



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS  
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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

**Report on Petition to Amend Official Zoning Map No. SCZ-6**

**Application No. ZAC-22-13**

Petition of Juliana Fabian requesting that Plot No. 2-137 Estate Sion Hill, Queen Quarter, St. Croix be rezoned from R-2 (Residential-Low Density-One and Two-Family) to B-2 (Business-Secondary/Neighborhood).

**PROJECT PROFILE**

**Owner/applicant:** Leonela Fabian De Jesus is the property owner as per General Warranty Deed dated April 14, 2021, Document No. 2021001728. Power of Attorney was granted to her mother, the applicant, Juliana Fabian.

**Acreage:** The property comprises of 0.27 acres and is described on Drawing No. A9-74-C012.

**Current Use:** An unoccupied, two-story, single-family dwelling under construction.

**Proposed Use:** To allow the bottom floor to be converted into a beauty salon. The top floor will be used as a residence.

**Surrounding Uses/Zones:** The surrounding area is R-2 zoned vacant land to the north, south, east, and west.

**Infrastructure:** Water needs will be supplied by cistern. Wastewater will be handled by a septic system.

**Public Response:** At DPNR's public hearing held October 21, 2022, no opposition or concerns were expressed with the proposal.

**Analysis:** Ms. Leonela Fabian De Jesus testified on behalf of her mother during the department's public hearing. She stated the intent is to allow her mother to operate a beauty salon on the first floor of the residence, Tuesdays through Saturdays from 8 am to 5 pm. The established clientele of about 10-15 people a week will be served by appointment only and the salon has a separate entrance and bathroom from the residence. Ms. Fabian will be the only employee and the property can accommodate parking for three-four cars which would have to be off-street parking.

In analyzing the applicants' request, the department considered the appropriateness of the requested B-2 zone for the proposal and area. The B-2 zone was intended for shopping centers, immediately adjacent to primary business areas. The current R-2 zoning allows for nonresidential uses such as daycares, schools, museums, civic and social clubhouses. Due to the low amount of anticipated traffic to the business, proposed business hours of 8 am to 5 pm, and adequate off-street parking, the small beauty salon would not be incompatible with the uses that could be developed in the immediate area and would be a low-impact operation. The department does not recommend the B-2 zoning due to its intent for shopping centers and instead recommends a use variance.

The beauty salon has already passed review by DPNR's Division of Building Permits and if the use variance were to be granted, a business license would have to be granted by the Department of Licensing and Consumer Affairs' Board overseeing Barbers, Beauticians, and Manicurists. The salon's final design will have to meet requirements set forth by DLCA and the Department of Health before it would be operational.

**Recommendation:**

The Department of Planning and Natural Resources recommends that a use variance be granted to the R-2 (Residential-Low Density-One and Two Family) zoned Plot No. 2-137 Estate Sion Hill, Queen Quarter, St. Croix, to allow a beauty salon.

  
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Keith Richards  
Assistant Commissioner

1/23/2023  
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Date

Cc: Jean-Pierre L. Oriol, Commissioner, Department of Planning and Natural Resources