

MICHAEL HANCOCK
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Milton E. Potter

President of the 26th Legislature of the United State Virgin Islands
PO BOX 1690
St. Thomas, VI 00804

RE: R1 TO R3 Rezoning of Parcel 2L - Estate Bakkerø

Dear Senate President Potter:

- a) My name is **Michael Hancock**
- b) Attorney **Rosh D Alger** is assisting me in this matter, and I would like him to represent me acting as my **agent** in this matter
- c) Please mail all correspondence to my attention at: **PO BOX 600342 St. Thomas, VI 00801**
- d) The legal physical address of the property in question is **2L Estate Bakkerø** No 5 Frenchmans Bay Quarter, St. Thomas, United States Virgin Islands consisting of 25,654 square feet or 0.59 acre (the "Property") and
- e) I would like to **rezone the Property from R1 to R3**. The R-3 designation requires a minimum of 6,000 square feet, whereas my proposal shows two lots measuring a minimum of 11,000 and 14,000 (or slightly more) respectively.

Please consider the following comments for my proposal:

The properties that are on the North, South, and West sides of Parcel 2L are all zoned R3.

A few years ago, the property to the north of 2L, Parcel 2A-Remainder, was rezoned from R1 residential to R3 Resort/Hotel.

My requested Rezoning of Parcel 2L, from R1 to R3 Zoning, is consistent with the existing character and zoning of neighboring properties and therefore would have no adverse impact on the community and the immediate neighbors, and would also be consistent with the previously approved quarter and third acre subdivision of Parcel 2Q. (See attached, approved site plan for 2Q2-2Q7)

The only adjacent property remaining as R1, Parcel 2F, which is to the East of 2L, would not be affected at all. The view from 2F, the distance between the existing house on 2L, and the existing house on 2F, would not change.

The only change to Parcel 2L's existing zoning restrictions, would be the minimum lot size of ½ acre. All height, setback, and residential usage restrictions would remain.

Only the lot size of Parcel 2L would be changed to 1/4 and 1/3 acre, to mirror what was previously approved on Parcel 2Q.

s/ Michael Hancock

W. M. Hancock