

Re: ZAT-22-16 Pinnacle Condominium Association, Inc. Homeowners Oppose the Warrell Official Zoning Map Amendment

jodynyapt@aol.com <jodynyapt@aol.com>

Wed 10/12/2022 4:21 PM

To: Leia LaPlace <leia.laplace@dpnr.vi.gov>

Cc: rosienichols@gmail.com <rosienichols@gmail.com>; mdwagner24@gmail.com <mdwagner24@gmail.com>; gautamstt@gmail.com <gautamstt@gmail.com>; giresh.mirpuri@gmail.com <giresh.mirpuri@gmail.com>

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Dear Ms. Laplace,

Thank you for your email below and the electronic file with the 11 attached documents that evidence Mr. Warrell's latest commercial development proposal for an "Open Air Retail, Bar & Grill" (Attachment 10 page 6, Birds Eye View), described in the Official Zoning Map Amendment Request Form (Attachment 1 page 2, Line 10) as "Retail Operations -- gift shop and scenic lookout".

Pinnacle Condominium Association, Inc., representatives and I have testified to our homeowners' safety and other concerns regarding Mr. Warrell's various proposed commercial plans for use of the property at 30C Estate Elizabeth before DPNR multiple times. We oppose the "Rezoning Commercial or Use Variance" (Attachment 1 page 1) requested for the commercial development that is the subject of yet another hearing now scheduled for Wednesday, October 19, 2022.

Pinnacle homeowners are not listed on the Adjacent Owners List (Attachment 2) and did not receive Notice or details of this 2022 zoning/variance request by Mr. Warrell until your office sent the data (pursuant to my request) by your email below. Our 15 homeowners reside directly above Mr. Warrell's property. (See Attachment 6 photo 6 showing the Pinnacle Condominiums and photos 7 and 8 apparently taken from the Pinnacle property.

The years that "Warrell's Waterway" commercial proposals have been pending/rejected, during which the shed/trailer window has been periodically opened for various businesses, have demonstrated that the proposed uses create dangerous traffic situations. There has been traffic congestion as taxi drivers block the road, impair visibility on the curve and discharge passengers into the roadway. Visitors have been observed wandering into traffic and using the stop as a bathroom break where there are no facilities.

The site itself is inherently dangerous with no safety measures in place for those visitors standing at the edges of the gut and road. The recent accident on the road where a pedestrian was severely injured by a motorcycle demonstrates that the risks are very real.

The Skyline Drive overlook is a clear example of the damage to residential quality of life from placing an overlook and retail activities on a small parcel between residential homes on a main roadway. The 15 Pinnacle Homeowners who are just yards above the proposed commercial development are unanimous in opposition to the Warrell project. As you will see from the 2015 email below, PCA and its neighbors have been heard multiple times on these zoning change requests that have been repeatedly decided against Mr. Warrell's ill advised plans.

PCA Board member and Secretary, Rosie Nichols, will attend the October 19, 2022 Hearing in person on behalf of the PCA Board and Homeowners.

Thank you for your attention to this matter.

Sincerely;

Joanne E. Bozzuto, Esq. CPA
President PCA
305-505-8988

-----Original Message-----

From: Gautam Daswani <gautam@royalcaribbeanvi.com>

To: leia.laplace <leia.laplace@dpr.vi.gov>
Sent: Fri, May 8, 2015 5:23 pm
Subject: The Pinnacle Opposes Zone Change

Dear Mrs. Laplace,

I trust all is well.

Although brief, it was a pleasure to meet you at the hearing.

I am writing to reiterate that The Pinnacle Homeowners Association (PHA) which is a condo complex located above and less than 50 yards away from Mr. Warrells land 100% opposes the zone change from R-2 to B-3. The PHA comprises of 15 member owners.

If there are any questions, please do not hesitate to be in touch with me.

Thank you.

Best Regards,
Gautam Daswani
PHA – President
340 776 4110 ext 232

-----Original Message-----

From: Leia LaPlace <leia.laplace@dpr.vi.gov>

To: jodynyapt@aol.com <jodynyapt@aol.com>

Cc: rosienichols@gmail.com <rosienichols@gmail.com>; mdwagner24@gmail.com <mdwagner24@gmail.com>; gautamstt@gmail.com <gautamstt@gmail.com>; giresh.mirpuri@gmail.com <giresh.mirpuri@gmail.com>; hlfusvi@gmail.com <hlfusvi@gmail.com>

Sent: Tue, Oct 11, 2022 3:39 pm

Subject: Re: [EXTERNAL MAIL]ZAT-22-16

Good afternoon, link to electronic file: [ZAT-22-16](#)

Dear Attendee,

Thank you for registering for “Virtual Public Hearing via Microsoft Teams for Application No.ZAT-22-16: Lionel Warrell requesting a use variance for Parcel No. Remainder 30C Estate Elizabeth, 8I Great Northside Quarter, St. Thomas. The purpose of the request is to allow for a gift shop and scenic lookout.”

Join DPNR’s Division of Comprehensive and Coastal Zone Planning (CCZP) at 10 am AST, Wednesday, October 19, 2022. Any questions/comments you may have before the hearing can be emailed to me.

HOW TO JOIN THE VIRTUAL PUBLIC HEARING:

1. Click the link to join the hearing on the specified date and time. https://teams.microsoft.com//meetup-join/19%3ameeting_YjY0MDIzOTktNTQ5My00ZWl0LWFmN2ltYjA3YWVhNTcwMmM4%40thread.v2/0?context=%7b%22Tid%22%3a%22c6c12b25-87cc-4f04-8d48-314ff405b090%22%2c%22Oid%22%3a%22def25434-41a7-4923-9639-2f6143b7b2b5%22%7d
2. Please see the attachment for instructions on “How to join a Teams Meeting without Microsoft Teams installed on your computer.”
3. When joining the hearing, please have your camera and microphone off/muted. At the appropriate public comment period, you will be allowed to place your comments/questions on record (either by chat OR audio, determined by the number of hearing attendees) (Limited to three minutes). Testimony in excess of three minutes can be submitted in writing, for the file and recommendation report.

Regards,

Leia LaPlace-Matthew
Territorial Planner
Department of Planning and Natural Resources- <https://dpr.vi.gov>
Division of Comprehensive and Coastal Zone Planning
#45 Mars Hill, F'sted, VI 00840-4474
Tel: 340.773.1082 x2215

"Step in not because it's your role, but because you see that something needs to be done." -Author Unknown

From: jodynyapt@aol.com <jodynyapt@aol.com>
Sent: Tuesday, October 11, 2022 2:51 PM
To: Leia LaPlace <leia.laplace@dpr.vi.gov>
Cc: rosienichols@gmail.com <rosienichols@gmail.com>; mdwagner24@gmail.com <mdwagner24@gmail.com>; gautamstt@gmail.com <gautamstt@gmail.com>; gires.h.mirpuri@gmail.com <gires.h.mirpuri@gmail.com>; hlfusvi@gmail.com <hlfusvi@gmail.com>
Subject: [EXTERNAL MAIL]ZAT-22-16

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Dear Ms. LaPlace,

I have tried to call you with out success as your STX number is "not in service".

I reached the DPNR Planning Technician through the STT number today who instructed me to email you.

I am the President of the Pinnacle Condominium Association Inc. located at 30 Estate Elizabeth St. Thomas USVI. None of our homeowners received Notice of this hearing despite the fact the PCA homeowners are across the street from Mr. Warrell's gut and have attended and objected at all past hearings on his various development plans.

Please email me "The Package" and registration information so that PCA Inc. can take appropriate action, and distribute the data to all of our 15 homeowners.

Thank you,

Joanne E. Bozzuto, Esq. CPA
 President Pinnacle Condominium Association, Inc.
 305-505-8988

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