



416 Prince Street Frederiksted, VI 00840  
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February 28, 2023

The Honorable Novelle Francis  
Legislature of the Virgin Islands  
3022 Estate Golden Rock  
Christiansted, St. Croix, VI 00820

RE: Letter of Application - Use Variance at Plot #19 & 20 Prince Street Frederiksted

Dear Senator Francis,

Per the requirements for application of a Use Variance, for our company, CAT5 BUILDERS, LLC, is required to submit this letter indicating the information stated below. We are requesting Use Variance from R-4 to B-1 or the appropriate zone as per DPNR after the public hearing and research is completed.

**Use Variance:** Building Contractors' Office, Shops & Yards (General Contractors Services)

**Property and Building Owners:**

Evolve Warehouse LLC c/o McKinley Commercial Services LLC  
320 North Main Street, Suite 200 Ann Arbor MI, USA 48104  
Contact: April Fitch  
Email: [april.fitch@mckinley.com](mailto:april.fitch@mckinley.com)  
Cell: (734) 674-4779 | Direct Dial: (734) 418-0131

**Authorized Agent:**

CAT5 BUILDERS, LLC c/o Donald A. Stevens  
EIN # 66-0978372  
416 Prince Street Frederiksted, VI 00840  
Email: [Donald@cat5builds.com](mailto:Donald@cat5builds.com)  
Cell: 340-244-7770

**Property:**

Plot No. 19 & 20 Prince Street Town of Frederiksted  
Westend Quarter, Island of St. Croix  
Acreage: 0.211  
Folio No. 229

Respectfully,

Donald A. Stevens  
CAT5 BUILDERS, LLC  
Owner/Managing Member