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[EXTERNAL MAIL] Opposition to Rezoning Request for [CCP-0011-26 #17 D-5 Estate Adrian, St. John VI – 3-06201-0437-00]

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From Larry <lspra1023@aol.com>  
Date Wed 4/22/2026 11:32 AM  
To Leila LaPlace <leia.laplace@dpr.vi.gov>

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Larry A. Sprauve  
2609 Chelsea Terrace  
Baltimore, MD 21216  
April 22, 2026

Department of Planning and Natural Resources  
Division of Comprehensive & Coastal Zone Planning  
c/o Leila LaPlace- Matthew

Subject: Opposition to Rezoning Request for [CCP-0011-26 #17 D-5 Estate Adrian, St. John VI – 3-06201-0437-00]

Dear Members of the Planning and Zoning Board,

I am writing to express my opposition to the request to rezone the parcel located #17 D-5 Estate Adrian, St. John VI – 3-06201-0437-00 from residential to commercial use.

This proposal is fundamentally incompatible with the established character and long-term vision of our residential community. The subject property is landlocked within a neighborhood that is entirely residential in nature, and access is limited to a private road not designed or maintained to accommodate commercial or industrial traffic. Allowing this rezoning would set a troubling precedent where a single parcel is permitted to override the integrity and planning framework of the surrounding neighborhood.

Of particular concern is the stated intent to use the property for the storage of heavy trucks. This use is wholly inappropriate for a residential setting. The constant noise from diesel engines, early morning departures, idling, and general truck activity would significantly disrupt the peace and quality of life for nearby residents. This includes especially vulnerable populations, such as those served by the adjacent senior center, who would be directly impacted by increased noise and disturbance.

Additionally, the private road providing access to the property is not constructed to withstand the repeated stress of heavy truck traffic. The likelihood of accelerated deterioration, safety hazards, and costly repairs would place an unfair burden on the residents who rely on and maintain that roadway.

This rezoning request appears to be a clear case of spot zoning, where a single parcel is singled out for treatment inconsistent with the surrounding zoning pattern for the benefit of a particular property owner, rather than for the good of the community as a whole. Such actions undermine sound planning principles and erode public trust in the zoning process.

I write to you as a descendant of the land's historical steward, my grandfather who entrusted me and mine, his heirs with the responsibility to care for the land...making intentional, thoughtful, and well-informed decisions that honor the land, its history, culture, and the people of St. John.

This rezoning proposal stands out from the existing residential fabric of the surrounding community. Rather than approving an inappropriate rezoning, I urge the Board to deny this request and encourage the property owners to explore alternative solutions that align with existing zoning regulations or identify suitable locations in properly designated commercial or industrial areas.

For the sake of preserving the character, safety, and livability of our neighborhood, I respectfully request that you reject this rezoning application.

Thank you for your time and consideration.

Sincerely,  
Larry A. Sprauve

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