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Detailed Statement

This statement relates to the application of Robert F. and Maria F. McCulloch, pursuant to 11 DCMR 3108.1, for a special exception under Section 2003 to continue to operate an automatic coin-operated laundromat with a maximum of 27 machines and a dry cleaning pick-up service previously approved under Board Order No. 14749 (July 15, 1988) and No. 15321 (July 30, 1990). The business is located on part of the first floor of an apartment building in an R-4 District at premises 300-11th Street, S.E. (Square S-990, Lot 812). The building is owned by Mr. and Mrs. McCulloch, but the laundromat and dry cleaning service business is owned and managed by Mr. Han Young Kwak and his wife Mrs. Hae Ryun Kwak.

The Site and Area

The location and site of the business remains unchanged. The business will continue to occupy approximately 1/2 of the first floor of a three-story, 10-unit apartment building. There are separate entrances to the apartment house and the laundromat. The address of the business is 300-11th Street, S.E., and the building is located on the southeast corner of 11th and C Streets, S.E. The site is rectangular in shape, with a frontage of about 36 feet on 11th Street and 80 feet along C Street.

The immediate area surrounding the site is characterized primarily by residential uses including rowhouses, flats, and small apartment buildings. There are a few commercial buildings in the area.

The subject site is located in an R-4 District, which permits matter-of-right development of residential uses including detached, semi-detached,

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District of Columbia
CASE NO. 18473
EXHIBIT NO. 3

and row single-family dwellings and flats with a maximum lot occupancy of 60 percent and a maximum height of three stories/40 feet.

Applicable Zoning Regulations

As noted above, the applicants are requesting a special exception under Section 2003 and 3108.1 of 11 DCMR to continue to operate an automatic coin-operated laundromat with a maximum of 27 machines and a dry cleaning pick-up on part of the first floor of a three-story apartment building in an R-4 District. The granting of such a special exception is predicated upon the following findings:

- 2003.2 The proposed use shall not adversely affect the present character or future development of the surrounding area in accordance with this title. The surrounding area shall be deemed to encompass the existing uses and structures within at least three hundred feet (300') in all directions from the nonconforming use.
- 2003.3 The proposed use shall not create any deleterious external effects, including but not limited to noise, traffic, parking and loading considerations, illumination, vibration, odor, and design and siting effects.
- 2003.5 In Residential districts, the proposed use shall be either a dwelling, flat, apartment house, or a neighborhood facility.

In addition to the provisions above, the following is applicable:

- 2003.7 The Board may require the provision of or direct changes, modifications, or amendments to, any design, plan, screening, landscaping, type of lighting, nature of any sign, pedestrian or vehicular access, parking and loading, hours of operation, or any other restriction or safeguard it may deem necessary to protect the value, utilization, or enjoyment of property in the neighborhood.

Discussion:

The present use of the premises has twice been authorized by this Board by Order No. 14749 (July 15, 1988) and Order No. 15321 (July 30, 1990). A permanent exception existed prior to 1988 for use as a laundromat only. The location has been used for commercial purposes since the building was built in 1908. The applicants very strongly believe that a permanent exception is now appropriate and would be in harmony with the general purpose and intent of the Zoning Regulations. As has been amply demonstrated over the past eight and one half years, the laundromat and dry cleaning use have not and will not adversely affect the surrounding neighborhood and adjacent properties. In fact, this business, which is very ably run by Mr. and Mrs. Kwak, provides a very valuable service to the neighborhood.

Mr. and Mrs. Kwak have had the business since November 1, 1988. Their present lease expires on August 31, 2007, and they have a right of renewal for an additional five years. They have remodeled and redecorated the laundromat, planted flowers outside, and, in collaboration with the applicants, have had the entire building painted. The premises and the adjacent sidewalks are kept clean and the trash is picked up regularly from the rear of the building. It is an extremely well-run business and an enhancement to the area. Applicants are not aware of any problems caused by the business nor any adverse impact upon the neighborhood or adjacent properties. In fact, Mr. and Mrs. Kwak enjoy the support of a vast majority of those in the neighborhood.

Applicants believe the record will show that they and Mr. and Mrs. Kwak are fully entitled to and should be granted a permanent exception for their business and should not be burdened with the insecurity of a temporary exception and with the time-consuming and costly process of periodic renewals.

Exhibit A

C

STRE

11TH STREET

Building Line

