

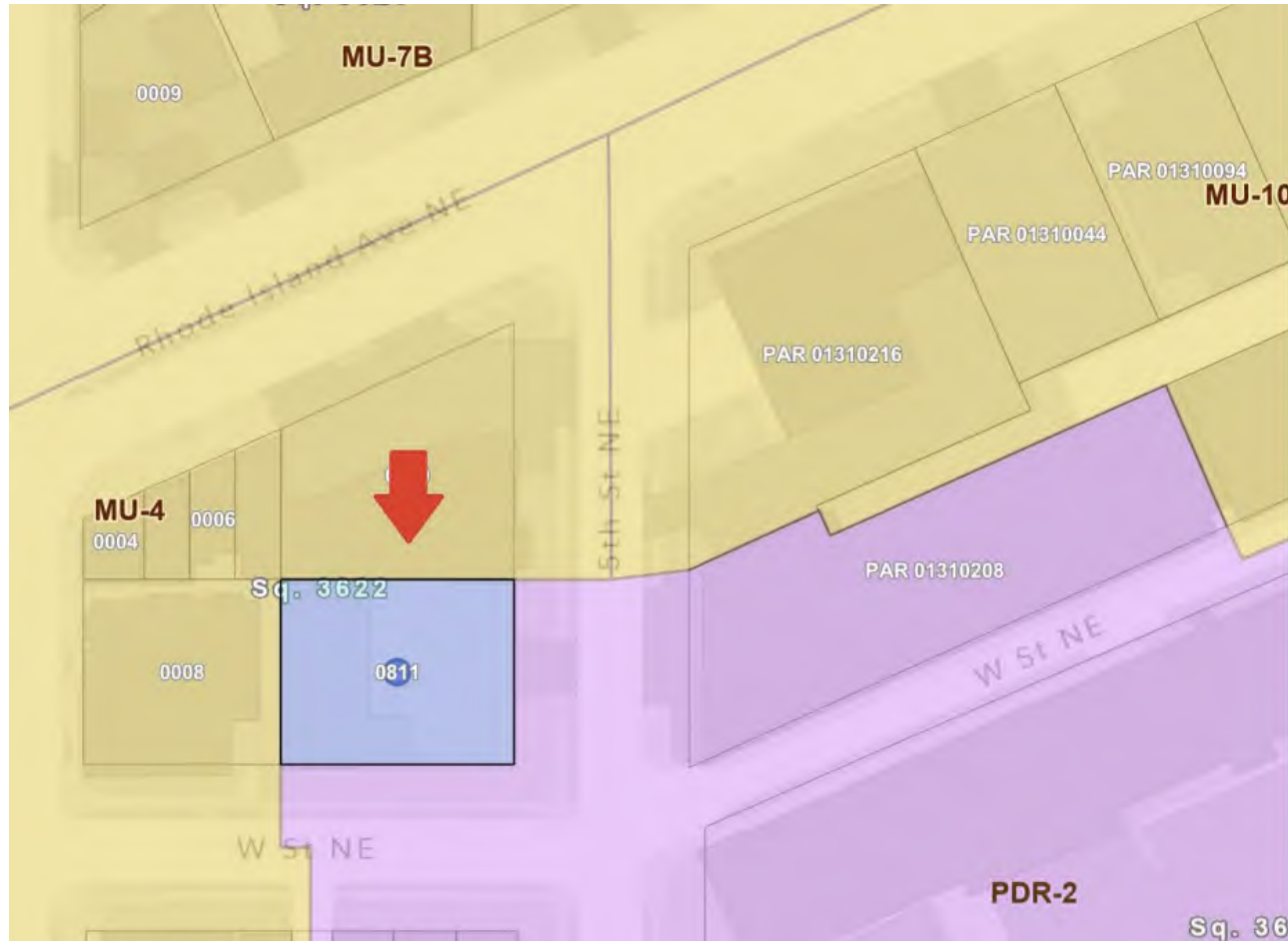
BZA Case No. 21423 2210 5th Street, NE

BZA Public Hearing
June 10, 2026

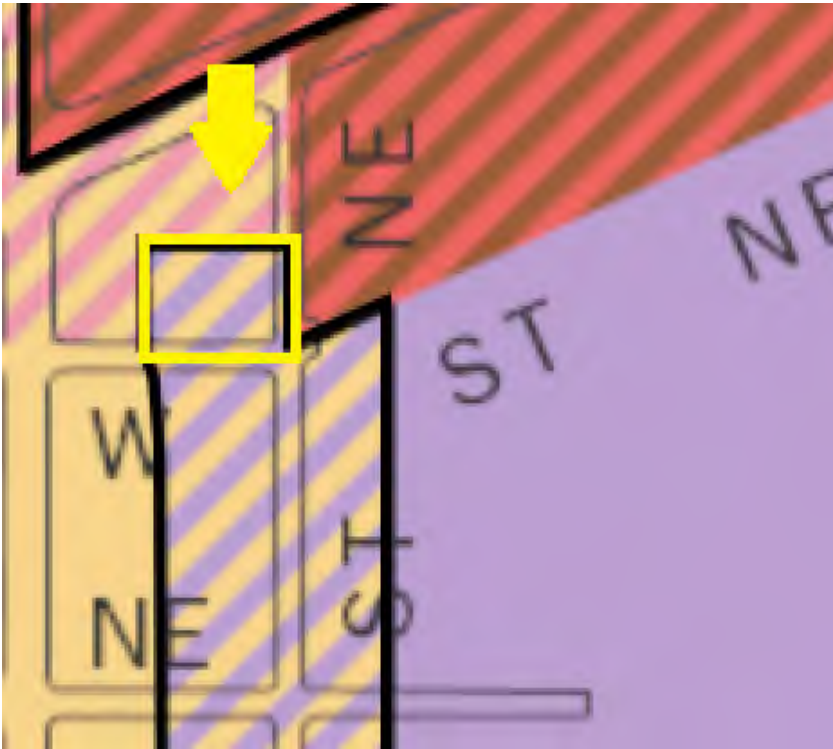
Site Context



Zone Map



Future Land Use Map



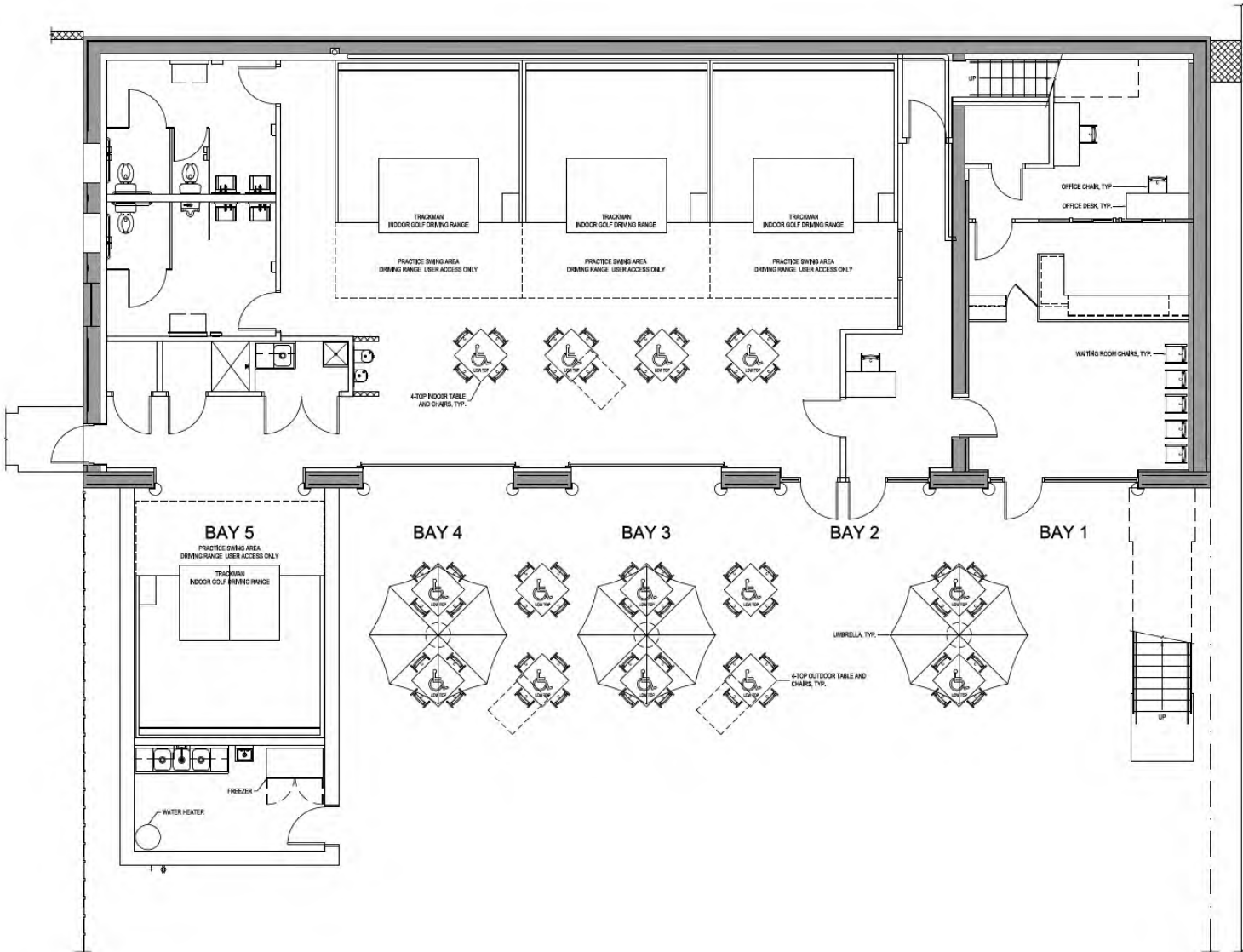
Comprehensive Plan Future Land Use

Land Use Categories

-  Residential-Low Density (RLD)
-  Residential-Moderate Density (RMOD)
-  Residential-Medium Density (RMED)
-  Residential-High Density (RHD)
-  Commercial-LowDensity (CLD)
-  Commercial-Moderate Density (CMOD)
-  Commercial-Medium Density (CMED)
-  Commercial-High Density (CHD)
-  Institutional (INST)
-  Federal (FED)
-  Local Public Facilities (LPUB)
-  Parks, Recreation, and Open Space (PROS)
-  Production, Distribution and Repair (PDR)
-  Water
-  Mixed Uses

Existing Conditions





Restaurant Consultants
Phone: 410-827-8002 / Fax: 410-827-9048
www.restaurantconsultants.com

2210 5TH LLC.

NOTES

1. ICON REPRESENTS HANDICAP ACCESSIBLE TABLE.
2. ALL FURNITURE SHOWN BY PROVIDED SPECIFIED BY OWNER, INSTALLED BY G.C.
3. STAFF = 3.

FURNITURE/EQUIPMENT (INDOOR):		
INDOOR GOLF DRIVING RANGE	4	= 4
OFFICE CHAIR	3	= 3
OFFICE DESK	1	= 1
WAITING ROOM CHAIR	8	= 8
FREEZER	1	= 1
4-TOP TABLE WITH CHAIRS	4	= 16
TOTAL OCCUPANTS		28
FURNITURE/EQUIPMENT (OUTDOOR):		
4-TOP TABLE WITH CHAIRS	10	= 40
UMBRELLAS	3	= 6
TOTAL OCCUPANTS		46

PROFESSIONAL SEAL

SEALED BY: ALAN SPARRER, AIA



PROFESSIONAL CERTIFICATION: I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE DISTRICT OF COLUMBIA, LICENSE NUMBER 2020, EXPIRATION DATE: 04/20/25.

SUBMITTALS

1	ISSUED SPACE PLAN 1	04/22/25
2	ISSUED SPACE PLAN 2	04/25/25
3	ISSUED SPACE PLAN 3	05/06/25
4	ISSUED FOR PERMIT	05/06/25
5	REVISION 1	09/18/25
-	-	-
-	-	-

2210 5TH ST. N.E.
2210 5TH STREET N.E.
WASHINGTON, D.C. 20002

FURNITURE PLAN - GRADE

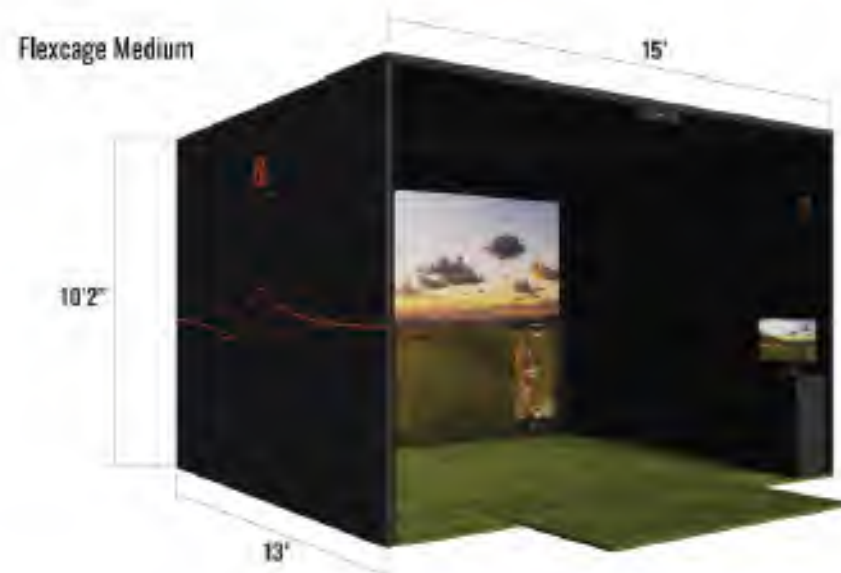
SCALE: 1/4" = 1'-0"
PRJL MANAGER: ALAN SPARRER
PRJL ARCHITECT: DARJUS SARRAF
FILE: 2210 5TH ST - ARCH
SHEET: 18
PROJ. # 2210 5TH ST.

A08



TRACKMAN

INDOOR GOLF



Medium IGP Cage Plans— Ted Pogorelec

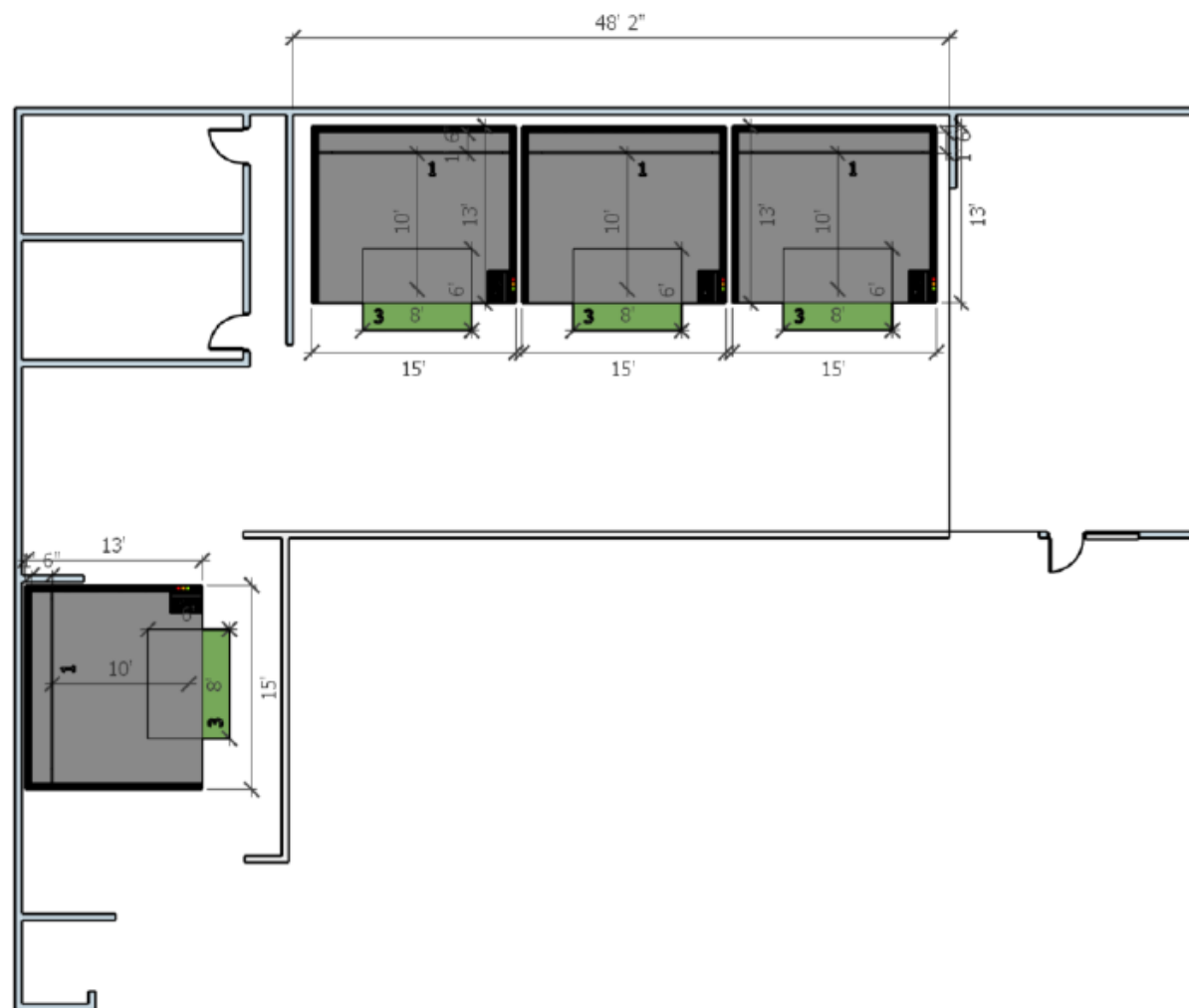
Installation Address: 2210 5th Street Northeast, Washington, DC 20002, USA
Main contact name: Ted

TM project number: 24634
Revision no.: 2
Revision date: 3/27/2025
Revision by: TYBE

TRACKMAN

INDOOR GOLF

APPENDIX B: FLOOR PLAN



TRACKMAN

INDOOR GOLF

APPENDIX B: SCREEN ELEVATION



- 1) HQ Impact Screen by TM
Projected Image: 13' x 8'2" (MAX Screen H)
- 2) Black trim kit covers this area to conceal mounting hardware

Special Exception and Variance Relief

- **Special Exception (U-802.1(e))** – The Applicant requests special exception relief to locate an entertainment, assembly, and performing arts use in the PDR-2 Zone.
- **Variance Relief (U-802.1(e)(2))** – The Applicant requests variance relief from the special exception standard that requires that an entertainment, assembly, and performing arts use in a PDR Zone not abut residential use.

Special Exception Standards (X-901.2)

- **The requested relief will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps:**
 - Adaptively re-uses a vacant building with a creative and economically viable concept
 - Complements the abutting MU-4 Zone to the north and west, in which the use would be matter-of-right
 - Contributes to creating an amenity-rich neighborhood
 - Furthers District goals in the Mid-City Area Element of the Comprehensive Plan as a redevelopment of a vacant building and a “trail-oriented development” near the Metropolitan Branch Trail. The project will serve as a destination to attract more users of the trail

Special Exception Standards (X-901.2)

- **The requested relief will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps:**
 - Neighborhood is already mixed-use with both industrial and commercial uses. MU zones are located to the east and north. An evolving entertainment district is located north of Rhode Island Ave, including the Alamo Drafthouse Cinema, Kraken Kourts & Skates, and the Bubble Planet and Monet Immersive Experiences
 - Property to the west being developed with residential use was previously a commercial building, including a supermarket
 - Evolution of entertainment/commercial and nearby residential uses similar to Union Market District
 - Proposed Use is limited in scope with only 4 golf simulators. Both the number of patrons and noise levels are minimal

Special Exception (U-802.1(e))

- **The use shall be located and designed so that it is not likely to become objectionable to neighboring property because of noise, traffic, parking, loading, number of attendees, waste collection, or other objectionable conditions:**
 - The use is not anticipated to be objectionable to neighboring property – the golf simulators will not create any audible impact on neighboring properties.
 - Golf balls hit a mesh screen and are completely contained within the structure.
 - Approximate sound level of these units is only 70 dB, comparable to a dishwasher or vacuum cleaner
 - Number of patrons will be limited by the 4 golf simulators
 - Limited number of patrons and employees will result in no adverse impact on parking demand
 - Waste will be handled by a typical commercial trash hauling operation

Special Exception (U-802.1(e))

- **The property shall not abut a residential use or residential zone:**
 - The Property abuts only PDR and MU Zones, but does abut a lot which is planned for a new multifamily development, currently under construction, immediately to the west. The neighboring site was long utilized as a commercial building, including a supermarket. The Applicant requests variance relief from this condition.
- **There is no property containing a live performance, night club or dance venue either in the same square or within a radius of one thousand (1,000 ft.) from any portion of the subject property:**
 - The Applicant is not aware of any properties within 1,000 feet of the Property containing a live performance, night club or dance venue.

Special Exception (U-802.1(e))

- **External performances or external amplification shall not be permitted:**
 - The Applicant proposes no external performances or external amplification for the requested use.
- **The Board of Zoning Adjustment may impose additional requirements as it deems necessary to protect adjacent or nearby residential properties, including but not limited to: (a) soundproofing; (b) limitations on the hours of operation; and (c) expiration on the duration of the special exception approval:**
 - The Applicant will comply with any additional requirements, but notes the quiet nature of the proposed use.

Variance Relief (X-1002.1)

- **The Property is affected by an exceptional situation or condition:**
 - The Property is unusual in that it consist mostly of a surface parking lot with an oddly-configured warehouse structure, designed by French architect Louis de LaDurantaye
 - The L-shaped structure is constrained by its narrow depth, the large bays used for its prior autobody repair shop use, structural support components, and the unusual slanted roof of a vinyl addition
 - The Property is vacant and unutilized. The Applicant has faced obstacles leasing the oddly configured space. The configuration does not lend itself to many potential uses in the current leasing market, but would work uniquely well for the proposed golf simulators
 - The proposed use would be matter-of-right if located in any other lot within this square
 - The Future Land Use Map was recently changed to include a residential designation along with the PDR designation for this lot, further underscoring that the zoning of this site could be an anachronism

Variance Relief (X-1002.1)

- **The Applicant will face practical difficulty with strict zoning compliance:**
 - The Property is currently vacant and unutilized. The Applicant has been unable to utilize the Property due to the unusual characteristics of the warehouse structure
 - Although the structure constrains most potential users, the proposed golf simulators uniquely fit into the automotive repair bays
 - The significant setback from 5th Street and minor frontage along W Street also limit the degree of tenant interest in the building
 - Reconfiguration of the building would require removal of masonry supports that could potentially endanger the viability of the structure and introduce “seams” to create waterproofing and insulation issues

Variance Relief (X-1002.1)

- **The variance relief will not cause substantial detriment to the public good or the Zoning Regulations or Zoning Maps:**
 - The proposed golf simulators will provide new recreational use that enriches the surrounding neighborhood and provides an amenity for the nearby MBT users
 - The use is quiet by nature and will have no audible impact on nearby residential uses
 - The use will not generate any adverse traffic impacts, noxious fumes, or other detrimental impacts
 - As PDR zones evolve throughout the city, the proposed use complements the pending multifamily development next door and nearby new residential uses along Rhode Island Ave, helping to add amenities to this environment.

Thank You!