

Dry Marina LLC
7351 Estate Bovoni
St. Thomas, USVI 00802
340-779-2222

The Honorable Novelle E. Francis

September 12th, 2023

President
Thirty-Fifth Legislature of the Virgin Islands
Capitol Building
St Thomas, USVI 00802

RE: Request for zoning variance to allow the use of Parcel 17D-1 Estate Bovoni, St Thomas, Virgin Islands as a fuel storage facility.

Dear Senate President Francis:

In accordance with *Title 29, Section 238a of the VI Code*, Dry Marina, LLC. is requesting a zoning variance to allow Parcel 17D-1 Estate Bovoni, St Thomas, USVI, to be used as a fuel storage facility. Parcel 17D-1 (1 acre) is zoned (C) Commercial and fuel storage facilities are not currently amongst the “permitted uses” listed for Commercially zoned properties in *Title 29, Section 228, of the VI Code*.

We respectfully request for the legislature to take in to consideration the following information in support of the hopeful approval of this zoning variance:

1. Currently under VI zoning the construction of a fuel storage facility requires the land to be zoned “Industrial (I)”, such zoned land is extremely scarce in St. Thomas.
2. Due to the scarcity of “Industrial” zoned land, most of the **existing** fuel distribution / storage facilities in St. Thomas are located at retail gas stations. These gas stations are not zoned “Industrial” nor properly designed for above ground ISO Tank fuel storage which are then being used for the distribution of fuel via fuel trucks to other businesses.
3. The site, 17D-1 Estate Bovoni is located on the South side of the Bovoni main road and is in a good location for the proposed use. The adjacent properties are all zoned Commercial.
4. The site minimizes risk via limited contact to the public.
5. The site has received CZM approval for a repair and maintenance facility of fuel trucks and associated equipment with the additional use for the storage of fuel once the zoning variance has been approved.
6. The site has been leased to Petroleum Brokers, LLC. which has all of the required licenses / permits and has been in operation in St. Thomas for the past eleven years.
7. Petroleum Brokers is one of the few companies that provides the important fuel distribution service (primarily Diesel) to the various VI Governmental agencies and local businesses, vital to their emergency generator and daily operations.
8. In order for this site to be constructed and used as a safe fuel storage area, a zoning variance must be approved.

We hope that the Legislature will look favorably on this zoning variance request as being in the best interest of the people of the Virgin Islands.

Please find attached an aerial location map of the site and the submitted CZM plans.

Thank you for your consideration,

Sincerely,

Christian F. Rosenberg

Christian F. Rosenberg

Dry Marina, LLC.