

DEPARTMENT of PLANNING and NATURAL RESOURCES
Division of Comprehensive & Coastal Zone Planning
ZONING PRE-APPLICATION MEETING REQUEST FORM

Date: October 16, 2022, Page 1/2

1. Project Name Aron Irad Ruan and Irad Ruan, Variance, 84 Contant, No. 7B Southside Quarter, Dt. Thomas, VI.
2. Applicant's Name: By Roger B. Minkoff, Attorney-in-Fact for Aron Irad Ruan and Irad Ruan
3. Applicant's Physical Address: #2 Honduras, St. Thomas, VI 00802
3. Applicant's Mailing address: c/o Roger B. Minkoff
Minkoff & Associates, LLC
St. Thomas, VI 00805-3145
Phone: 340-690-9710
Email: realadvisor@usvirealestatebroker.com
5. Name of Legal Owner of Property: Aron Irad Ruan and Irad Ruan
6. 84 Contant, No. 7B Southside Quarter, Dt. Thomas, VI
7. Contact person: Roger B. Minkoff
Phone: 340-690-9710
Email: realadvisor@usvirealestatebroker.com
8. General Location of Property: See GIS MAP-Submitted
9. Property Address: 84 Contant, No. 7B Southside Quarter, St. Thomas, VI
10. Tax Assessor's Parcel I. D. No.: 1-85204-0202-00
11. Site Acreage: 0.51+/- U. S. acres
11. Current Zoning: R-3
12. Detailed Description of Proposal: Variance, Offices and Residential

The lower floor of the existing building will initially be for two office spaces. One space will be for an office and uses incidental to Oliver Exterminating St. Thomas, Inc., and a second office space will initially be for offices of other businesses in which the property owners, Aron Irad Ruan and Irad Ruan, are personally involved. In the future, offices may be rented to others. The upper floor will be used as rentals of four (4) or fewer residential apartments. In the future, the offices in the existing building may be removed and the space converted into rental apartments.

In the future, subject to approval of all plans and permits, an office building shall be permitted to be erected on the parking area to the south of the existing building.

13. Proposed Zoning: Variance
14. Is the property served by municipal sewer and water lines? Yes
15. Are there any floodways on the site? No
16. Are there any cultural/historical resources on the site? No
17. Are there any covenants and restrictions of record on the property? No

Please submit the completed form with the following documents:

- (1) Property's Deed-Submitted
- (2) Property's covenants and restrictions-None
- (3) Property's Official PWD or OLG Map-O. L. G. No. G9-2225-T73-Certified Map Submitted
- (4) Official Zoning Map for the property-Submitted
- (5) Pictures depicting intervals along perimeter of the property, its existing on-site conditions, surrounding neighborhood-Submitted
- (6) Adjacent Ownership Certification with listing and mailing addresses of property owners within 150' radius and surrounding areas of the subject property-Submitted
- (7) As-built map-Submitted

X Conceptual Site Plan and/or As-built drawing- At a minimum scale of 1 inch = 40 feet and includes the following:

X Conceptual layout of the property. See As Built.

X Existing/proposed building locations and footprint. See As Built.

X Location of uses and open spaces. See As Built. Existing driveway east of the building and open space to the south of the building will be designated for parking, including one Disabled Space.

X Location of watercourses (*guts*) and existing/type of vegetation on the site. No *guts* on the parcel. Hedges and overgrown "bush." will be removed, and existing vegetation will be manicured and enhanced. Landscaping will be done by Boschulte Landscaping, LLC.

X Location of existing/proposed street and driveways, accesses, and circulation patterns. See As Built

X Current use and zoning of the site and adjacent property. Hurricane damaged building was residential. See Zoning Map, presently R-3.

X Landscape design and screening/buffering plan. will be removed and existing vegetation will be manicured and enhanced. Landscaping will be done by Boschulte Landscaping, LLC.

X Proposed lot size/density and setback. See PWD/OLG Map and As-Built, 0.51+/- U. S. acre, 11,253+/- Square Feet.

X Proposed development timing. Proposed development (rehabilitation) timing-At this time it is the intention of the applicant that rehabilitation work will begin immediately upon passage of the Variance.

It is understood by the applicant that submittal of the requested information is a pre-requisite for a pre-application meeting and does not constitute the submittal of an application to the Legislature for a Zoning Map Amendment.

Respectfully submitted,



Aron Irad Ruan and Irad Ruan

By: Roger B. Minkoff

As the attorney-in-fact for

Aron Irad Ruan and Irad Ruan