

April 1, 2024

The Honorable Novelle E. Francis, Jr.
Senate President
35th Legislature of the U.S. Virgin Islands
3022 Estate Golden Rock Christiansted
St. Croix, VI 00820

Dear Senate President Francis:

RE: Use Variance Request – Official Zoning Map Amendment Request for Plot No. 8 Estate Cassava Gardens, Queen Quarter, St. Croix, U.S. Virgin Islands

Virgin Islands Propane LLC hereby submits this letter of application requesting a "Use Variance" for Plot No. 8 Estate Cassava Gardens, Queen Quarter, St. Croix, U.S. Virgin Islands, to operate the retail, storage, and wholesale of propane to commercial and residential customers. The details are as follows:

- Lease Holder – Virgin Islands Propane LLC
- Authorized Agent - Sirri Hamad
- Legal Physical Address - Plot No. 8 Estate Cassava Gardens, Queen Quarter, St. Croix, USVI
- "Use Variance Acreage - 1.00 US Acre
- Current Zone - I-2
- Requested Zone - "Use Variance" to operate the retail, storage, and wholesale of propane

Specifically, the "Use Variance" request is to operate the retail, storage, and wholesale of propane to commercial and residential customers in an I-2 (Light Industry) Zoning District on a 1.0 US Acre Plot.

Virgin Islands Propane LLC is a successful, Virgin Islands Company that has operated in the territory for many years. The principals of Virgin Islands Propane LLC are Sirri Hamad and Atta Misbeh. Both Mr. Hamad and Mr. Misbeh are well-known local businessmen who are active contributing members of the St. Croix community. Their combined business ventures have invested heavily in the territory and contributes thousands of dollars to charitable causes.

This site presents an ideal location to operate a propane retail and wholesale facility. Moreover, the proposed operation is compatible to surrounding activities. The introduction of Virgin Islands Propane LLC in the St. Croix market will drive competition in the local propane retail and wholesale markets which is a benefit for consumers. The timeline for the project is 12 months from the approval of the subject "Use Variance" request and the acquisition of all permits.

Considering the aforementioned, Virgin Islands Propane LLC requests your approval of a "Use Variance" to operate the retail, storage, and wholesale of propane to commercial and residential customers in an I-2 (Light Industry) Zoning District on a 1.0 US Acre Plot.

Sincerely,



Sirri Hamad
Vice President