

Statement of Justification

- The business will be located at 278 Broadview Ave, Suite 274 Warrenton, VA 20186 in the Town of Warrenton.
- The subject is zoned C, Commercial.
- PIN Number: 6984-17-0687
- At Pawz Paradise Dog Daycare, we will provide a modern, classic, and affordable dog care from small to large dog breeds. Our services include basic training such as sit, lay come, place, stay, wait, heel and other training positive reinforcements. Classes will be based on a monthly schedule. Spa/Shampooing will cover nail trimming, brushing teeth, and basic dog shampooing and wash. We will offer a cage free daycare, dogs will be separated by sizes into two groups in two classrooms offering naptimes, social engagement, and feeding etc. Towards the back of the suite it will be boarder for the dog washing stations and the storage area. The remaining of the suite will be divided into 2 sections for smaller (22 lb under) and large dogs (22+ lb). Waste management will be done by Dog Waste Depot, they install dog waste stations across neighbors, parks, trails, etc. Horse Tiles will be the flooring in the building, they will provide a easy clean up if the dogs were to use the bathroom inside. Turf padding will be applied in a certain area as well for dog waste. Other services in the future will include vet transportation, dog walking services, boarding, and dog birthday parties. All dogs will remain inside the building, there will be no outside play area unless its trips to the local dog park. The building will be inspected by the Town of Warrenton Fire Marshall for a fire inspection, fire hazards, and fire control. A sign design has not been determined, but a sign with business name and logo will be put on current sign on building. Our mission is to work with our clients with respect and positively impact the quality of life for each dog we serve.
- The hours of operation will be Monday through Friday 6:00AM to 8:30PM, and on Saturdays and Sundays from 8:30AM to 6PM.

- Paradise Dog Daycare will house up to 18-25 dogs. Pawz Paradise will propose on having 3 staff members and 3-4 volunteers. There are lease options in the Warrenton Plaza to lease more space if the business were to grow over capacity.
- Estimated staff/client trips to and from building would be 10. Due to only few clients, number will remain low. As time goes by, we are hoping this number will increase.
- My qualifications as follows, I have owned and operated Biscuits Dog Walking & Sitting in Prince William and Fauquier for 6 years now and have served many families over the DMV area. I know canine CPR as well as CPR/First Aid safety. I understand the dog daycare industry and I have plenty of experience working for previous companies dealing with dogs. With owning Biscuits Dog Walking & Sitting, I am a member of National Association of Professional Pet Sitters, and have been providing top notch service since 2014. In 2021 I've taken courses regarding dog nutrients & grooming, With Pawz Paradise, I know a modern dog daycare is needed in Fauquier County. There aren't many options in the county where you can take your dog to a cage free daycare, I'm positive this business will succeed.
- Parking area consist of 110 parking spots, these parking spots are shared with other businesses in the Warrenton Plaza. We have no parking needs or reserving certain spots for Pawz Paradise.
- There will not be any certain lighting installed nor proposed lighting configuration.
- There are no potential environment or neighborhood impacts due to the property bring already improved with building and parking. A veterinarian clinic is located next door and has not had any issues for dogs to be in this certain area. All dog waste is to be picked up by staff then into a waste ben only. A dog waste company will come every 2-3 days to clear the waste out during business hours. There will be no impact on the presently existing environmental conditions, and no impact on public utilities and facilities.
- Company's proposed use is compatible with the adjacent land uses. Property owner made it clear to all business owners in the Warrenton Plaza to approve a dog daycare. All have no concerns since a vet clinic is present there already.
- No delineation of major trees on site
- For noise impact, soundproofing panels will be ordered and applied to existing walls. This will also be applied for interior design.

