

To: The Planning Commission and the Town Council of Haymarket, Virginia

From: Jeff Moon, member of Wonderful Haymarket LLC

Date: 7 May 2019

Purpose: Application for Special Use Permit - 14901 Washington St. Haymarket, VA 20169

Dear Town of Haymarket Planning Commission and Town Council members,

First, I would like to say that it has been exciting to witness the growth of the town, and feel honored to be able to serve the great community through the years at my current practice. My current office and I are thankful that the community has given us the trust and support we needed to remain a successful business, and friend of the community. Our intent is to continue to provide the best care and service to our growing community in the new, larger location within the town limits.

We applied for Special Use Permit at the location 14901 Washington St, Haymarket VA. The mentioned property is currently in the zoning district of B-1, and the proposed intent is to use the property in its entirety for operating a Dental Office facility upon the receipt of your approval.

14901 Washington St is a beautiful property built in 1987, which we will preserve and maintain. We would like to increase the square footage of the building by enclosing the existing drive-through area at the rear of the building, but the front that faces the main street will remain wholly preserved and untouched. The proposed extension of the back will increase the square footage from approximately 2,834 (current) to approximately 4,755 (proposed).

The property already possesses 28 parking spots, which satisfies and exceeds the 24 required parking spots defined by the Town of Haymarket Zoning Ordinance. We also do not foresee any disruption to current traffic patterns, since the patient appointment times will be staggered throughout the day. There are also two separate entrances to the property from the intersecting roads (one from Washington Street, and a second on Madison Street) to further manage the traffic volume on either street.

We verified that the building already has adequate utility, drainage and other facilities necessary for the operation of the business. The business will only be operational during the daytime (the business hours of operation will be Monday through Saturday, 8AM to 5PM), quiet, and professional and respectful in its presentation of the property; we have no reason to believe there will be any negative impacts to the surrounding area in any way, including the residences nearby. One of the unique aspects of our dental office is our Saturday hours. We are one of the very few dental offices in the area to offer Saturdays hours which addresses the need of our rapidly growing community.

Our business will ensure to protect and enhance the health and general welfare of the community and its neighboring areas by providing exceptional care and sharing overall health related knowledge with everyone.

Thank you for your time, we would love to continue to assist in making the town healthier each day.

Jeff Moon and Staff

A handwritten signature in black ink, appearing to be 'Jeff Moon', written in a cursive style.

7 May 2019