



GOVERNMENT OF THE UNITED STATES VIRGIN ISLANDS

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DEPARTMENT OF PLANNING AND NATURAL RESOURCES

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**Office of the Commissioner**

January 26, 2022

Clarence Browne  
2111 Company Street, Suite 15  
Christiansted, VI 00820  
Via email: [clarence@designdistrictvi.com](mailto:clarence@designdistrictvi.com)

RE: Plot No. 7A Hospital Street, Christiansted Town, St. Croix

Dear Mr. Browne:

This letter certifies that Plot No. 7A Hospital Street, Christiansted Town, St. Croix is zoned R-4 (Residential-Medium Density) as per Official Zoning Map No. SCZ-19. The R-4 zoned district permits the following uses as "Uses permitted subject to conditions" as found in Virgin Islands Code, Title 29, Chapter 3, Subchapter 1, §228 and 231 (<https://legvi.org/index.php/service/social-care/>): "Community Centers" and "Gymnasiums and athletic clubs."

The proposed exercise studio would be permitted under the category "Gymnasiums and athletic clubs" and would comply with the condition: ... are permitted in the ... R-4, and R-5 Districts as part of a permitted ...community center. The proposed community center would be permitted but would not comply with condition B. The maximum coverage shall not exceed thirty (30) percent of the entire lot area. Currently, the existing lot occupancy/coverage is 56% and the proposed coverage would be 45%. The 0.202-acre property is currently developed with a three-story masonry building remnant that would be governed by applicable historical district regulations and Section 234 of the Zoning Code. Nonconforming uses, (g) Restoration of nonconforming building.

As per Section 230 (d) and (f) of the Zoning Law, ...Whenever off-street parking is required and cannot be provided within the principal building or on the same lot as the principal building and is located on another parcel or property provided for and utilized for off-street parking, said parcel of property shall be owned by the owner of the principal building or, in the alternative, shall be restricted by a recorded agreement to off-street parking purposes during, or as long as off-street parking is required for such principal building in accordance with the terms of this subchapter. The parking spaces required for uses other than one or two-family dwellings shall be located on the same lot as the principal use or on a lot which is within five hundred (500) feet of the principal use, such distance to be measured along lines of public access to the property. Parking will be provided on the adjacent property, Plot Nos. 7-B and 8-B Hospital Street, which are owned by the same entity as Plot No. 7A Hospital Street, Christiansted Town (Deed Document No. 2020001391).

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If you have any further questions or concerns, please contact Ms. Leia LaPlace, Territorial Planner, at [leia.laplace@dpr.vi.gov](mailto:leia.laplace@dpr.vi.gov) or 773-1082, extension 2215.

Sincerely,

*Keith Richards*



Keith Richards  
Assistant Commissioner

Cc: Jean-Pierre L. Oriol, Commissioner  
Sean L. Krigger, Director, Virgin Islands State Historic Preservation Office