



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. SCZ-10, Application No. CCZP0109-25**

Petition of applicant, Daphne Jean-Marie, requesting a use variance to the R-2 (Residential-Low Density-One and Two Family) zoned Plot No. 104 Estate Concordia, Westend Quarter, St. Croix. The purpose of the request is to allow a beauty salon.



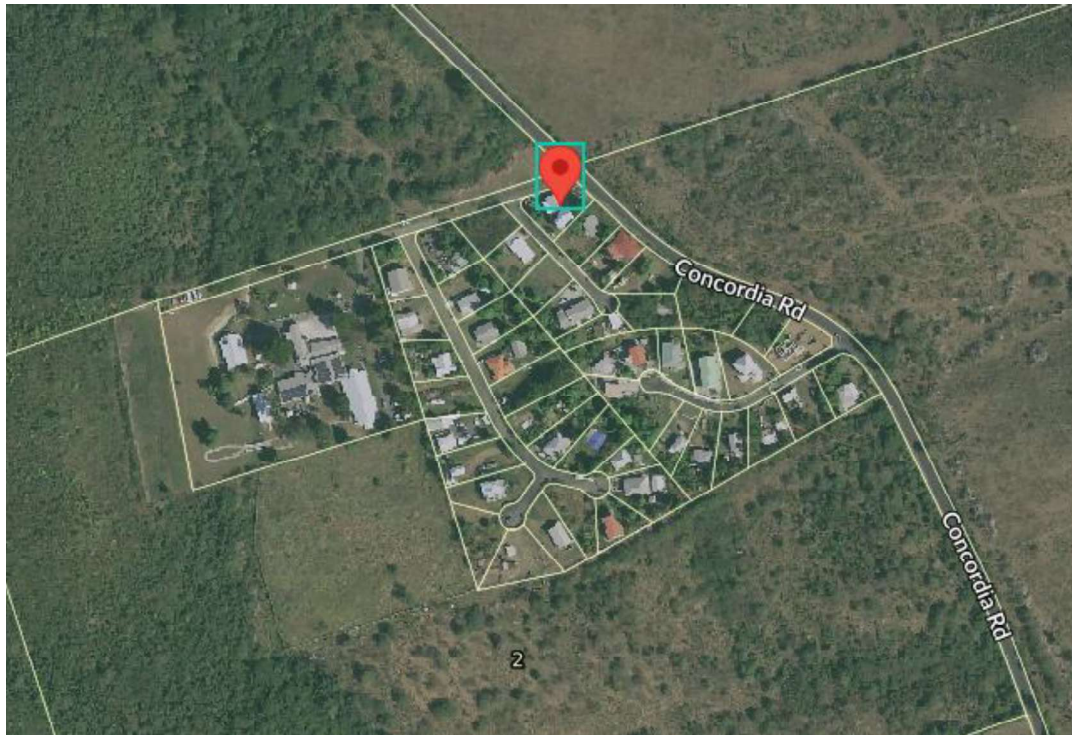
*Photo of current site condition- Two houses; one occupied and another vacant*

**Property Owner(s):** Alexis Jean-Marie and Daphne R. Jean-Marie as per the Deed of Gift dated December 27, 2012, Document No. 2013000061.

**Applicant Representative(s):** Daphne R. Jean-Marie.

**Acreage:** 0.256 acres as described in survey drawing No. 3266.

**Surrounding Uses and Zones:** To the north and west are vacant lots. To the east and south are residences.



MapGeo aerial view of property (marked in red)

The surrounding area is zoned R-2, R-3 (Residential-Medium Density), and A-2 (Agricultural Zone) with one rezoning: Plot No. 71 Consolidated Estate Concordia from R-2 to R-3 by Act No 8723.



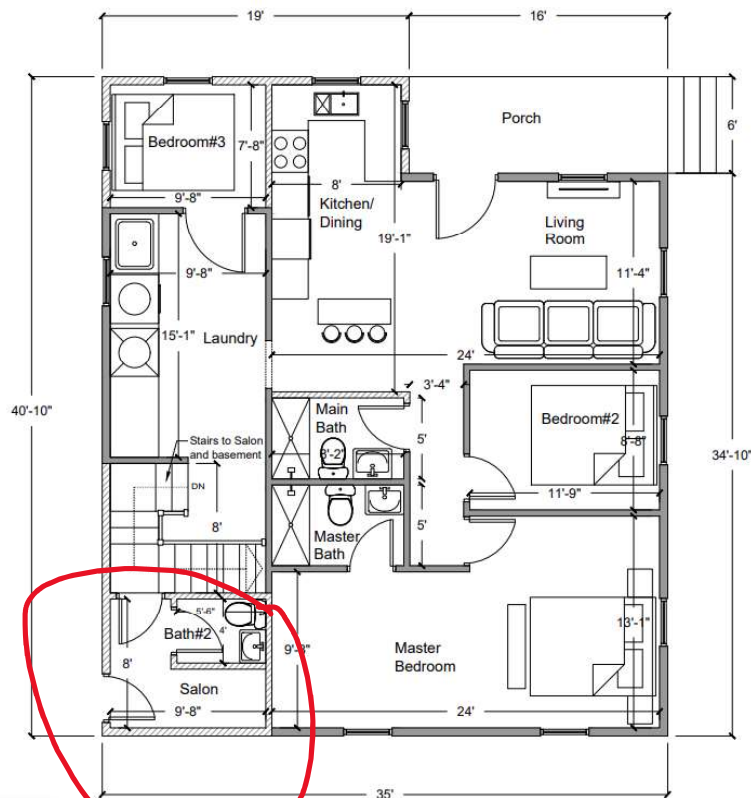
Official Zoning Map No. SCZ-10 (property location indicated by red X)

**Infrastructure:** A cistern and the public water line are proposed to handle water needs. A septic tank with a capacity of 1500 gallons will handle wastewater.

**Other needed DPNR Division reviews:** Permits for new construction.

**Project Summary:** The applicant intends to add a room to one of the dwellings on her property to operate a beauty salon, Monday through Saturday from 9 am to 4 pm by appointment only. The new construction is proposed to be a 10 ft. by 12 ft. room which will make use of an existing bathroom. The additional room will have its own entrance and exit. Ms. Jean-Marie will be the only employee, and the property can accommodate off-street parking for 6-7 cars.

Access is proposed on the west side of the property onto Concordia West Public Road No. 17. Off-street parking for customers will be on the property. Trees surrounding the property will act as a natural noise and visual buffer. The new construction will occur in a single phase, taking approximately six months to complete.



*Conceptual Site Plan Layout- Addition of Salon to existing bathroom*

**Public Response at DPNR-CCZP Public Hearing held January 27, 2026:**

There was no opposition or concern expressed with the proposal. No post-hearing comments were received.

**Analysis of Request/Reason for Recommendation:** The Comprehensive Land and Water Use Plan is intended to guide future growth, land use, and development over the next 10 to 20 years. In the community’s vision for “Living and Thriving Together”, one noted goal was to “Support strong local economies with land and

water use strategies.” One land use strategy that can accomplish the Policy: Target market-based initiatives to build on USVI’s competitive and cultural strengths is strengthening our home-based business/cottage industry. A land use policy which targets market-based initiatives is encouraging the USVI’s competitive and cultural strengths by promoting the home-based business/cottage industry. A sole proprietor operating from their residential property or a small, specialized space in their own backyard can eliminate high commercial property rents and utility bills. Reduced overhead costs could result in higher net profit and business growth, allowing the sole proprietor to grow and expand onto appropriate commercial properties and hire employees.


The current R-2 zoning allows for 27 non-residential uses such as botanical gardens, day cares, schools, museums, civic and social clubhouses. Due to the low amount of anticipated traffic to the business, proposed business hours of 9 am to 4 pm, and adequate off-street parking, the small beauty salon would be compatible with the uses that could be developed in the immediate area and would be a low-impact operation.

If the use variance were to be granted, a business license would have to be granted by the Department of Licensing and Consumer Affairs (DLCA) Board overseeing Barbers, Beauticians, and Manicurists. The salon’s final design will have to meet requirements set forth by DPNR’s Division of Permits, DLCA, and the Department of Health before it could be operational.

### **Recommendation**

The Department of Planning and Natural Resources recommends the following:

Pursuant to Title 29 Virgin Islands Code, Chapter 3, Section 238a, a use variance be granted to the R-2 (Residential-Low Density-One and Two Family) zoned Plot No. 104 Estate Concordia, Westend Quarter, St. Croix consisting of 0.256 acres as described in survey drawing No. 3266, to allow a beauty salon. All other requirements of the R-2 zoning designation continue to apply to the property.

  
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Jozette J. Walker, CPM  
Assistant Commissioner

2.24.2026

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Date

Cc: Jean-Pierre L. Oriol, Commissioner