

August 21, 2025

Via IZIS

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: Additional Prehearing Submission - BZA Case No. 21337 – 2901 Minnesota Avenue, SE

Dear Chairperson Hill and Members of the Board:

On behalf of the Applicant in the above-referenced case, an interior floor plan and plat with the following updates, based on discussion with DDOT, are being submitted to the record;

- Bicycle Parking: A short-term bicycle rack accommodating three (3) short-term spaces has been added, along with one (1) long-term space provided within a secure locker inside the building.
- Parking Layout: The parking area, previously a large space enclosed by chain link fence, will be paved and reconfigured as a one-way circulation pattern. In consultation with DDOT, the curb cuts have been reduced to a single 12-foot-wide curb cut to support this one-way design. The parking lot will provide a total of seven (7) spaces, including one (1) handicap-accessible space, as well as a screened dumpster. The entire parking area will be screened in accordance with zoning requirements. The Applicant is also seeking flexibility with this parking layout and public space elements, as those will be subject to Public Space Committee approval during permitting.
- Loading: There is currently no loading on-site, and no loading berth is required for the proposed change of use. The Applicant does not anticipate the need for a loading berth for its functions, as the operations will not require large truck deliveries. The dumpster will be accessible internal to the property, and any smaller deliveries, such as laundry drop off and pick-up, will be handled by small vans, not large trucks.

In addition, the following details are being included regarding the proposed use of the site:

- Hours of Operation: Customers will have 24-hour access to the facility. The intent behind this is that it would be community-serving to those who have shift-work, irregular hours, or busy family schedules. Whether someone finishes a late-night shift, works weekends, or needs to do laundry during early morning hours, the facility will always be available.

- Employees: The business will employ up to ten (10) individuals, working on a rotating schedule to ensure at least one (1), or even two (2), employees are present during all hours of operation.
- Security: A security guard will be present during the overnight shift from 8:00pm until 6:00am. By prioritizing a safe and secure environment, with cameras, lighting, and modern safety measures, customers will feel comfortable doing laundry at any hour. This creates peace of mind for individuals, including single parents, seniors, and those who may not otherwise have a safe space to do laundry during off-peak hours.
- Pricing: Pricing will be set closer to opening, based on construction costs and market conditions. The business anticipates offering monthly promotions to support and benefit the community.
- Services: At opening, the laundromat will provide a drop-off wash-and-fold service. Pickup and delivery services are planned to begin within two (2) months of operation.
- Card System: The facility will utilize a laundry card-based system, with the option for customers to use their phones to start equipment. Customers will also be able to check equipment availability remotely.
- Customer Amenities: The laundromat environment will include customer Wi-Fi, soothing music (no televisions), charging stations, and benches and tables for comfort and convenience.
- Exhaust and Filtration: Dryer exhaust will vent through the roof and be directed toward the Applicant's building and away from neighboring residences. At present, no air filtration system is available for laundromats of this size.

Respectfully Submitted,

Alexandra Wilson

Alexandra Wilson
Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on August 21, 2025, an electronic copy of this submission was served to the following:

D.C. Office of Planning
Matthew Jesick
matthew.jesick@dc.gov

Advisory Neighborhood Commission 7B

ANC Office
7B@anc.dc.gov

Travis R. Swanson, Chairperson
7B03@anc.dc.gov

Keith Hasan-Towery, SMD
7B04@anc.dc.gov

DDOT
Preston Jutte
preston.jutte@dc.gov

Respectfully Submitted,

Sarah Harkcom
Sarah Harkcom, Case Manager
Sullivan & Barros, LLP