

# INNOVATIVE ASSET GROUP, INC.

H.C Ruparelia, C.P.A

September 7, 2022

The Honorable Donna Frett-Gregory  
Senate President  
34<sup>th</sup> Legislature of the U.S. Virgin Islands  
3022 Estate Golden Rock  
Christiansted, St. Croix, VI 00820

Dear Madam President:

RE: Use Variance - Official Zoning Map Amendment Request for Plots Nos. 50-01 and 50-04 Remainder of Estate Orange Grove, Christiansted, St. Croix, VI 00820

Innovative Asset Group, Inc. hereby submits this letter of application requesting a "Use Variance" for Plots Nos. 50-01 and 50-04 Remainder of Estate Orange Grove, Christiansted, St. Croix from B-2 to Commercial. The request herein made is to allow Just Right Trucking, LLC (Just Right Trucking) to expand its onsite operations to manufacturing of cement blocks. The location's property details are as follows:

- Property Owner – Innovative Asset Group, Inc.
- Authorized Agent - H.C. Ruparelia; PO Box 519 Christiansted, VI 00821; 340-643-0980
- Legal Physical Address - 50-01 and 50-04 Remainder of Estate Orange Grove Christiansted, VI 00820
- Acreage to be Re-zoned - 1.97 acres
- Current Zone- B-2
- Requested Zone - Commercial

Specifically, a zoning amendment request is being sought for a use variance from B-2 to Commercial to allow Just Right Trucking, LLC to expand its onsite operations to include cement block manufacturing. The cement block manufacturing process utilizes a concrete mixture of water, sand, and gravel. The process incorporates best available control technology and state-of-the-art equipment and consists of mixing, molding, curing and cubing.

Currently on-site is the shell of a 10,000 square foot warehouse that will house the cement block manufacturing operations, a fleet of trash removal and heavy equipment, trash bins, and a 5000-gallon fuel storage tank for a proposed stand-by generator. Finally, there are also two office trailers on-site. As such, the variance herein requested is compatible with the site's current conditions and operations. It is important to note that Just Right Trucking's operations have both a Storm Water Pollution Prevention Plan (SWPPP) and Spill Prevention Control and Countermeasures (SPCC) Plan. Each plan is site specific and was developed to ensure that on-site operations are conducted in an environmentally compliant and prudent manner.

As the owner of the subject property, Innovative Asset Group, Inc. submits this variance request to allow for the expansion of Just Right Trucking's business model, allowing this local small business to diversify its business offerings and shore up its sustainability and viability. Just Right Trucking is an exemplary small business, locally owned and operated by Mitchell Matthew, Sr. and Lorraine Benjamin Matthew, both of whom are civic minded contributing members of our community. Just Right Trucking pays competitive wages, employs approximately 15 full-time employees, and intends to increase the employee count to approximately 20, once the cement block manufacturing operations commence.

In light of the aforementioned, your approval is requested for a "Use Variance" for Plots Nos. 50-01 and 50-04 Remainder of Estate Orange Grove, Christiansted, St. Croix from B-2 to Commercial to allow Just Right Trucking, LLC to expand its onsite operations to manufacturing of cement blocks.

Sincerely,

  
H.C. Ruparelia  
Authorized Agent  
Innovative Asset Group, Inc.

P.O. Box 519. Christiansted, St. Croix, USVI 00821 (340) 643-0980

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