

Case No. ZAJ-23-1 – Giffit Hill Road-Ari Goldschneider

Good day Ms. LaPlace,

The following are my comments regarding the proposed rezoning for the parcel owned by Mr. Goldschneider:

1. Democracy is a government of the people, by the people and for the people. Abraham Lincoln.
2. Zoning regulations are the result of the people acting, in a democracy, to insure an orderly and fair application of rules related to the use of private and public property.
3. In this case, there are zoning rules and regulations which exist to create a uniform system of evaluating whether a private use is consistent with the “common good” as previously codified.
4. The proposal submitted by this applicant is not in accord with the actual language of the zoning code nor is it consistent with its spirit.
5. The “people” living in the neighborhood, including me, and who own real property and who will be impacted by this development, have spoken overwhelmingly against it. I refer to the petitions previously submitted as well as the comments submitted by our neighbors. I oppose this project and have signed a petition objecting to it.
6. The proposed development is not consistent with the needs of the neighborhood nor is it consistent with its existing composition of mostly single family homes . The application for rezoning demonstrates that on its face.
7. The development will cause further fracturing of the relationships between those who are long term residents and whose families have been here for generations and those recently appearing and seeking short term gains ignoring the culture and politics of the people of St. John.
8. I observed and have a picture of the notice posted by the applicant and it may have failed to meet the requirements of the code. The picture attached was taken May 27th at noon and 5 days after the hearing it is clearly unreadable.
9. It is impossible to tell what the applicant is now actually asking for based upon the inconsistencies between his original application and the testimony at the May 22 hearing.
10. Why was this applicant allowed to do a “bait and switch”? Originally, receiving a permit on January 11, 2023 for a two story one family dwelling with cistern, parking area and septic then less than 4 months later seeking to change zoning to a use obviously contemplated at the time of the January 11th permit. This latest proposal appears to demonstrate bad faith. He got his foot in the door with an application that did meet the conditions and requirements of the zoning code and then suddenly converted the foot in the door to the equivalent of “opening the flood gates”.
11. This project should never be approved at this location considering the dangerous curves adjacent, to the site, lack of sidewalks, lack of walking path and the existence of a school across the street, further putting school children at risk.

12. There is no reasonable and reliable public transportation at this location which is a critical concern of the people who live in the neighborhood. The lack of transportation should require the applicant to fully address how 72 people living at this site and the developer will manage the parking of vehicles and safe ingress and egress.
13. Approval of the application as submitted or modified will undermine the respect of the people for the law and the process.
14. Others who have submitted letters and petitions in opposition have expressed themselves eloquently and I concur with their objections and observations.

I respectfully request a declaration that the applicant has not complied with the zoning code. Further, I request that the application be denied and that a recommendation be sent to the Legislature that the application and variance be denied.

Dated: June 7, 2023

Respectfully,

/s/ David R. DiGiacomo

Resident

Giffit Hill approximately .2 miles from the subject property.

Department of
Planning and Natural Resources

NOTICE

Application has been received for:
ZONING AMENDMENT

IN ACCORDANCE WITH PROVISIONS OF THE
V.I. ZONING LAW

For Parcel(s): 9-3
Estate: _____

PUBLIC HEARING

Will be held on this Application Number _____
at the _____
on _____
at _____

ALL PERSONS INTERESTED, EITHER IN FAVOR OF OR OPPOSED TO
THE APPROVAL OF THIS APPLICATION ARE INVITED TO BE PRESENT.

The application for this proposal is on file at the Department
of Planning and Natural Resources, Division of Comprehensive
and Coastal Zone Planning and may be examined at any time
from 8:00 a.m. to 5:00 p.m., Monday thru Friday.

Tel: St. Thomas (340) 774-3320 St. Croix (340) 773-1082