

## **SHERIDAN-KALORAMA NEIGHBORHOOD COUNCIL**

### **RESOLUTION FOLLOWING SPECIAL MEETING OF BOARD OF DIRECTORS**

At the direction of its President, a special meeting of the Board of Directors of the Sheridan-Kalorama Neighborhood Council (“SKNC”) was held on Tuesday, December 2, 2025, at 7:00 pm. The meeting was duly called on November 4, 2025, in accordance with SKNC’s Bylaws. The meeting was held remotely. Participants were invited to attend telephonically as permitted by SKNC’s Bylaws.

The purpose of the meeting was to consider a resolution to file a formal protest with the Alcoholic Beverage and Cannabis (“ABC”) Board concerning the Petition by Dupont Eatery, Inc. t/a Platinum DC Club at 1805 Connecticut Ave. NW, Washington, DC (“Platinum DC Club”) to Terminate or Amend a Settlement Agreement (the “Petition”). The referenced Settlement Agreement is the 2020 Settlement Agreement (“2020 SA”) to which SKNC is one of the parties.

All members of SKNC’s Board, as well as representatives of Platinum DC Club, were invited to attend the meeting. Notice of the meeting was sent to all members of SKNC’s Board by email on November 4, 2025. The notice was also sent by email on November 4, 2025, to Mahesh Patel, the owner of Platinum DC Club, and Richard Bianco, its attorney. On November 4, 2025, Mr. Bianco acknowledged in writing Platinum DC Club’s receipt of the notice.

The following Board members attended the meeting:

Christopher K. Chapin  
Marie Drissel  
David S. Feigin  
Donald J. Friedman  
John B. Missing  
Douglas LaBossiere  
Deborah Shapley  
Conor Wolchesky

These eight members constituted a quorum of the eleven Board members under SKNC’s Bylaws.

Neither Mahesh Patel nor Richard Bianco attended on behalf of Platinum DC Club.

The Board members discussed Platinum DC Club's pending Petition and then unanimously adopted the following recitals and resolution in accordance with SKNC's Bylaws:

WHEREAS for more than 60 years, SKNC has served as the neighborhood association for Sheridan-Kalorama, working to preserve and enhance the area as a desirable residential community.

WHEREAS membership in SKNC is open to all residents in the Sheridan-Kalorama area.

WHEREAS Platinum DC Club, a strip club, filed its Petition, and the ABC Board issued a public notice providing an opportunity for the filing of protests against the Petition.

WHEREAS Platinum DC Club did not make a good-faith effort to meet with SKNC before filing its Petition. It did not request a meeting with SKNC until September 15, 2025, which was far too late for one to be scheduled before the Petition was due, and, in fact, the Petition was filed just two weeks later. At no time did SKNC ever refuse to meet and, in fact, SKNC promptly indicated its willingness to find a mutually agreeable date to meet.

WHEREAS termination or amendment of the 2020 SA is not justified or appropriate due to any purported circumstances beyond the control of Platinum DC Club or any purported change in the neighborhood.

WHEREAS Platinum DC Club is located on the boundary of Sheridan-Kalorama, which is predominantly a residential neighborhood. There are dozens of homes and apartments within Sheridan-Kalorama near Platinum DC Club.

WHEREAS Platinum DC Club is located very close to four houses of worship — St. Margaret's Episcopal Church at 1830 Connecticut Avenue NW, Meeting House of the Friends Meeting of Washington at 2111 Florida Avenue NW, American Friends of Lubavitch at 2410 Leroy Place NW and Our Lady Queen of the Americas Church at 2200 California Street NW, as well as others.

WHEREAS the 2020 SA imposes obligations that help protect the neighborhood against adverse impacts caused by Platinum DC Club's operations, including but not limited to obligations with respect to hours of operation, floor utilization and occupancy, outdoor signage, security, parking, noise, privacy, trash, litter, and pests.

WHEREAS the predictable result of loosening or eliminating the obligations imposed by the 2020 SA will be to cause adverse impacts to the neighborhood, including with respect to peace, order, quiet, noise, litter, parking, property values and other matters.

WHEREAS, according to Platinum DC Club's own website, its current sex-oriented business violates DC law. Its website advertises "Private Lap Dance Rooms." SKNC

understands that DC law does not permit lap dancing. Section 25-372 of the DC Code provides:

Nude dancers in an establishment licensed under § 25-371(b) shall perform only upon a stage at least 18 inches above the immediate floor level and removed at least 3 feet from the nearest customer.

WHEREAS, again according to Platinum DC Club's own website, its current business violates the terms of its existing 2020 SA. Its website advertises "Private Dance Rooms" as well as "Private Lap Dance Rooms." Paragraph 4 of the 2020 SA provides:

***Floors Utilized and Occupancy.*** Applicant may operate the Establishment in the basement, on the ground (first) floor, and the balcony of the Premises, provided that sexually-oriented entertainment shall not be provided in any location other than the ground (first) floor. . . .

To SKNC's knowledge, the only private rooms are on the mezzanine level, not the ground (first) floor.

WHEREAS Platinum DC Club is also violating the signage restrictions in the 2020 SA. Paragraph 5 provides:

***Outdoor Signage and Tradename.*** Except as provided in paragraph 8 below, Applicant shall not display any sign or advertisement outside of the Premises other than one sign stating its tradename facing Florida Avenue and an identical sign stating its tradename facing Connecticut Avenue. Signs shall not include any drawing or graphics, shall not be flashing or blinking, and shall not measure in any dimension more than the existing signage. Applicant may not display, advertise, or otherwise use any tradename that refers to dancing of any kind, live performances of any kind, or sexually-oriented activity of any kind. It being expressly agreed and understood that the Applicant's current trade name complies with this paragraph.

In violation of this provision, Platinum DC Club currently displays neon signs in the windows on the second floor, and there are video monitors plainly visible in the entryway and in the large picture window on Connecticut Ave.

WHEREAS parking is very limited in Sheridan-Kalorama. Many of the visitors to Platinum DC Club are likely to use street parking, which is not restricted to residents in the evening, thus exacerbating problems with resident parking. These parking problems will be exacerbated because of the upcoming demolition of the Universal Building. Parking will not be available during the years of construction and likely afterwards.

WHEREAS pedestrian safety is a problem at the intersections of Connecticut and Florida Avenues and S Street, as determined by District Department of Transportation ("DDOT")

after a study initiated by DDOT in 2018. Florida Avenue is a direct path for emergency vehicles taking patients to George Washington and Georgetown Hospital emergency rooms. The two parking spots available on Florida Avenue do not provide adequate car-sharing drop-offs. The walkway in front of Platinum DC Club is very short with uneven pavements handling very large amounts of pedestrian traffic. Platinum DC Club will increase the danger to pedestrians and those being dropped off or picked up by car sharing.

WHEREAS the expanded operation of a nude dancing establishment on the boundary of Sheridan-Kalorama is likely to depress property values in the area.

THEREFORE, BE IT RESOLVED that SKNC shall file a formal protest with the ABC Board concerning Platinum DC Club's Petition to terminate or amend its 2020 SA.

BE IT FURTHER RESOLVED that the protest shall be based on any facts stated above and whatever additional or different facts may be determined through further investigation or as may arise from subsequent events, and all grounds permitted by applicable law including: interference with the peace, order and quiet of the area; noise and litter; adverse impact on residential parking needs; adverse impact on the flow of traffic that will increase the likelihood of vehicle incidents; adverse impact on real property values in the area; and Platinum DC Club's non-compliance with applicable laws and the 2020 SA.

BE IT FURTHER RESOLVED that SKNC's President (or his designee) and SKNC's counsel, Douglas C. Melcher, are each designated and authorized to separately and jointly represent SKNC in all proceedings before the ABC Board concerning Platinum DC Club, including but not limited to hearings, written submissions, and mediation.

December 2, 2025.

Donald J. Friedman, President