

Re: [EXTERNAL MAIL]Application ZAJ-23-1 virtual hearing registration

kathy hirst <kchirst@yahoo.com>

Fri 5/12/2023 12:46 PM

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

 1 attachments (533 KB)

Join Teams Mtg.pdf;

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Good day,

Thank you for provided the log in information! I wanted to go ahead and send in my questions/concerns in advance of the meeting in case I have to sign off (due to work) before the public comment occurs. Thank you in advance!

Regards,
KC Bsisu

I am in support of the 24 units in 2 buildings, perhaps there is an option for a variance to allow multiple leases without jeopardizing the persons to land ratio? If not there are creative ways to maneuver the leasing of units. The definition of a family per the VI zoning includes "mutual consent." If he has 3 businesses that would like to rent 4 rooms each, the 3 business owners could mutually consent to lease the building under one lease. He's obviously a creative guy, so maybe this is not what he really wants.

As a rental owner in the Giff Hill area, the idea that this property could get zoned R-4 COULD excite me and make me think that it is possible to rezone my own to increase profits. However, I am not excited about that idea and what it means for our neighborhood. These are a few of my concerns:

-Affordable. This word seems to be a major and valid reason for this project's support, but when you get into it doesn't fit. Taking the 30% of income for rent rule at \$1,600/month/person. Income needs to = \$64,000/year. \$5,333.33/month. \$1,333.33/week. @40 hours/week = \$33.33/hour.

According to vidolviews.org the occupational annual wage rates over all industries for 2021 =

Entry level, \$28,760

Mean, \$47,980

Median, \$37,370

Experienced, \$59,080

*This is not technically even affordable for the Experienced wage earners in the VI. Some of the specifics the owner has mentioned: teachers, STJ Rescue, nurses. Per this site:

"Education, Training, and Library" entry level is \$37,390, Mean is \$49,950, Experienced is \$61,210

"Community and Social Services" entry level is \$36,700, Mean is \$48,630, Experienced is \$59,360.

"Healthcare support" Entry is \$29,400, Mean is \$34,260, Experienced is \$37,240.

"Healthcare Practitioners and Technical" Entry is \$36, 910, Mean is \$73,040, Experienced is \$79,360.

And those we know he is thinking of, "Food Preparation and Serving Related" Entry level is \$23,870, Mean is \$29,250, Experienced is \$31,280.

The only industries earning enough to make a single room at \$1,600 “affordable” at 30% of income are: Mean/Experienced “Architecture and Engineering,” Mean/Experienced “Life, Physical and Social Science,” Mean/Experienced “Legal,” and Mean/Experienced “Healthcare Practitioners and Technical.”

Most of the “Experienced” that help increase the mean wage are not going to be living in a dorm.

-Septic. Where is it? What kind is it? Will it be monitored?

-Cistern. Where are they?

-Trash. Giff Hill dumpsters, imagine the trash of 72 more people at the dumpster plus the food truck. Not to mention all the stray trash or full trash bags that “fall off” of cars that I walk to the dumpster.

-Parking. It is not enough. There is no way that 12 individuals in one building will need one car.

-Public transit as an alternative. It is not reliable and it does not run on weekends.

-School. This location between upper and lower campus, directly across from the soccer field entrance does not seem the safest location for adding a large number of new commuters.

-Trust. See #7 of the owner’s public FAQ post about how it will not turn into short term because he would need “boarding house” designation and it is not allowed in R-2.

-Trust. See the results of his clearing over 1/2 way into the adjacent lot. Was this for optics so the “site” would look large enough for his plan (of 2 buildings)? Or was this lack of due diligence to know where his property line ended?

-Trust. I asked about the restaurant and he replied “There is no restaurant in the plan.” I can now understand that he was technically not lying as it is drawn as a food trailer or a mobile food _____ which *maybe* is allowed in R-4 due to the boarding house definition, and will relieve him of the required parking/restrooms/etc. Does rent include meals from the food truck? *Boarding house definition: A dwelling where meals or lodging and meals are provided for compensation to five (5) or more persons by pre-arrangement for definite periods. A boarding house is to be distinguished from a hotel.*

-Future. What happens if he gets the rezone and then decides to sell the property even before building? If the rezone is allowed the property value just went up with much less jurisdiction as to what is allowed.

-Future. What happens in 5 years when there are 36+ containers that have degraded after earning the owner 1.4 million/year and he sells it? What goes in next?

On May 8, 2023, at 8:57 AM, Leia LaPlace <leia.laplace@dpnr.vi.gov> wrote:

Dear Attendee,

Thank you for registering for “Virtual Public Hearing via Microsoft Teams for Application No.ZAJ-23-1: Giff Hill Land, LLC requesting Parcel No. 9-3 Estate Glucksberg, No. 22 Cruz Bay Quarter, St. John be rezoned from R-2 (Residential-Low Density-One and Two Family) to R-4 (Residential-Medium Density). The purpose of the request is to allow a boarding house.”

Join DPNR’s Division of Comprehensive and Coastal Zone Planning (CCZP) at 1 pm AST, Monday, May 22, 2023. Any questions/comments you may have before the hearing can be

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