

[EXTERNAL MAIL]Application No. ZAT-22-16: Lionel Warrell requesting a use variance for Parcel No. Remainder 30C Estate Elizabeth, 8I Great Northside Quarter, St. Thomas

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Att: Legislature:

Subject: Application No. ZAT-22-16: Lionel Warrell requesting a use variance for Parcel No. Remainder 30C Estate Elizabeth, 8I Great Northside Quarter, St. Thomas

To the honorable 34 Legislature of the Virgin Islands,

The Mafolie Ridge Villas association opposes the proposed development: "Warrell's Waterway Gift Shop & Lookout" located at 30c Estate Elizabeth.

The peace and tranquility of the neighborhood should be respected by maintaining the existing zoning. Property values of adjacent homes would be negatively impacted were this large scale commercial project approved creating traffic congestion and constant noise at all hours of the day and night. The Mafolie roadway already is operating at maximum capacity for vehicular traffic.

Furthermore DPNR has repeatedly advised the senate over the years against changing the zoning because the property sits on a water gut and building there would violate existing codes and set back requirements. Additionally any structural changes to the drainage could put at risk several homes directly below 30c.

We respectfully ask that the commercial zoning request by Mr. Warrell be rejected. Homeowners overwhelmingly believe that R-2 is the appropriate zoning designation to protect existing property values and the quality of life in the neighborhood.

Sincerely,

Filippo Cassinelli

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