

Lionel A. Warrell  
8476 Lindberg Bay 27  
St. Thomas, VI 00802

October 14, 2021

Honorable Donna Frett Gregory  
Senate President  
34<sup>th</sup> Legislature of the Virgin Islands  
St. Thomas, VI 00802

I am Lionel A. Warrell, Virgin Islander, father, fire fighter, former National Guardsman and veteran of the US Navy. In 2008 I purchased the property at **30C Estate Elizabeth** where I desire to build a gift shop and lookout. The property is currently zoned R-2 and I am requesting a **Use Variance**. The property is located close to two other commercial properties – Mafolie Hotel and Sib's Bar & Restaurant. The Use Variance will allow me to operate **a retail business on the property which is 1 ¼ acres in size.**

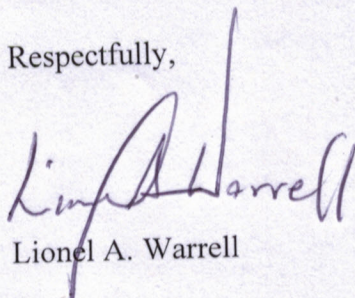
Warrell's Waterway will be a one-stop venue for persons to buy light snacks and drinks, and to purchase souvenirs, locally-designed t-shirts and historical postcards, while enjoying a panoramic view of the waterfront, downtown Charlotte Amalie, Crown Bay and Frenchman's Reef. Customers will enjoy burgers, hot dogs, ice cream, popcorn, pates, as well as local drinks in an open-air setting. It will be an intimate arena for eating and greeting, and an opportunity to experience local hospitality from morning to sunset. Guests will also be captured by the view of the cruise ships, yachts, seaplanes, jets, red roofs and amazing sunsets, while relaxing in a close-to-nature ambience.

Clients will include tourists who are on tour of the island via safari, or who are staying in the surrounding area. With this clientele, the business will promote the island, create liaisons and foster return travel. Locals who wish to indulge in a light breakfast, an after-work snack with drinks or a weekend treat, or who wish to sit and enjoy a breath-taking view may also do so.

I am a licensed VI Lottery Dealer so this will also be an area where VI lottery tickets can be purchased. Business will also include this applicant in the role of VI Taxi (tour) operator.

I may be reached at (340)227-2657. Thank you for your consideration.

Respectfully,



Lionel A. Warrell