



127 Estate Smithfield, Frederiksted, VI 00840

(340)772-1205

Honorable Senator Novelle Francis, Jr., President of the 35th Legislature of the US Virgin Islands
3022 Estate Golden Rock
Christiansted, VI 00820

Re: Request for change in zoning for Roncan, Inc. d/b/a Sand Castle on the Beach 11/03/2023

Roncan, Inc. d/b/a Sand Castle on the Beach

127 Estate Smithfield

Frederiksted, VI 00840

Acreage: 2.692

Current Zone: W-1

Requested Zone: R-3

Dear Honorable Senator Novelle Francis:

My name is Chris Richardson. For 18 years my partner, Ted Bedwell, and I regularly visited St Croix and always stayed at Sand Castle on the Beach. In 2016 it became possible for us to acquire the property we had so long loved and appreciated. In September of 2017, like many homes and businesses, we were greatly affected and impacted by Hurricane Maria. Despite this, we managed to move forward with repairs and renovations, not only restoring the property but also enhancing what we were able to offer to tourists and the local community alike. When we took over ownership there was approximately 30 employees. We now proudly employ over 60 people and intend to continue more employment opportunities as the company grows and expands.

The buildings that make up what is now Sand Castle on the Beach were constructed prior to 1968 before zoning laws were in place. The structures do not align with the current W-1 setbacks creating various unusable areas on the main road facade of the hotel. These unusable areas become dysfunctional spaces that affect the curb appeal of the hotel and its circulation/flow.

Changing our zoning to R-3 would allow us greater flexibility with current setback requirements while keeping well in mind green spaces, permeable parking areas and enhanced positive connection and flow throughout the property making it more desirable to guests and their experience.

I appreciate your time and consideration on this request.

Sincerely,

A handwritten signature in blue ink that reads "Chris Richardson". The signature is fluid and cursive, with a long horizontal flourish at the end.

Chris Richardson

Owner/President/Authorized Agent

chris@sandcastleonthebeach.com

270-320-8295

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