

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

**FORM L&WD-4
MAJOR PROJECT SUMMARY DATA**

Section I. Applicant

1. Name, address and telephone number of applicant.

St Thomas Yacht Club

6224 Estate Nazareth, St. Thomas, VI 00802

340-775-6320

2. Name, address and telephone number of owner of Property and of developer.

St. Thomas Yacht Club

6224 Estate Nazareth, St Thomas, VI 00802

340-775-6320

Section II. Summary of Proposed Development

3. Describe the proposed development

Addition of concrete roof over existing outdoor dining area. New retaining wall at area adjacent to tennis courts and entry road. Addition of swale at entry road to control run-off from road. New 40' x 60' ground mounted solar array. New roof over existing outdoor grilling area. Repave existing parking area.

New roof over tennis court viewing stands.

Section III. Description of Proposed Development

4. Name of development St. Thomas Yacht Club

5. Plot No. 8-57-3 & 8-58

6. Zoning District: W1

7. PWD Map No. D9-1028-T71 , A9-35-T65

8. Proposed use (residential, etc. as listed in Zoning Law): Yacht Club

Yacht Club

9. Accessory use if any N/A

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MAJOR PROJECT SUMMARY DATA Cont'd

10. Area of Lot(s) (acreage) Parcel 8-57-3: 1.00 acre, Parcel 8-58: 1.10 acre Total = 2.10 acres
11. Area covered by existing buildings (sq. ft.) 6,275
12. Area covered by proposed buildings (sq. t.) No new buildings are being proposed.
13. Floor area total 6,275 sq.ft
14. Floor area ratio (B-1, B-2 zones only) N/A
15. Number of buildings 5
16. Number of units total N/A
17. Schedule of units:
- | | Person | | Persons | | |
|---------------|------------|--|------------|------------|------------|
| Efficiencies | <u>N/A</u> | | x 1.5 Unit | <u>N/A</u> | <u>N/A</u> |
| 1 bedroom | <u>N/A</u> | | x 2 | <u>N/A</u> | <u>N/A</u> |
| 2 bedroom | <u>N/A</u> | | x 3 | <u>N/A</u> | <u>N/A</u> |
| 3 bedroom | <u>N/A</u> | | x 4 | <u>N/A</u> | <u>N/A</u> |
| Other | <u>N/A</u> | | x | <u>N/A</u> | <u>N/A</u> |
| Total Persons | <u>N/A</u> | | | | |
18. Number of on site parking and loading spaces (45) parking spaces, (1) Loading space
19. Maximum building height (stories/ft) Existing (1) story. No new buildings are being proposed.
20. Adjoining property land use(s) Cowpet West Condominiums and The Anchorage Condominiums
21. Setback of building from street property line (ft) 93'
22. Sideyard setback (ft) 12'
23. Rear yard setback (ft) 55'
24. Density (person/acre) N/A
25. Area of usable open space (sq. ft. % of lot) 60%

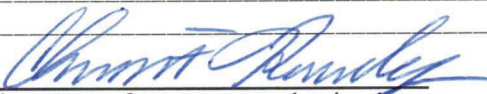
**FORM L&WD-4
MAJOR PROJECT SUMMARY DATA Cont'd**

Section IV. Comments

26. Proposed Potable Water Supply (method & quality estimate gal/day)
Main building has a cistern. Estimated use is 400 gal/day.
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27. Proposed Sewage Treatment (method & quality estimate gal/day)
Sewage is processed via a waste treatment facility located at the adjacent Anchorage Condominiums property.
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28. Proposed Solid Waste Disposal (method & quality estimate lbs/day)
Solid waste is disposed by private hauler to landfill. Estimated waste generated is roughly 100 lbs/day.
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29. Proposed Electrical Supply (method & demand estimate KWH for single & 3 phase)
Existing use: Average 7,410kw monthly. Proposed: 50kw solar array system.
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30. Air Conditioning (method & demand estimate (KWH)
N/A
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31. Other Utilities N/A
-
32. Other N/A
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Section V.

33. Will the development extend onto or adjoin any beach tidelands, submerged lands or public trustlands?
The existing St Thomas Yacht Club operation is adjacent to Cowpet Bay Beach. However, no additional buildings are being proposed.
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34. Will the development maintain, enhance or conflict with public access to the shoreline and along the coast?
None of the proposed work will alter in any way public access to the shoreline along the coast.
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35. Will the development protect or provide moderate income housing opportunities?
Will it displace moderate income housing?
Proposed work will have no affect on moderate income housing opportunities.
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36. How will the development affect traffic on the coastal access roads?
Proposed work will not alter traffic on the coastal access roads.
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Signature of owner or authorized agent
COMMODORE STYC

8/14/25
Date