

DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

Applicant's Statement of CFC Incorporated
2901 Minnesota Ave, SE (Square 5507, Lot 803)

I. INTRODUCTION.

This Statement is submitted on behalf of CFC Incorporated (the “**Applicant**”), owner of the property located at 2901 Minnesota Ave., SE (Square 5507, Lot 803) (the “**Property**”). The Property is zoned MU-3A and is improved with a one-story building, most recently used for retail purposes. The Applicant is proposing to change the use of the existing building to a laundry service facility, “Love in Every Fold.”¹ A laundry service facility is permitted by right, categorized as a service use, pursuant to U-510.1(x). The section does provide that, “(2) a laundry or dry-cleaning facility shall not exceed twenty-five hundred square feet (2,500 sq. ft.) of gross floor area.” The existing building has approximately 7,500 square feet, which exceeds the limit. Accordingly, the Applicant seeks special exception approval pursuant to U-511.1(i) which permits “service uses permitted as a matter of right with conditions that do not comply with the conditions” to be approved subject to the general special exception requirements.

II. JURISDICTION OF THE BOARD.

The Board has jurisdiction to grant the requested special exception relief requested pursuant to Subtitle X-901.

III. BACKGROUND.

A. Description of property and Surrounding Area

The Property is the only Property located in Square 5507, which is a triangle shape, and is bound by streets on all sides, including Minnesota Ave., Nelson Place, and 30th Street, SE. It is zoned MU-3A, which allows for moderate-density mixed-use development. The surrounding area consists primarily of apartments and other residential properties, with a few commercial properties

¹ The proposed brand has been trademarked and will be used for only laundromat branding.

directly across Minnesota Ave., making the proposed community-serving laundry facility a compatible addition.

B. Proposed Use

The Applicant is proposing to use the existing Building as a laundry facility—"Love in Every Fold." Love in Every Fold is a family-owned business operating laundromats and providing do-for-you laundry services with exceptional customer service for nearly a decade. They are looking to create an elevated experience for all the people that look to use this location by installing top of the line equipment and to create a bright and welcoming space for people to feel comfortable. In addition to traditional self-service laundry, Love in Every Fold offers other services for customers such as drop-off wash and fold laundry service, as well as delivery.

The machines are operated by key cards, so there is no need for customers to bring quarters or go to the bank. Debit and credit cards are also accepted directly for each washer and dryer. There are a variety of washers and dryers, so bulky items such as comforters and rugs can be completed in one cycle. Love in Every Fold was designed with customers in mind. It sells laundry products through a vending machine with a bigger selection of products available at the counter. There are seating and folding stations, an ATM, bill breaking machine, and snack and soda vending machines. There is also free wi-fi and charging stations. No dry-cleaning services are provided; this is strictly a laundry service.

IV. THE APPLICATION SATISFIES SPECIAL EXCEPTION REQUIREMENTS OF SUBTITLE X § 901.2.

Under Subtitle X § 901.2, the Board may approve a special exception where it finds that the proposed use will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and will not tend to affect adversely the use of neighboring property. The MU-3A zone allows for moderate-density mixed-use development, and the use itself is permitted as a matter of right. Subtitle G-101.8 states that the MU-3 zone is intended to "Provide convenient retail and personal service establishments for the day-to-day needs of a local neighborhood, as well as residential and limited community facilities with a minimum impact upon surrounding residential development."

The request is to exceed the square footage limitation within an existing building where retail was forced to shut down. The proposal is consistent with the intent of the MU-3A zoning

designation, which is designed to accommodate a variety of business uses, including low intensity service uses either by right or via special exception. Reusing an existing ~7,500 sq. ft. building promotes continued economic vitality and land use efficiency, both key goals of the MU zoning regulations. The laundromat use will not introduce a new intensity or character significantly different from the previous retail use, thereby maintaining neighborhood stability and respecting the MU zone's intended pattern of development.

The proposed use will not create undue adverse impacts on neighboring properties. There are no directly abutting properties. This is an existing building and the only Property in the square. There is ample parking and an existing loading berth to accommodate all vehicular traffic and deliveries. Laundromats generally involve a steady, predictable level of foot and vehicle traffic (similar to small retail or service establishments) and are unlikely to generate heavy truck traffic, loud operations, or activities disruptive to neighboring uses. Additionally, there are nearby apartment buildings and this use would provide not only a service to the surrounding residents. As described above, this is not a typical laundromat. Given these factors, the proposed use will be in harmony with the general zoning intent and will not adversely affect surrounding properties.

V. CONCLUSION.

For the reasons provided above, the Applicant respectfully requests that the Board approve the request for special exception relief.

Respectfully submitted,

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