

September 14, 2023

Vincent Richards
PO Box 502936
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00805

Honorable Novelle E Francis, Jr., Senate President
Legislature of the Virgin Islands of the United States
Capital Building
P.O. Box 1690
St. Thomas, Virgin Islands 00804

RE: ZAT-22-16 -Estate Elizabeth 30C Remainder, St. Thomas

Dear Senate President Francis and Members of the 35th Legislature:

My family and I write to respectfully oppose the above referenced request for a use variance of the subject property. To permit the property owner and or developers to utilize the property for any use other than low-density residential is counter to the current and longtime trend of the surrounding neighbourhood.

We bought our Estate Elizabeth property in 2007, and over the years have made it our "Forever Home". I enjoy living in Estate Elizabeth. A significant portion of the neighborhood is tightknit and we lookout for one another.

Often mentioned to justify the Applicant's attempt at variances or rezonings, is the existence of the Mafolie Hotel and Sib's Bar and Restaurant in the area. What is never mentions is both businesses predate most residences since built in the area. These very establishments would without a doubt be vehemently opposed and never be permitted in current day. Both businesses are plagued by inadequate patron parking and cause traffic and automobile accidents on a regular basis. I personally have witnessed multiple accidents and near brawls in front of the Mafolie Hotel over the years -during the daily traffic jams there. To traverse the road one must zig and zag in and around the patrons parked on the side of the road, and passengers being let out of taxis. Mafolie Hotel has even resorted to placing an employee outside in the public road to direct the traffic flow around the chaos they create. These businesses lack adequate potable water supply, and adequate sewage systems, thus they both have water trucked in multiple times per week, and sewage trucked out multiple times per year. Do these two current businesses and their growth negatively impact the neighborhood's quality of life? Yes. Would granting the subject request further negatively impact the neighborhood's quality of life? Absolutely.

On this subject property sits an unsecured cargo trailer that was blown down the hill in 2017 barely missing the homes of multiple neighbors. Rather than it being disposed of, it was dragged back up the hill where it's been left in place hurricane season after hurricane season. This act alone is callous and exhibits a level of insensitivity and disregard for one's neighbors. I personally would be terrorized during annual storm seasons knowing this large metal object can again become airborne and slam into my secure home.

Like Mr. Warrell, I too am locally born, own property in the area, have invested in my family home and we too have an entrepreneurial spirit. Mr. Warrell and I both acquired our respective properties in the area almost simultaneously, and during a few pride-filled conversations shared our plans of building our homes with an apartment and residing peacefully in the neighbourhood. I sincerely look forward to him reverting to his original plans and residing in the peaceful neighbor alongside my and many other families.

The Department of Planning & Natural Resources oppose this, we oppose this. I respectfully ask this body to vote against this measure. Thank you for your consideration on this matter.

Regards,

Vincent Richards and family
Estate Elizabeth Residents & Homeowners

Cc: Marvin A. Blyden
Angel L. Bolques, Jr.
Diane T. Capehart
Samuel Carrion
Dwayne M. DeGraff
Ray Fonseca
Alma Francis-Heyliger
Donna A. Frett-Gregory
Kenneth Gittens
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