

Wonder – 1155 Dahlia Street NW

BZA Case No. 21437

Board of Zoning Adjustment Presentation
June 17, 2026

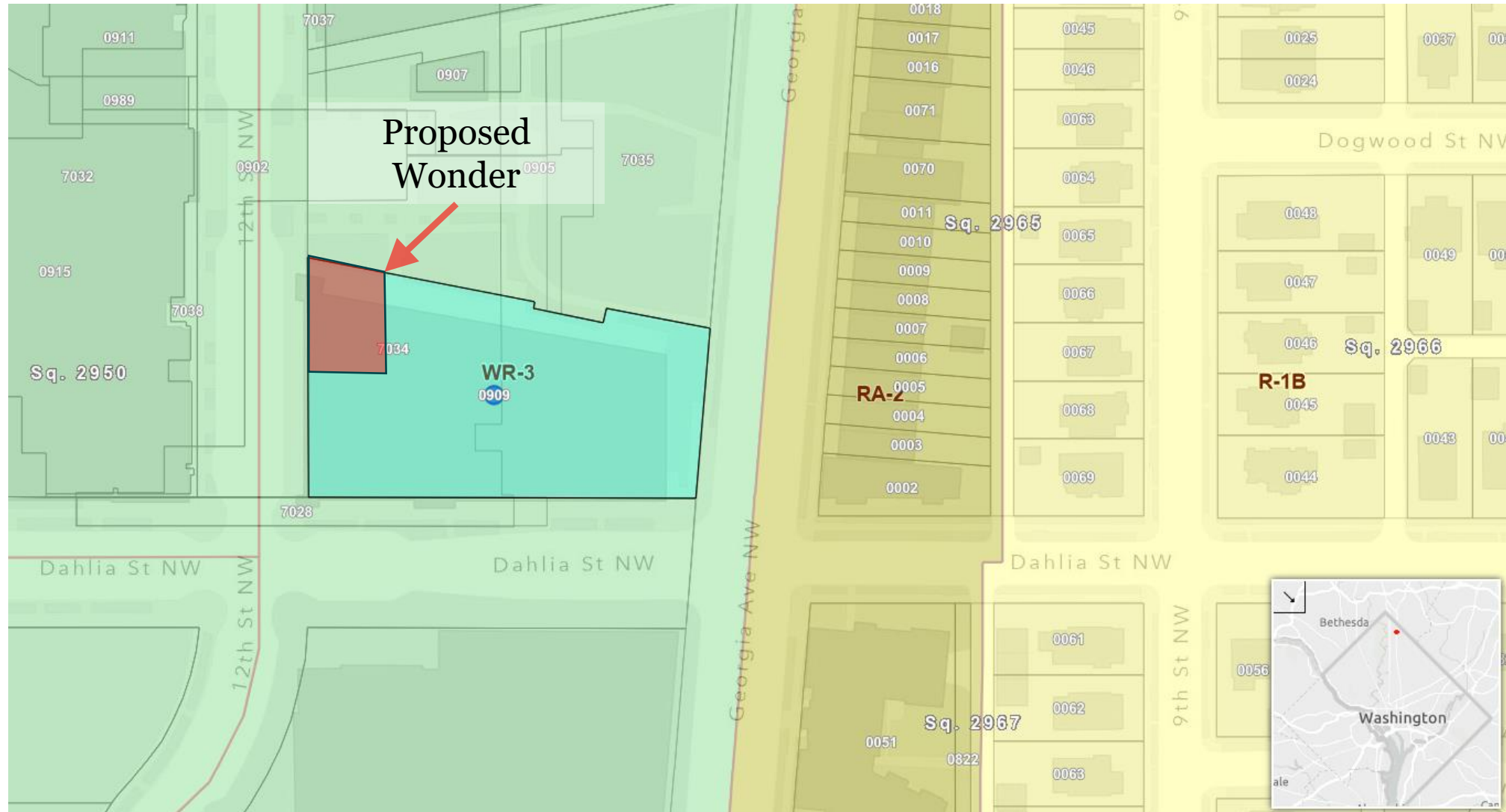
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Land Use Attorney and Agent for the Applicant

Jason Bottcher, Wonder
Director, Land Use & Entitlements



Board of Zoning Adjustment
District of Columbia
CASE NO. 21437
EXHIBIT NO. 23

1155 Dahlia Street NW – Zoning Map





Proposed Wonder

How **wonder** Works

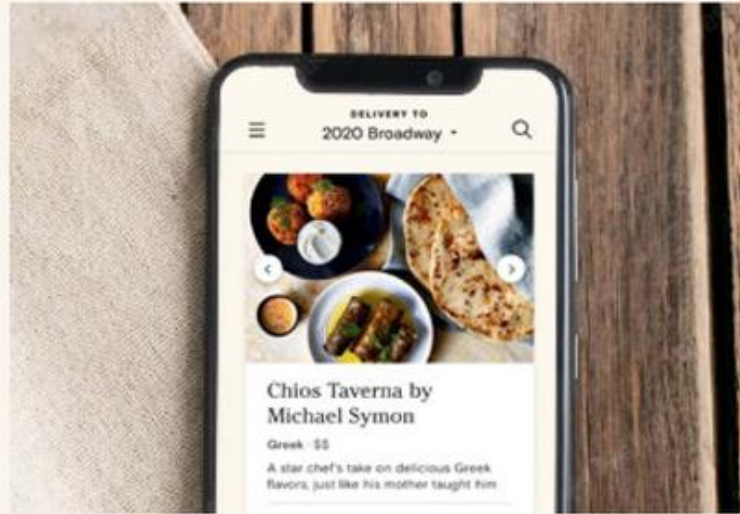
Wonder partners with some of the nation's top chefs and iconic restaurants from across the country.



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 Takoma Park location for dine-in, pickup or delivery



3 Fine-dining caliber food and hospitality at your table

Proposed Internal Layout

Tenant Space

+/- 2,900 SF

Front of House - +/- 800 SF

Back of House - +/- 2,100 SF

Front of House Details

+/- 2,900 SF

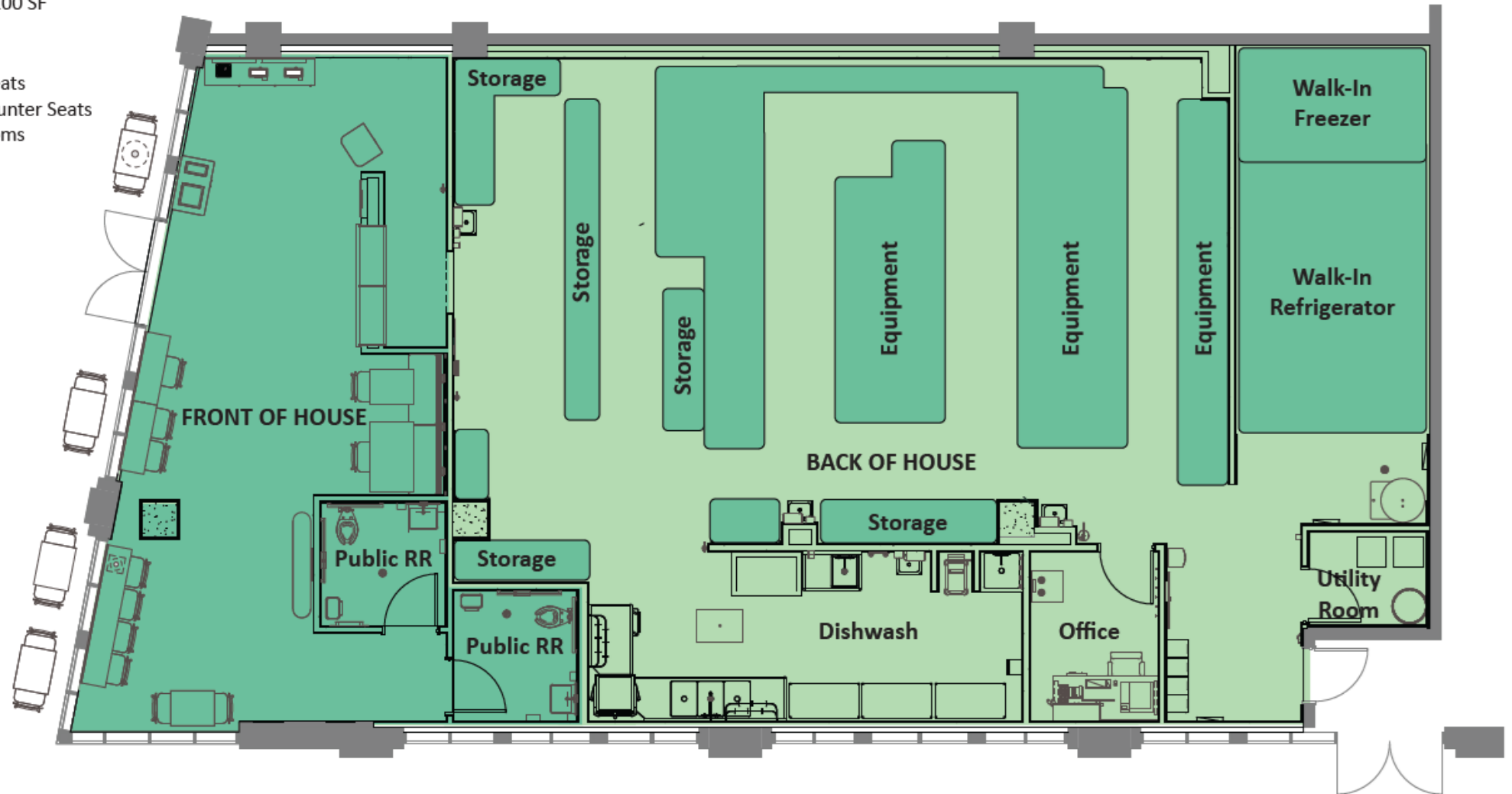
Thirteen (13) Guest Seats

Three (3) 2-Tops; 7 Counter Seats

Two (2) Public Restrooms

Customer Kiosks

Eight (8) Patio Seats



Front of House and Signage



Illustrative purposes only.

VENABLE_{LLP}



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

Special exception pursuant to 11 DCMR, Subtitle K, Section 915.2(d) to establish a “fast food” use in the WR-3 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.
- All trash will be handled internally in the building.

Special Exception Standards (11 DCMR Subtitle K, Section 915.2(d); Subtitle X, Section 901.2)

- Must meet all specific conditions of Subtitle K, Section 915.2(d) for a fast food establishment.
 - Proposed Wonder location meets all conditions.
- Must be in harmony with general purpose and intent of Zoning Regulations.
 - In accordance with the purpose of the WR-3 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.

Special Exception Standards (11 DCMR Subtitle K, Section 915.2(d); Subtitle X, Section 901.2)

- Will not adversely affect neighboring property (light, air, privacy).
 - 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 entrance of the new Wonder location. No impacts should be felt to the rear of the Property.
 - Proposed hours of operations will be 10:00am to 12:00am.
 - No alcohol will be served at this location.
 - Majority of couriers will be bicycle couriers.
 - Wonder now owns Grubhub – the principal courier for Wonder (80%). Allows direct ability to coordinate / organize efficient courier operations.
 - Service area: approximately 2-3 mile radius.

wonder

Thank you!

from the entire Wonder team!