

DC DEPARTMENT OF BUILDINGS
OFFICE OF ZONING ADMINISTRATION
1100 4th Street SW, Washington, DC 20024 | 202.671.3500 | dob.dc.gov

November 20, 2025

REFERRAL MEMORANDUM

TO: Board of Zoning Adjustment

MW daw for KB

FROM: Kathleen Beeton
Zoning Administrator

PROJECT Address: 2210 5th St NE
INFORMATION: Square, Suffix, Lot: 3622, 0811
Zoning District: PDR-2
DCRA Permit: B2506887

SUBJECT: Conversion from flat to indoor digital golf range.

Review of the plans for the subject property referenced above indicates that Board of Zoning Adjustment approval is required as follows:

Number	Type of Relief	Zoning Sections	Reason [or Basis]
1	Special Exception	U – 801.1 U – 802.1 (e) X - 901.2	The proposed use as an entertainment, assembly and performing arts use is not permitted as a matter of right.

Note: All applicants must provide the Office of the Zoning Administration with submission verification, in the form of a formal receipt from the BZA, within 30 days of the date of this memo. If the BZA Memorandum is not submitted within 30 days, the applicant must request an updated memorandum from the Office of the Zoning Administration.



NOTES AND COMPUTATIONS						
Building Permit #: B2506887		Zone: PDR-2			N&C Cycle #: 1	
DOB BZA Case:		Existing Use: AUTO REPAIR GARAGE			Date of Review: 9/4/2025	
Property Address: 2210 5 TH ST NE		Proposed Use: INDOOR GOLF RANGE			Reviewer: Mamadou Ndaw	
Square: 3622	Lot(s): 0811 (lot to the north of plat)	ZC/BZA Order: N/A				
Item	Existing Conditions	Minimum Required	Maximum Allowed	Provided by Proposed Construction	Variance Deviation/%	Notes/Zoning Relief Required
Lot area (sq. ft.)	10,275	n/a	n/a	10,275	n/a	n/a
Lot width (ft. to the tenth)	90	n/a	n/a	90	n/a	n/a
Building area (sq. ft.)	n/a	n/a	1665	741	n/a	n/a
Lot occupancy (building area/lot area)	n/a	n/a	n/a	n/a	n/a	n/a
Gross Floor Area (sq. ft.)	3,994	n/a	n/a	3,994	n/a	n/a
Fllor Area Ratio (FAR)	0.39	n/a	3.0	0.39	n/a	n/a
Principal building height (ft. to the tenth)	n/a	n/a	60	No Elevation Drawings Provided	n/a	n/a
Principal building (number of stories)	2	n/a	n/a	2	n/a	n/a
Accessory building height (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Rear yard from the centerline of all abutting alleys (ft. to the tenth)	0.0	12	n/a	0.0	n/a	n/a
Side yard, facing building front on right side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Side yard, facing building front on left side (ft. to the tenth)	n/a	n/a	n/a	n/a	n/a	n/a
Vehicle parking spaces (number)	No parking layout provided	8	n/a	No parking layout provided	n/a	Parking layout with a minimum of 8 parking spaces must be submitted before permit approval.
Bicycle spaces (number)	n/a	n/a	n/a	n/a	n/a	n/a
Loading (number)	n/a	n/a	n/a	n/a	n/a	n/a
Green Area Ratio	n/a	0.3	n/a	n/a**	n/a	GAR exemption for must be submitted before permit approval.
Dwelling units, principal (#)	n/a	n/a	n/a	n/a	n/a	n/a
Other:						