



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

**Report by the Division of Comprehensive and Coastal Zone Planning on
the Petition to Amend Official Zoning Map No. STZ-9, Application No.
CCZP0031-26**

Petition of applicant, Stefan Jorgen, to amend Parcel No. 1 CA Estate Frydendahl, No. 4 East End Quarter, St. Thomas from R-2 (Residential-Low Density-One and Two Family) to R-3 (Residential-Medium Density). The purpose of the request is to increase residential density by constructing three additional two-bedroom apartment units to the existing two, two-bedroom apartment units.



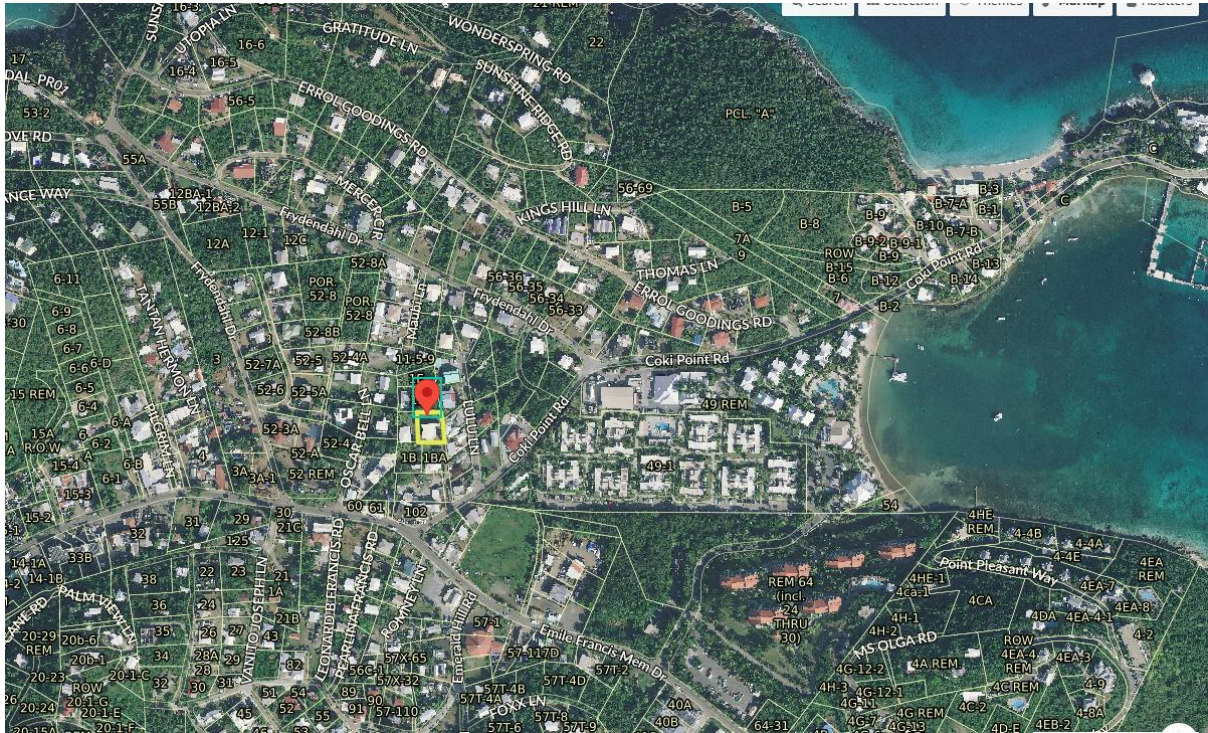
Site photo- Occupied residential building

Property Owner(s): Stefan Jorgen, as per Quitclaim Deed of Gift dated December 20, 2017, Document No. 2018001177.

Applicant Representative(s): Roosevelt Saint Claire David, authorized agent.

Acreage: 10,796 square feet, as described in survey drawing No. F9-2116-T67.

Surrounding Uses and Zones: The surrounding area consists of a mixture of residential and commercial uses.



MapGeo aerial view of property (marked with red)

The surrounding area is zoned R-2, R-3, B-3 (Business-Scattered), B-4 (Business-Residential Areas), and P (Public) and has two zoning map amendments:

Parcel/Plot No.	Year Rezoned	Original Zone	Rezoned To	Act No.
11	1985	R-2	B-3	5064
11B-4	1994	R-2	B-3	6022



Official Zoning Map No. STZ-9 (property's location indicated by red circle)

Infrastructure: Public lines will handle water needs and two septic tanks with total capacity of 6,462 gallons will manage sewage.

Other DPNR Division reviews needed: Permits for new construction and increased septic capacity.

Project Summary: The applicant's request is to facilitate the expansion of an existing one-story residential structure by constructing a second story containing three additional two-bedroom apartment units. The property currently contains two residential units, each with two bedrooms, and the proposed development would increase the total number of dwelling units on the site from two to five. The applicant stated that the project is intended to help address the Territory's housing shortage by providing additional long-term rental housing.

Public Response at DPNR-CCZP Public Hearing held July 22, 2026: During the public hearing, DPNR staff requested additional information regarding septic system capacity and potential easement or access considerations affecting neighboring landlocked parcels to ensure that the proposed development can adequately accommodate the increased density and comply with applicable planning requirements. No public comments were received during or following the hearing.

The applicant provided an as-built drawing confirming 11 parking spaces can be accommodated on the lot and not impede the 20-foot right-of-way along the eastern boundary for access to the remainder of subdivided parcels.

Analysis of Request/Reason for Recommendation: Based on the available as-built survey, Parcel 1CA Frydendahl meets the R-2 requirements:

Standard	Requirement	Existing	Status
Minimum lot area	10,000 sq. ft.	10,796 sq. ft.	 Complies
Density	Max. two dwelling units	Two dwelling units	 Complies
Lot occupancy	Max. 30%	2,528 sq. ft. footprint (23.4%)	 Complies
Parking	1 space per dwelling unit = 5 spaces	11 spaces provided	 Complies
Building height	Max. 2 stories	1 story	 Complies
Front setback	15 ft.	15+ ft.	 Complies
Rear setback	10 ft.	10+ ft.	 Complies

The building, which was constructed in 1970, does not comply with the side setback requirement. R-2 requires 10-foot side yards on both sides.

Side	Required	Existing	Status
Side 1	10 ft.	6'-9"	 Does Not Comply
Side 2	10 ft.	11'-1"	 Complies

From the information provided, the proposed addition of three dwelling units for a total of five, two-bedroom units housing 15 persons on Parcel 1CA Frydendahl would conform best to the R-3 (Residential-Medium Density) zoning:

Standard	R-3 Requirement	Project
Minimum lot area	6,000 sq. ft.	10,796 sq. ft. 
Density	Max. 80 persons/acre (20 persons per acre for this lot)	15 persons/acre 
Lot occupancy	Max. 30% (3,238.8 sq. ft.)	23.4% (2528 sq. ft.) 
Parking	1 space per dwelling unit = 5 spaces	11 spaces provided 
Height	Max. 6 stories	2 stories 
Setbacks	No requirement	5+ ft. on all sides 
Open space	Min. 35% (3,778.6 sq. ft.)	~76.6% (8,268 sq. ft.) 

Based on the above standards, rezoning to R-3 would accommodate the additional three, two-bedroom units and 15-person occupancy.

The proposed rezoning is consistent with the goals and policies of the 2024 Comprehensive Land & Water Use Plan (Comp Plan). The rezoning will allow the expansion of an existing residential building from two to five dwelling units, increasing long-term housing opportunities in an already developed area. The Comp Plan identifies housing production, housing diversity, and zoning reforms that support a broader range of housing types, including smaller-scale multifamily development, as key strategies for addressing the Territory's housing needs.

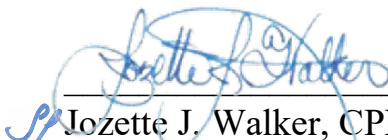
The request also aligns with the Comp Plan's objective of directing growth to developed areas served by existing infrastructure. The property is located within a mixed-use area containing residential, commercial, and public zoning districts, making the proposed R-3 designation a logical extension of the surrounding development pattern. The proposed development complies with applicable R-3 density and design standards, including parking and open space requirements. Accordingly, the department finds that the rezoning supports the Comp Plan's goals of expanding housing opportunities, promoting efficient land use, and encouraging orderly and sustainable development.

The requested rezoning does not constitute isolated spot zoning because R-3 zoning already exists within the surrounding neighborhood and the amendment advances an adopted Comp Plan housing policy.

Recommendation

The Department of Planning and Natural Resources recommends the following:

Pursuant to Title 29 Virgin Islands Code, Chapter 3, Section 238, Official Zoning Map No. STZ-9 for the island of St. Thomas be amended by changing the zoning designation of Parcel No. 1 CA Estate Frydendahl, No. 4 East End Quarter, St. Thomas consisting of 10,796 square feet, as described on survey drawing No. F9-2116-T67 from R-2 (Residential-Low Density-One and Two Family) to R-3 (Residential-Medium Density).



Jozette J. Walker, CPM
Assistant Commissioner

8.26.2026

Date

Cc: Jean-Pierre L. Oriol, Commissioner