



Office Use Only

Date Application Received: _____

Reviewed by: _____

Date Application Deemed Complete: _____

Date of Pre-Application Meeting: _____

Date Application Fee Paid: _____

Tracking No. ZA _____



GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES

DEPARTMENT OF PLANNING AND NATURAL RESOURCES

Division of Comprehensive & Coastal Zone Planning

St. Croix
340-773-1082

St. Thomas/St. John
340-774-3320

Official Zoning Map Amendment Request Form

Zoning Amendment Request is for: ☒ Rezoning ☐ Use Variance

- A. Applicant: Owners of 17 C/CIREM (Adrian Emprise LLC); Owners of 17K (Gisselle Fredericks, Gabrielle Sprauve Garner, Genee Varlack, Germaine Sprauve); Owners of 17 F/F1-A (Gershwin Sprauve).

Mailing Address 3129 Ripple Road

City Windsor Mill State Maryland Zip 21244

Telephone (443)992-3594 E-mail varlackg@gmail.com

Note: Official correspondence will be mailed to the address above

- B. Contact Person/Representative Genee Varlack

Telephone (443) 992-3594 E-mail varlackg@gmail.com

C.

Property Address	Parcel ID	PWD Map No	Current Zone	Proposed Zone	Site Acreage
1. 17C Rem Estate Adrian	3-06102-0408-00	A9-593-T002	R-1	B-3 or B-4	3.07 acres
2. 17C1 Rem Estate Adrian	3-06102-0408-00	A9-593-T002	R-1	R-4	3.45 acres
3. 17K Estate Adrian	3-06102-0412-00	A9-593-T002	R-1	R-4	6.02 acres
4. 17F REM Estate Adrian	306201042800	D9-8907-T014	R-1	R-4	1.35 acres
5. 17F1-A Estate Adrian	306201042800	D9-8907-T014	R-1	R-4	.53 acres

- D. Tax Assessor's Parcel I.D. Number: (see above)

E. Current Zone: (see above)

F. Site Acreage: (see above)

G. Property Owner(s)

Adrian Emprise LLC (Gehardt Sprauve, Sr. Family Trust)	Gisselle Fredericks, Gabrielle Sprauve Garner, Genee Varlack, Germaine Sprauve	Gershwin Sprauve
17C REM; 17C-1 REM;	17K	17F REM; 17F1-A
3129 Ripple Road	3201 Southgreen Road	P.O. Box 1568
Windsor Mill, MD 21244	Windsor Mill, MD 21244	St. Thomas VI 00804
(443)992-3594	(410)961-0588	(340)514-5200
varlackg@gmail.com	fredericks.g@gmail.com	gsprauve@ymail.com

H. Detailed Description of what exists on the property. The properties consist of vacant undeveloped land.

I. Does what exist on the property conform to its current zoning district's requirements? ☒ Yes

J. Detailed Description of Proposal: Consistent with the USVI Comprehensive Plan, this proposal directly addresses the Virgin Islands' critical housing shortage by rezoning 14.42 acres across 5 parcels to create diverse, urgently needed homes and essential daily services. By transitioning 10.97 acres from R-1 to R-4 Medium-Density Residential, this project opens the door for a vibrant mix of housing types, including affordable units, multi-family options, apartments, single-family homes, and condominiums.

Furthermore, converting the remaining 3.45 acres to B-3/B-4 Business Districts directly improves community well-being by bringing essential, daily-life services such as medical offices, a pharmacy, and a laundromat, right to the neighborhood's doorstep.

K. Is the property served by municipal sewer lines? ☒ No

If no, please explain plan for sewage disposal. Wastewater generated on the site will be treated at a modern, on-site wastewater treatment facility designed to meet tertiary treatment standards in compliance with applicable U.S. Virgin Islands and federal environmental regulations. Following receipt of all required permits and approvals, treated waste will be reused for landscape irrigation to the maximum extent feasible. Any excess treated water will be discharged into the on-site gut in accordance with environmental protection requirements and under the authorization of a Territorial Pollutant Discharge Elimination System (TPDES) permit.

L. Is the property served by municipal water lines? ☒ No

If no, please explain plan for water supply. Because the property is not served by municipal water lines, water will be provided through island-appropriate systems designed to ensure a safe and reliable supply. These may include rainwater collection and storage in cisterns, or water tanks permitted on-site wells with appropriate treatment, water storage with delivery by licensed water haulers, or other approved systems. All water supply options will be designed and operated in compliance with applicable health and environmental regulations.

M. Are there any flood ways on the site? ☒ No

N. Are there any cultural/historical resources on site? ☒ No

If yes, describe how the cultural/historical resource(s) will be incorporated into the development.

Are there any covenants and restrictions of record on the property? ☒ No

If yes, provide a copy of the restrictions.

Do they preclude undertaking of the uses that are proposed? ☒ No

Required Submittals

One electronic copy of this application along with every item in the checklist below or

Two printed copies of this application along with two copies of every item in the checklist below:

One (1) Copy for submission to the Division of Comprehensive and Coastal Zone Planning

One (1) Copy for submission to the Legislature

Printed documents shall be submitted on letter-sized paper (8.5" x 11"). One copy of the Official Recorded and Numbered PWD/OLG Map shall be submitted on letter-sized paper.

Maps, Surveys, Plans, and Renderings shall be submitted in a format no larger than 24" x 36".

- ☐ **Letter of Application-** Address letter to the Senate President; Indicate name of property owner(s) and authorized agent(s) with mailing addresses and contact numbers, legal physical address and acreage of parcel(s) to be rezoned, current and requested zone, and specific intent for zoning map amendment.
- ☐ **Official Recorded and Numbered PWD/OLG Map** (*Obtained from and **certified** by the Office of the Lieutenant Governor, Cadastral Division, St. Croix 773-6449; St. Thomas 774-9906*)
- ☐ **Adjacent Property Owners Certification-** List of complete names, mailing addresses and plot numbers of all adjacent property owners extending a minimum radius of one hundred and fifty (150) feet from the boundary line of the subject property. (*Obtained from the Office of the Lieutenant Governor, Tax Assessor Division, St. Croix 773-6459 or 772-3115; St. Thomas 776-8505; St. John 776-6737*).
- ☐ **Recorded Deed** (*Include copy of covenants and restrictions referenced in deed; obtained from the Office of the Lieutenant Governor, Recorder of Deeds, St. Croix 773-6449; St. Thomas 774-9906*)
- ☐ **Real Property Tax Clearance Letter** (*Obtained from the Department of Finance, St. Croix 773-1105; St. Thomas/ St. John 774-4750*)
- ☐ **Contract of Sale and/or Lease Agreement** (*if applicable*)
- ☐ **Power of Attorney** (*Notarized Power of Attorney required if applicant/representative is not the property owner(s) of record or if property is owned by more than one person.*)
- ☐ **Articles of Incorporation** (*required if the property is owned by a corporation*)
- ☐ **Photographs** (*Depicting intervals along the perimeter of the property, its existing on-site conditions, and surrounding neighborhood*)
- ☐ **Conceptual Site Plan and/or As-built drawing-** At a minimum scale of 1 inch = 40 feet and includes the following:
 - _____ Conceptual layout of the property.
 - _____ Existing/proposed building locations and footprint.
 - _____ Location of uses and open spaces.
 - _____ Location of watercourses (*guts*) and existing/type of vegetation on the site.
 - _____ Location of existing/proposed street and driveways, accesses, and circulation patterns.
 - _____ Current use and zoning of the site and adjacent property.
 - _____ Landscape design and screening/buffering plan.
 - _____ Proposed lot size/density and setback.
 - _____ Proposed development timing.

PLEASE NOTE: Submission of the requested information is a prerequisite for a pre-application meeting and **does not** constitute the submission of an application to the Legislature for a Zoning Map Amendment or Use Variance. **A determination that an application is complete IN NO WAY implies that additional information may not be required.**

I/We attest that the information submitted on this form is a true and accurate representation of my/our development plan(s) for the property.

Print _____

Sign _____

Date _____

Print _____

Sign _____

Date _____