

October 19, 2022

Vincent Richards  
PO Box 502936  
St. Thomas, US Virgin Islands  
00805

Honorable Jean Pierre Oriol, Commissioner  
Department of Planning & Natural Resources  
4607 Tutu Park  
St. Thomas, Virgin Islands 00802

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

Dear Commissioner Oriol:

My family and I write to 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 trend of the surrounding neighbourhood.

Often mention to justify Mr. Warrel's attempt at variances or rezonings is the existence of the Mafolie Hotel and Sib's in the area. What is never mentioned is **both** businesses predate the majority of residences since built in the area. These very establishments would without a doubt be vehemently opposed in current day. Both businesses were poorly planned, are plagued by inadequate patron parking, lack adequate potable water supply, and adequate sewage systems. These businesses create noise pollution, 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. 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 property sits an unsecured cargo trailer that was blown down the hill in 2017 almost upon 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 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. Warell, I too am locally born, own property in the area, and have an entrepreneurial spirit. Mr. Warrel 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 those original plans.

Thank you for your consideration of this matter. If you have any questions, please feel free to contact me at [vincent.richards1971@gmail.com](mailto:vincent.richards1971@gmail.com) or (340) 690-4241.

Regards,

*Vincent Richards*

Vincent Richards and family  
Estate Elizabeth Homeowners