



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES  
DEPARTMENT OF PLANNING AND NATURAL RESOURCES  
DEVELOPMENT PERMIT APPLICATION

FORM L&WD-2  
PERMIT APPLICATION

#551

Date Received: 6/23/2003

Date Declared Complete: \_\_\_\_\_

Permit Application No.: CMIW0002-23

Application is hereby made for an  Earth Change  Coastal Zone Permit

1. Name, mailing address, email address and telephone number of Applicant (person/entity with legal interest in the property, to which permit will be issued)

555 Madison Investors V, LLC  
1000 Blackbeard's Hill Suite 10 St, Thomas, VI 00802  
(212)970-4756  
czubillaga@golubcapital.com

2. Name, mailing address, email address and telephone number of Owner of property and Agent (if any)

Owner(s) of Property

Agent

555 Madison Investors V, LLC  
1000 Blackbeard's Hill Suite 10 St, Thomas, VI 00802  
(212)970-4756  
czubillaga@golubcapital.com

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Location of activity. Plot No.: 7-W PIN No.: 1 - 01804 - 0203 - 00

Estate: Nazareth Island: St. Thomas

4a. Zoning District: R-1

4b. State type of Land Uses as specified in the VI Zoning Law, which are applied for (e.g., restaurant, hotel, single-family dwelling, etc.)

Single-Family Dwelling

5. Name, mailing address, email and telephone number of project designer.

Emily R. Burton  
Emily Burton Architecture, LLC  
9500 Wheatley Center II Ste. 2 PMB 110 St. Thomas, VI 00802  
(340) 244-7191

6. Summary of proposed activity. Include all incidental improvements such as utilities, roads, etc. (Use additional sheets if necessary).

Applicant proposes the construction of a small private pier to be used by the property owner to store his boat, allow easy access for swimmers and to launch kayak and paddle boards safely.

**FORM L&WD-2/PERMIT  
APPLICATION CONT'D**

7. Date activity is proposed to start 11/15/23; be completed 8/1/24

8. Classification of minor or major permit. Check one:

Minor Permit Application

Major Permit Application

State below which criterion applies in making above check.

The dock is to be used by a single residence. This dock will not be used for commercial purposes and is a small private dock to be used by the owner of the adjacent residence.

9. Application is hereby made for a permit to authorize the activities described herein. I agree to provide any additional information/data that may be necessary to provide reasonable assurance or evidence to show that the proposed project will comply with the applicable territorial air and water quality standards, or other environmental protection standards, both during construction and after the project is completed. I also agree to provide entry to the project site for inspectors from the Department of Planning and Natural Resources, or other environmental protection agencies, for the purpose of making inspection regarding this application. To the best of my knowledge and belief, the information provided herein is true, complete, and accurate. I further certify that I possess the authority to undertake the proposed activities.

Signature of Applicant or Agent (if not owner)

\_\_\_\_\_  
Sign Print Date

Signature of Owner(s) of the property (Required)

Michael McDonald, Manager  
Sign Print Date 06/22/23

\_\_\_\_\_  
Sign Print Date

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**FOR DEPARTMENT USE ONLY**  
**Inspector Record**

Date Inspected: 9/4/2024

Application Approved  
 Application Disapproved

Inspector's Remarks: \_\_\_\_\_

Marlon Hbbet  
Inspector

9/4/2024  
Date

MAA

[Signature]  
Commissioner, Planning & Natural Resources

25 Oct 2024  
Date



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FORM L&WD-3  
ZONING REQUIREMENTS TABLE

The following table shall be completed by the applicant with entries as appropriate for the zoning district in which the activity is taking place. **Not all the requirements will necessarily apply to a particular zone.** Consult the Zoning Law for guidance.

Applicant's Name (print): 555 Madison Investors V, LLC Signature: db193c60-8619-440f-bae0-029d4a7112e3 Digitally signed by 0193c60-8619-440f-bae0-029d4a7112e3 Date: 2024.10.25 11:11:32 -0400 Date: 10/25/24

Location of Activity (Plot No.): 7-W Estate: Nazareth Zoning District: R-1

1. Proposed use (residential etc.): Residential & Private Dock
2. Accessory use if any: N/A
3. Number of onsite parking spaces Existing: 4 Proposed: N/A
4. Area of lot: 39639.6 ft<sup>2</sup> .91 acres
5. Area covered by existing buildings 5470 ft<sup>2</sup>; Area covered by proposed buildings 5470 ft<sup>2</sup>
6. Total area of disturbance (includes footprint of all buildings, structures and parking areas): 12805 ft<sup>2</sup>
7. Setback of building from street property line Required: 15 ft. Proposed: 29.8 ft.
8. Side yard setback Required: 15 ft. Proposed: 28.3 ft.
9. Rear yard setback Required: 15 ft. Proposed: 50 ft.
10. Height of building: 39 ft. Stories: 2 stories
11. Lot width at street line (ft.): 155'-2"
12. Area of usable open space: 34169.6 ft<sup>2</sup> 14 % of lot
13. Persons per acre ratio: N/A
14. Floor area ratio: N/A
15. Number of onsite parking and loading spaces: N/A
16. Building setback (yards 11, W-2 only): N/A

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FOR DEPARTMENT USE ONLY

Inspector: \_\_\_\_\_ Date: \_\_\_\_\_ Permit Application No. \_\_\_\_\_

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PLANNING AND NATURAL RESOURCES DEVELOPMENT PERMIT APPLICATION

FORM L&WD-5  
PROOF OF LEGAL INTEREST

AFFIDAVIT

I, Michael McDonald, manager of 555 Madison Investors V, LLC being duly sworn depose and say that:  
Applicant(s)\* (or John Doe of Entity Applicant)

1. 555 Madison Investors V, LLC am/are/is the (check one below)  
(I/We or Entity/Applicant)

Record title owner (fee simple)       Lessee       Other (specify) \_\_\_\_\_

Of the real property described as Parcel No(s) 7-W  
Estate Nazareth Quarter Red Hook Island St. Thomas

**\*This Form seeks to establish the relationship of the Applicant to the property where activity will occur.  
\*Applicant(s) is required to provide documentation for legal interest stated above (e.g. deed, lease, etc.)  
\*If applicant is a Trust: please provide trust declaration appointing Trustee"  
\*Property tax clearance letter from the Lieutenant Governor's Office.**

2. I have the irrevocable approvals, permission, or power of attorney from all other persons with a legal interest in the property to undertake the work proposed in the permit application as more fully set forth in the exhibit (s) attached hereto:

<u>[Signature]</u>	<u>6/22/23</u>	_____ Signature	_____ Date
<u>Michael McDonald</u>		_____ Print	_____ Print

The foregoing instrument was acknowledged before me this 22nd day of June  
20 23 by Michael McDonald at New York county  
(Name or Name/Title of Entity)  
of New York

[Signature]  
Notary Public

9/6/2026  
My Commission expires

