

Wonder – 3519 Connecticut Ave NW BZA Case No. 21291

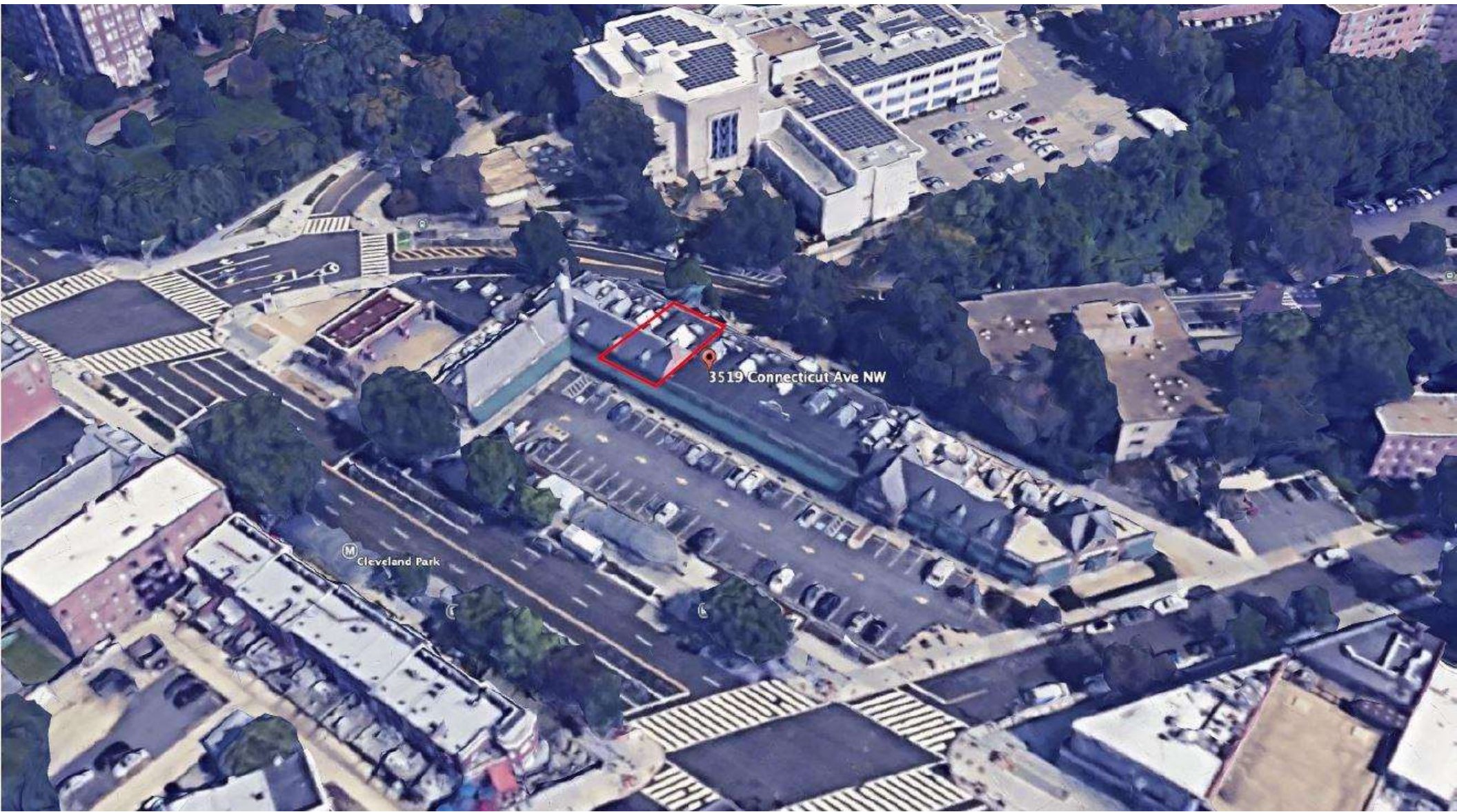
Board of Zoning Adjustment Presentation
June 11, 2025

Zachary G. Williams, Venable LLP
Land Use Attorney and Agent for the Applicant

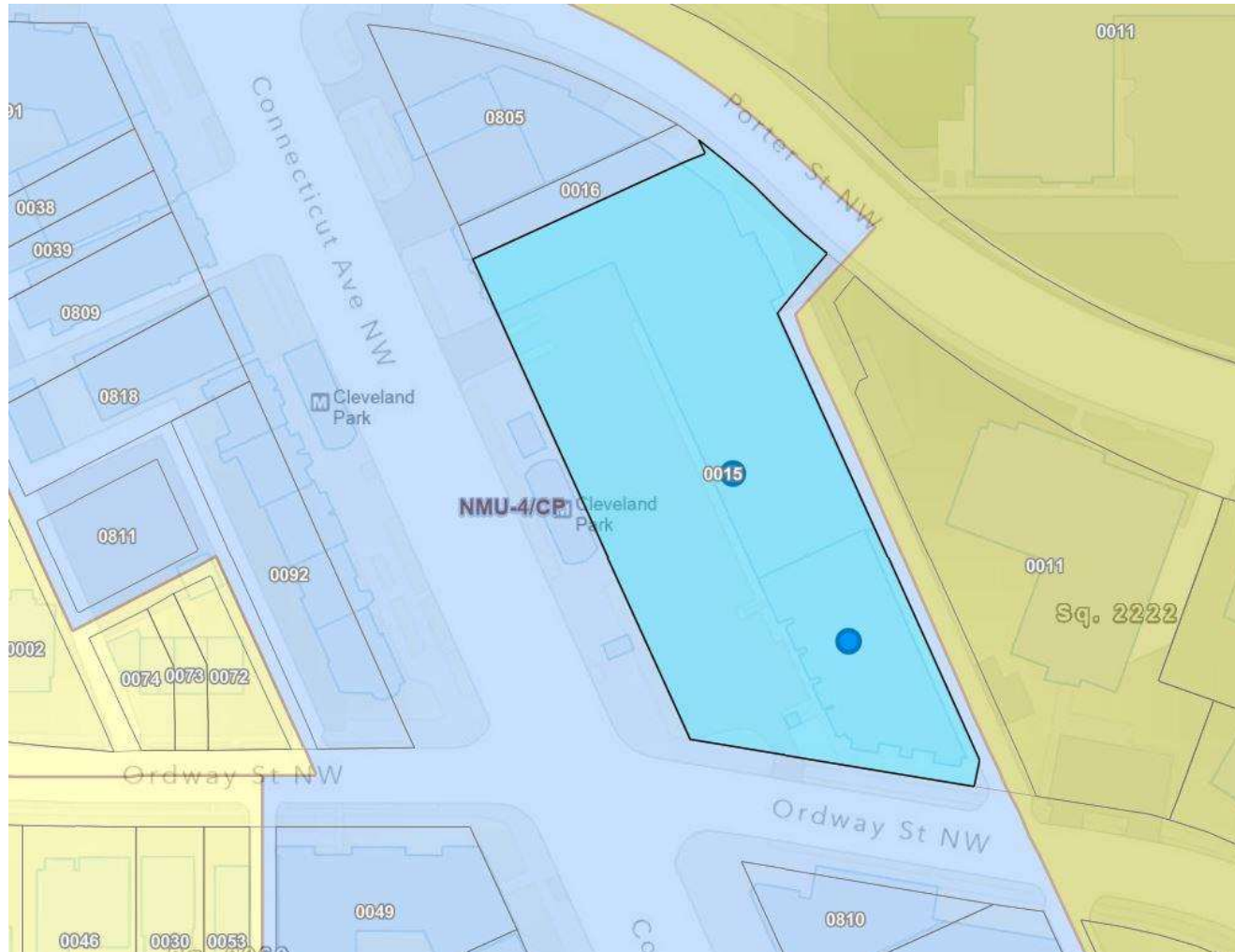
Jason Bottcher, Associate Director of Governance, Wonder

VENABLE LLP





3519 Connecticut Avenue NW – Zoning Map

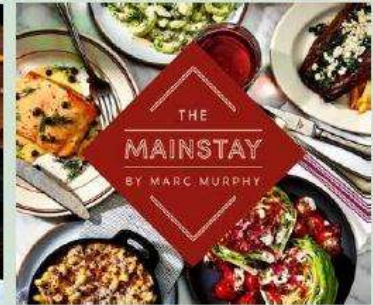
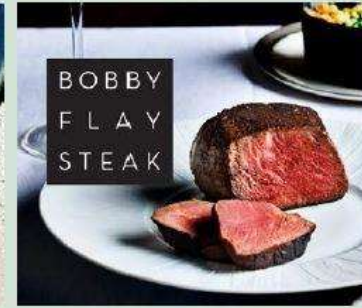


How *Wonder* Works

Wonder partners with some of the nation's top chefs and iconic restaurants from across the country.



We recreate these recipes and menus, using our culinary expertise and techniques, so we can make great food more accessible.



How *Wonder* Works

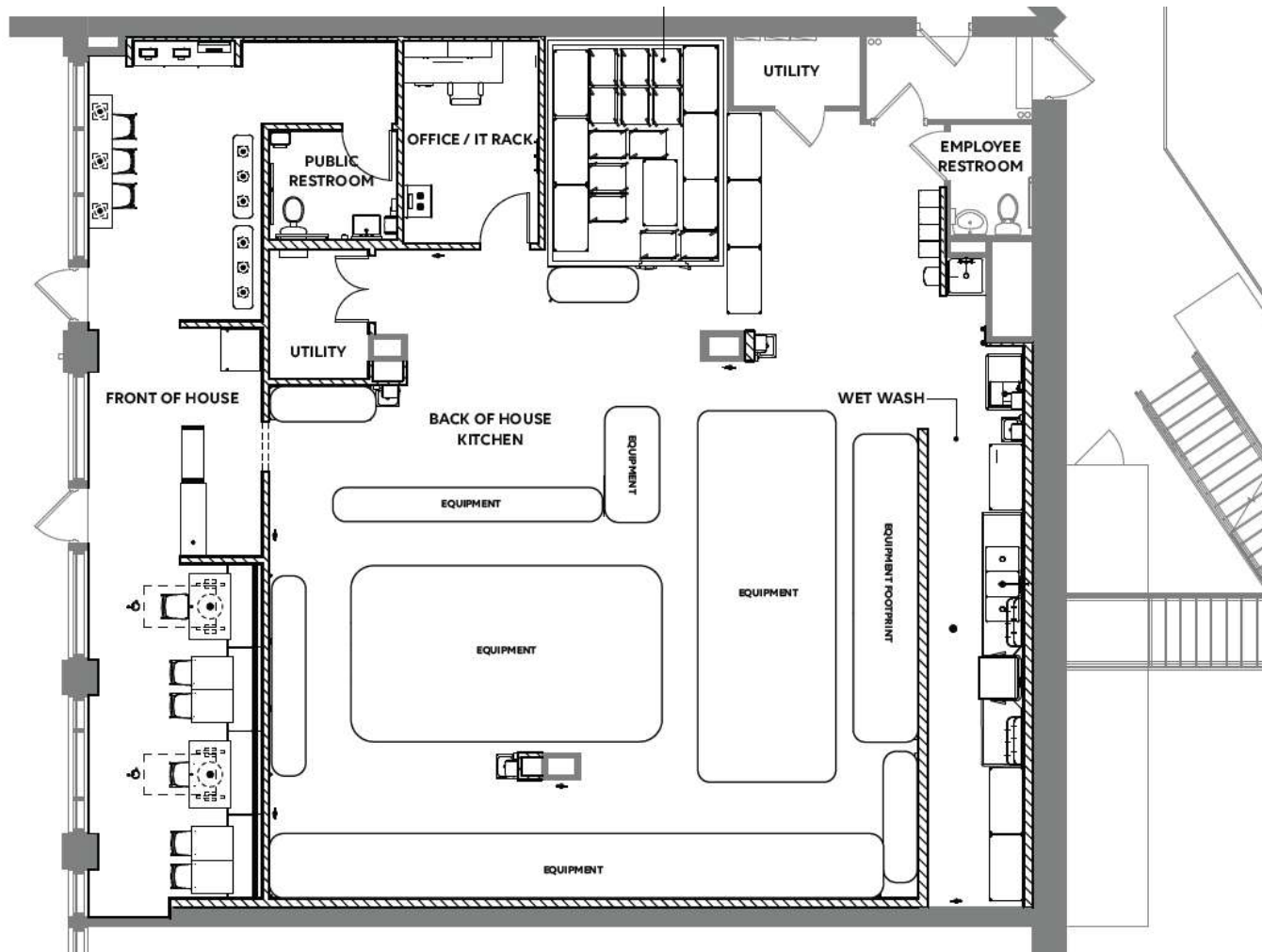


1 Order from the world's most admired chefs and restaurants

2 All prepared out of our Cleveland Park location for dine-in, pickup or delivery

3 Fine-dining caliber food and hospitality at your table

Proposed Internal Layout



Front of House Design Examples



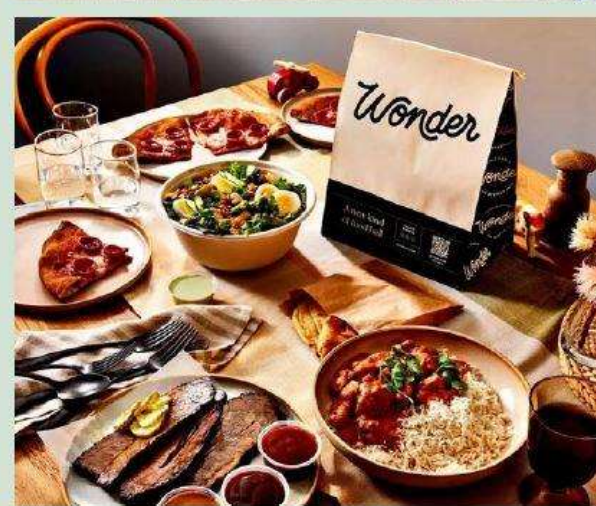
Wonder Storefront Operations

Guest Experience

- In-Store amenities:
 - Seating for 10-15 guests
 - Front of House Ambassador
 - Self-serve order kiosks
 - Waiting area and public restrooms

Delivery & Pickup:

- Waiting area
- Pickup shelves
- Tech-forward order processing and management focused on efficiency
- Active courier management



BZA Relief Requested

1. Special exception pursuant to 11 DCMR, Subtitle H, Section 6007 to establish a “fast food” use in the NMU-4/CP zone.
 - Wonder is technically considered a “fast food” use under the D.C. zoning regulations because of the type of food production and there will be no waiter service.
 - No drive-through is proposed.
 - Interior seating for 10-15 guests.
 - Orders will be placed through the online “app” or through self-serve order kiosks in the Wonder location.
2. Area Variance from requirement for six-foot high brick dumpster enclosure (Subtitle H, Section 6007.1(e)(2)(D)).

Special Exception Standards (11 DCMR Subtitle H, Section 6007; Subtitle X, Section 901.2)

- Must be in harmony with general purpose and intent of Zoning Regulations.
 - In accordance with the purpose of the NMU-4/CP zoning district, Wonder will be a neighborhood-serving food establishment that will be located at ground-level with an existing shopping center that provides excellent access for vehicles, pedestrians, and Metro riders.
 - Will meet all requirements for a special exception pursuant to Subtitle H, Section 6007, except for the trash enclosure requirement, for which the Applicant requests a variance.

Special Exception Standards (11 DCMR Subtitle H, Section 6007; Subtitle X, Section 901.2)

- Will not adversely affect neighboring property (light, air, privacy).
 - The existing parking lot on the Property will allow for safe and efficient operations for pedestrians and motor vehicle movement.
 - No changes are proposed to the exterior of the existing building on the Property as part of this application.
 - Further, all operations will be located within the building and oriented towards the front of the site. No impacts should be felt to the rear of the Property.
 - Proposed hours of operations will be 11:00am to 10:00pm to ensure that there are no impacts to nearby properties in the early morning or late evening hours.
 - No alcohol will be served at this location.

Variance Standards (11 DCMR Subtitle X, Chapter 10)

- Because of a peculiar and exceptional condition on the property, the strict application of a zoning regulation would result in peculiar and exceptional practical difficulties or exceptional and undue hardship to the owner of property.
 - “Confluence of factors” leads to peculiar and exceptional practical difficulties.
 - Historic 1930s shopping center – “Sam’s Park and Shop.”
 - Building footprint is located on the rear property line adjacent to an alley.
 - Trash is handled in the alley for all retailers within the shopping center.
 - Building out a six-foot high brick enclosure would not be possible in the rear. In the front of the property, a new enclosure would impact the historic character of the shopping center.



Photographs of Rear Alley



Photographs of Rear Alley



Variance Standards (11 DCMR Subtitle X, Chapter 10)

- The relief sought can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map
 - The Neighborhood Mixed Use zones are “designed to provide for stable mixed-use areas permitting a range of commercial and multiple dwelling unit residential development in defined neighborhood commercial areas.”
 - Hours of operation: 11:00am to 10:00pm.
 - No alcohol service.
 - Wonder will use the existing trash containers in the alley – significant grade change, green area buffer, and Porter Street shields this area from residences.



Community Engagement

- The Applicant presented this project to ANC 3C.
- ANC 3C voted to support the project at its March meeting (see resolution at Ex. 18 in the record).
- No opposition has been received by the Applicant or filed to the record.

Wonder

Thank you!

from the entire Wonder team!