

BEFORE THE BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 120 - APPLICATION FOR VARIANCE AND/OR SPECIAL EXCEPTION

GIS INFORMATION

Square	Lot(s)	Zone	ANC
3622	0811	PDR-2	5F04

**Address of Property:** 2210 5th Street NE

ZONING INFORMATION

**Relief from section(s):** U801.1 U802.1 (e)

**Type of Relief:** Use Variance

**Brief description of proposed project:** Use of Golf Simulators - seeking arcade/leisure use

**Present use of Property:** Not being used except for trash storage and excess shrubbery and dead trees - a dumping ground

**Proposed use of Property:** Mixed use of a golf simulators with a cannabis on/off site retail store

CONTACT INFORMATION

**Owner Information**

**Name:** 2210 5th LLC

**E-mail:** greg@profish.com

**Address:** 2210 5th LLC 1900 Fenwick Street NE

**Phone No.s:** 2023296601

**Phone No. Alternate:** (202)329-6601

**Authorized Agent Information**

**Name:** Gregory Casten

**E-mail:** greg@profish.com

**Address:** 9470 Seven Locks RdBethesda

**Phone No.s:** 2023296601

**Phone No. Alternate:**

FEE CALCULATOR

SIGNATURE

Date

2210 5th LLC Gregory Casten President

10/27/2025

District of Columbia Office of Zoning 441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001  
(202) 727-6311 \* (202) 727-6072 fax \* www.dcoz.dc.gov \* dcoz@dc.gov

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 21423  
EXHIBIT NO. 1B