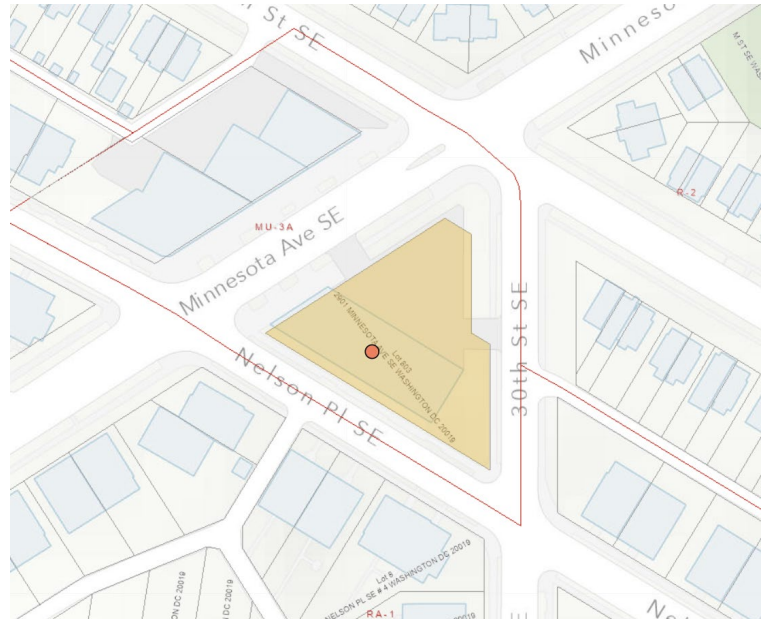


BZA Application No. 21337

2901 Minnesota Ave., SE
September 10, 2025



Applicant

Love in Every Fold
Chirag Talati
Vishal Gohel

Zoning Attorney

Sullivan and Barros
Alexandra Wilson

Project Manager

TLONG Construction
George Tawen

Board of Zoning Adjustment
District of Columbia

CASE NO. 21337

EXHIBIT NO. 25

BZA Application No. 21337

2901 Minnesota Ave., SE

What is happening at 2901 Minnesota?

- Love in Every Fold is proposing a new, high-quality modern laundry facility/laundromat in this space.
- Anticipating 1-2 employees on site at a time, with a security guard from 8pm-6am (24-hour service available).
- Facility will include:
 - Self-service and wash-and-fold options (will run monthly community specials).
 - Delivery service (approximately 2 months after opening).
 - Modern machines (card-operated), as well as option to start equipment with phone/app, also provide ability to view available machines ahead of time.
 - Comfortable environment with seating, folding stations, Wi-Fi, vending, and charging stations (No TVs).
 - No dry cleaning – just laundry services.

Overview of BZA Request

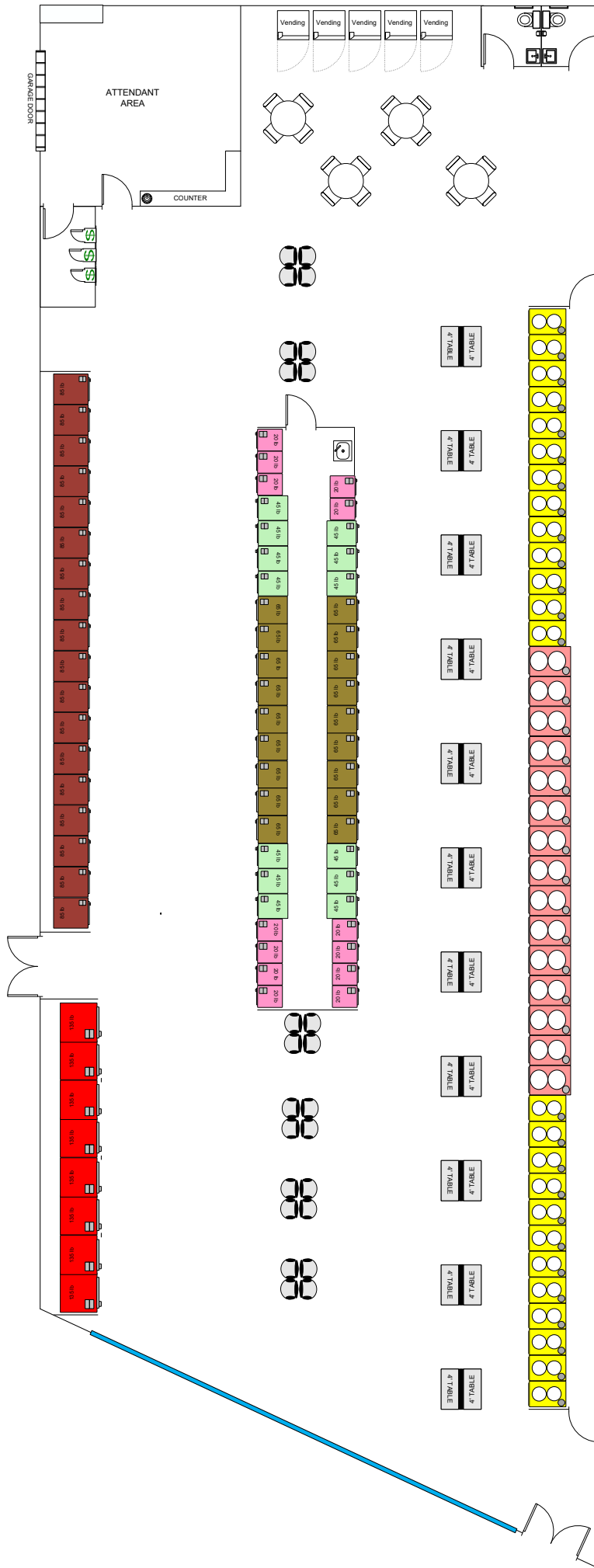
- Property is zoned MU-3A (commercial / mixed-use zone).
- Building has been used for retail in the past (auto retail, etc.).
- Service uses (like laundromats) are allowed in the zone by-right, except that laundry facilities are limited to 2,500 sq. ft.
- The building is ~7,500 sq. ft., requiring special exception approval from the Board of Zoning Adjustment under the general special exception requirements.



Subject Property
2901 Minnesota Avenue, SE



Subject Property
2901 Minnesota Avenue, SE



Love In Every Fold
2901 Minnesota Avenue
Washington, DC

Equipment Schedule
13-20 lb Washers
13-45 lb Washers
18-65 lb Washers
18-85 lb Washers
8-100 lb Washers
25-35x35 lb Stack Dryers
15-50x50lb Stack Dryers

NOTE: THIS DRAWING IS INTENDED TO BE USED SOLELY AS A GUIDE TO CHOOSE THE APPROPRIATE QUANTITY AND MODELS OF LAUNDRY EQUIPMENT FOR THE LOCATION. IT SHOULD NOT BE USED FOR EXACT EQUIPMENT PLACEMENT PURPOSES.

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., April 29, 2025

Plat for Building Permit of :

SQUARE 5507 LOT 803

Scale: 1 inch = 30 feet

Recorded in Book A & T Page 3659 - Z

Receipt No. 25-03454

Drawn by: A.S.

Furnished to: ALEXANDRA WILSON

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Anup Shrestha

For Surveyor, D.C.

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:

- 1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
- 2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application _____; and
- 3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
- 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
- 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
- 4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
- 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.

The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.

I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: _____

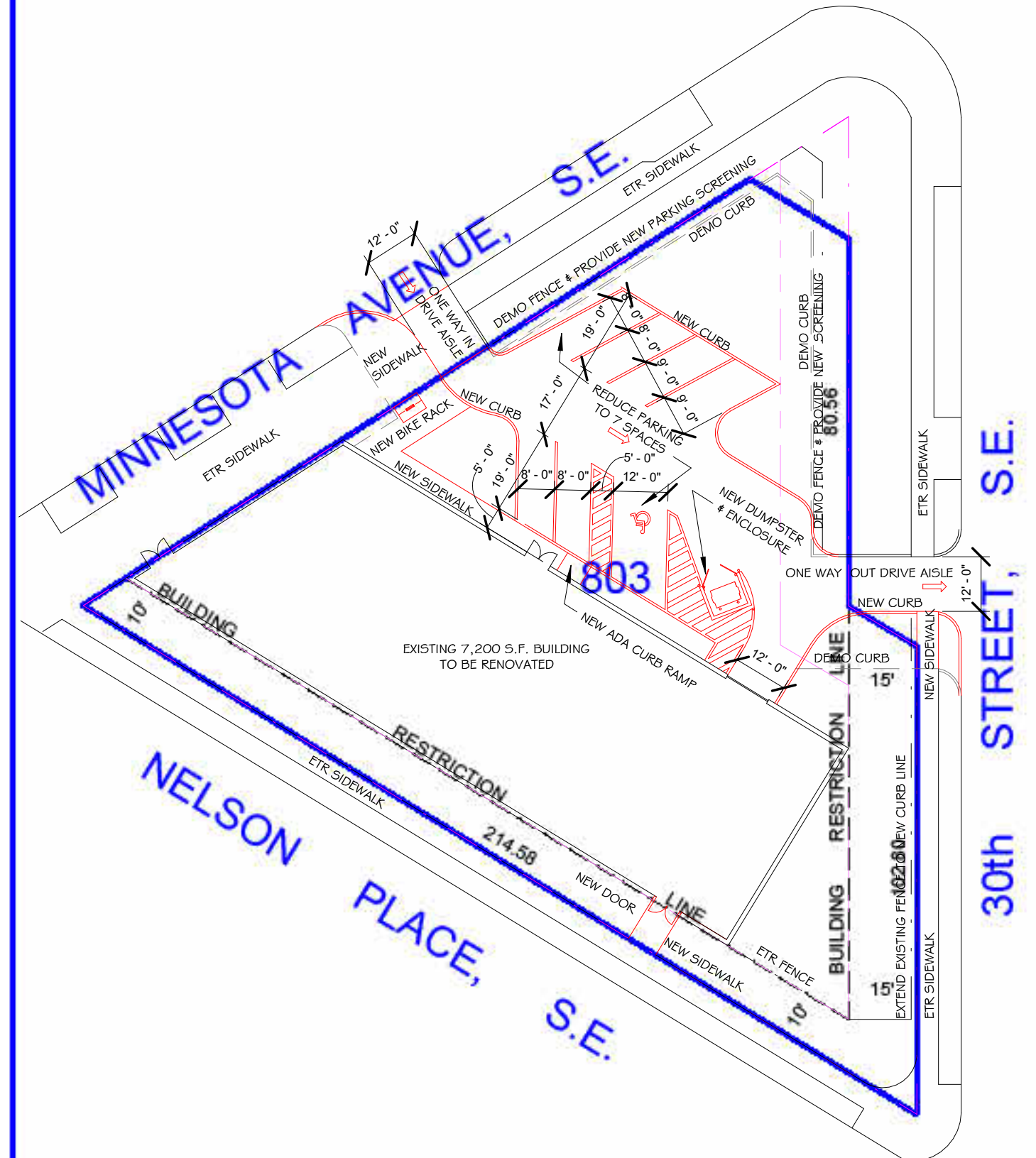
Date: _____

Printed Name: _____ Relationship
to Lot Owner: _____

If a registered design professional, provide license number _____ and include stamp below.



SQUARE 5507



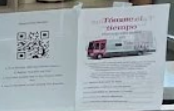




NEED ASSISTANCE?

ATTENDANCE HOURS
9:00AM - 4:00PM
12:00PM - 12:00AM

FREE WPA









Community & Agency Support

- The Office of Planning recommends approval.
- DDOT has no objection.
- ANC 7B – Attended ANC meeting and canvassed with SMD, resulting in additional support. As noted in the testimony emailed from SMD “*many of the residents are very excited about this establishment and looking forward to welcoming them to the neighborhood.*”
- Community Outreach has resulted in a petition with 59 signatures.

Criteria for Approval- General SE Requirements

Approval standard: *Is the use in harmony with zoning? Does the use adversely affect the use of neighboring property?*

This project meets that test:

- Parking: 7 spaces on site, re-designed and screened
- Traffic: laundromats generate steady, predictable trips
- Building: no expansion – reusing existing structure
- Location: only property in the square, no direct abutting neighbors
- Use: neighborhood-serving, consistent with MU-3A purpose (providing day-to-day services).
- Positive impact: activates a vacant retail building, provides a much-needed community laundry service, and improves the site.

