

barefoot design group, llc

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March 10, 2023

The Honorable Senator Novelle E. Francis, Jr
Legislature of the Virgin Islands
Capital Building, Charlotte Amalie
P.O. Box 1690
St. Thomas, VI 00804

RE:
Zoning Change/Variance Application
The Animal Care Center (ACC) of St John
Parcel 14 Rem. Estate Carolina
St. John, US Virgin Islands

Dear Mr. President Francis,

I am writing to you on behalf of the **Animal Care Center of St. John (ACC)** and its Board of Directors; names, addresses, and contact information to follow. The ACC is requesting a zoning change for Parcel 14 Rem. Estate Carolina, St. John. The current ACC has been providing services to animals for years in small property located in downtown Cruz Bay but has out grown this location. To provide improved services for the island they are proposing a new center that shall better address the needs of the community and be able to employ more staff. In addition the proposed location allows the animals open air and space to walk while the downtown property cannot. Your consideration and approval of the zoning change shall make this project a reality.

The subject property under your consideration is 2.31 acre parcel currently zoned as R-2, Residential which we would like to rezone to B-2, Business. This change would allow the permit submission for the design that the ACC has developed. Only a portion of the overall property would be developed with at least half of the site remaining undeveloped to be used for storm water mitigation. The adjoining

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parcels to the south and west are zoned B-2 or Water and include existing retail shops, a ceramics studio, a café, a food center, and previously a gas station. The adjoining parcels to the north and west are zoned R-2 but these have not been developed, include no residences, and are currently undeveloped or are only used for semi-commercial purposes. For these reasons and other we believe that the request is in keeping with the current zoning context and will not adversely impact the neighborhood.

Thank you for your consideration,



A. Michael Milne, AIA
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Also testifying on behalf of the Animal Care Center (ACC) of St John:

Denise Walker, President

Ryan Moore