

**THE DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE AND CANNABIS BOARD**

IN THE MATTER OF

AN ENFORCEMENT ACTION REGARDING

CHILLATIO

T/A DISTRICT SMOKE AND CIGAR LOUNGE

Case No. 25-ULC-00060

ABCA License No. N/A

Unlicensed

Board Order No. 2026-727

BEFORE:

DONOVAN ANDERSON, *Chairperson*

SILAS GRANT, JR., *Board Member*

TERI JANINE QUINN, *Board Member*

RYAN JONES, *Board Member*

DAVID MEADOWS, *Board Member*

JAMES TURNER, *Board Member*

PARTIES:

Chillatio, t/a District Smoke and Cigar Lounge, at premises 3236
Prospect St., NW,, Washington, DC 20007, *Respondent*

Benmax, LLC, Landlord, *Respondent*

Anthony P. Celo, Assistant General Counsel, *on behalf of the Office of
the Attorney General for the District of Columbia*

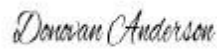
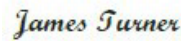
ORDER APPROVING THE OFFER-IN-COMPROMISE

The above-mentioned parties have petitioned the Alcoholic Beverage and Cannabis Board (Board) to approve an offer-in-compromise (OIC) to settle one or more violations of Chapter 16B of Title 7 of the D.C. Official Code and Title 22-C of the D.C. Municipal Regulations in accordance with D.C. Official Code § 2-509(a).

The Board, on this 23rd day of September 2026, **APPROVES** the OIC attached to this Order. The terms of the OIC are as follows:

1. The Respondent admits to a violation of the statutes or regulations listed in the OIC attached to this Order. The Respondent further enters into this OIC knowingly, intelligently, and voluntarily, and understands the consequences of agreeing to one or more violations of law.
2. The Respondent shall follow and abide by the terms and conditions of the attached OIC.
3. The Respondent waives all rights to notice or appearance before the Board.
4. The Respondent waives the right to a hearing, the right to call witnesses, the right to present evidence, and otherwise contest the charges.
5. The Respondent waives the right to judicial review or appeal of this Order. The Respondent further agrees not to collaterally attack the disposition imposed by this Order.
6. The parties agree that the attached OIC constitutes the entire agreement of the parties.
7. The Show Cause Hearing in this matter is cancelled.

ABCA shall deliver copies of this Order to the Government and the Respondent.

OFFICIAL VOTE ON THE ORDER OF THE DISTRICT OF COLUMBIA ALCOHOLIC BEVERAGE AND CANNABIS BOARD		
Board Members	Decision	Signature
DONOVAN ANDERSON, <i>Chairperson</i>	Approve	
SILAS GRANT, JR.	Approve	
TERI JANINE QUINNE	Approve	
RYAN JONES	Approve	
DAVID MEADOWS	Approve	
JAMES TURNER	Approve	
Concurrences or Dissents: N/A		

NOTICE

Any party adversely affected may file a Motion for Reconsideration of this decision or other motion permitted by law within 10 days of service of this Order. The opposing party may file a response within 7 days. If a response is filed, the movant may file a reply within 3 days. All filings should be served on all parties to the matter and delivered to the Alcoholic Beverage and Cannabis Administration, 899 North Capitol Street NE, Suite 4200-B, Washington, DC 20002, or by email to abca.legal@dc.gov. The failure to properly serve the other parties or to present all matters of record that have allegedly been erroneously decided in the initial motion for reconsideration may result in the waiver of those matters being considered. Further, multiple and repetitive motions may be summarily denied or not considered. In addition to filing a Motion for Reconsideration, pursuant to § 11 of the *District of Columbia Administrative Procedure Act*, Pub. L. 90-614, 82 Stat. 1209, D.C. Official Code § 2-510 (2001), and Rule 15 of the District of Columbia Court of Appeals, a party that is adversely affected may have the right to appeal this Order by filing a petition for review, within 30 days of the date of service of this Order, with the District of Columbia Court of Appeals, located at 430 E Street NW, Washington, DC 20001.

The timely filing of a Motion for Reconsideration stays the time for filing a petition for review in the District of Columbia Court of Appeals until the Board rules on the motion. *See* D.C. App. Rule 15(b) (2004). The Superior Court of the District of Columbia may have jurisdiction to hear appeals in non-contested cases or in matters where that court is specifically provided jurisdiction by law. Finally, advisory neighborhood commissions (ANCs) are advised that their right to appeal or challenge a decision of the Board may be limited by the laws governing ANCs. *See e.g.*, D.C. Code § 1-309.10(g).

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION
ALCOHOLIC BEVERAGE AND CANNABIS BOARD**



IN THE MATTER OF:

**CHILLATIO t/a DISTRICT
SMOKE AND CIGAR LOUNGE**

Respondent.

Case No. 26–ULC–00060

OFFER IN COMPROMISE FOR BOARD APPROVAL

The District of Columbia, jointly with Property Owner, Benmax, LLC (Landlord), submits this Offer in Compromise (OIC) to the Alcoholic Beverage and Cannabis Board (Board), as authorized by D.C. Code § 7–1671.08 and 22–C DCMR § 9700 *et. seq.*, for approval by the Board. This case arose from violations arising out of D.C. Code and the illegal sale of cannabis on Landlord’s real property and resulted in a summary closure of that property. Landlord is the owner of 3236 Prospect St., NW, Washington, DC 20007 (the Premises), in which District Smoke and Cigar Lounge (Unlicensed Establishment) operated in violation of D.C. Code § 7–1671.08.

Landlord understands that if the Board approves the OIC, Landlord will be obligated to abide by the terms of the OIC shown below. If the Board does not approve the OIC, the summary closure will remain in effect.

Landlord has been advised that there is no obligation to accept an OIC. Landlord has been advised that it may be represented by legal counsel and apply to the Board for a qualified interpreter.

The OIC terms, containing Landlord’s remediation plan, are as follows.

1. Landlord affirms that it has terminated its lease with the Unlicensed Establishment, which has permanently vacated the Premises, the evidence of which was submitted as an exhibit to ABCA Order No. 2026-653.

2. Landlord acknowledges that it is responsible for returning any property owned by the Unlicensed Establishment that remains in the Premises and over which the Unlicensed Establishment has a legal right of return.

3. Landlord agrees to not lease the Premises to any unlicensed cannabis distributors at any time in the future.

4. Landlord agrees to notify ABCA if it leases the Premises to a new tenant and to provide all identifying information regarding the next tenant, including the name of the business and owner.

5. If Landlord violates this agreement, ABCA reserves the right to pursue fines not to exceed \$10,000 per violation.

6. Landlord shall retrieve the keys to the premises from ABCA, at a mutually agreeable date, time and location, within 48 hours of the Board's approval of this OIC.

Dated: September 15, 2026

Respectfully submitted,

BRIAN L. SCHWALB
Attorney General for the District of Columbia

CHAD COPELAND
Deputy Attorney General
Civil Litigation Division

/s/ Kimberly M. Johnson
KIMBERLY M. JOHNSON [435163]
Chief, Civil Enforcement Section

/s/ Kerslyn D. Featherstone
KERSLYN D. FEATHERSTONE [478758]
Assistant Chief, Civil Enforcement Section

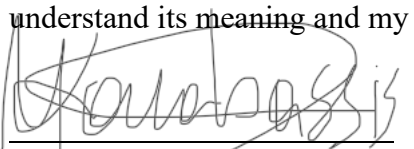
/s/ Anthony P. Celo
ANTHONY P. CELO [90000653]
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Washington, DC 20001
(202) 735-7559

(202) 741-8936 (fax)
Anthony.Celo@dc.gov

Attorneys for the District of Columbia

CONSENT OF RESPONDENT

By this Offer in Compromise, I agree to accept and perform its terms. I acknowledge the validity of the OIC and waive further litigation regarding the summary closure including a hearing. I also recognize that I am waiving any right to appeal an adverse ruling of the Board that might have followed any such hearing. I sign this OIC without reservation, and I fully understand its meaning and my rights.


Benmax, LLC, Property Owner

09-16-2026

DATE

CERTIFICATE OF SERVICE

On September 15, 2026, I served the foregoing by email to:

Anthony Marchese, Member
Benmax, LLX
3236 Prospect St., NW
Washington, DC 20007
anthony@marchesellc.com
Landlord

Jonathan Berman
General Counsel, ABCA
899 North Capitol Street, NE
Suite 4200-B
Washington, DC 20002
Jonathan.Berman@dc.gov

/s/ Anthony P. Celo

Anthony P. Celo
Assistant Attorney General