GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 3B
GLOVER PARK AND CATHEDRAL HEIGHTS

RESOLUTION REGARDING THE EXPANSION OF SPACE AT
THE GOOD GUYS RESTAURANT, 2311 WISCONSIN AVENUE NW

The 3124 Corporation t/a The Good Guys Restaurant (ABRA #000899), located at 2311
Wisconsin Avenue NW, has applied for a substantial change to "expand guest space to
use the second level of its building." The total occupancy would remain at 75 persons.

Good Guys, a nude entertainment club with a Class CN liquor license, has been closed
for most of the past year due to the COVID-19 emergency, but that does not wipe out its
history as a disruptive element in the small, family-centered community of Glover Park or
its potential to further upset the neighborhood’s peace, order and quiet.

ANC3B opposes the expansion of guest space to the second level on the grounds that
(1) it contravenes Paragraph 6 of the Settlement Agreement between ANC3B and Good
Guys; and (2) the existence of private rooms in Good Guys will increase opportunities for
disruption of the peace, order and quiet of the neighborhood.

1. The plan to expand guest space to the second level contravenes Paragraph 6 of the
Settlement Agreement between ANC3B and Good Guys, which the Board accepted in

The standing Settlement Agreement prohibits the use of private spaces that "are not
freely visible to other patrons," subject to two exceptions: (1) if "another ABC licensed
establishment located within 3 miles of Good Guys’ premises does so in accordance
with the law," or (2) "there is a legislative or regulatory change which significantly relaxes
or eliminates the requirement that nude dancers not perform within 3 feet of patrons."

With merely the closing of a door, either of the two proposed second-floor rooms could
serve as a private space not freely visible to other patrons. According to a plan for the
second level shown to the ANC, each room is configured for a maximum of 4 people.
Most patrons will be downstairs in the open space where the performance stages are
located.

Good Guys has not presented the ANC with information to establish that any other
establishment within 3 miles legally uses private rooms for nude entertainment. And, to
the best of our knowledge, there is none. Nor are we aware of any change in the law to
allow nude women to be closer to patrons than 3 feet. Good Guy’s application thus
amounts to a unilateral effort to materially alter an approved Settlement Agreement, in
clear violation of Board policy.
2. Even if Good Guys were free to file this substantial change application, ANC would strongly oppose it. Good Guys ownership has made clear its desire to use private spaces in order to illegally exploit the presence of nude women for financial profit. We contend that the use of private rooms in nude clubs will increase opportunities for disruption of the peace, order and quiet of the neighborhood.

ANC 3B knows from long experience that resolving problems of peace, order, and quiet and preventing secondary effects of alcohol abuse and nude entertainment from threatening neighborhood security and stability depend in large part on honest, aboveboard owners and trained managers.

In 2018, the locally based, original owner of Good Guys, Ben Zangeneh, sold the club to Mahesh Patel, who lives in South Carolina. Mr. Patel assured the ANC that he would keep the long-time manager, Mike Aloupis, on board so that the neighborhood could trust that the establishment would continue to be run as it had been in the past. This is significant because when the original owner of Glover Park’s other nude club, JP’s, sold his club in 2012, substantial changes made by the new owners and sanctioned by ABRA despite sustained legal protest from both the ANC and local business owners resulted in criminal activity and severe disruption of the peace, order and quiet of the neighborhood. Within 4 years of the new ownership arrangement, JP’s was closed due to federal charges of drug trafficking. Its grandfathered nude entertainment license was eventually cancelled by ABRA. The ANC fears a repeat situation with the new owner of Good Guys.

In December 2019, Mr. Aloupis was fired and replaced by Rosemarie LePeter, a manager from Mr. Patel’s Springfield, VA, nude entertainment establishment. It is the ANC’s understanding that either Ms. LePeter was never certified by ABRA to manage the club, or she was absent too much of the time and no other certified manager was on the premises to replace her. During this time, the ANC was receiving reports of unsanctioned use of the basement area for private-room interactions between guests and nude women. The ANC passed these allegations on to ABRA for investigation. Ms. LePeter subsequently left the establishment and told the ANC that the illegal activities that were occurring in the basement area was one reason she left. It is the ANC’s understanding that there was no follow up by ABRA to these allegations.

In his discussions with the ANC prior to the COVID shutdown, Mr. Patel had complained that he could not compete with other nude clubs without the ability to offer private rooms and private interactions with “the girls.” However, now he claims that the expansion to the second level and the creation of two small, separate rooms is necessitated by COVID-related social distancing requirements. These rooms would be used for serving food and drink, he said, if the general area downstairs became too crowded for health safety. The plan for the second level that Mr. Patel shared with the ANC supports the ANC’s contention that Mr. Patel intends to use the expanded space for private-room activities. Each of the two oddly shaped rooms can only accommodate two two-person tables, and one of the spaces connects to room with a glassed-in shower area.

Given the neighborhood’s previous experiences with JP’s, what the ANC heard about activities in Good Guys’ basement, and Mr. Patel’s own words, it is clear that the expansion is designed to create private spaces for potentially illegal activities.
THEREFORE, ANC3B RESOLVES to protest Good Guys' substantial change application because the change violates Paragraph 6 of the Settlement Agreement and is a threat to the peace, order and quiet of the neighborhood as described above.

BE IT FURTHER RESOLVED that Commissioner Blumenthal or her designee is authorized to represent the Commission on this matter.

This Resolution was APPROVED by a vote of _____ at a duly noticed public meeting of ANC3B on Thursday, January 21, 2021, at which a quorum was present. (A quorum is 3 of the 5 sitting members.)

__________________________________________  _________________________________________
Brian Turmail, Chairman  Ann Mladinov, Secretary