

REQUEST FOR AMENDMENT TO THE MINOR LAND DEVELOPMENT  
PERMIT NO. CZT-25-10L  
For Additions to Little St. James Island, VI - Parcel A

**INTRODUCTION**

The purpose of this amendment to the Minor Land Permit #CZM-25-10L, dated October 29, 2010 (Hereinafter the "Minor Permit") is to include one additional structure to the existing and permitted accessory buildings and landscape improvements by the owner of Little St. James Island on Parcel A. It is the desire of the owner of LSJ to construct the improvements authorized by the existing minor permit, and also to include one additional structure related to the existing and newly permitted structures, all of which will be part of the existing single family residential compound.

**1.0 Applicant:**

L.S.J., LLC  
Little St. James Island  
c/o 6100 Red Hook Quarter, B3  
St. Thomas, USVI 00802

**2.0 Location: Little St. James – Parcel A**

2.01 Vicinity Map (see attached)  
2.02 Parcel Map (see attached)

**3.0 Amendment to Project Description, Components & Environmental Site Consideration**

In addition to the existing structures on this parcel, which include a gym, a tiki hut, a nature observation cabana, and a dive pavilion, the Minor Permit authorizes construction of a pool and cabana, and a music pavilion. The purpose of this amendment is to add to the permitted structures a spa that would be related to the existing and permitted accessory structures of the main residence. The addition of the spa does not result in any substantial change in the permitted construction under the Minor Permit, and is consistent in purpose with the additional structures allowed by the Minor Permit, all of which are related to the residential amenities for the primary residence.

The proposed spa is described below.

**3.01 SPA**

The proposed 30 X 50 spa will be located above the existing landscape nursery at elevation 30 ' outside of the 50' CZM set back line.

Sitework – The site is level. Currently, a service drive is to be abandoned and provide access to the south side of the spa. Minor site earthwork & storm water will be directed to irrigate existing surrounding landscaping

Temporary Drainage & Erosion Control – Excavation for the spa and landscaping will be performed with backhoes and hand labor. During construction the bare soils will be encircled with erosion control silt fencing. Erosion control devices will be checked daily and immediately after heavy rains to ensure proper functioning. All disturbed soils will be landscaped and stabilized.

Storm Water Control & Mitigation – The storm runoff will be directed within the landscaped areas adjacent to the building area where it will be allowed to percolate into the soil.

Sewage Disposal – the new building will have all sewage flow discharged through a prepackaged hydro-action disposal system which consists of a pretreatment tank (septic tank), treatment plant, pump tank and turtle drip subsurface dosing system. The location of the disposal zone is located so as to satisfy the requirements of the USVI handbook on onsite sewage treatment systems. The drip irrigation disposal zone will be located within the surrounding low landscaped earth mounds.

Water – Potable water will be supplied from the existing reverse osmosis plant and will be stored in new cisterns.

Construction activities starting with the installation of silt fencing and demolition are scheduled to begin with approvals, and to be coordinated with the construction of the other structures authorized by the Minor Permit.

#### ENCLOSURES AND EXHIBITS:

Attached are drawings and plans depicting in detail the proposed additional spa structure, in conformity with those submitted with the original permit.

December, 2010

L.S.J., LLC; Permittee

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By: Maria Tankenson Hodge,  
Attorney and Designated Agent



**AMENDMENT TO THE MINOR LAND**  
**DEVELOPMENT PERMIT**  
**NO.CZT-25-10L DATE: 10/29/2010**

For Improvements to

**Little St. James Island**  
**Parcel A**

**Applicant:**  
**L.S.J., LLC**  
**6100 Red Hook Qtr B3**  
**St. Thomas, Virgin Islands**