

# Government of the District of Columbia

## Department of Transportation



### d. Planning and Sustainability Division

#### MEMORANDUM

**TO:** District of Columbia Board of Zoning Adjustment

**FROM:** *KB for* Meredith Soniat  
Associate Director

**DATE:** February 27, 2026

**SUBJECT:** BZA Case No. 21423 – 2210 5<sup>th</sup> Street NE

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#### APPLICATION

2210 5<sup>th</sup>, LLC (the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant both a Special Exception and an Area Variance from the entertainment, assembly, and performing arts use requirements of Subtitle U § 802.1(e) to permit an indoor digital golf range and simulator within an existing one-story building. The site is in the PDR-2 Zone at 2210 5<sup>th</sup> Street NE (Square 3622, Lot 811) and is served by a curb cut on 5<sup>th</sup> Street NE.

#### RECOMMENDATION

The District Department of Transportation (DDOT) has reviewed the application materials and has determined that the proposed action may lead to a minor increase in vehicle, transit, pedestrian, and bicycle trips on the localized transportation network. In addition, the project may result in increased pick-up and drop-off activity and slightly reduced availability of on-street parking within the immediate area. Despite these minor impacts, DDOT has no objection to the approval of this application.

#### STREETScape AND PUBLIC REALM

DDOT’s lack of objection to this application should not be viewed as an approval of the public realm. All elements of the project proposed within District-owned right-of-way require the Applicant to pursue a public space construction permit.

The following items proposed in public space will need to be resolved by the Applicant during permitting:

- Since the use of the site is changing, the Applicant must apply for a public space permit for the existing curb cut on site. The curb cut must be brought up to DDOT standard; and

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- The Applicant is adding a new exit door facing W Street and should show in the public space permit application any work in public space such as new leadwalks or ADA ramps.

DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT's [Design and Engineering Manual](#), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

The Applicant is encouraged to participate in a Preliminary Design Review Meeting (PDRM) with DDOT and the Office of Planning (OP) to discuss the public space comments in this [report](#).

### **HERITAGE AND SPECIAL TREES**

According to the District's [Tree Size Estimator map](#), the property has no Special or Heritage trees but has several street trees surroundin the site. DDOT expects that the Applicant coordinate with the Ward 5 Arborist regarding the preservation and protection of existing street trees, as well as the planting of new street trees.

MS:nh