



[EXTERNAL MAIL] RE: Reminder of Tuesday December 30, 10 am virtual public hearing

From Jessica McKenney <jessica@mrrvilaw.com>

Date Wed 1/7/2026 4:26 PM

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

Cc Keshoi Samuel <keshoi.samuel@dpnr.vi.gov>; GAIL PAGAN <gail.pagan@dpnr.vi.gov>; David Bornn <david@mrrvilaw.com>; Duncan Kessler <duncan@mrrvilaw.com>

Good afternoon Director LaPlace,

I hope all is well. Thank you for facilitating the public hearing on December 30 in furtherance of Courtesy Car Wash's zoning use variance application to construct and operate a car wash facility on St. John. The property is located at Parcel No. 300-B Revised Cruz Bay Town, Cruz Bay Quarter, St. John, U.S. Virgin Islands on about 0.07 acres of already developed property that is currently zoned P-Public and previously had a restaurant and bar located on it (and now just contains a concrete slab). As discussed during the publication hearing, the car wash will be the only car wash facility on St. John and will be available to businesses, residents, and tourists. This will be helpful as St. John is accessible primarily through the use of private vehicles/rentals. The property is surrounded by commercial and public use buildings, and a parking lot, and is not located directly next to any residential areas. Additionally, the property has connections to existing roads and water and sewer lines, which the car wash facility will tie into, and does not have gut or flooding concerns. Specifically, the applicant and architect are aware of water run-off concerns and this has been addressed in the application, architectural plans, and at the public hearing. There is available parking across the street for employees.

Finally, this zoning use variance application was made in accordance with a fully executed lease agreement with DPP, who attended the public hearing to express their support of the application and to respectfully ask that the application be approved. We also respectfully ask that the application please be approved. This will allow the applicant to use the property in-line with the fully executed DPP lease.

Thank you for your consideration.

Have a great day.

Sincerely,

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