

Selwyn and Asiah Clendinen Gumbs
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Honorable Milton E. Potter
Senate President, 36th Legislature
Earle B. Ottley Legislative Hall
P.O. Box 1690
St. Thomas, VI 00804-1690

Re: Selwyn and Asiah Clendinen Gumbs Rezoning Request

Dear Honorable Senate President Potter,

We respectfully submit this request for rezoning of the property located at 19-2-111 Smith Bay from R-2 -Residential Low Density One – and Two-Family house into an R-3 Medium Density Residence. This house is situated on .344 acres of land. This request is driven by the need to reconfigure the interior of the 1st floor of the home to create two distinct living units without altering the existing footprint or exterior structure of the property.

Property Overview & Proposal Details:

The property in question is a two-story house, each floor currently consisting of a 3-bedroom, 2-bathroom layout. We propose to convert the first floor into two separate living spaces:

- **One unit:** A 1-bedroom, 1-bathroom unit with separate access and off-street parking
- **Second unit:** A 2-bedroom, 1-bathroom unit with separate access and off-street parking.

The overall intention is to utilize the existing interior space without undertaking any external construction, thereby preserving the current appearance of the house and (maintaining its integration into the neighborhood. To accomplish this, we plan to close an archway in the hallway a 3-foot wide by 8-foot high interior wall) to divide the first floor into two separate units. The wall will serve as a partition, ensuring privacy between the two living spaces while also adhering to fire safety regulations and local building codes.

Water and Septic System Capacity:

This conversion will require the installation of one additional kitchen on the first floor for the one-bedroom unit. However, we have thoroughly assessed the property's current infrastructure and are confident that the existing systems will support the proposed changes. The property is equipped with a private septic system and three (3) large cisterns,

which together provide a total of over 32,000 gallons of water storage – roof square footage approximately 1800-1900 sq. ft. This capacity is more than sufficient to support the additional kitchen requirement of the first floor, with no adverse impact on the environment or surrounding infrastructure.

Zoning Consideration:

Currently, the property is zoned as R-2 Low Density, which permits a maximum of a two family units. Under the current zoning, we are unable to legally establish three kitchens on the property or three family units. In light of this, we are properly seeking a rezoning of the property from R2 to R3 to accommodate the proposed modifications. The R-3 Residential Medium Density zoning district allows for multi-family dwellings, which would permit the conversion of the first floor into two separate units, each with its own kitchen, thereby making this request compliant with local zoning regulations.

Context of Surrounding Properties:

The property is located in a diverse and evolving neighborhood with varying zoning designations. To the north of the property, the surrounding parcels are zoned A1 (Agricultural), and to the east, there is an R-2 zoned vacant lot. To the west, a neighboring house is also zoned R-2. More recently, a rezoning was approved for a group dwelling of 17 buildings for 44 units on an R-2, 5.14-acre property to the northeast of our home. While this area reflects a mix of residential, multi-family, and agricultural uses, we believe the proposed rezoning to R3 is in harmony with the area's character and will not negatively impact the neighborhood. In fact, this small-scale multi-family conversion will help meet the growing demand for affordable and sustainable long-term housing options, while maintaining the aesthetic integrity of the community.

Conclusion:

In summary, we respectfully request approval to rezone the property located at 19-2-111 Smith Bay from R-2 to R-3 to allow for the conversion of the first floor into two separate residential units. The proposed changes will be confined to the interior of the home, ensuring that no exterior construction is necessary, and will not negatively impact surrounding properties or the neighborhood. With the existing water and septic systems capable of supporting the additional kitchen, we are confident that this request aligns with the goals of responsible land use and community development.

We appreciate your consideration of this rezoning request and are happy to provide any additional information or documentation as required.

Sincerely,



Selwyn Gumbs



Asiah Clendinen Gumbs
