

July 7, 2025

Town Hall - The Town of Haymarket

Planning and Zoning Department
15000 Washington St, Unit 100
Haymarket, VA 20169

RE: Zoning Permit Application for 14841 Washington Street, Haymarket

Dear Members of the Planning and Zoning Committee,

On behalf of **The Dominick Family Team**, I am pleased to introduce to you our shared vision for a new project at **14841 Washington Street**. This proposed project offers an incredible business opportunity for our family, and what we think would be an exciting new addition to our beautiful Town of Haymarket.

When we first moved to Haymarket in 2002, it was the "small town America" charm that captured our hearts and inspired us to raise our family here. What began with three daughters has now grown into a close-knit, multi-generational family that includes five grandchildren—and a deep love for Haymarket and the Northern Virginia Area.

Professionally, my wife and I have been involved in real estate sales, construction, and property management since 1987. After obtaining my Broker's License in 1995, **Lighthouse Enterprises Real Estate** was born. And for the past 20 years, my wife Shirley has owned and operated **Agile Business Development**, an IT business that includes graphic design and web development.

Our growing desire to give back in a meaningful way led us to establish a nonprofit organization we founded in 2013 right here in Haymarket. The **Willing Warrior Retreat at Bull Run** was established in 2015 after a year-long renovation of a 40-year-old house on a 37-acre parcel of land off Waterfall Road. Since then, we have constructed two additional lodging houses, all offering **free, week-long respites stays for wounded, injured, and ill service members and their families**. Over the past 10 years, our Retreat has welcomed almost 3,000 of our Nation's Warriors and their family members and has become an inspiring **win-win** model of what a, purpose-driven community effort can achieve.

Our daughters, who were closely involved in the development of the Warrior Retreat, are now pursuing their own entrepreneurial ventures. After much discussion and searching for the right location to unite in a collaborative effort to pursue their professional aspirations, we all agreed that **14841 Washington Street** offered the perfect opportunity. However, all maintenance issues of the house that was built in 1905 have been totally neglected for decades and our initial thoughts of a remodeling project changed abruptly during our feasibility study.

We recently had the house structure professionally evaluated, and a full report is included with our Zoning Permit Application. Based on the findings, especially the settling and deterioration of the foundation, we are seeking approval for the demolition of the house. Our proposal is to build a new structure that will become the Dominick Family's place of business that will also provide a new and creative experience for clientele and Town residents.

We believe, as we did with our Warrior Retreat, that we can deliver another **win-win venture** -- one that will offer a unique destination that will have a very positive impact on the continued development of Haymarket well into the future.

Our application includes a proposed draft of the front elevation of a building that we feel aligns with, and adds to, the newly developing downtown Haymarket environment. A rough draft of the 2 story floor plans of the building is also included. We are excited to partner with all the Town Staff to ensure that this project will complement the area's character and helps to establish Haymarket an enduring landmark for residents and visitors alike.

Thank you for your consideration and for the continued care you provide to our town. We look forward to the opportunity to work with you on this endeavor and to once again contribute to the vitality and spirit of Haymarket.

Warmest regards,

The Dominick Family Team
John, Shirley, Kendra, Kelsy, and Johnna
