

L&WD-3 - Zoning Requirements Table

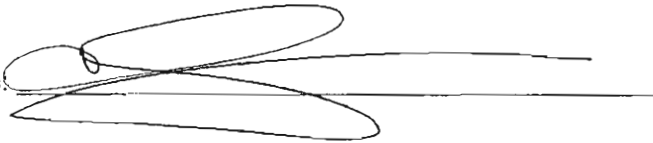
**GOVERNMENT OF THE VIRGIN ISLANDS OF THE UNITED STATES
DEPARTMENT OF PLANNING AND NATURAL RESOURCES
DEVELOPMENT PERMIT APPLICATION**

**FORM L&WD-3
ZONING REQUIREMENTS TABLE**

The following table shall be completed by the applicant with entries as appropriate for the zoning district in which the activity is taking place. Not all the requirements will necessarily apply to a particular zone. Consult the Zoning Law. For your guidance also consult the zoning Requirement Matrix attached to the application forms, i.e., for a R-2 zone only items 1 through 11 will apply.

Applicants Name: The Summer's End Group, LLC

Signature:



Date: 25-MAR-14

Location of Activity-Plot No.

Parcels 13 Remainder (Western and Eastern Portions), 13A, 13B, 10-17&10-18 combined,
10-19, & 10-41 Remainder

Estate: Carolina

Island: St. John

Zoning Districts: W-1 – Parcel 13 Remainder (Western and Eastern Portions), Parcels 13A, 13B, 10-17,
10-18, & 10-19

B-3 – Parcel 10-41 Remainder

1. Proposed use (residential etc.):

145 wet slip marina. Supporting land based businesses including ample off street parking, restaurants, Customs and Border Protection office, a Marina Office, marina engineering facilities, Marina Security office, crew shower and locker facilities, apartments to support marina management, proper solid, hazardous and liquid waste management, proper stormwater management and proper fueling are addressed in a separate Major Land CZM Permit Application.

Note that the description of proposed upland activities is provided in this form only for reference and area not the subject of this application.

Potential future development preplanned for the purposes of this application, will be implemented strictly on market demand. Proposed for this phase are 4 buildings of new construction offering additional retail, restaurant, office space, commercial space, fish and farmers market and 6 short term rental units.

2. Accessory use if any

N/A

3. Number of on site parking spaces

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ZONING REQUIREMENTS TABLE CONT.

Existing: estimated

Parcel 13 Remainder – Western Portion 14
Parcel 13 Remainder –Eastern Portion n/a
Parcel 13A – 8
Parcel 13B – 0
Parcel 41 Remainder – 8
Parcel 17/18 combined – 0
Parcel 19 – 8

Total – 38

Proposed:

Parcel 13 Remainder – Western Portion
13/2/2
Parcel 13 Remainder –Eastern Portion n/a
Parcel 13A – 8/1/0
Parcel 13B – 17/0/0
Parcel 41 Remainder – 66/2/3
Parcel 17 – 5/0/0
Parcel 18 – 2/0/0
Parcel 19 – 5/0/0

Total – 116/5/5

4. Area of lot, (sq. ft. or acreage)

3.255 Ac. (total – 7 parcels)
Parcel 13 Remainder – Western Portion 0.759 Ac, Eastern Portion 5800+/- sq. ft.
Parcel 13A – 0.370 Ac. +/-
Parcel 13B – 0.231 Ac.
Parcel 41 Remainder – 0.98 Ac.
Parcel 17/18 combined – 0.543 Ac.
Parcel 19 – 0.239 Ac.

5. Area covered by proposed and existing buildings, (sq. ft.)

Total = 26,141 sf
Parcel 13 Remainder – Western Portion, existing 6664 sf (20%), proposed 8675' sf (26%)
Eastern Portion, existing – none, proposed 455 sf (8%)
Parcel 13A – existing 3450 sf (21%), proposed 3345 (21%)
Parcel 13B – N/A
Parcel 41 Remainder – existing 545 sf (1%), proposed 6,145 sf (14%)
Parcel 17 & 18 combined – existing – none, proposed 7,240 sf (31%)
Parcel 19 – existing & proposed 2,240 sf total (22%)

6. Setback of building from street property line, (ft.)

Parcel 13 Remainder – Western Portion, existing 19.9', proposed 25'
Eastern Portion, proposed N/A
Parcel 13A – existing 47.4'
Parcel 13B – N/A
Parcel 41 Remainder – existing 39.4', proposed 28.5'
Parcel 17/18 combined – proposed 26.9'
Parcel 19 – existing 17.9'

7. Side yard setback (ft)

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Parcel 13 Remainder – Western Portion, existing 11.2', proposed 10'
Eastern Portion, proposed N/A
Parcel 13A – existing 7.9'
Parcel 13B – N/A
Parcel 41 Remainder – proposed 17.5'
Parcel 17/18 combined – proposed 10.0'
Parcel 19 – existing 9.2'

8. Rear yard setback (ft)

Parcel 13 Remainder – Western Portion, existing 51.6', proposed 20.2'
Eastern Portion, proposed N/A
Parcel 13A – existing/proposed 42.5'
Parcel 13B – N/A
Parcel 41 Remainder – existing 132.8', proposed 68.0'
Parcel 17/18 combined – proposed 29.5'
Parcel 19 – existing 19.9'

9. Height of building (ft. or stories depending on zone)

Parcel 13 Remainder – Western Portion, existing 1 story (4x), proposed 1 story
Eastern Portion, proposed 1 story
Parcel 13A – existing 2 story
Parcel 13B – N/A
Parcel 41 Remainder – proposed 1 & 2 stories
Parcel 17 & 18 combined – proposed 2 story
Parcel 19 – existing 1 & 2 story, 1 each

10. Proposed:

Parcel Remainder 13 (Western Portion) – remove selected structures/bldgs., reconfigure pedestrian access, refurbish/improve interior floor space, expand outdoor seating, new parking area, new bldg. for golf cart service, new paved walkway system, new wastewater treatment plant, new contained & covered fuel tank storage area, new solid waste disposal system, new taxi loading & queuing area, new raised pedestrian crosswalk, new stormwater mgt. measures, new driveway opening, upgrade selected landscaped areas.

Parcel 13 Remainder (Eastern Portion) – provide chase for fuel, water, electrical, internet, wastewater removal, new covered entrance and connection to docks.

Parcel 13-A – remove pool & selected structures/buildings, reconfigure pedestrian access, expand & improve outdoor seating, new parking, new paved walkway system, new domestic water treatment plant, new generator, new pedestrian crosswalk, new timber decking & pergola, new storm water mgt. measures, new driveway opening, new plaza area, upgrade landscaping.

Parcel 13-B – remove selected structures and bush/trees, new parking area, new stormwater management measures, upgrade selected landscaping.

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ZONING REQUIREMENTS TABLE CONT.

Parcel 41-Remainder – remove selected structures and bush/trees, new parking area, new taxi loading & queuing area, new paved walkway system, new domestic well, new raised pedestrian crosswalk, new storm mgt. measures, new driveway openings, upgrade selected landscaping areas, provide open space area for future buildings.

Parcel 10-17 – new parking area, new paved walkway system, provide open space for future building, new raised crosswalk.

Parcel 10-18 – new parking area, new paved walkway system, provide open space for future building, maintain integrity of existing drainage culvert.

Parcel 10-19 – new parking area, new paved walkway system.

11. Lot width at street line (ft.)

Parcel 13 Remainder – Western Portion 172.93'

Parcel 13 Remainder – Eastern Portion 411.02

Parcel 13A – 90.46'

Parcel 13B – 99.4'

Parcel 41 Remainder – 243.1'

Parcel 17/18 combined – 228.5'

Parcel 19 – 291'+/-

12. Area of usable open space (sq. ft. and (%) of lot

Parcel 13 Remainder – Western Portion – existing 21,220 sf (64%), proposed 17,781 sf (54%)

Parcel 13 Remainder – Eastern Portion – existing 5,800 sf (100%), proposed 5,345 sf (92%)

Parcel 13A – existing 11,118 sf (69%), proposed 9,513 sf (59%)

Parcel 13B – existing 9,910 sf (99%), proposed 2,741 sf (27%)

Parcel 41 Remainder – existing 41,353 sf (97%), 17,925 sf (43%)

Parcel 17/18 combined – existing 23,653 sf (100%), proposed 16,413 sf (69%)

Parcel 19 – existing & proposed 7,460 sf (72%)

13. Persons per acre ratio

Parcels 13 Remainder, 13B and 41 Remainder have no residential component thus the PPAR does not apply.

Parcel 13-A and Parcel 10-19 each has only 2 apartments and falls within the allowed density for W-1 zoning.

Parcels 10-17 & 10-18 have 3 short term apartments whose use is allowed by code in W-1 Zone per use #1 listed as “Apartment Houses, Hotels & Guesthouses (Dwelling, Multi-Family).

14. Floor area ratio:

N/A - Not required in W-1 and B-3 districts.

15 Number of onsite parking and loading spaces:

Off street/ADA/Loading

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ZONING REQUIREMENTS TABLE CONT.

Parcel 13 Remainder – Western Portion – 13/2/2
Parcel 13 Remainder – Eastern Portion – N/A
Parcel 13A – 8/1/0
Parcel 13B – 17/0/0
Parcel 41 Remainder – 66/2/3
Parcel 17 – 5/0/0
Parcel 18 – 2/0/0
Parcel 19 – 5/0/0
Total – 116/5/5

16. Building setback (yards 11, W-2 only)

Street
Parcel 13 Remainder – Western Portion existing 31.5’
Parcel 13 Remainder – Eastern Portion N/A
Parcel 13A – existing/proposed 46.5’
Parcel 13B – N/A
Parcel 41 Remainder – existing 39.4’, proposed 28.5’
Parcel 17 – proposed 26.9’
Parcel 18 – proposed 27.7’
Parcel 19 – existing 17.9’

FOR DEPARTMENT USE ONLY

Inspector: _____

Date: _____ Permit No. _____