

[EXTERNAL MAIL]Application ZAJ-23-1: Opposition Email - Please Add to File

Michelle Herzog <llezog@gmail.com>

Mon 6/5/2023 11:00 AM

To:Leia LaPlace <leia.laplace@dpnr.vi.gov>

Cc:dmskilroy340@gmail.com <dmskilroy340@gmail.com>

Good Morning Ms. LaPlace,

I am forwarding an email I received from Donna Smith, resident of St. John. She has asked me to send this to you and apply it to the opposition of APPLICATION ZAJ-23-1 by GIFFT HILL LAND, LLC to REZONE PARCEL 9-3 ESTATE GLUCKSBERG, ST. JOHN from R-2 to R-4. Please confirm receipt of this email and confirm this will be added to the appropriate file for Giffit Hill Land, LLC information.

Please see Donna Smith's email below:

As a resident of St John I am **not** in favor of the "short term" housing that is being constructed on Giffit Hill Road located essentially across the street from the upper campus of Giffit Hill School and not far from the lower campus Giffit Hill School.

In past years I was the manager of eight apartments located in Cruz Bay. Five of the units were leased by one of the local bar/restaurants for their employees. The noise and traffic from these apartment dwellers was troublesome. There were more than two persons per apartment on a regular basis. Late night partying was a common occurrence. The condition of the apartments was indicative of children that still need to be under a mother's supervision.

Long term housing is needed. The housing that is being suggested in this project would be perfect for the bar/restaurant employees. The residents that this will draw are great but not in large concentrated numbers that this area would draw. The rent that is suggested will encourage these residents to split the rent with as many friends as possible.

I am in agreement that long term housing is a problem that needs to be solved for the citizens of St John but this is not the solution. I am also in strong opposition to the re-zoning of this area from R-2 to any other zoning. This is a neighborhood with two schools. This proposed project is not in the best interest of the persons that live and children that go to school in this area.

If you would not approve a hotel in this area then you should not approve this project which, no matter how it is described, is a project that will require the same infrastructure, parking and space that a hotel would require.

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