) of Estate Green Cay, East End "A", as more fully shown on OLG Drawing No. D9-6278-C012 dated February 13, 2012.

The property is located in St Croix, U.S. Virgin Islands, south of the East End Road (Route 82) and east of the intersection with Ms. Bea Road.

The property is zoned R-1. This Use Variance application proposes that an existing "barn structure" with office and bathroom be converted into a small Veterinary Clinic. The applicant does not seek a zoning change with all the additional permitted uses. The existing structure and proposed use comply with in R-1 zoning requirements.

There are no Veterinary Clinics on St. Croix east of the La Grande Princess area. The development of this project will provide needed Veterinary service to the eastern third of the island and to the horse community.

Very Truly Yours,


Gerald Groner, Esq.

cc Michael J. Meluskey



The Legislature of the Virgin Islands

CAPITOL BUILDING, CHARLOTTE AMALIE
ST. THOMAS, U.S. VIRGIN ISLANDS 00804

P.O. BOX 1690
(340) 774-0880

October 20, 2015

The Honorable Dawn L. Henry, Esq.
Commissioner
Department of Planning and Natural Resources
Cyril E. King Airport Terminal Building, 2nd Floor
St. Thomas, VI 00802

Subject: Zoning Application for a Use Variance to the R-1 (Residential- Low Density) zoned Plot No. 115-A Estate Green Cay, East End Quarter "A", St. Croix.

Dear Commissioner Henry:

Please accept this letter as notification that an application for a Use Variance has been filed with the Legislature of the Virgin Islands for:

Michael J. Meluskey- Gerald T. Groner, Esq. (Authorized Agent)

A use variance to the R-1 (Residential- Low Density) zoned Plot No. 115-A Estate Green Cay, East End Quarter "A" St. Croix.

Proposed Use: To allow for a veterinary medical clinic.

Attached please find copies of the application for the Use Variance for processing and public hearing.

Thank you for your prompt attention to this matter.

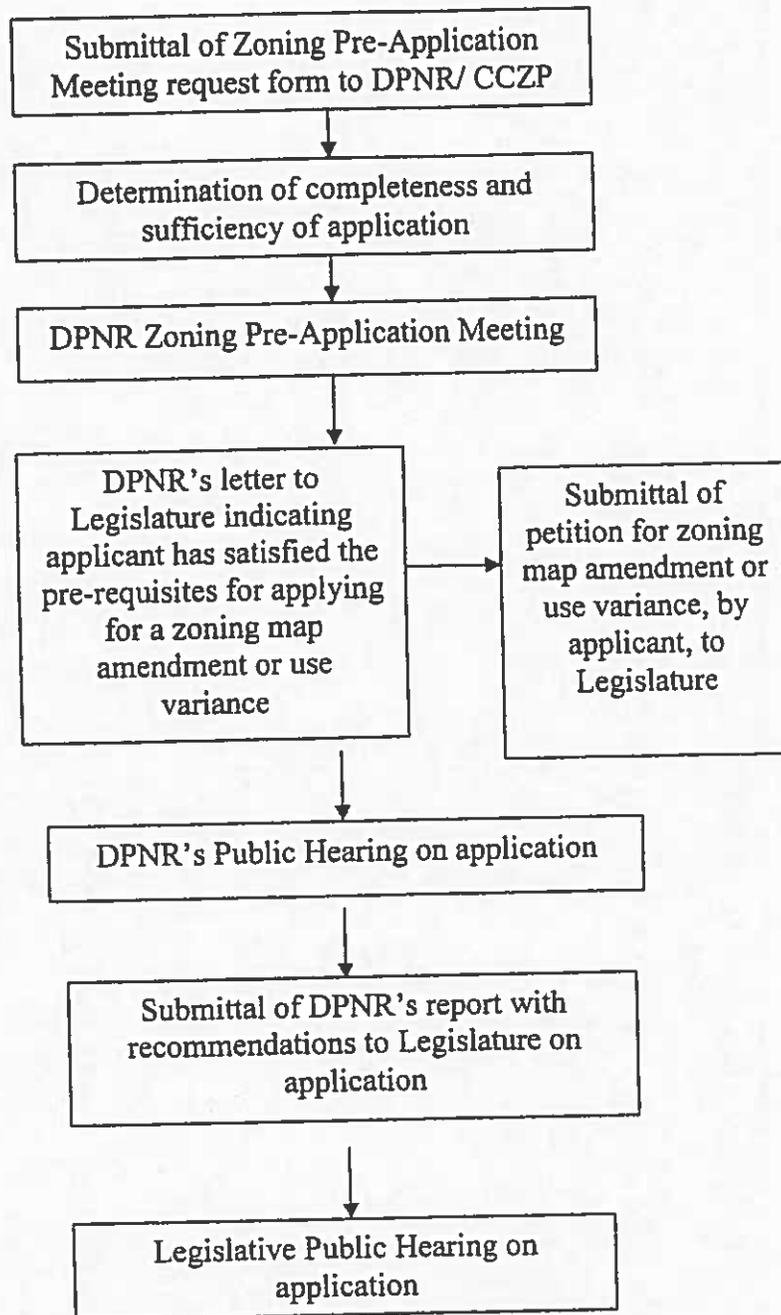
Sincerely,

A handwritten signature in black ink, appearing to read "Denise", followed by a horizontal line.

Denise Hobson
Assistant/Executive Director

cc: Ms. Leia LaPalace, Research Analyst of CCZP
attachments

Procedure for all Zoning Map Amendment Proposals



#92
2104915
Alvin Logie
Atty.

070213

Doc# 2012004578

Book: 1326
Pages: 3
Filed & Recorded
12/27/2012 10:27AM
ALTHEA A. PEDRO
RECORDER OF DEEDS
ST CROIX
RECORDING FEE \$ 1,167.00
PER PAGE FEE \$ 4.00
DEED DOC STAMP 3.0 \$ 35,258.00

Althea A. Pedro

Recorder

2,250.-
(Stamp tax)

WARRANTY DEED

THIS DEED is executed this 7th day of December, 2012, between RICHARD J. RIDGWAY, Sr., Trustee of the Richard J. Ridgway, Sr. Living Trust dated May 30, 1997, 15500 Orange Springs Road, Spotsylvania VA 22551 (hereinafter the "Grantor") and MICHAEL J. MELUSKEY, whose address is 2163 Hospital Street, Christiansted St. Croix VI 00820 (hereinafter the "Grantee").

WITNESSETH

In consideration of the sum of **One Million One Hundred Seventy-five Thousand (\$1,175,000.00) Dollars** and other good and valuable consideration paid, receipt and sufficiency of which is hereby acknowledged, Grantor hereby sells, grants and conveys unto Grantee, Grantee heirs, successors and assigns, the following described real property lying and situated in St. Croix, U.S. Virgin Islands, to wit:

Remainder Plot No. 115 (comprising 5.80 U.S. acre(s), Plot No. 115-A (comprising 5.34 U.S. acre(s), and Plot No. 115-B (comprising 4.99 U.S. acre(s), more or less), Estate Green Cay, East End Quarter "A", St. Croix, U.S. Virgin Islands, as more particularly shown on OLG Drawing No. D9-6278-C012, dated February 13, 2012

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereunto belonging, and any and all improvements located thereon.

SUBJECT TO all easements, right of ways, conditions, covenants, agreements, and restrictions of public record; all zoning, building, environmental and other laws and regulations affecting the use or occupancy of the Property; and real property taxes for the year 2011 and all years thereafter (collectively "Permitted Exceptions").

TO HAVE AND TO HOLD the Property unto Grantee, Grantee heirs, successors and assigns, in fee simple forever.

GRANTOR further covenants that Grantor is lawfully seised of the Property and has full right to convey the Property; that the Property is free and clear of all liens and encumbrances except the Permitted Exceptions; that Grantee shall quietly enjoy the Property; and Grantor shall forever warrant and defend the right and title to the Property to Grantee against the lawful claims of all persons, except for claims arising under or by virtue of the Permitted Exceptions.

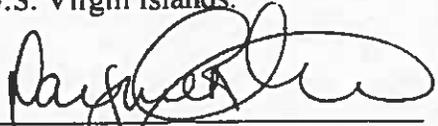
CERTIFICATE OF PUBLIC SURVEYOR

It is hereby certified that according to the records in the Public Surveyor's Office, the Property described in the foregoing instrument has not undergone any change in regard to boundary and area.

Office of the Public Surveyor, Christiansted, St. Croix, U.S. Virgin Islands.

Dated: DEC 13 2012

FEE: \$ 205⁰⁰

By: 
Tax Assessor

for: Wayne D. Callwood
Public Surveyor

Doc# 2012004578
Book: 1326
Pages: 3
Filed & Recorded
12/27/2012 10:27AM
ALTERA R. PERNO
REORDER OF DEEDS
ST CROIX
RECORDING FEE \$ 1,107.00
PER PAGE FEE \$ 4.00
DEED DOC STAMP 1.0 \$ 35,250.00

Alterra & Perno
Recorder



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
16 Kongens Gade • Charlotte Amalie, Virgin Islands 00802 • 340.774.2991 • Fax 340.774.6953

REAL PROPERTY TAX CLEARANCE LETTER

TO: Office of the Recorder of Deeds

FROM: Office of the Tax Collector

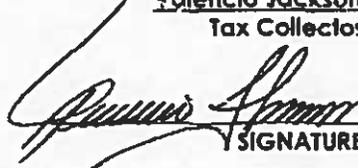
In accordance with Title 28, Section 121, as amended, this shall certify that there are no outstanding Real Property Tax obligations for the following:

PARCEL NUMBER	2-03100-0426-00
LEGAL DESCRIPTION	115,115-A & 115-B GREEN CAY
OWNER'S NAME	RIDGWAY, SR (TRUSTEE) RICHARD JAY

Taxes have been researched up to and including 2010.

CERTIFIED TRUE AND CORRECT BY

Valencio Jackson
Tax Collector


SIGNATURE

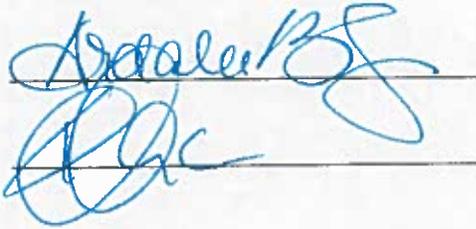
December 6, 2012
DATE

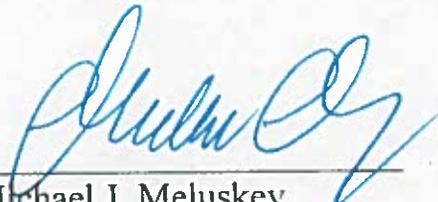
POWER OF ATTORNEY

The undersigned Michael J. Meluskey, does hereby appoint **Gerald T. Groner, Esq.** to be his agent and attorney-in-fact, with the authority to act on his behalf in any manner with regard to his Application for Use Variance for the following parcel of land located in St. Croix, U.S. Virgin Islands, to wit:

Plot No. 115-A (5.34 US acres) of Estate Green Cay, East End "A", as more fully shown on OLG Drawing No. D9-6278-C012 dated February 13, 2012.

WITNESSES:




Michael J. Meluskey
Dated: September 22, 2015

ACKNOWLEDGMENT

TERRITORY OF THE VIRGIN ISLANDS)
JUDICIAL DIVISION OF ST. CROIX) SS:

The foregoing instrument was acknowledged before me this 22nd day of September 2015 by Michael J. Meluskey

SARA L. PETIEVICH
Notary Public, Territory of the Virgin Islands
No NP-12-13
Qualified in Judicial District of St. Croix
Commission expires: 01/18/2017


Notary Public
Name: Sara L. Petievich
Notary No. NP-12-13
Commission Expires: 01-18-17

**Government of
The Virgin Islands of the United States
Office of the Lieutenant Governor
Cadastral – Survey & Deeds**

1131 King Street, Suite 101, Christiansted, U. S. Virgin Islands 00820 Tel: 340-773-6459 Fax: 340-773-4052

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

Michael J. Meluskey

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

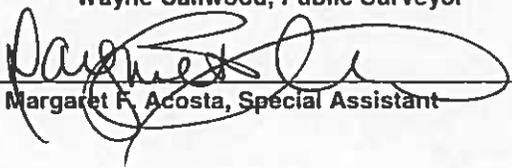
The stated ownerships are those adjacent to Parcel No. (Pin): 2-03100-0426-00

Estate: Plot 115-A Green Cay

Island of: St. Croix, U. S. Virgin Islands.

Authorized Signature _____

Wayne Callwood, Public Surveyor

Alternate Signature  _____

Margaret F. Acosta, Special Assistant

Fee Paid: \$30.00

Dated: June 5, 2015

Property Owners within 150' Radius of Parcel / Plot No.: 115-A

Estate: Green Cay Island: St. Croix

	Tax I.D. Number	Parcel No.	Estate Name	Owner's Name & Mailing Address
1	2-03100-0428-00	Plot 114-A	Green Cay	Merritt M Crowder & Ariel A Baumann 4022 Est. Beeston Hill Christiansted, VI 00820
2	2-03116-0106-00	Plot 114-B	Green Cay	Lindsay C. Finch P. O. Box 25166 Christiansted, VI 00824
3	2-03116-0131-00	Rem. Plot 114-E	Green Cay	Merritt M. Crowder 4022 Est. Beeston Hill Christiansted, VI 00820
4	2-03112-0306-00	Plot 114-H	Green Cay	Linda Phillips P. O. Box 4274 Kingshill, VI 00851
5	2-03100-0426-00	Rem. Plot 115	Green Cay	Michael J. Meluskey 2163 Hospital St. Christiansted, VI 00820
6	2-03100-0426-00	Plot 115-B	Green Cay	Michael J. Meluskey 2163 Hospital St. Christiansted, VI 00820
7	2-03100-0427-00	Plot 116	Green Cay	Lindsay C. Finch P. O. Box 25166 Christiansted, VI 00824
8				
9				
10				
11				
12				

CERTIFICATION

I, GERALD T. GRONER, ESQ., BEING DULY SWORN, DEPOSES AND SAYS:

1. Am an individual resident of St. Croix, U.S. Virgin Islands and the attorney for Mikel J. Meluskey, the owners of Plot 115-A Estate Green Cay, St. Croix, U.S. Virgin Islands. I am fully familiar with the facts and circumstances stated in this Affidavit.
2. There are no legal issues that would disable Mikel J. Meluskey from filing this Application For Use Variance for the following described real property located in St. Croix, U.S. Virgin Islands, to wit:

Plot No. 115-A (5.34 US acres) of Estate Green Cay, East End "A", as more fully shown on OLG Drawing No. D9-6278-C012 dated February 13, 2012.



Gerald T. Groner, Esq.

SWORN TO AND SUBSCRIBED
before me this 23rd day
of September, 2015.

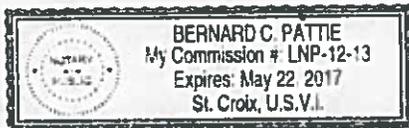


Notary Public

Name: _____

Notary No. _____

Commission Expires: _____



FD. 2-21 APPROV'D BY
COMM. OF PROP. & PROC.

GOVERNMENT OF THE VIRGIN ISLANDS

OFFICIAL CASHIER RECEIPT NO. 2984629

ISLAND STT <input type="checkbox"/> STX <input type="checkbox"/> STJ <input type="checkbox"/>	COLL NUMBER 8535	DATE 9/29/15
LOCATION: PROP. PRO <input type="checkbox"/> ADMIN OFF <input type="checkbox"/> EDA <input type="checkbox"/> PNR <input type="checkbox"/> DPS <input type="checkbox"/> HEALTH <input type="checkbox"/> HOUSING <input type="checkbox"/> LIC <input type="checkbox"/> TERR COURT <input type="checkbox"/> PWD <input type="checkbox"/> LT GOV <input type="checkbox"/> SBDA <input type="checkbox"/> TREAS <input type="checkbox"/> SPEC. FAC. <input type="checkbox"/> EMP SEC. <input type="checkbox"/> OTHER <input type="checkbox"/>		

RECEIVED FROM CHECK NO. 12895 CASH
Groner Law, PC
Three thousand three hundred 46
DOLLARS 46

COLLECTORS SIGNATURE Michelle S. John	\$303.40
--	----------

PURPOSE OF PAYMENT Rezoning Fee
(Michael S. Meluskey)

FUND OR ACCOUNT DESCRIPTION				
TITLE				
CODE				
LL ORG	ACCT	TASK	OPT	COST CENTER
8535	14689			R43420

Conceptual Site Plan Summary

Existing Conditions:

The subject property consists of 5.34 acres with a one storey masonry residence and a carport/barn. The carport/barn has a bathroom and septic system and is provided water from a well. The property is zoned R-1.

Proposed Development:

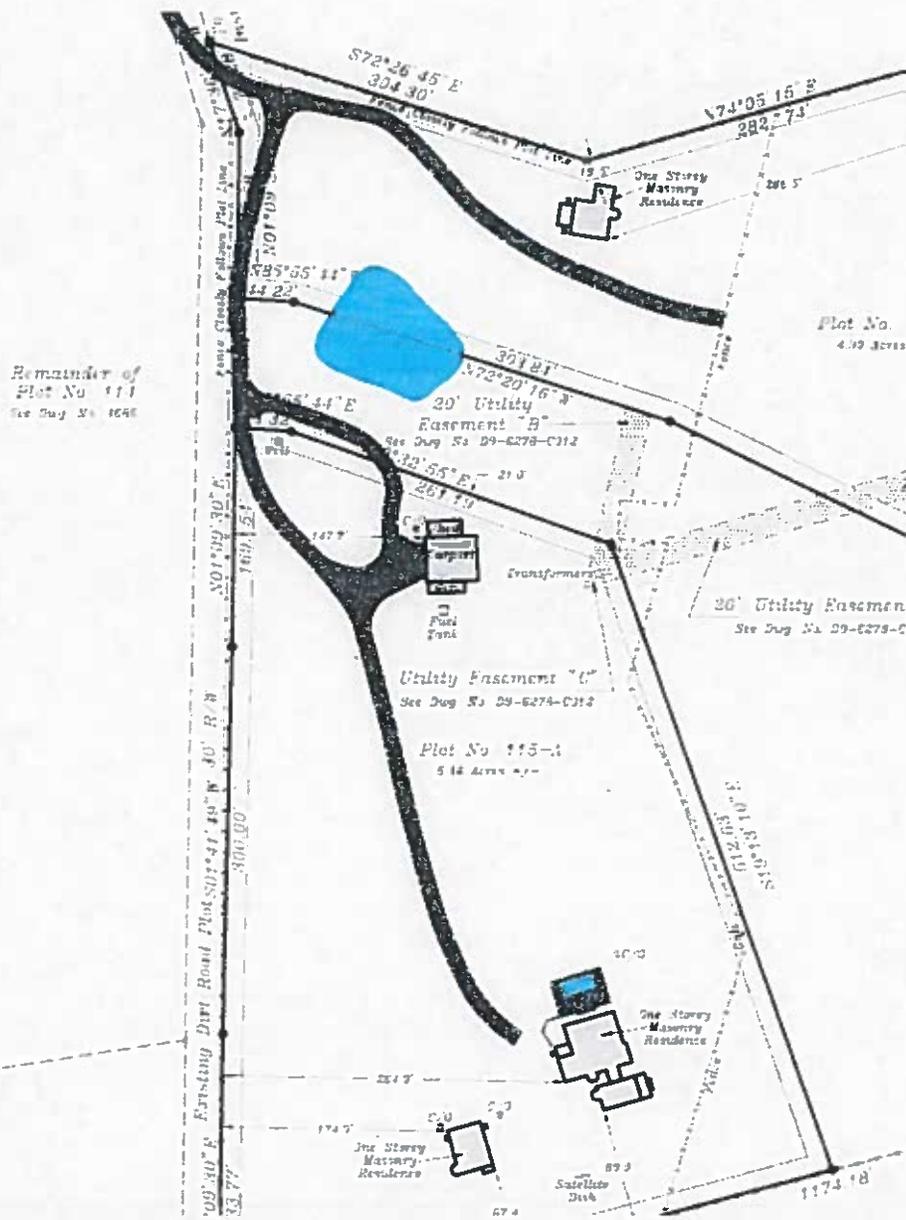
The proposed development is to convert the existing carport/barn into a small veterinary clinic. No new structures are planned or anticipated

Zoning Compliance:

The applicant does not seek a zoning change with all the additional permitted uses. The applicant seeks a Use Variance only. The existing structure otherwise complies with R-1 Zoning requirements.

MICHAEL J. MELUSKEY APPLICATION FOR USE VARIANCE (VETERINARY CLINIC)

Plot No. 115-A (5.34 US acres) of Estate Green Cay,
East End "A", as more fully shown on OLG Drawing
No. D9-6278-C012 dated February 13, 2012.



Area Map



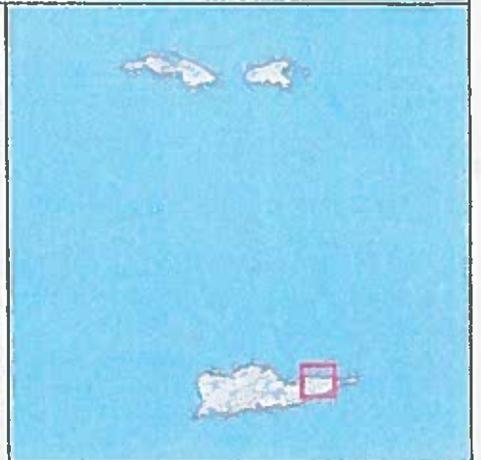
Property Information

Property ID 203100042600 STX
Location 115, 115-A & 115-B GREEN
Owner ELUSKEY, MICHAEL J



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

The Town makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.



Site Location Map

Scale: As Shown



General Notes

- The utility, structure or easement other than those shown herein have been located or examined either by the surveyor or by other means. The location of such utility, structure or easement may vary from those shown herein and should be located by the various agencies controlling their installation and maintenance prior to installation or digging.
- The kind of bearing shown herein is true North for the P.L. East Zone Lambert Orth. Spheroid. All bearings of lines shown herein are true North. The bearings of lines shown herein are true North. The bearings of lines shown herein are true North. The bearings of lines shown herein are true North.
- All curved boundaries shown herein are tangential to their centering lines unless otherwise stated.
- P.L. "A" shown herein was laid out for actual bearing stationing and the bearings of the lines shown herein are true North. The bearings of lines shown herein are true North. The bearings of lines shown herein are true North.
- Subject parcels appear to be located in P.L. East Zone Lambert Orth. Spheroid. The bearings of lines shown herein are true North. The bearings of lines shown herein are true North. The bearings of lines shown herein are true North.
- Reference may be made to P.L. East Zone Lambert Orth. Spheroid. The bearings of lines shown herein are true North. The bearings of lines shown herein are true North. The bearings of lines shown herein are true North.

Surveyor's Certification

I, the undersigned, a duly Licensed Professional Surveyor, do hereby certify that the foregoing is a true and correct copy of the original field notes and computations of the survey shown herein, and that the same were made by me or under my direct supervision and control.

This is to certify that this map and the survey on which it is based were made in accordance with the provisions of the Professional Surveyor's Act of 1912, and that the same were made by me or under my direct supervision and control. I am a duly Licensed Professional Surveyor and am duly qualified to make and certify the same.

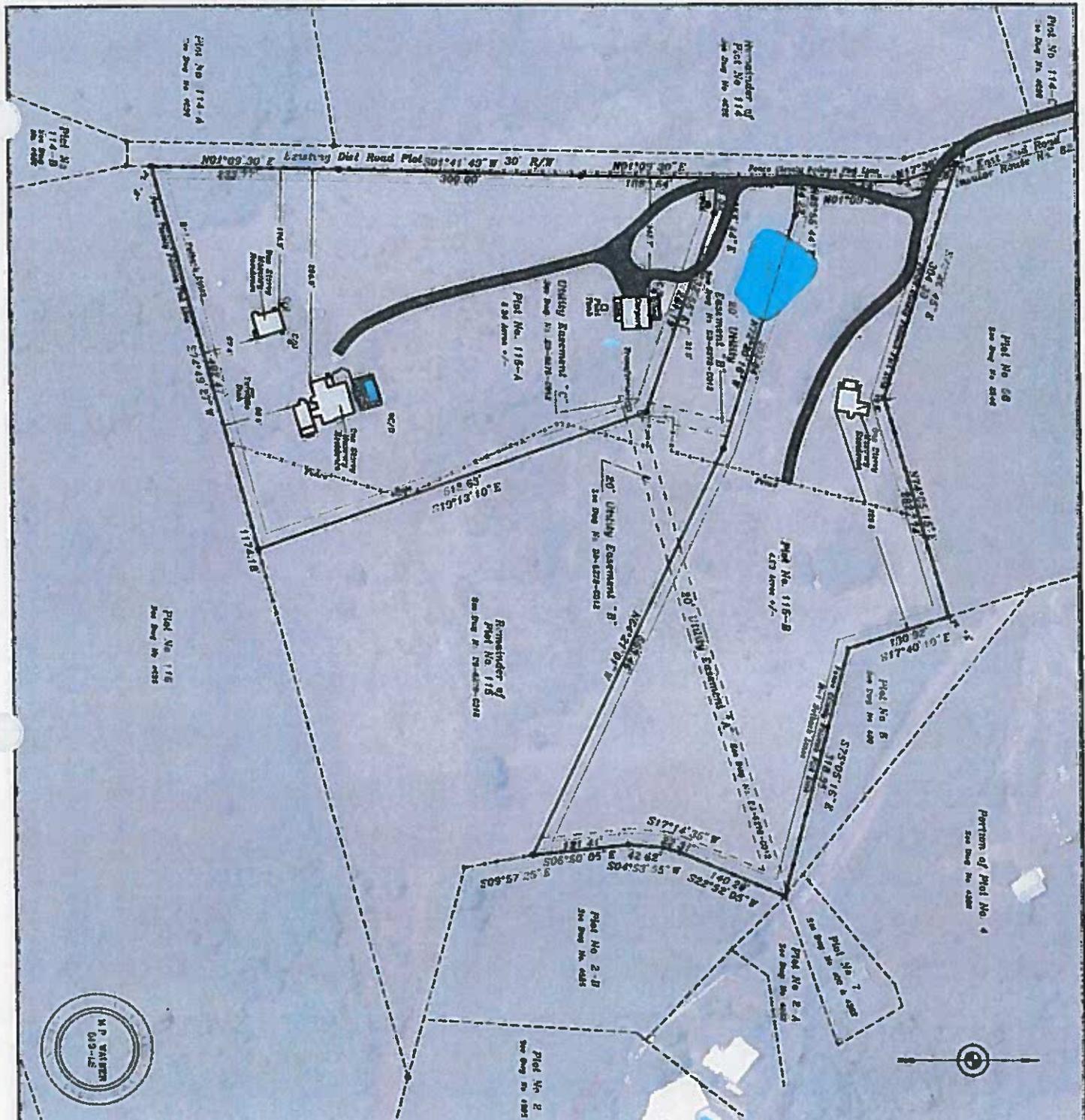
Map Legend

- Found Bound Posts or Iron Nails, as noted
- Not Found Posts or Iron Nails, as noted
- Center of Structure or Easement
- Utility Pole or High Standard
- Overhead Utility (T.E.C.T.R.Y.), as noted
- Underground Utility (T.E.C.T.R.Y.), as noted
- Feasible, type as noted
- Subject Post Boundary Line

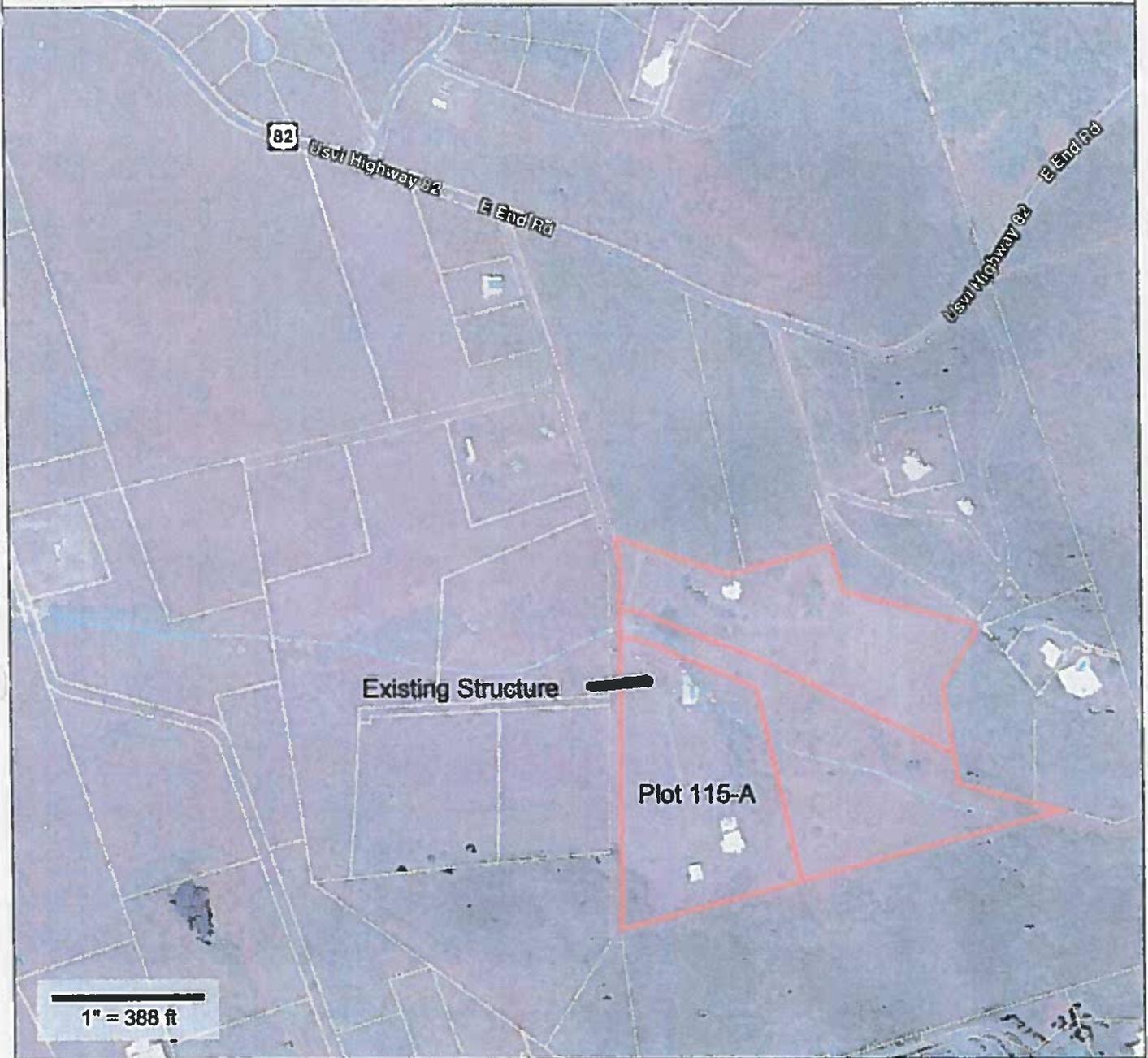
Date: July 31, 2015
 Surveyed and mapped by the office of
St. Croix Survey and Engineering, LLC
 701 Pine Hill Road, Suite 200
 St. Croix, WI 53589
 Tel./Fax: 260.770.5577
 Email: stcroixsurveying@gmail.com

Asphalt Boundary Survey of Plot No. 115-A & 115-B Estate Green Cuy East End "A" Quarter Island of St. Croix United States Virgin Islands

Field: CH/RT/DA
 Checked by: JPP
 Approved and Certified by: [Signature]
 Reference: 051, 052, etc.
 Plot No. 13, 000
 U.P. Walker-35, 01/23



Vet Clinic 1



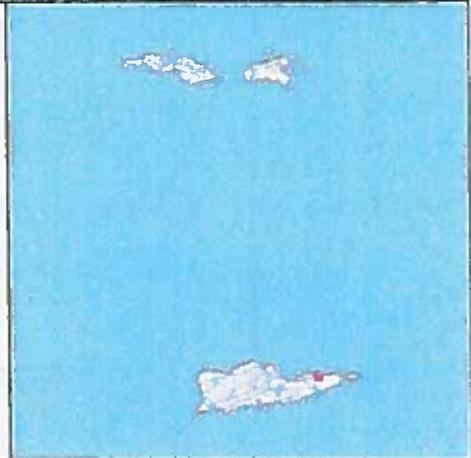
Property Information

Property ID 203100042600_STX
Location 115, 115-A & 115-B GREEN
Owner ELUSKEY, MICHAEL J

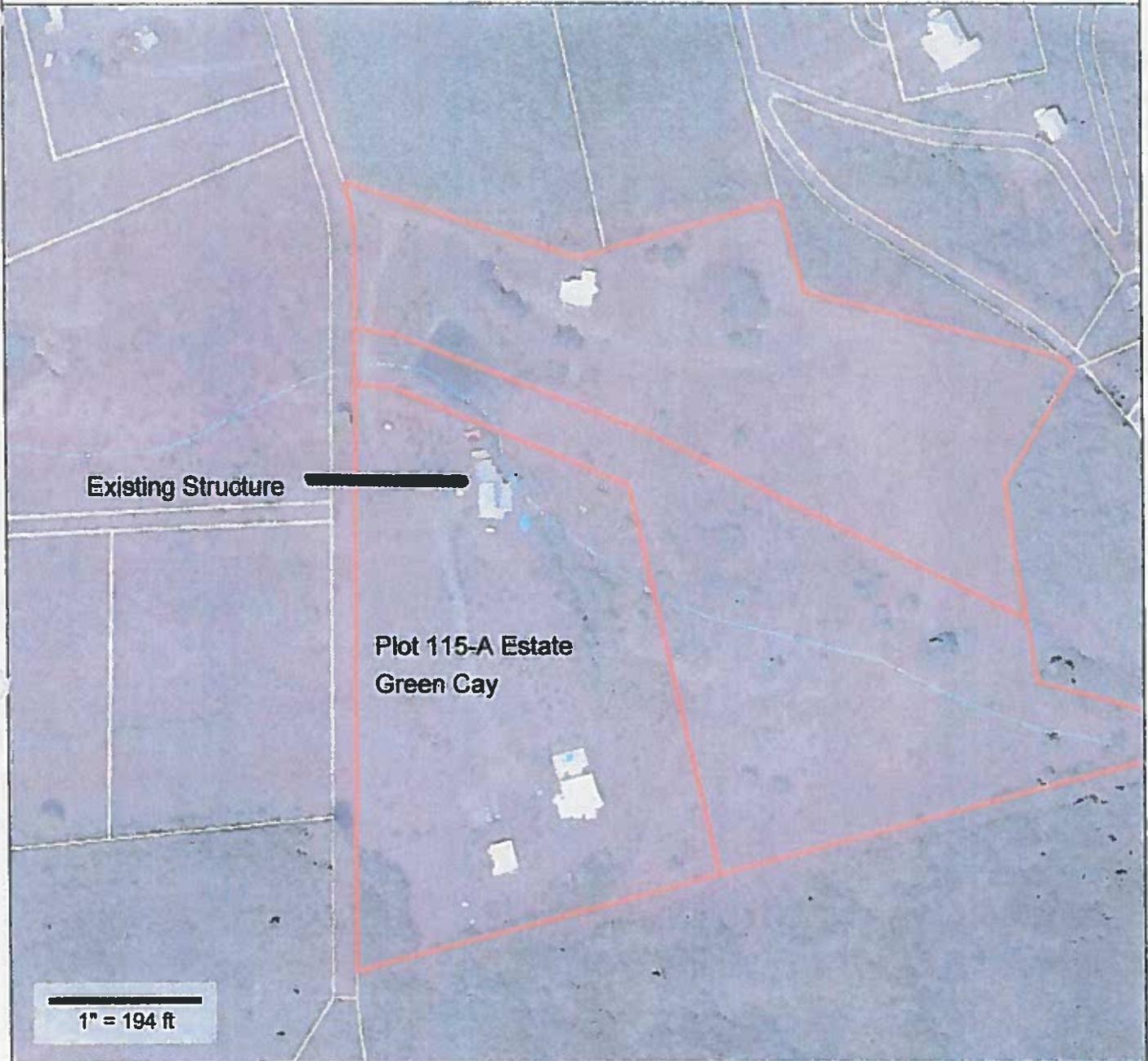


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Vet Clinic 2



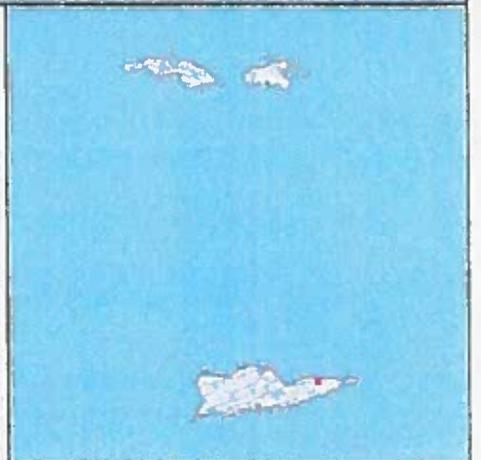
Property Information

Property ID 203100042600_STX
Location 115, 115-A & 115-B GREEN
Owner ELUSKEY, MICHAEL J

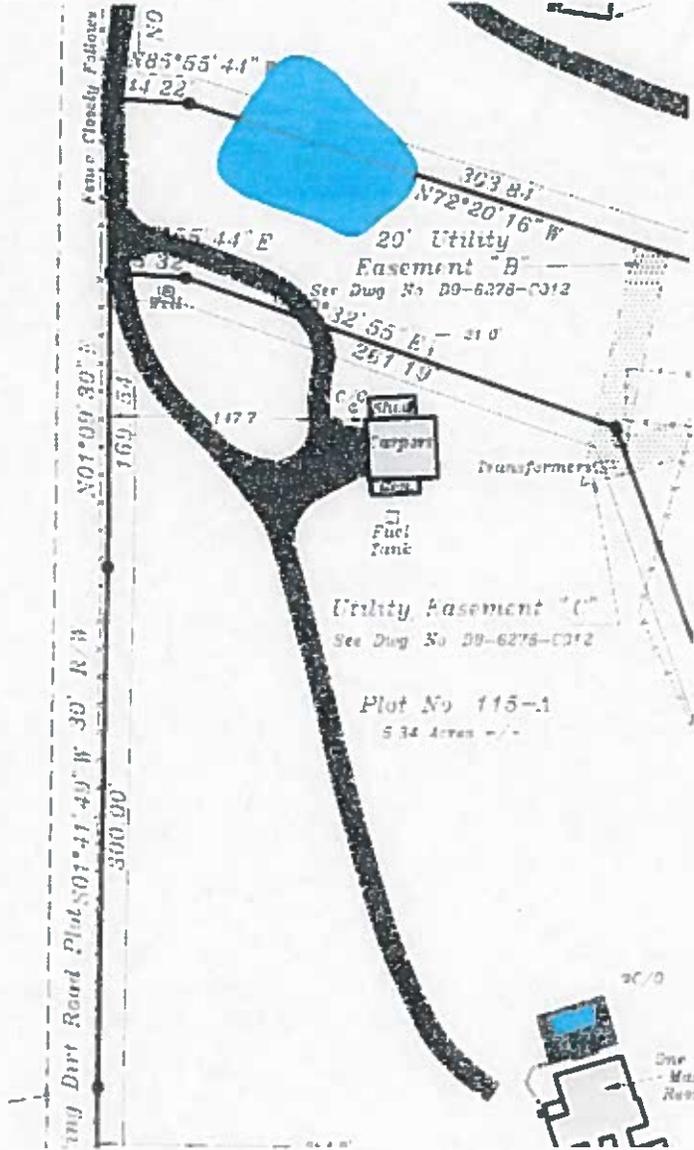


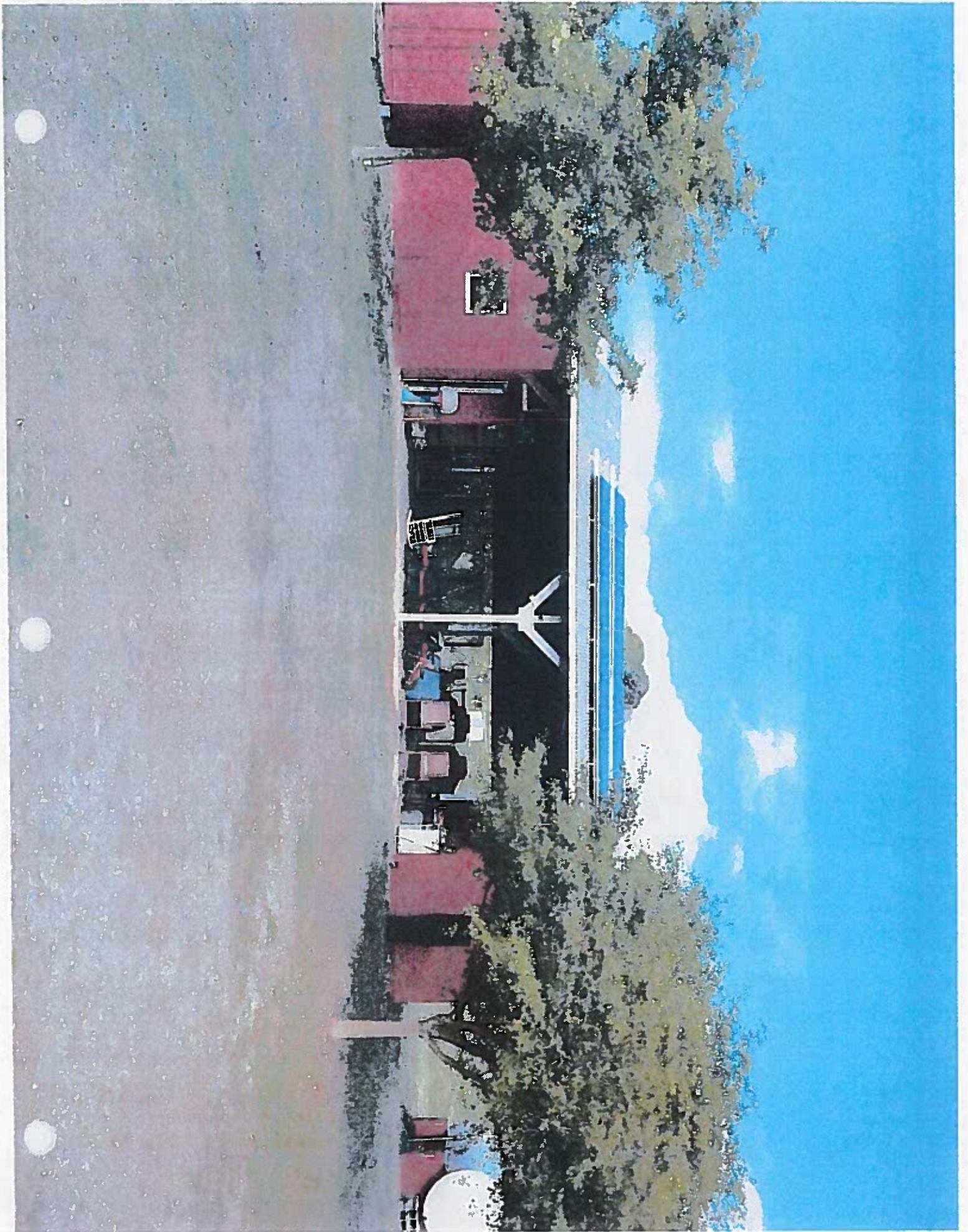
**MAP FOR REFERENCE ONLY
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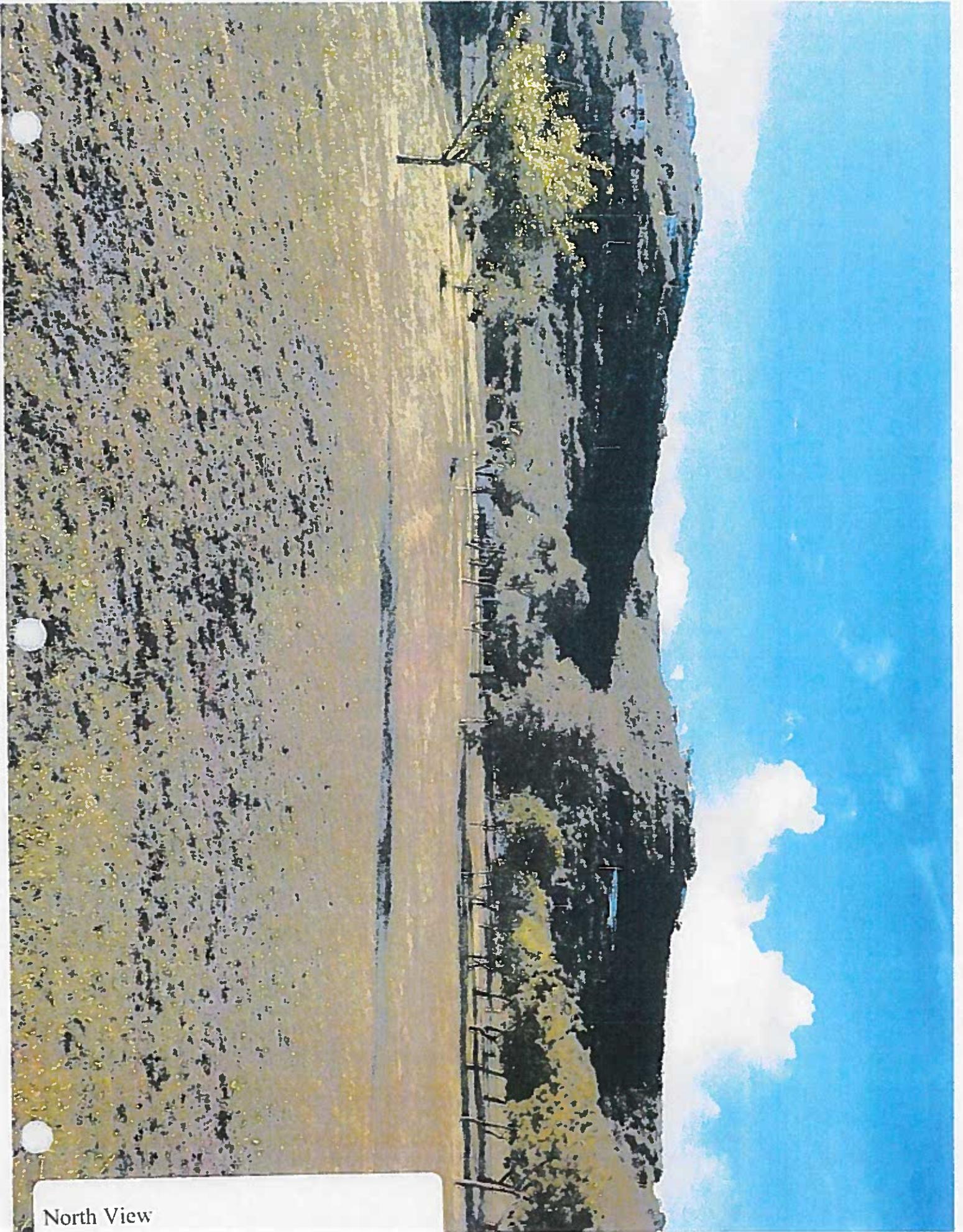
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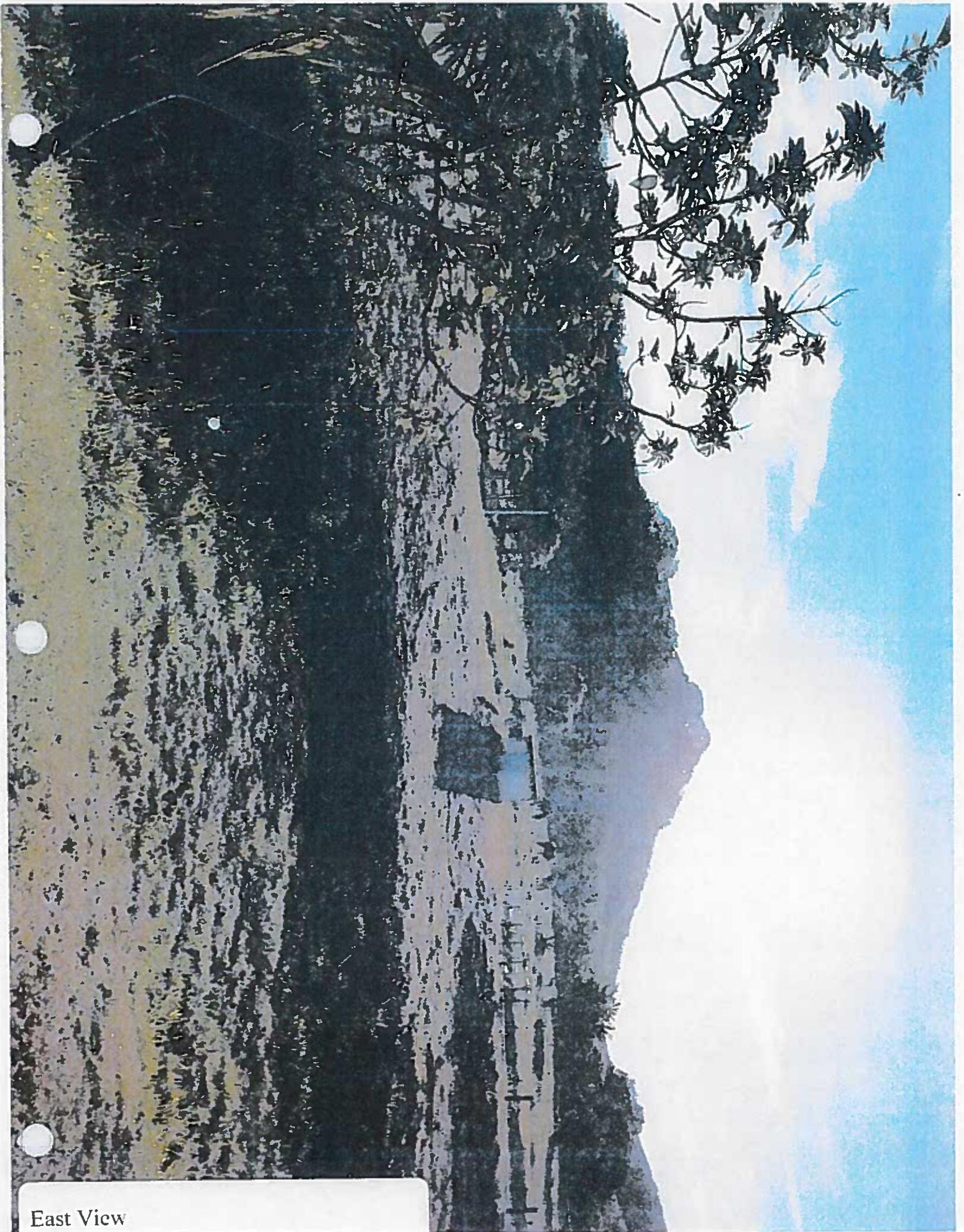
Site Plan:







North View



East View



South View