



WELCOME TO
THE DIRTY GOOSE

Where Birds of a Feather Drink Together

A new bar and restaurant serving Washington DC's LGBT community
located in the city's vibrant U Street Corridor

BZA Case No. 19801
911-913 U Street, NW

Board of Zoning Adjustment
District of Columbia
CASE NO.19801
EXHIBIT NO.34

Overview

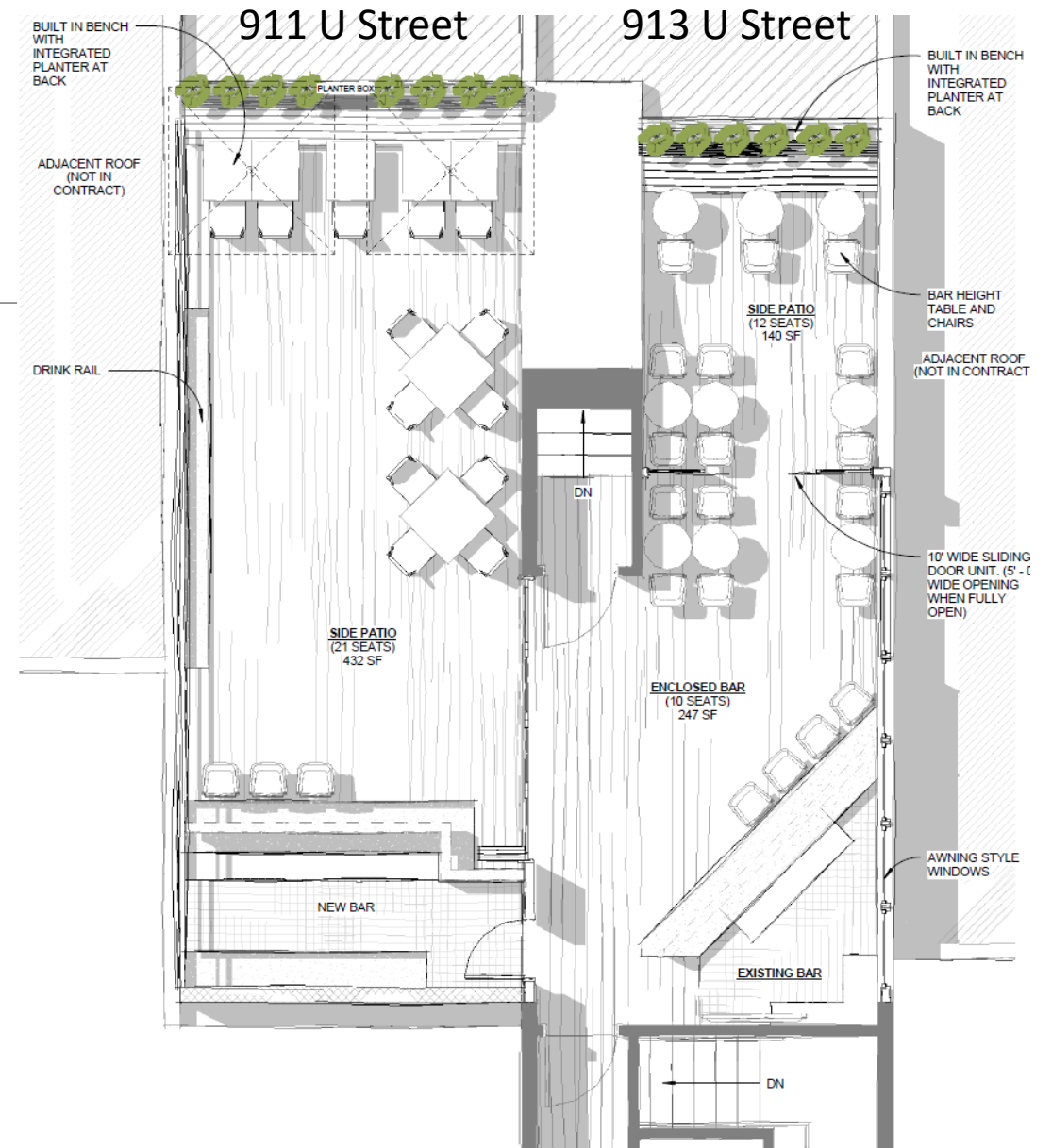
- The Owner leases 913 U Street, NW to The Dirty Goose, a locally owned bar serving the LGBTQ community on the vibrant U Street Corridor in Washington, DC
- When weather permits, The Dirty Goose opens up an existing rooftop space for use as a restaurant/bar
- Applicant is proposing to expand that restaurant/bar use to the adjacent rooftop at 911 U Street (also owned by owner), and enclose a portion of the current open rooftop space on top of the 913 Building
- Subtitle C § 1500.3(c) states that a penthouse may house mechanical equipment, or any use permitted within the zone, except . . . “(c) A nightclub, bar, cocktail lounge, or restaurant use shall only be permitted as a special exception if approved by the Board of Zoning Adjustment under **Subtitle X, Chapter 9.**”
- Bar/Restaurant use is permitted in the ARTS-2 Zone
- The stairway itself does not house any bar/restaurant use, and even though the stairway is entirely on the 913 Property where the bar/restaurant use already exists, the Zoning Administrator has determined that because the penthouse stairway opens to a bar/restaurant use, the proposed expansion is subject to Subtitle C § 1500.3(c)

About the Dirty Goose

- Dirty Goose has been open since August 2016
- Strives to serve the community and provide a comfortable environment where everyone can feel welcome and safe
- Though The Dirty Goose is rather young, the owners, Justin Parker and Daniel Honeycutt, have made it a priority to give back to the community they rely on
- In the bar's first year alone, it donated over \$5,000.00 to SMYAL
- The Dirty Goose is also a prominent supporter of several local LGBTQ sports leagues including The DC Gay Flag Football League, Stonewall Kickball, and Rogue Darts
- Going forward, The Dirty Goose looks to continue providing an open atmosphere for all its customers while continuing to work on becoming an integral part of the community that surrounds them

Proposed Project

- Proposing to re-design the existing rooftop space and expand the rooftop bar/restaurant use to the 911 U Street Property.
- The new rooftop area would have enough space for approximately 43 seats. The penthouse stair is setback fifteen feet (15 ft.) from the front of the building. The proposal also includes enclosing some existing open space on rooftop of 913 U Street, NW.
- The space that is being added from the 911 Property is 567 square feet; however, the Applicant is proposing to enclose 335 square feet on the existing 913 rooftop space, for a net increase of only 232 square feet of open space.





NO PARKING
IN WORKING
MOTOR VEHICLE
ZONE

DODGE CITY

VELVET LOUNGE



DIRTY GOOSE



RE/MAX
Alliegance

RE/MAX

View of
Vermont
Ave to
the west



Properties across U street



View of 9th and U to the E/SE





View of U street

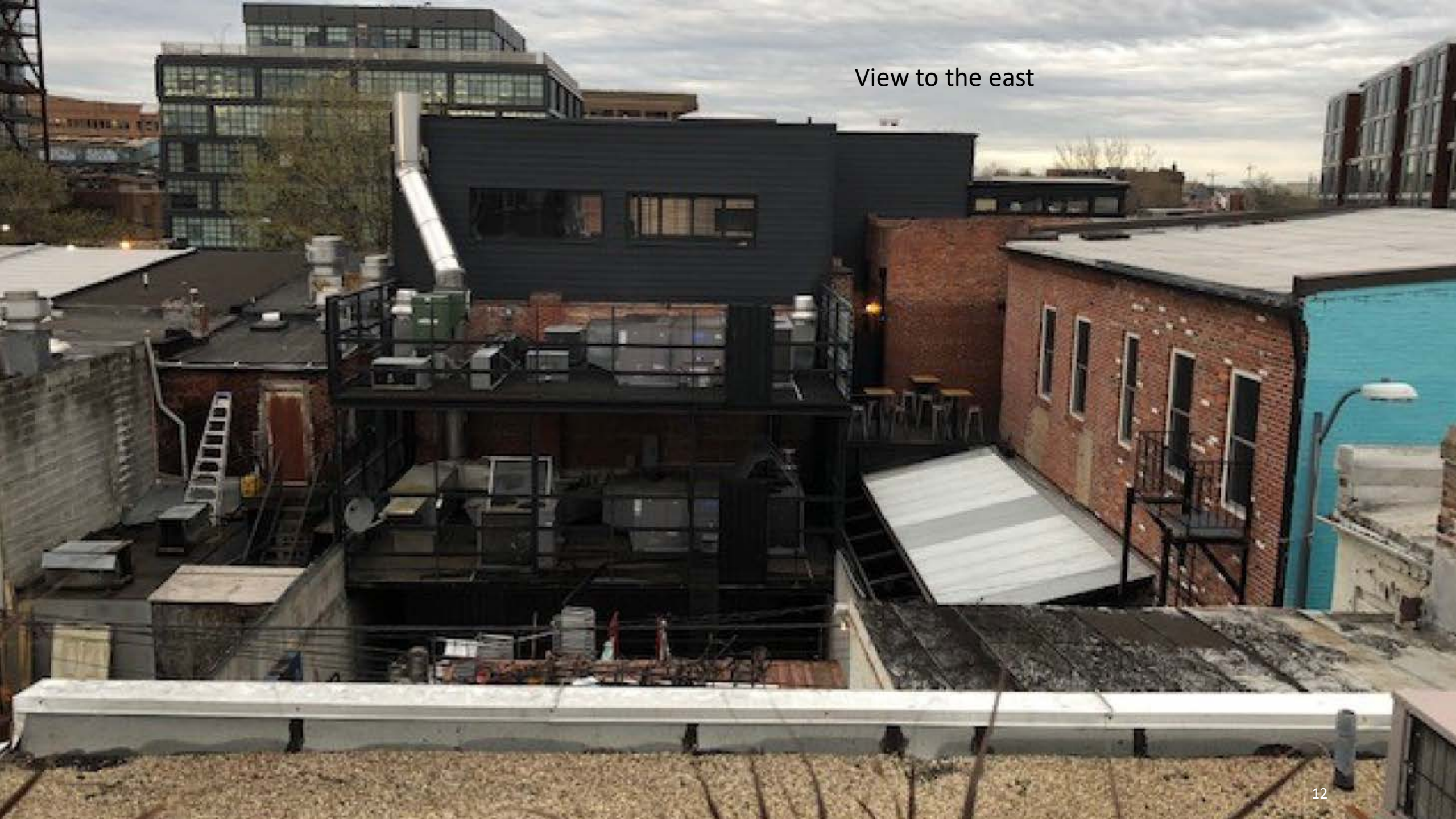
View of Properties Across U street/Front of the Property



PH stair



View to the east



Relief pursuant to X § 901.2: General Purpose and Intent

- Subtitle K § 800.1 lists several purposes of the ARTS Zones, including to “expand business and job opportunities, and encourage development of residential and commercial buildings; strengthen the design character and identity of the area by means of physical design standards; and encourage adaptive reuse of older buildings in the area and an attractive combination of new and old buildings.”
- The expansion of the bar/restaurant is consistent with the types of businesses currently located in the area
- The Dirty Goose is a thriving business that strengthens the character of the area
- The use of the Building as a restaurant/bar is an example of a successful adaptive reuse of older buildings, and the expansion will further contribute to that adaptive reuse
- Further, The Dirty Goose has made it a priority to give back to the community upon which it relies and will continue to provide an open atmosphere for all its customers while continuing to work on becoming an integral part of the community that surrounds them

Relief pursuant to X § 901.2: Neighboring Properties will not be Adversely Affected

- ANC 1B voted unanimously to recommend BZA approval, and also voted unanimously to recommend ABRA approval
- The Dirty Goose currently operates a rooftop bar/restaurant without impacts to the adjacent properties and the proposed expansion will not adversely affect the use of neighboring properties
- No residential uses directly adjacent to the site; any residential uses are separated by alleys
- Properties are located in a high traffic area, and any noise generated on the penthouse should not impact surrounding properties
- The space that is being added from the 911 Property is 567 square feet; however, the Applicant is proposing to enclose 335 square feet on the existing 913 rooftop space, for a net increase of only 232 square feet of open space
- The proposal is also subject to ABRA oversight; accordingly, the limits on hours of operations and other controls to limit impact on adjacent properties will be approved through that forum

Conclusion

- Meets the general special exception requirements
- Only a net increase of ~200 sf. of open space
- ANC 1B voted unanimously to recommend BZA approval, and also voted unanimously to recommend ABRA approval
- OP has recommended approval