

Holland & Knight

2099 Pennsylvania Avenue, N.W., Suite 100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.3000
Holland & Knight LLP | www.hklaw.com

RECEIVED
D.C. OFFICE OF ZONING
2012 MAR -6 PM 12:11

Mary Carolyn Brown
(202) 862-5990
carolyn.brown@hklaw.com

March 6, 2012

Via Hand Delivery

Board of Zoning Adjustment
for the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

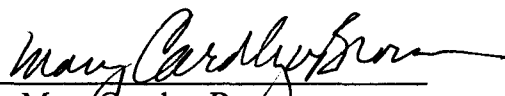
Re: BZA Case No. 18328 – Noodles & Company
1815 Wisconsin Ave., N.W. (Square 1299, Lot 327)

Dear Board Members:

On behalf of Noodles & Company, we are submitting herewith an original and twenty copies of the Statement of the Applicant in support of the special exception relief requested for the above-referenced property. We look forward to the Board of Zoning Adjustment's consideration of this application at the hearing on March 20, 2012.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Mary Carolyn Brown

Attachments

cc: Stephen Mordfin, OP (via email)
Advisory Neighborhood Commission 2E (via overnight mail)

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO.

18328

EXHIBIT NO.

26

Board of Zoning Adjustment
District of Columbia
CASE NO. 18328
EXHIBIT NO. 26

Atlanta | Bethesda | Boston | Chicago | Fort Lauderdale | Jacksonville | Lakeland | Los Angeles | Miami | New York
Northern Virginia | Orlando | Portland | San Francisco | Tallahassee | Tampa | Washington, D.C. | West Palm Beach

RECEIVED
D.C. OFFICE OF ZONING

BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

2012 MAR -6 PM 12: 12

APPLICATION OF:	)	
	)	
NOODLES & COMPANY	)	BZA APPLICATION NO. 18328
	)	
Application for special exception, pursuant to	)	ANC 2E
sections 3104.1, to allow a fast food	)	
establishment in the C-2-A District at 1815	)	<u>HEARING DATE:</u>
Connecticut Ave., N.W. (Square 1299, Lot 327)	)	March 20, 2012

STATEMENT OF THE APPLICANT

I.
Nature of Relief Sought

Noodles & Company ("Applicant" or "Noodles") submits this statement, through undersigned counsel, in support of its application to the Board of Zoning Adjustment ("BZA" or the "Board") for special exception relief, pursuant to sections 733.1 and 3104.1, to allow a fast food establishment in the C-2-A District at 1815 Wisconsin Avenue, N.W., Washington, D.C. (Square 1299, Lot 327). Noodles & Company is classified a fast food establishment under section 199.1 of the Zoning Regulations because its guests pay for their meals prior to consuming them.

II.
Jurisdiction of the Board

The Board has jurisdiction to grant the requested relief pursuant to D.C. Code § 6-641.07 (2001 ed.) and 11 DCMR § 3104.1.

III. **Background**

A. Site and Vicinity Characteristics

1. The Property

The proposed Noodles restaurant/fast-food establishment is one of three ground floor retail/service spaces in the one-story commercial building at 1815 Wisconsin Avenue, N.W. (Square 1299, Lot 327). It is located on the east side of Wisconsin Avenue between S Street, N.W., and the “Social Safeway” in north Georgetown. Lot 327 is split-zoned C-1 and C-2-A, with the building located entirely within the C-2-A portion of the site. The remainder of the lot is improved with a parking lot containing spaces for 22 vehicles. The retail building spans the full depth of the lot. Noodles will occupy approximately 3,000 square feet of space, which is located in the front two-thirds of the building in the north half. Another retail space is located immediately to the south and a third space is located directly behind Noodles at the back of the building.

The property is owned by Safeway and is currently under renovation. The Noodles space was most recently occupied by Einstein Brothers Bagels. The property falls within the boundaries of the Georgetown Historic District but is deemed a “non-contributing” structure to the historic area. A photograph showing the property just prior to the current construction is attached as Exhibit A; a site plan and building plat are attached as Exhibit B. A copy of the Zoning Map is attached at Exhibit C.

2. The Vicinity

The building at 1815 Wisconsin Avenue is one of several small-scale retail buildings in this block of Wisconsin Avenue. The proposed renovations currently underway include new street facades, new pedestrian and vehicular portals from Wisconsin Avenue to the parking lot

area, as well as a new retail building immediately to the north on Lot 326. Renderings of the improvements are attached as part of Exhibit D. Other retail/service uses along this block include a Sherwin-Williams paint store and Next Day Blinds to the south, and the Safeway grocery store to the north. Across the street to the west are the Georgetown Hill Inn and Café Divan, the Homemade Pizza Company, Starbucks Coffee, Collins Animal Hospital and other service and retail uses.

Immediately behind 1815 Wisconsin Avenue is the Jelleff Community Center, which is located in the D/R-1-B District. The Jelleff's parking lot and trash dumpster are located adjacent to the property line, with the recreational building and playing fields at the interior of the site. A brick wall separates the properties. A sidewalk on the Jelleff Community Center property provides access to the Noodles parking lot. The closest residences are located to the west of Wisconsin Avenue on 34th Street and more than 200 feet away along S Street to the southeast.

B. Description of Proposed Fast Food Establishment

The Applicant intends to renovate the existing retail space at 1815 Wisconsin Avenue, N.W., for use as an eating establishment. Noodles & Company is known in the industry as a "fast casual" restaurant. It serves noodle dishes from around the world plus a variety of soups and sandwiches and is recognized for its menu of healthful food choices. It has received the nationwide healthiest restaurant award for several years running as well as the top-ten family restaurant award nationwide. None of its foods are deep-fried.

While many jurisdictions classify Noodles as a restaurant, under the District's Zoning Regulations it is deemed a fast food establishment. A fast food establishment is defined as:

a place of business, other than a "prepared food shop," where food is prepared on the premises and sold to customers for consumption and at least one of the following conditions apply:

- (a) The premises include a drive-through;
- (b) Customers pay for the food before it is consumed. One characteristic that would satisfy this element would be building permit plans that depict a service counter without seating unless the applicant certifies that the intended principal use is for a restaurant or grocery and that the counter is part of a carry out service that is clearly subordinate to that principal use; or
- (c) Food is served on/in anything other than non-disposable tableware. Characteristics that would satisfy this element include, but are not limited to: the building permit plans do not depict a dishwasher or do depict trash receptacles in public areas.

A proposed or existing establishment meeting this definition shall not be deemed to constitute any other use permitted under the authority of these regulations, except that a restaurant, grocery store, movie theater, or other use providing carryout service that is clearly subordinate to its principal use shall not be deemed a fast-food establishment.

11 DCMR § 199.1 ("fast food establishment").

Because Noodles guests (customers) pay for their food prior to consuming it, Noodles is classified as a fast food establishment. In all other respects, Noodles is indistinguishable from a restaurant, which is permitted as a matter of right in the C-2-A District. Wait staff serve meals to guests at their tables in ceramic, non-disposable dishware with metal utensils. Beverages are served in glassware and non-disposable cups. Wait staff clear and clean the tables after the guests finish their meals.

The proposed Noodles will include a roof deck with seating for approximately 40 guests. A new enclosed stairway will be constructed to provide access to the deck, as shown on the attached drawings. The deck will be roughly centered on the roof, with a 31-foot setback from the Wisconsin Avenue frontage and a 49-foot setback from the rear of the building. The Old Georgetown Board approved the concept of the roof deck at its meeting on February 2, and has requested refinements to the details and the signage scheme. The Applicant will return to the Old Georgetown Board on April 5, 2012.

IV.
The Application Meets the Standards for
Special Exception under the Zoning Regulations

A. Standard of Review

Section 773.1 of the Zoning Regulations provides that the Board of Zoning Adjustment may grant special exception relief for a fast food establishment in the C-2-A District subject to certain conditions. The Board may modify these conditions, provided that the modification complies with the general purposes and intent of this section. See 11 DCMR § 733.12. The Applicant conforms to or requests modifications to these requirements, as described below.

B. Compliance with Special Exception Standards

1. *No part of the lot on which the use is located shall be within twenty-five feet (25 ft.) of a Residence District unless separated therefrom by a street or alley. (§ 773.2)*

Lot 327 is not separated from the adjacent residential district to the east by a street or an alley and thus the Applicant requests a modification of this condition. The proposed modification is consistent with the general purposes and intent of the fast food establishment regulations because it will not affect any properties used for residential purposes. First, as shown on the attached plans, the retail space to be occupied by Noodles does not abut the residential district to the east. Another retail space separates Noodles from the residential district. Second, the property to the east is not used for residential purposes. It is occupied by the Jelleff Community Center. Lot 327 abuts the parking lot, trash dumpster and gymnasium of the recreational facility. Third, as a “fast casual” restaurant, Noodles is virtually indistinguishable from a restaurant use as defined under the Zoning Regulations, except that patrons pay for the meal before consuming it. Noodles will operate and function like a restaurant, and will produce no more noise, refuse or traffic than other restaurants operating in the same block.

Consequently, it will not adversely affect neighboring property, nor be detrimental to the health, safety, convenience or general welfare of persons residing or working in the vicinity.

2. *If any lot line of the lot abuts an alley containing a zone district boundary line for a Residence District, a continuous brick wall at least six feet (6 ft.) high and twelve inches (12 in.) thick shall be constructed and maintained on the lot along the length of that lot line. The brick wall shall not be required in the case of a building that extends for the full width of its lot. (§ 733.3)*

A brick wall currently separates the two properties; however, it is not continuous. An opening in the wall, approximately five feet wide, is provided in order to allow convenient access to the Wisconsin Avenue retail stores from the Jelleff Community Center. The Applicant thus requests a modification of this provision. As noted above, the space to be occupied by the fast food establishment is not located at the rear of the building, it does not abut the boundary line, and the adjacent residential property is not used for residential purposes. Consequently, there are no residential uses that need to be protected by a brick wall from the effects of a fast food establishment.

3. *Any refuse dumpsters shall be housed in a three (3) sided brick enclosure equal in height to the dumpster or six feet (6 ft.) high, whichever is greater. The entrance to the enclosure shall include an opaque gate. The entrance shall not face a Residence District. (§ 733.4)*

The refuse dumpster for the fast food establishment will be housed in a three-sided enclosure, as shown on the attached plans. It will be shared with the other commercial retail and service establishments in the building.

4. *The use shall not include a drive-through. (§733.5)*

Noodles & Company does not propose and shall not include a drive-through as part of its use of the property.

5. *There shall be no customer entrance in the side or rear of a building that faces a street or alley containing a zone district boundary line for a Residence District. (§ 733.6)*

Noodles & Company will not have any customer entrance along the portion of the building that faces the zone district boundary line for a residential district.

6. *The use shall be designed and operated so as not to become objectionable to neighboring properties because of noise, sounds, odors, lights, hours of operation, or other conditions. (§733.7)*

The proposed fast food establishment has been designed and will be operated so as not to become objectionable to neighboring properties. It will be virtually indistinguishable from a restaurant, as defined under the Zoning Regulations, and will not create any excessive noise, sounds, odors, and lights. The planned hours of operation will be approximately 10:00 a.m. to 10:00 p.m. Sunday through Thursday, and 10:00 a.m. to 11:00 p.m. Friday and Saturday. These hours are consistent with those of other restaurants along this commercial sector of Wisconsin Avenue, and in fact represent earlier closing hours than many other establishments.

7. *The use shall provide sufficient off-street parking, but not less than that required by § 2101.1, to accommodate the needs of patrons and employees. (§ 733.8)*

The Zoning Regulations require that a fast food establishment, located in a building with a side yard such as this property, provide one parking space for each 100 square feet of space above a threshold of 1,500 square feet of space. Here, Noodles will occupy approximately 3,000 square feet of space, generating a requirement for 15 parking spaces. The building provides 22 spaces, which are more than adequate to meet the needs of patrons and employees. Another six spaces are located in the same parking lot, but are associated with the new retail building being constructed on Lot 326. The driveway is accessed from Wisconsin Avenue and the ramp to the Safeway parking lot next door. The Safeway parking lot contains 100 spaces on the upper level and 160 at the ground floor level (see site plan drawing included under Exhibit D).

8. The use shall be located and designed so as to create no dangerous or other objectionable traffic conditions. (§ 733.9)

Noodles & Company will occupy one tenant space in a small retail building that is part of a larger renovation project along Wisconsin Avenue. The renovations include a reconfiguration of the existing parking lot and the introduction of a second vehicle entry and exit point to the adjacent Safeway aisle/ramp, which is controlled by a traffic light at Wisconsin Avenue. These features will enhance traffic circulation. No dangerous or objectionable traffic conditions will be created as a result.

9. There shall be adequate facilities to allow deliveries to be made and trash to be collected without obstructing public rights-of-way or unreasonably obstructing parking spaces, aisles, or driveways on the site. (§733.10)

The newly reconfigured parking lot and traffic circulation patterns will facilitate truck deliveries and trash collection. Public rights-of-way, the parking spaces, aisles, or driveways on the site will not be obstructed.

10. The Board may impose conditions pertaining to design, screening, lighting, soundproofing, off-street parking spaces, signs, method and hours of trash collection, or any other matter necessary to protect adjacent or nearby property. (§ 733.11)

The proposed fast food establishment will be located in a building that is being renovated in accordance with plans approved by the Old Georgetown Board of the Commission of Fine Arts. The renovations include attractively designed facades and screening elements along the street and an improved circulation plan. These design elements help enhance the community and nearby properties. Trash will be collected several times a week, and additional pick-ups will be scheduled as needed to ensure that the area remains clear of refuse.

V.
Community Support

At its duly noticed and regularly scheduled meeting of February 27, 2012, Advisory Neighborhood Commission 2E voted unanimously to support this application, with the following conditions:

1. the establishment will serve dine-in customers with non-disposable plates and utensils;
2. the hours of operation will not exceed 10:00 a.m. to 10:00 p.m. on weekdays, and 10:00 a.m. to 11:00 p.m. on Fridays and Saturdays;
3. the establishment, including its roof deck, will not produce sounds audible outside the property line of the site in which it is located; and
4. the percentage of carry-out customers will not be expected to exceed 35 percent.

Conditions 1 and 4 are designed to recognize that the applicant is more a restaurant than a fast-food establishment, and to limit the special exception accordingly. Conditions 2 and 3 are designed to limit the late-night impacts in the vicinity, which includes some near-by residences on S Street and 34th Street. A copy of the ANC letter is attached as Exhibit F. The Applicant agrees to these conditions.

VI.
Witnesses

The following witness may be called to testify at the Board's public hearing on the application: Trapper Martin, Noodles & Company.

VII.
Exhibits in Support of the Application

The following exhibits are attached to this statement in further support of the application:

- Exhibit A: Photograph of the property just prior to current ongoing renovations
- Exhibit B: Building plat and site plan for the property
- Exhibit C: Portion of the Zoning Map illustrating the site
- Exhibit D: Architectural drawings showing approved Safeway retail building renovations and proposed Noodles & Company roof deck
- Exhibit E: Outline of witness testimony
- Exhibit F: ANC Letter of Support

VIII.

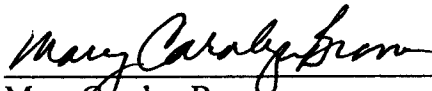
Conclusion

For the reasons stated above, the requested relief meets the applicable standards of the Zoning Regulations and can be granted without substantially impairing the intent, purpose, and integrity of the Zoning Regulations. The Applicant therefore respectfully requests that the Board grant the application, with the following conditions:

1. the establishment will serve dine-in customers with non-disposable plates and utensils;
2. the hours of operation will not exceed 10:00 a.m. to 10:00 p.m. on weekdays, and 10:00 a.m. to 11:00 p.m. on Fridays and Saturdays;
3. the establishment, including its roof deck, will not produce sounds audible outside the property line of the site in which it is located;
4. the percentage of carry-out customers will not be expected to exceed 35 percent; and
5. the Applicant shall have the flexibility to make modifications to the roof deck and other exterior elements in conformance with design guidance from the Old Georgetown Board of the Commission of Fine Arts and/or the Historic Preservation Review Board, provided that the setbacks remain substantially the same, and no new areas of zoning relief are required.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: 
Mary Carolyn Brown

2099 Pennsylvania Ave., N.W.
Suite 100
Washington, D.C. 20006
(202) 955-3000
Counsel for Noodles & Company

March 6, 2012

A

PHOTOGRAPH OF 1815 WISCONSIN AVE., N.W.
Prior to current ongoing renovations of Safeway retail buildings
(Noodles & Company to occupy Einstein Bros. Bagels space)



B

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., October 31, 2011

Plat for Building Permit of SQUARE 1299 LOTS 325 - 326 & 327

Scale: 1 inch = 60 feet Recorded in Book 205 Page 112

Receipt No. 12-00442

Furnished to: HOLLAND & KNIGHT / F. HOBAR

[Signature]
Surveyor, D.C.

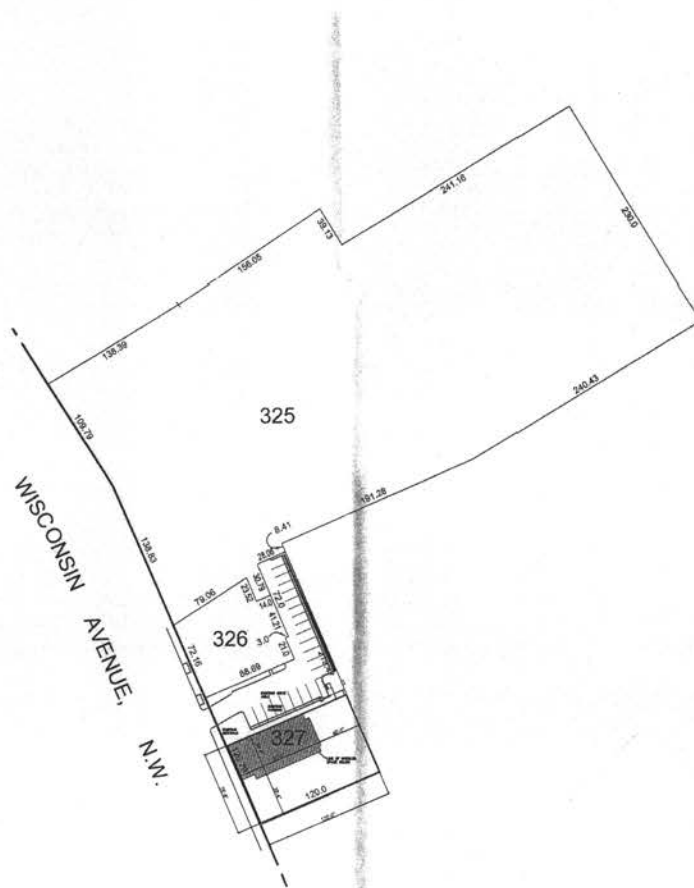
By: A.S. *[Signature]*

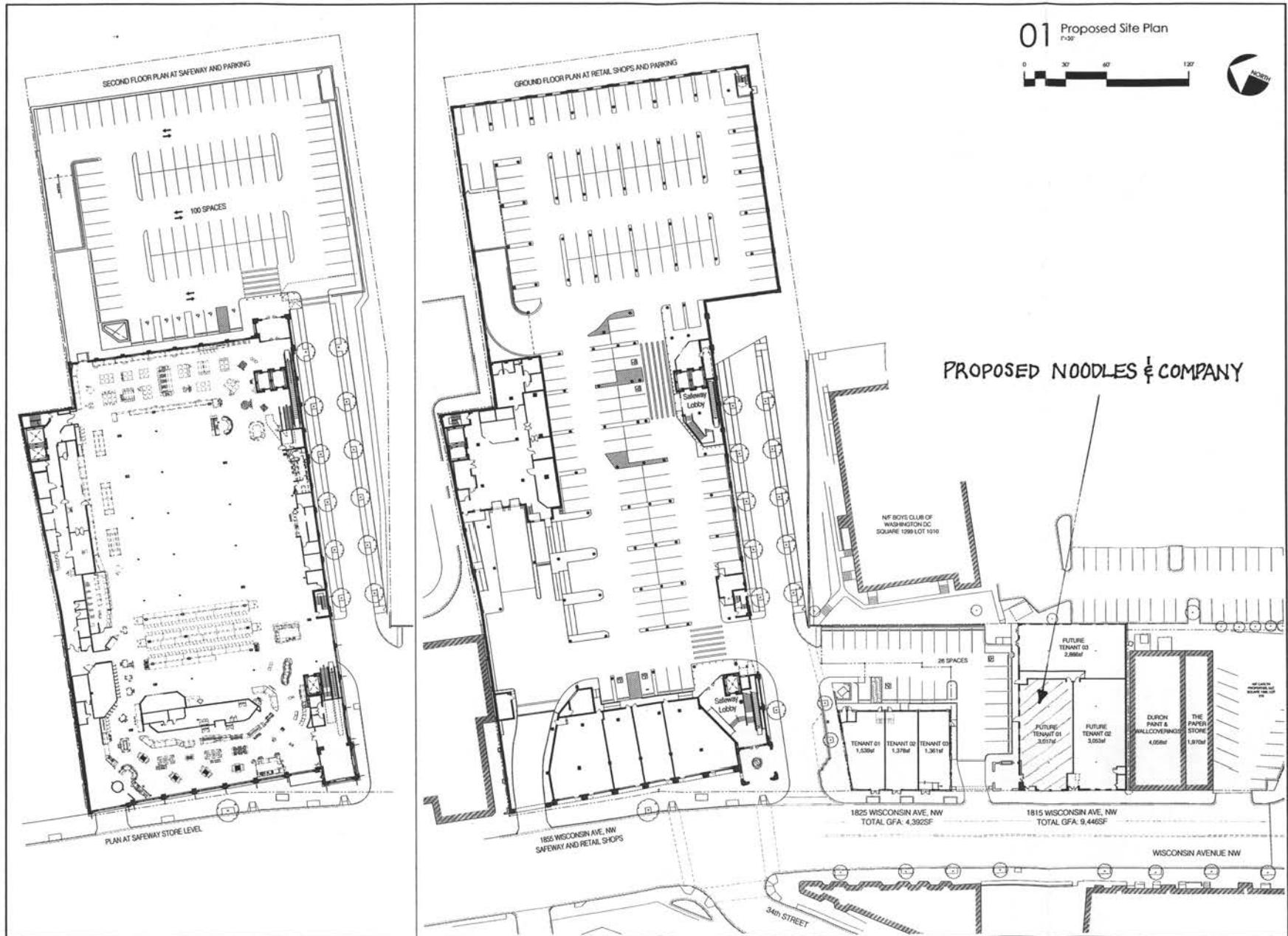
I hereby certify that all existing improvements shown herein, are completely dimensioned, and are correctly placed; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and placed, and agree with those accompanying the application; that the foundation plans as shown herein are drawn, and dimensioned accurately to the same scale as the property lines shown on this plat and that by reason of the proposed improvements to be erected as shown herein the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that the area has been correctly drawn and dimensioned herein. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department required curb and alley grade will not result in a rise of grade along curvature of driveway at any point on private property in excess of 20% for single-family dwellings or lots, or in excess of 15% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

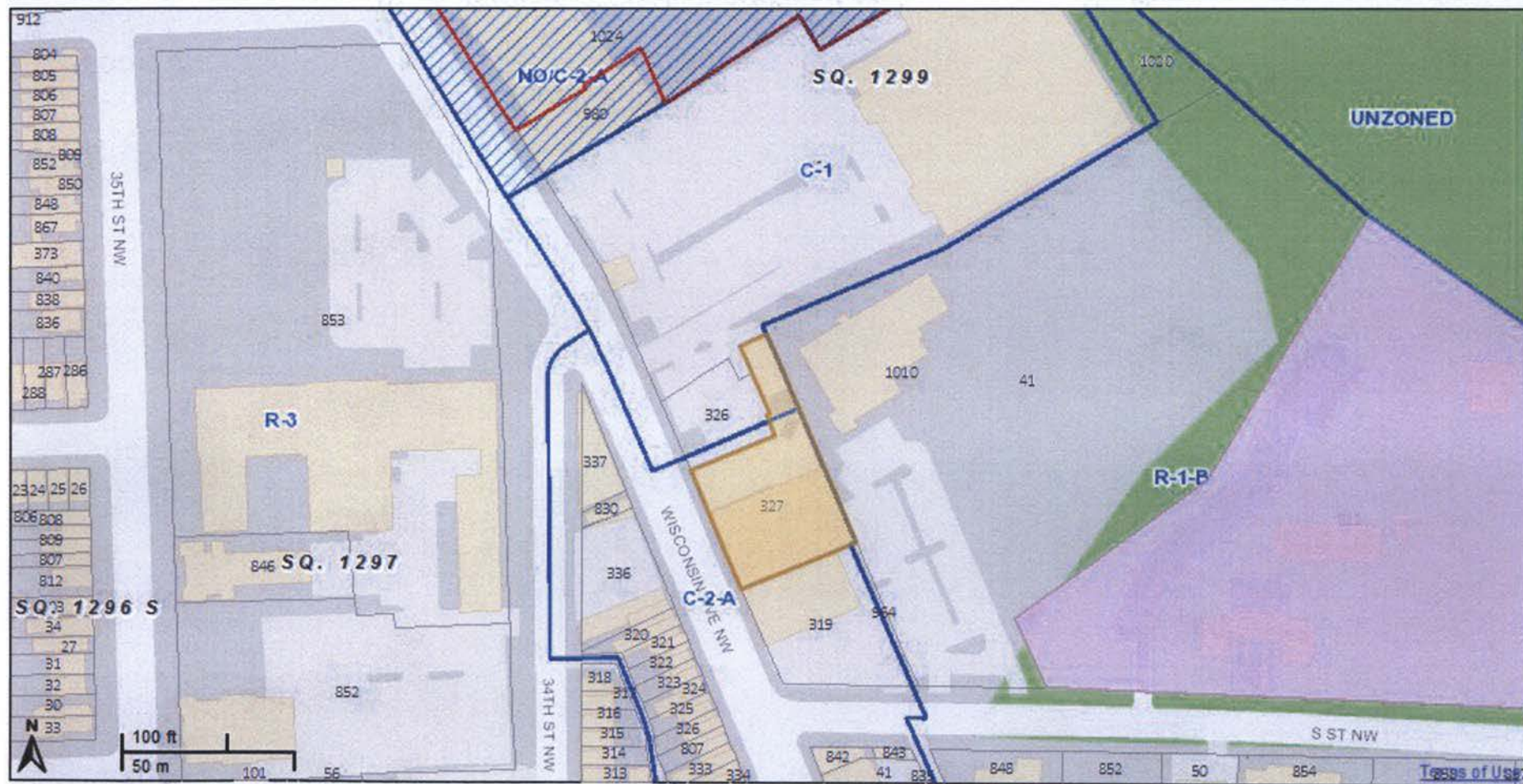




C



District of Columbia Office of Zoning
EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP
March 4, 2012



Zoning Layers

Zone Districts	CEA	Pending PUDs
Historic Districts	Campus Plans	PUDs
Overlays Districts	TDRs	Air Rights Zone

To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning at (202) 727-6311.

D



Existing Safeway

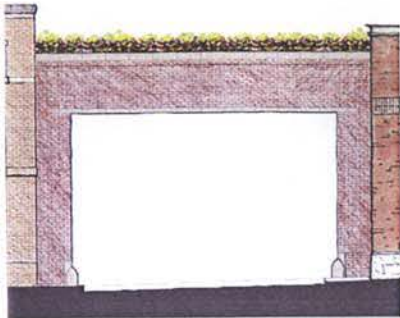
Wisconsin Avenue

©2020 Torti Gallas and Partners, Inc. | 1300 Spring Street, 2nd Floor, Silver Spring, Maryland 20910 | 301.981.4100



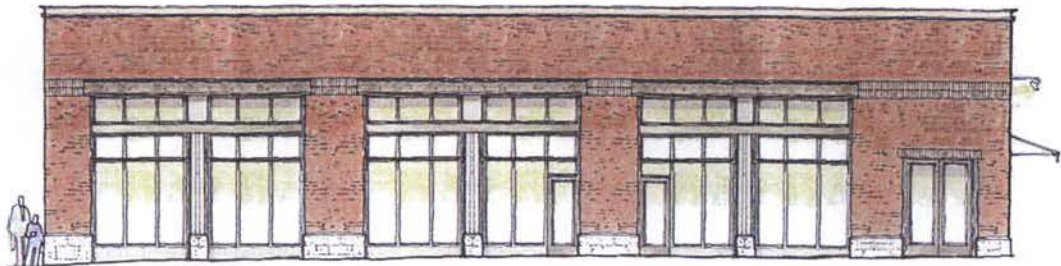
Scale: 1"=16'-0"

Facade Development - Facades for 1825 Wisconsin Avenue and the Architecturally Framed Vehicular Gate



East (rear) Elevation

Architecturally Framed Vehicular Gate



East Elevation



South Elevation

1825 Wisconsin Avenue



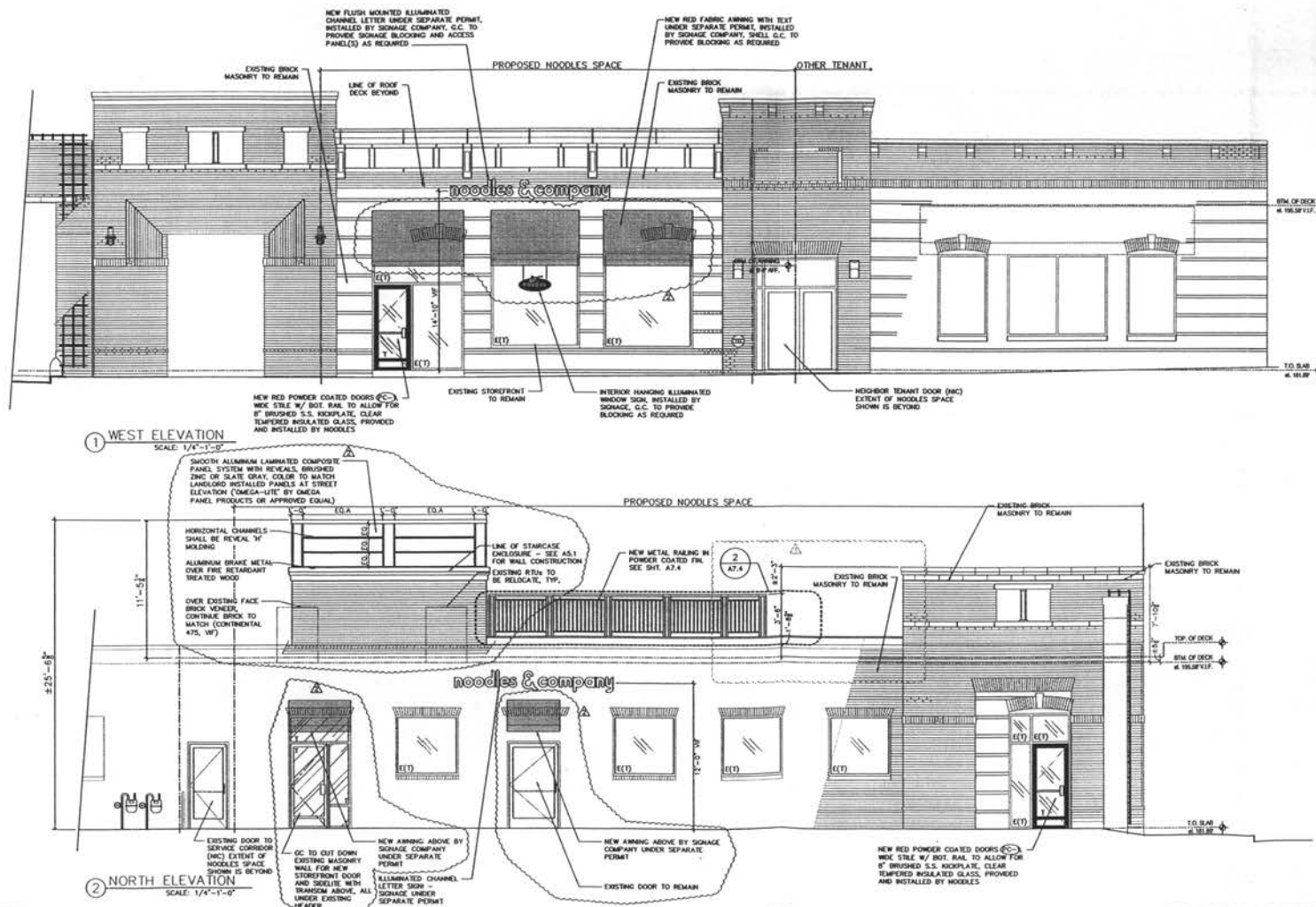
North Elevation

©2010 Torti Gallas and Partners, Inc. | 1000 Spring Street, 4th Floor, Silver Spring, Maryland 20910 jtg@tga.com

Side and Rear Elevations for 1825 Wisconsin Avenue, and the Architecturally Framed Vehicular Gate



Scale - 1 : 10



ELEVATION NOTES

1. G.C. TO ENSURE PHYSICAL BARRIER BETWEEN DISSIMILAR METAL TO PROTECT AGAINST ELECTROLYTIC ACTION BETWEEN METALS.
2. SEE A5.1 & A5.2 FOR EXTERIOR WALL CONSTRUCTION
3. NOT USED
4. T = TEMPERED/ SAFETY GLAZING AS REQUIRED BY CODE. CJ = EXPANSION JOINT IN THE E/F'S FINISH. DETAIL PER E/F'S MANUFACTURER'S RECOMMENDATIONS.

TEMPERED GLAZING REQUIREMENTS

1. AT PANELS ADJACENT TO DOORS, WITHIN 1' OF DOOR EDGE, AND WHERE BOTTOM EDGE IS LESS THAN 60" ABOVE WALKING SURFACE.
 2. WHERE AN INDIVIDUAL PANEL IS GREATER THAN 9 SQ.F.
 3. WHERE BOTTOM EDGE IS LESS THAN 18 A.F.F.
 4. WHERE TOP EDGE IS GREATER THAN 36" AFT AND WALKING SURFACE IS WITHIN 36" HORIZONTALLY OF THE PLANE OF THE GLAZING.
 5. GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMP'S WITHIN 36" HORIZONTALLY OF WALKING SURFACE.
- NOTE: FIRE DEPT. ACCESS PANELS SHOULD NOT BE GLAZED GLASS.

NOTE:
G.C. TO PATCH, PAINT & REPAIR
EXISTING EXTERIOR FACADE AS
REQUIRED DUE TO DAMAGE
DURING DEMOLITION & NEW
CONSTRUCTION, TYP.

NOTE:
SIGNAGE UNDER SEPARATE
PERMIT. G.C. TO COORDINATE
BLOCKING LOCATION &
CONSTRUCTION, & ACCESS PANEL
LOCATION WITH SIGN COMPANY.
ACCESS PANELS SHALL BE
BABCOCK-DAVIS OR APPROVED
EQUAL. USE "BKT" SERIES FOR
EXTERIOR APPLICATIONS. G.C. TO
COORDINATE EXTERIOR ACCESS
PANEL LOCATIONS WITH NOODLES
P.M. & LANDLORD PRIOR TO
INSTALLATION.

T = TEMPERED/SAFETY GLAZING
AS REQUIRED BY CODE
E = EXISTING TO REMAIN



NOODLES & COMPANY STORE #647
1815 WISCONSIN AVENUE NORTHWEST
NORTH GEORGETOWN, DC 20007

FIXTURE/EQUIPMENT PLAN



ChimneyDesign
ARCHITECTURAL & INTERIOR DESIGN
1815 WISCONSIN AVENUE NORTHWEST
NORTH GEORGETOWN, DC 20007
TEL: 202.341.1815 FAX: 202.341.1816

FOR REVIEW - NOT FOR CONSTRUCTION

11-2033
A1.1

ART SCHEDULE

SCHEDULE MINED LOCATION, NO CHANGE IN INFORMATION

REF.	SIZE	QTY	DESCRIPTION
A-1	13"x10"	-	NOT USED
A-2	12.75"x8.5"	-	NOT USED
A-3	10"x10"	-	NOT USED
A-4	10"x10"	-	NOT USED
A-5	12.75"x8.5"	1	MY FARMERS MARKET, SHALLOTS
A-6	12.75"x8.5"	1	MY FARMERS MARKET, ONIONS
A-7	13"x10"	-	NOT USED
A-8	13"x10"	1	SHALLOTS BACKYARD
A-9	10"x10"	-	NOT USED
A-10	12.75"x8.5"	-	NOT USED
A-11	10"x10"	-	NOT USED
A-12	12.75"x8.5"	-	NOT USED
A-13	8.5"x13"	1	MOUTH WATERING PASTA
A-14	8.5"x13"	1	ENJOY YOUR TASTEBUDD
A-15	13"x8.5"	-	NOT USED
A-16	10"x13"	-	NOT USED
A-17	10"x13"	-	NOT USED
A-18	12.75"x8.5"	-	NOT USED
A-19	13"x10"	-	NOT USED
A-20	14.75"x11"	-	NOT USED
A-21	13"x10"	-	NOT USED
A-22	13"x10"	-	NOT USED
A-23	12.75"x8.5"	-	NOT USED
A-24	13"x10"	-	NOT USED
A-25	12.75"x8.5"	-	NOT USED
A-26	12.75"x8.5"	-	NOT USED
A-27	13"x10"	-	NOT USED
A-28	10"x13"	-	NOT USED
A-29	10"x13"	-	NOT USED
A-30	10"x13"	-	NOT USED
A-31	10"x13"	-	NOT USED
A-32	10"x13"	-	NOT USED
A-33	10"x13"	-	NOT USED
A-34	12.75"x8.5"	-	NOT USED
A-35	13"x10"	-	NOT USED
A-36	12.75"x8.5"	-	NOT USED
A-37	10"x13"	-	NOT USED
A-38	12.75"x8.5"	-	NOT USED
A-39	10"x13"	-	NOT USED
A-40	10"x13"	-	NOT USED
A-41	10"x13"	-	NOT USED
A-42	10"x13"	-	NOT USED
A-43	10"x13"	-	NOT USED
A-44	10"x13"	-	NOT USED
A-45	12.75"x8.5"	-	NOT USED
A-46	12.75"x8.5"	-	NOT USED
A-47	12.75"x8.5"	-	NOT USED
A-48	12.75"x8.5"	-	NOT USED
A-49	12.75"x8.5"	-	NOT USED
A-50	12.75"x8.5"	-	NOT USED
A-51	12.75"x8.5"	-	NOT USED
A-52	12.75"x8.5"	-	NOT USED
A-53	12.75"x8.5"	-	NOT USED
A-54	12.75"x8.5"	-	NOT USED
A-55	12.75"x8.5"	-	NOT USED
A-56	12.75"x8.5"	-	NOT USED
A-57	12.75"x8.5"	-	NOT USED
A-58	12.75"x8.5"	-	NOT USED
A-59	12.75"x8.5"	-	NOT USED
A-60	12.75"x8.5"	-	NOT USED
A-61	12.75"x8.5"	-	NOT USED
A-62	12.75"x8.5"	-	NOT USED
A-63	12.75"x8.5"	-	NOT USED
A-64	12.75"x8.5"	-	NOT USED
A-65	12.75"x8.5"	-	NOT USED
A-66	12.75"x8.5"	-	NOT USED
A-67	12.75"x8.5"	-	NOT USED
A-68	12.75"x8.5"	-	NOT USED
A-69	12.75"x8.5"	-	NOT USED
A-70	12.75"x8.5"	-	NOT USED
A-71	12.75"x8.5"	-	NOT USED
A-72	12.75"x8.5"	-	NOT USED
A-73	12.75"x8.5"	-	NOT USED
A-74	12.75"x8.5"	-	NOT USED
A-75	12.75"x8.5"	-	NOT USED
A-76	12.75"x8.5"	-	NOT USED
A-77	12.75"x8.5"	-	NOT USED
A-78	12.75"x8.5"	-	NOT USED
A-79	12.75"x8.5"	-	NOT USED
A-80	12.75"x8.5"	-	NOT USED
A-81	12.75"x8.5"	-	NOT USED
A-82	12.75"x8.5"	-	NOT USED
A-83	12.75"x8.5"	-	NOT USED
A-84	12.75"x8.5"	-	NOT USED
A-85	12.75"x8.5"	-	NOT USED
A-86	12.75"x8.5"	-	NOT USED
A-87	12.75"x8.5"	-	NOT USED
A-88	12.75"x8.5"	-	NOT USED
A-89	12.75"x8.5"	-	NOT USED
A-90	12.75"x8.5"	-	NOT USED
A-91	12.75"x8.5"	-	NOT USED
A-92	12.75"x8.5"	-	NOT USED
A-93	12.75"x8.5"	-	NOT USED
A-94	12.75"x8.5"	-	NOT USED
A-95	12.75"x8.5"	-	NOT USED
A-96	12.75"x8.5"	-	NOT USED
A-97	12.75"x8.5"	-	NOT USED
A-98	12.75"x8.5"	-	NOT USED
A-99	12.75"x8.5"	-	NOT USED
A-100	12.75"x8.5"	-	NOT USED

NOTES:--ALL ARTWORK SIZE AND FRAMES NEED TO BE
CONFIRMED & COORDINATED WITH NOODLES REP.
--REFER TO ALL FOR ARTWORK LOCATIONS
--ALL MOUNTED AT 5'-6" A.F.F. TO CENTERLINE

GEN. FIXTURE & EQUIPMENT NOTES

- G.C. TO VERIFY THAT THE ENTIRE SPACE WALL LAYOUT IS SHEET LAM.
OUT FIRST BEFORE UNDERGROUND PLUMBING STARTS TO VERIFY THAT ALL
WALLS AND EQUIPMENT WILL BE SET PER PLAN. G.C. IS TO VERIFY
AND NOODLES CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
- REFER TO KITCHEN EQUIPMENT SCHEDULE FOR EQUIPMENT SPECIFICATIONS.
- THE REMAINING G.C. SHALL CHECK ALL COUNTERS AND EQUIPMENT TO
ADJACENT SURFACES WITH CLEAR BRONZE CABSINING.
- G.C. TO PROVIDE A RETAIL ONE AND ONE WITH THE 1" COMBAT
STANDARD FROM BOX TO ABOVE CEILING BEHIND POS CANNOT NEXT TO
BOX FOR DATA LINES.
- G.C. TO INSTALL A SOLID PVC CAP COVER OVER THE SODA CHASE AT THE
BACK IN THE BOX END OF THE SODA CHASE. G.C. WILL DRILL A HOLE IN
THE CAP LARGE ENOUGH FOR SODA LINES TO BE INSTALLED AND
CAPPED AROUND CORNER LINES BEHIND THEY HAVE BEEN INSTALLED.
- DO NOT CORE DRILL TABLES IF NOT SLAB ON GRADE.
- IF REQUIRED, PROVIDE SPLASHGUARDS SEPARATING HAND SINKS WITH THE
AREA OF SPLASH (APPROXIMATELY 18").

EXE. EXTINGUISHER [E-1]

G.C. TO PROVIDE MIN. OF 2 FIRE EXTINGUISHERS. G.C.
TO VERIFY & COORDINATE LOCATIONS AND
QUANTITIES WITH LOCAL FIRE MARSHAL. SEE DETAIL
A1/4.1 FOR MOUNTING.

NOTE:
SEE KITCHEN DRAWINGS FOR KITCHEN EQUIPMENT.

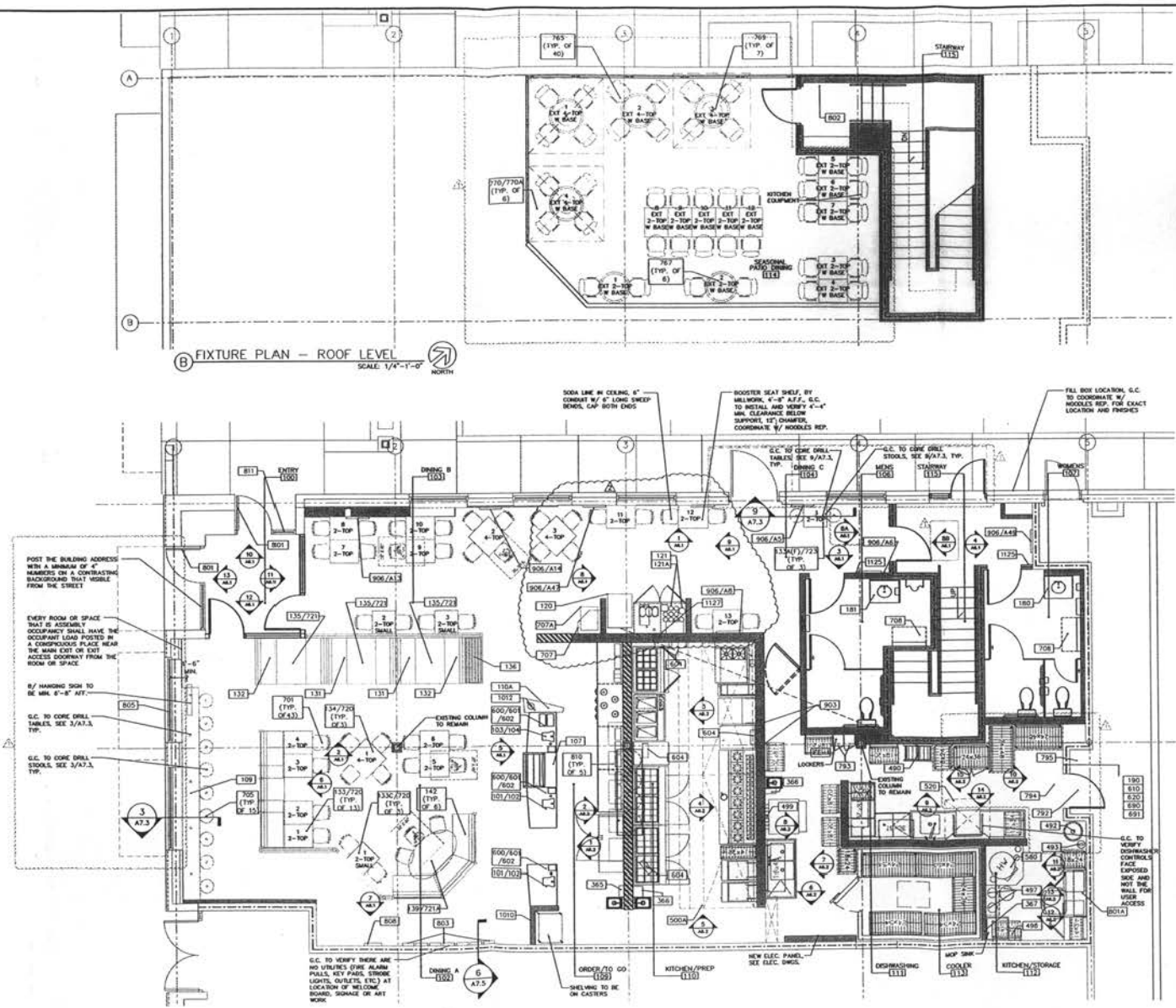
FIXTURE PLAN - ROOF LEVEL

SCALE: 1/4"=1'-0"



FIXTURE PLAN - GROUND LEVEL

SCALE: 1/4"=1'-0"



E

OUTLINE OF WITNESS TESTIMONY

Representative of Noodles, Inc.

- I. Introduction and Background
- II. Operations of Noodles
- III. Commitments for Georgetown North Location

F

GOVERNMENT OF THE DISTRICT OF COLUMBIA

Advisory Neighborhood Commission 2E



Representing the communities of Burleith, Georgetown and Hillandale

3265 S Street, NW • Washington, DC 20007

(202) 724-7098 • anc2e@dc.gov

February 28, 2012

Meridith Moldenhauer, Chairperson, and Members of the Board
Board of Zoning Adjustment
441 4th Street NW
Suite 210S
Washington, DC 20001

Re: BZA Application No. 18328, 1815 Wisconsin Avenue, NW (Noodles & Company)

Dear Chairperson Moldenhauer and members of the Board:

Advisory Neighborhood Commission 2E, at a public meeting held on February 27, 2012, duly noticed, and at which five commissioners were present constituting a quorum, unanimously adopted the following resolution:

ANC 2E recommends approval of the special exception as proposed by the applicant on the following conditions, to which we understand the applicant is agreeable:

- (1) the establishment will serve dine-in customers with non-disposable plates and utensils;
- (2) the hours of operation will not exceed 10am to 10pm weekdays and 10am to 11pm on Fridays and Saturdays;
- (3) the establishment, including its roof deck, will not produce sounds audible outside the property line of the site in which it is located; and
- (4) the percentage of carryout customers will not be expected to exceed 35%.

During our discussion of this matter, we noted the proximity of residences and potential issues with which we have had experience elsewhere in Georgetown regarding fast-food, late-night establishments and roof decks near residential areas. Conditions (1) and (4) are designed to recognize that the applicant is more a restaurant than a fast-food establishment and to limit the

COMMISSIONERS:

Ed Solomon, District 1 Ron Lewis, District 2 Jeff Jones, District 3 Jake Sticka, District 4
Bill Starrels, District 5 Tom Birch, District 6 Charles Eason, District 7

exception accordingly. Conditions (2) and (3) are designed to limit the late-night impacts in the vicinity.

We appreciate the collegial approach taken by the applicant in this matter. We are comfortable that the exception, if granted with the conditions specified above, will be harmonious with the surrounding community.

ANC 2E Commissioners Solomon, Lewis, Sticka, Starrels, and Birch, or any one or more of them, are authorized to act for ANC 2E in this matter and any matters which may come before the Board relating thereto.

We appreciate the opportunity to bring this resolution to the attention of the Board of Zoning Adjustment and we trust that it will be given the "great weight" to which it is entitled under District of Columbia law.

Sincerely,

A handwritten signature in black ink that reads "Ron Lewis". The signature is written in a cursive, flowing style.

Ron Lewis
Chair, ANC 2E