



[EXTERNAL MAIL] Pcl. 15 Estate Susannaberg = Rezoning Application

From Richard P. Bourne-Vanneck, Esq. <richard@rpbvlawoffices.com>

Date Wed 12/3/2025 11:40 AM

To Leia LaPlace <leia.laplace@dpnr.vi.gov>

Cc Jennifer L. DuBois Stevens <jennifer@rpbvlawoffices.com>; I. Moses <ivylmsw@gmail.com>; peggy Smith <psmith_syp@hotmail.com>

Good morning Ms. Laplace,

It has been a while since we last spoke and I hope this message finds you and your family well.

I represent several; heirs of Neptune Richards, all of whom were distributed parcels, and tenancy in common interests in the probate adjudication of his estate and in a subsequent probate for one of his sons, Iva Moses. Our clients include Ms. Ivy Moses, daughter of Iva Moses and Ms. Peggy Smith, a daughter of Neptune Richards. Our clients have been in a long standing dispute with Ronnie Jones and his brother, Fermin Jones, focused on Parcel 13 and Parcel 245 Estate Susannaberg. They, and our other Richards family clients, object strenuously to the proposed rezoning sought by Ronnie Jones, in part because the access road to Parcel 15 was widened without their consent and now encroaches upon their parcels.

Unfortunately, in this case the procedure for notification of adjacent property owners failed because the certified mail notices went to the addresses on record for property tax purposes. The tax bills are sent in the name of Ronnie/Fermin Jones "and others". So, when our clients went to the Post Office they were told they could not be given the certified mail correspondence. Our clients have not had the notice contemplated by our rezoning application process.

Accordingly, for the reasons stated I request on behalf of our clients that the public comment period now scheduled to close Friday, December 5, 2025 be held open to (1) ensure adequate notice is provided to adjacent property owners and (2) to evaluate whether the applicant in fact has legal authority to undertake what is proposed without encroachment and/or trespass upon the properties held by his siblings and cousins.

I apologize for the lateness of this message. However, I was only made aware of the issues last Monday.

Please let me know your thoughts when you have had an opportunity to review this message and the file.

Best regards,

Richard

Richard P. Bourne-Vanneck, Esq.

The Law Offices of Richard P. Bourne-Vanneck

9800 Buccaneer Mall, Suite 9

St. Thomas, U.S. Virgin Islands 00802-2409

(340) 777-5849 fax (340) 777-5848

www.attorneyrichardbournevanneck.com

Please note new email address: richard@rpbvlawoffices.com

CONFIDENTIALITY NOTICE: The information contained in this e-mail message is legally privileged and confidential information intended only for the use of the individual or entity to whom it is addressed. If the reader of this message is not the intended recipient, you are hereby notified that any use, dissemination, distribution or copy of this e-mail message and attachments is strictly prohibited. If you have received this message in error, please immediately notify us by telephone and return e-mail and delete the message in its entirety.

Caution: This e-mail has originated outside of GVI network. Do not click on links or open any attachment (s) that might look suspicious unless you have knowledge of who the sender is.
