

May 10, 2016

To: Long Bay Hills Property Owners Association

**RE: Parcel 65 project update**

Dear Member,

We are writing this letter to outline the particulars of what we are now planning to build on parcel 65.

As you may know, in late 2016, we advertised that we were seeking to build 31 units/55 bedrooms, at the eastern end of Long Bay Beach road, adjacent to the protected Greenspace and close to the Shore Club. A petition was raised to object to this project and since then, we have met with various members and the TCI Planning Department. After hearing presentations by Kathi Barrington and Kabri Jaffe of neighboring Villa Esencia, the Planning Department advised us to reduce the height of our beachfront building from 3 stories to 2 stories which resulted in reducing the density to 29 units/49 bedrooms. It was these plans which we tabled for approval by the Planning Board. However, we have taken even further consideration and willing to reduce our plans to **only 20 units/37 bedrooms**.

Our objective is to seek the support of LBH members by this reduction while still making this project feasible.

**Background Facts:**

Our property is zoned  
**“T-01, Hotel, Condos, and  
Holiday Homes”**.

The TCI Development  
ordinances allow for up to 25  
bedrooms per acre  
and 5 stories in building  
height under this zoning.  
By this standard, our  
parcel of 2.203 acres  
allows for up to 55 bedrooms.



The original Long Bay Hills development scheme envisaged by a restrictive agreement dating back to 1982 (35 years ago), has not been applied consistently (there are numerous examples of it being in breach), nor was it effectively implemented (it has been registered against some parcels within the subdivision but many are free from any incumbrances).

Article V states, *“Except where otherwise indicated on the Subdivision Plan contained in Exhibit NO. 1, land in Long Bay Hills Subdivision shall be used for single dwelling detached housing not to exceed 2 stories in height and a garage or carport. Parcels designated for commercial development shall contain only those commercial structures which do not exceed two stories in height, and which are compatible with the residential subdivision and, only those commercial ventures, trades or business shall be permitted which do not emit noxious or offensive odors or noise to a residential subdivision.”*

We believe our plans fit within this restrictive language and area precedents, except for our plan to build 3 stories versus 2 stories. Our desire to do this is so that we can enjoy the views over the adjacent protected Greenspace. A more important standard is the overall building height and our 3 story plan is only 42’ tall, which is in line with numerous two story properties in the area. As to having multiple dwellings on site, this is not prohibited by the wording of the restriction, but in any event the precedent has long been set for multiple dwellings on single sites.

We are sensitive to the area and the original intention of the neighborhood. Our plan is residential in nature, conforms to the land use guidelines and will pale in comparison to our neighboring Shore Club.



Site Plan – 16% lot coverage

## Beachfront 3D Impression



This two story building (**Villa A**) has 2 Three Bedroom units on the ground level and 1 Four Bedroom Penthouse on the second Level. This building will be 132' back from the dune line, regulations allow for a setback of 100' and many villas on Long Bay beach are much closer. Our increased setback effectively enlarges our beach area for our personal enjoyment.

**Villa B**, which is behind *Villa A* has 3 Two bedroom units each on the first and second level and 2 Three Bedroom Penthouses on the third level with views over the adjacent Greenspace. 8 Units/18 bedrooms.

**Villa C** is approximately 100' from roadside and will be comprised of 3 One Bedroom suites on each of the three levels.

In total, our plans are now only 20 units (37 bedrooms), which fits into TCIG's definition as "medium density".

**Roadside 3D impression:**



We feel this development will be a pleasant addition to the community and will blend in well with the surrounding properties. We plan to use many energy efficient systems and develop a state of the art contemporary property.

Our goal is to minimize any impact by building this well thought-out property which will retain much of the original neighborhood charm from the early 1980s while at the same time, catering to the current needs and desires for tourist rentals and investors.

**Who we are:**

Rob Ayer – 14 years living in TCI, avid kite boarder and active member of the community. Developer of the Gansevoort resort on Grace Bay, Gansevoort Villas in Turtle Tail and chairman of LeVeLe executive committee.

Nicolas Boucher –from Quebec, Canada and longtime holiday home owner in Long Bay. Develops luxury homes and neighborhood properties in Quebec, principally around the ski resort of Mont Sainte Anne.

Our investors for this project are all avid kite boarders/sports enthusiasts and want a holiday home in Long Bay.

**Summary:**

To be clear, the Planning Board and the TCI Government are satisfied with our originally submitted plans of 29 units/49 bedrooms. They are encouraging development and need more “rooms” on the island.

We sincerely hope that we can count on your support now that we have reduced our plans. As a further gesture, we are willing to **pay for the continuance of the paving on Lignum Vitae road and the Beach road, going east at the intersection to the end turn around by the Wind Chaser Villas.** We feel this will improve the values and enjoyment of the neighborhood and eliminate the concern of damage to the roads.

We appreciate and respect our neighbors and wish to maintain a positive and collaborative relationship with the Association. We hope through this letter that you will better understand our plans and that if you have any comments or concerns, please contact us.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rob", is placed over a light-colored rectangular background.

LB Ventures Ltd.

Rob Ayer [-ayertime@yahoo.com](mailto:ayertime@yahoo.com) or 649-232-0944