

Ashley and Albertina Bryan
2-1 Agnes Fancy
St. Thomas, VI 00801

October 18, 2022

Re: DPNR Application ZAT-22-16 Lionel Warrell
Remainder of 30C Estate Elizabeth, #8i St. Thomas, VI

Dear Commissioner and Members of the Department of Planning and Natural Resources:

We once again, oppose Mr. Warrell's request for a zoning change from residential to business.

Our families have lived and invested in this residential neighborhood for over 70 years. Mr. Warrell's property bounds with our property on two sides – (South and West). His other boundaries are the 2 public roads. My family home is on the south side directly below Mr. Warrell's property.

Within a one-mile radius of the property in question, there are already THREE look-outs for tourists: Mafolie Hotel, Drake's Seat and the tax-payer funded scenic lookout on Valdemar Hill Drive (Sky Line Drive) which offer the same views as Warrell's property. A short ride from there, are Sib's Bar and Restaurant, and Mountain Top which offer cold drinks, ample parking and facilities to deal with large numbers of tourist and the safaris and taxis that bring them there.

The road is already so heavily congested from Mafolie Hotel's visitors, employees, taxis and others that park on one side of the road and often on both sides of the road, making it nearly impossible for safe passage of two-way traffic.

Congestion and chaos will further increase if this project is allowed to move forward, as we already have to endure blockage of the public road and abuse by Safaris and Taxi drivers who completely obstruct the public exit in front of Warrell's container so that passengers can disembark and take pictures. Although this road is actively used by the public, it is the ONLY exit from my house, which is currently not passable due to the 2017 Hurricanes. Furthermore, the public road adjacent to Mr. Werrell's property S379 (photo attached) is already a one-way road during busy hours due to our already congested traffic. Also, Department of Public Works has already prohibited large vehicles of passage "such as Safaris" (photo attached).

There are any number of commercially zoned properties that he could have purchased. Which one of you would accept a commercial venture of any kind in your back yard? I built my home in a residential area and ask that it is kept that way, I too am a Virgin Islander!

DPNR and The Board of Land Use have allowed Mr. Warrell to keep the illegal, unpermitted cargo eye sore on loose fill with NO type of foundation what-so-ever to secure it to its precarious perch at the edge of the gut, and with the total disregard for the safety of his neighbors living below. The rest of us common folks have had to follow the established VI building codes.

We welcome My Warrell to our neighborhood. He can build a home & have some rental units for additional income. We don't want commercial activity in our neighborhood. Please say NO to Mr. Warrell's rezoning request.

Respectfully,
Ashley & Albertina Bryan