

Andrea L. Christian-Michel
6657 Mon Bijou
Kingshill, St. Croix 00850
340-208-0084

Milton Potter
Senate President - 36th Legislature
P.O. Box 1690
St. Thomas, VI 00804

Re: Proposal for Use Variance

November 7, 2025

Senate President Potter:

Property Address: Plot #395 Whim, Fredricksted, St. Croix, U.S. Virgin Islands 00841
Property Size: 0.41 acres
Current Zoning: R-2
Requested Action: Use Variance to operate a Senior Adult Assisted Living and Day Care Center

Applicant Information:

Property Owner: Andrea L. Christian-Carino
Cell: 340-208-0084
Legal and Mailing Address: 6657 Mon Bijou, Kingshill, St. Croix 00850

Project Description:

This proposal seeks approval for a Use Variance to permit the establishment of a Senior Adult Assisted Living and Day Care Center on the property located at #395 Whim, Frederiksted, St. Croix.

The proposed project envisions a small-scale, community-centered residential facility designed to meet the growing need for quality senior care in the Frederiksted area. The home will offer a safe, comfortable, and family-oriented environment where senior adults can receive daily assistance, compassionate supervision, and meaningful social interaction within a secure, residential setting.

The facility will operate as both an Assisted Living Residence and a Day Care Center for senior adults, providing flexible care options that support families and allow seniors to remain active and engaged in the community. Services will include personalized care plans, medication management, nutritious home-style meals, recreational activities, and social programs that promote emotional and physical well-being.

With a focus on comfort, dignity, and inclusion, the proposed use aligns with the character of the neighborhood while addressing a vital community need for senior care. The project aims to enhance the quality of life for St. Croix's aging population by offering professional, compassionate support in a warm, home-like atmosphere—fostering a true sense of belonging for residents and their families.

Purpose and Need

St. Croix continues to experience a growing need for quality senior care services, particularly for aging residents who wish to remain close to family while receiving daily assistance. Many families struggle to balance work, caregiving, and transportation needs.

This facility aims to bridge that gap by offering:

1. A safe and supportive living environment for senior adults who no longer wish to live alone.
2. A daycare option for seniors needing daytime supervision, socialization and meals.
3. A family-oriented atmosphere where compassion, dignity, and respect guide all care.

By providing these services, the project will support the community's elderly population while creating local employment opportunities in caregiving, food service and maintenance.

Mission Statement:

The mission of the facility is to provide senior adults with a home-like environment that is clean, comfortable, and compassionate, ensuring the highest standards of care and dignity. We are committed to fostering a safe and supportive setting where residents experience warmth, meaningful social interaction, and the joy of companionship, promoting overall well-being and quality of life.

Vision Statement:

Our vision is to support families by providing dependable daily care for their loved ones in a secure, compassionate, and nurturing environment. We strive to promote independence, dignity, and overall well-being, ensuring that every resident experiences comfort, respect, and a meaningful quality of life.

Key to Success:

Our success will be reflected in the well-being and happiness of our residents—senior adults who engage in meaningful activities, share laughter, and enjoy nutritious meals in a caring, family-like environment. We are dedicated to creating a supportive atmosphere that fosters a sense of belonging, comfort, and joy, ensuring each resident feels valued and truly at home.

Facility Overview:

The home will accommodate a small number of residents, ensuring personalized attention and a peaceful atmosphere.

Key features will include:

1. Semi-private rooms
2. Comfortable common areas for recreation and social activities
3. Family-style dining area
4. Outdoor sitting space for relaxation and light exercise
5. On-site staff trained in senior care and first aid

All modifications and operations will comply with local building, fire, and health regulations.

Services to be Provided:

1. Assistance with daily living activities (bathing, dressing, grooming, mobility)
2. Medication management and wellness monitoring
3. Home-cooked meals and nutritious
4. Recreational and social activities (games, crafts, music, and gentle exercise)
5. Housekeeping and laundry
6. Transportation coordination for medical and personal appointments
7. Daycare services for non-residential seniors needing daily supervision

Community and Economic Impact:

This project will:

1. Provide much-needed care options for seniors in the Frederiksted community
2. Relieve family caregivers by offering daytime and residential care solutions
3. Create local jobs for certified caregivers, cooks, and support staff
4. Beautify and utilize residential space for a meaningful community purpose

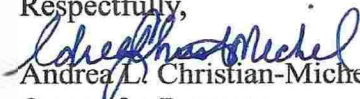
The use is consistent with the residential character of the neighborhood, as it will maintain the appearance and feel of a home while serving the needs of the community.

Conclusion:

The proposed Senior Adult Assisted Living and Day Care Home at #395 Whim, Frederiksted, St. Croix represents a compassionate, community-minded project that aligns with the island's growing need for quality senior services.

We respectfully request that the Department of Planning and Natural Resources grant a Use Variance to allow this property to be used for a Senior Adult Assisted Living and Day Care Home. This facility will enhance the quality of life for St. Croix's elderly residents and bring comfort, dignity, and joy to the families who entrust their loved ones to care.

Respectfully,


Andrea L. Christian-Michel
Owner for Property

340-208-0084
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