

Office Use Only	
Date Application Received:	<u>7-5-2023</u>
Reviewed by:	<u>Jewel Polimis</u>
Date Application Deemed Complete:	_____
Date of Pre-Application Meeting:	_____
Date Application Fee Paid:	_____
Tracking No. ZA	_____



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF PLANNING AND NATURAL RESOURCES
Division of Comprehensive & Coastal Zone Planning

St. Croix
340-773-1082

St. Thomas/St. John
340-774-3320

Official Zoning Map Amendment Request Form

Zoning Amendment Request is for: Rezoning Use Variance

1. Applicant Steve and/or Young Baker, Salt River Equity LLC DBA Sericore VI Member Managers

Mailing Address PO Box 224542

City Christiansted State VI Zip 00822-4542

Telephone 410-689-5472 E-mail steve@sericore.vi / Younghbaker@msn.com

Note: Official correspondence will be mailed to the address above

2. Contact Person/Representative Steve Baker

Telephone 410-212-0170 E-mail steve@sericore.vi

3. Property Address 9A/10 ESTATE GRANGE, GRANGE, ST CROIX, VI

4. Tax Assessor's Parcel I.D. Number 2-06800-0204-00 & 2-04800-0406-00

5. Current Zone R1 Proposed Zone or Use Variance R3

6. Site Acreage 26.56

7. Property Owner(s) Steve and Young Baker, Salt River Equity LLC DBA Sericore VI

Address PO Box 224542

City CHRISTIANSTED

State VI

Zip 00822-4542

Telephone 410-212-0170

Email steve@sericore.vi

8. Detailed Description of what exists on the property. Grange comprises of a great house with three accessory buildings and four uninhabited dwellings in various states. The property was once home to St Croix's botanical garden and the tree-lined entrance is lined with Lignum Vitae. Alexander Hamilton's mother's, Rachel Faucette, grave marker is on property. Also within the aged gardens is a monument erected as thanks to Grange for housing soldiers during a Yellow Fever outbreak.

9. Does what exist on the property conform to its current zoning district's requirements?
 Yes No

10. Detailed Description of Proposal:

Grange was once St Croix's botanical and social event space, the owners wish to expand the space to include research and development support buildings for wood and metal work, open space to investigate novel non-petroleum energy solutions, high-yield agroponics, traveling employee and guest housing, and work-live office space for artists, makers, botanists, florists and others interested in creating things. We wish to slowly revitalize farming, the gardens, and the event space it once was.

11. Is the property served by municipal sewer lines? Yes No
If no, please explain plan for sewage disposal. Septic systems will be used for buildings requiring sewage disposal.

12. Is the property served by municipal water lines? Yes No
If no, please explain plan for water supply. Grange has multiple cisterns on property. Grange also has an existing well supplying water to the main cistern. Discharge pumps and piping supply water from cistern to cistern.

13. Are there any flood ways on the site? Yes No

14. Are there any cultural/historical resources on site? Yes No
If yes, describe how the cultural/historical resource(s) will be incorporated into the development. The existing ruins will be incorporated into the overall design. There are no plans to move or modify ruin structures, however any structure posing a safety hazard must be evaluated. Particularly if located in an easily accessible place. The main monuments and gravesite are located within the garden area of the great house. These sites will be on prominent display and integral to the overall garden design.

15. Are there any covenants and restrictions of record on the property? Yes No
If yes, provide a copy of the restrictions.
Do they preclude undertaking of the uses that are proposed? Yes No

Required Submittals

One electronic copy of this application along with every item in the checklist below or

Two printed copies of this application along with two copies of every item in the checklist below:

- One (1) Copy for submission to the Division of Comprehensive and Coastal Zone Planning
- One (1) Copy for submission to the Legislature

Printed documents shall be submitted on letter-sized paper (8.5" x 11"). One copy of the Official Recorded and Numbered PWD/OLG Map shall be submitted on letter-sized paper. Maps, Surveys, Plans, and Renderings shall be submitted in a format no larger than 24" x 36".

- Letter of Application**- Address letter to the Senate President; Indicate name of property owner(s) and authorized agent(s) with mailing addresses and contact numbers, legal physical address and acreage of parcel(s) to be rezoned, current and requested zone, and specific intent for zoning map amendment.
- Official Recorded and Numbered PWD/OLG Map** (*Obtained from and certified by the Office of the Lieutenant Governor, Cadastral Division, St. Croix 773-6449; St. Thomas 774-9906*)
- Adjacent Property Owners Certification**- List of complete names, mailing addresses and plot numbers of all adjacent property owners extending a minimum radius of one hundred and fifty (150) feet from the boundary line of the subject property. (*Obtained from the Office of the Lieutenant Governor, Tax Assessor Division, St. Croix 773-6459 or 772-3115; St. Thomas 776-8505; St. John 776-6737*).
- Recorded Deed** (*Include copy of covenants and restrictions referenced in deed; obtained from the Office of the Lieutenant Governor, Recorder of Deeds, St. Croix 773-6449; St. Thomas 774-9906*)
- Real Property Tax Clearance Letter** (*Obtained from the Department of Finance, St. Croix 773-1105; St. Thomas/ St. John 774-4750*)
- Contract of Sale and/or Lease Agreement** (*if applicable*) **N/A**
- Power of Attorney** (*Notarized Power of Attorney required if applicant/representative is not the property owner(s) of record or if property is owned by more than one person.*) **N/A**
- Articles of Incorporation** (*required if the property is owned by a Corporation*)
- Photographs** (*Depicting intervals along the perimeter of the property, its existing on-site conditions, and surrounding neighborhood*)
- Conceptual Site Plan and/or As-built drawing**- At a minimum scale of 1 inch = 40 feet and includes the following:
 - Conceptual layout of the property.
 - Existing/proposed building locations and footprint.
 - Location of uses and open spaces.
 - Location of watercourses (*guts*) and existing/type of vegetation on the site.
 - Location of existing/proposed street and driveways, accesses, and circulation patterns.
 - Current use and zoning of the site and adjacent property.