



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

Report on Petition to Amend Official Zoning Map No. STZ-4

Application No. ZAT-23-2

Petition of Aron Irad Ruan and Irad Ruan requesting that a use variance be granted to the R-3 (Residential-Medium Density) zoned Parcel No. 84 Estate Contant, No. 7B Southside Quarter, St. Thomas.

PROJECT PROFILE

Owner/applicant: Aron Irad Ruan and Irad Ruan as per Warranty Deed dated August 20, 2021, Document No. 2021005287. Limited Power of Attorney was granted to Roger B. Minkoff.

Acreage: The property consists of 11,253 sq. ft. and is described on PWD Drawing No. G9-2225-T73.

Current Use: A hurricane-damaged, two-story residential building.

Proposed Use: A mixed-use development consisting of offices and dwelling units.

Surrounding Uses/Zones: To the north is a residence. To the east is undeveloped land and business use. To the south and west is business use. The surrounding area is zoned R-3, R-4 (Residential-Medium Density), B-3 (Business-Scattered), and C (Commercial).

Infrastructure: Water needs will be supplied by the public water line. Wastewater will be handled by the public sewer line.

Public Response: Other than the applicants' representative, no one else spoke in support of, questioned, commented, or expressed opposition to the petition at DPNR's public hearing held December 1, 2022.

Analysis: During the department's public hearing, Mr. Roger Minkoff testified the intent is to renovate the existing building and have two office spaces on the bottom floor. The upper floor would be used for dwelling units available for rent to the public. Further evaluation of the building would be needed to determine the number of dwelling units, but the proposal would be four units or less.

The current R-3 zoning allows for retail, office, and other non-residential uses; however, with conditions. Namely, a hotel/guesthouse and/or apartment complex of five plus units would

need to be on the site to allow the non-residential uses as accessory uses.

The area has a mix of zones and has developed with a mix of residential, business, and commercial uses. In analyzing the applicants' request, the department considered the uses that could be developed under the zoning of the surrounding area and the mixed-use pattern of development that has occurred. There were no concerns expressed by the public on the proposal and the current existence of mixed uses and zones in the greater surrounding area would not be negatively impact by office use on the site.

Recommendation:

The Department of Planning and Natural Resources recommends that a use variance be granted to the R-3 (Residential-Medium Density) zoned Parcel No. 84 Estate Contant, No. 7B Southside Quarter, St. Thomas to allow for Offices.

Keith Richards

1/17/23



Keith Richards
Assistant Commissioner

Date

Cc: Jean-Pierre L. Oriol, Commissioner, Department of Planning and Natural Resources