

**THE DISTRICT OF COLUMBIA  
ALCOHOLIC BEVERAGE CONTROL BOARD**

**In the Matter of:**

Ima Pizza Store 53, LLC  
t/a & Pizza

Applicant for a New  
Retailer's Class CR License

at premises  
55 M Street, SE  
Washington, D.C. 20003

License No.: ABRA-119190  
Order No.: 2022-039

Ima Pizza Store 53, LLC, t/a & Pizza, Applicant

Edward Daniels, Chairperson, on behalf of Advisory Neighborhood Commission (ANC) 6D

**BEFORE:** Donovan Anderson, Chairperson  
James Short, Member  
Bobby Cato, Member  
Rafi Crockett, Member  
Jeni Hansen, Member  
Edward S. Grandis, Member

---

**ORDER ON COOPERATIVE AGREEMENT**

---

The official records of the Alcoholic Beverage Control Board (Board) reflect that Ima Pizza Store 53, LLC, t/a & Pizza (Applicant), Applicant for a new Retailer's Class CR License, and ANC 6D have entered into a Cooperative Agreement (Agreement), dated January 10, 2022, that governs the operations of the Applicant's establishment.

The Agreement has been reduced to writing and has been properly executed and filed with the Board. The Applicant and Chairperson Edward Daniels, on behalf of ANC 6D, are signatories to the Agreement.

Accordingly, it is this 2nd day of February 2022, **ORDERED** that:

1. The above-referenced Cooperative Agreement submitted by the parties to govern the operations of the Applicant's establishment is **APPROVED** and **INCORPORATED** as part of this Order; and
2. Copies of this Order shall be sent to the Applicant and ANC 6D.

District of Columbia  
Alcoholic Beverage Control Board

Digitized via DocuSign  
*Donovan Anderson*  
Key: ac432b98585050204670a60d1d2c38

---

Donovan Anderson, Chairperson

---

James Short, Member

Digitized via DocuSign  
*James Short*  
Key: 505c01e47c1461110703c079162204

---

Bobby Cato, Member

Digitized via DocuSign  
*Rafi Aliya Crockett, Member*  
Key: b5d0a51845e1f8e4013159e5c1281cc

---

Rafi Crockett, Member

---

Jeni Hansen, Member

Digitized via DocuSign  
*Edward S. Grandis, Member*  
Key: 5c2716ca79560d0e14c1bb57941cc5

---

Edward S. Grandis, Member

Pursuant to D.C. Official Code § 25-433(d)(1), any party adversely affected may file a Motion for Reconsideration of this decision within ten (10) days of service of this Order with the Alcoholic Beverage Regulation Administration, Reeves Center, 2000 14th Street, NW, 400S, Washington, D.C. 20009.

Also, pursuant to section 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, any party adversely affected has the right to appeal this Order by filing a petition for review, within thirty (30) days of the date of service of this Order, with the District of Columbia Court of Appeals, 430 E Street, N.W., Washington, D.C. 20001; (202-879-1010). However, the timely filing of a Motion for Reconsideration pursuant to 23 DCMR § 1719.1 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).

ANC6D Cooperative Agreement  
Ima Pizza Store 53, LLC, ABRA-115922, 55 M Street, SE  
January 10, 2022

★ ★ ★ Advisory Neighborhood  
Commission 6D

1101 4<sup>th</sup> Street S.W., Suite W130,  
Washington, DC 20024  
ANC Office: (202) 554-1795  
office@anc6d.org

COOPERATIVE AGREEMENT

THIS COOPERATIVE AGREEMENT ("Agreement") is made on this 10th day of January 2022, by and between ABC license applicants, Ima Pizza Store 53, LLC ("Applicant"), 55 M Street, SE, Washington, DC 20003, License #115922 and Advisory Neighborhood Commission 6D ("ANC"), collectively, the "Parties".

PREAMBLE

Through this agreement, both parties aim to create an environment in which the Applicant may operate as a viable contributing establishment in the ANC6D community.

WITNESETH

WHEREAS, Applicant has applied for a new Retailer's Class C Restaurant license for a business establishment ("Establishment") with indoor space on the ground floor and one Sidewalk Café on the ground floor located at 55 M Street, SE, Washington, DC 20003 ("Premises"). There are no endorsements for entertainment, dancing, cover charges, or sports gaming; and

WHEREAS, the Applicant is encouraged to work regularly with ANC6D and its representatives, other neighborhood organizations, and residents to ensure that the business operations facilitate the enjoyment of the surrounding neighborhood; and

WHEREAS, in lieu of the ANC filing a protest against Applicant's pending ABC License application, the Parties are desirous of entering into a Cooperative Agreement pursuant to D.C. Official Code § 25-446 for the operation and maintenance of the Establishment in such a manner as to minimize, within ANC, (1) the effect of the establishment on peace, order, and quiet, including the noise and litter provisions set forth in §§ 25-725 and 25-726; and (2) the effect of the establishment upon residential parking needs and vehicular and pedestrian safety, and to eliminate the need for a Protest Hearing regarding the license application; and

WHEREAS, all parties believe that the statements and provisions contained in this agreement are reasonable and shall become wholly integrated into the day-to-day operation of

ANC6D Cooperative Agreement  
Ima Pizza Store 53, LLC, ABRA-115922, 55 M Street, SE  
January 10, 2022

the Establishment. Any change from this model may be of concern to the residents and may be considered within the direction of the Alcoholic Beverage Control Board ("ABC Board") to be a substantial change requiring the ABC Board's approval.

WHEREAS, the Parties have agreed to enter into this Agreement and request that the ABC Board approve the Applicant's license application conditioned upon the Applicant's compliance with the terms of this written Agreement; and

NOW, THEREFORE, in consideration of the recitals set forth above and the mutual covenants and conditions set forth below, the Parties agree as follows:

1. **Recitals Incorporated.** The recitals set forth above are incorporated herein by reference.
2. **Hours of Operation and Sales.** The Applicant's hours of operation inside the premises shall not exceed:

Sunday through Thursday: 7:00 a.m. – 2:00 a.m.  
Friday through Saturday: 7:00 a.m. – 3:00 a.m.

The Applicant's hours of alcoholic beverage sales, service, and consumption inside the premises shall not exceed:

Sunday through Thursday: 8:00 a.m. – 2:00 a.m.  
Friday through Saturday: 8:00 a.m. – 3:00 a.m.

The Applicant's hours of operation for the Sidewalk Café shall not exceed:

Sunday through Thursday: 8:00 a.m. – 2:00 a.m.  
Friday through Saturday: 8:00 a.m. – 3:00 a.m.

The Applicant's hours of alcoholic beverage sales, service, and consumption for the Sidewalk Café shall not exceed:

Sunday through Thursday: 8:00 a.m. – 1:00 a.m.  
Friday through Saturday: 8:00 a.m. – 2:00 a.m.

The Applicant's exterior Hours of Recorded Music shall not exceed:

Sunday through Thursday: 10:00 am – 11:00 pm  
Friday through Saturday: 10:00 am – 12:00 am

Provided that: (a) on days designated by the ABC Board as "Holiday Extension of Hours," Applicant may avail itself of, and the ANC will not object to Applicant's

ANC6D Cooperative Agreement  
Ima Pizza Store 53, LLC, ABRA-115922, 55 M Street, SE  
January 10, 2022

applying for, the extended hours so provided; (b) in the event the Council of the District of Columbia or the ABC Board grants licensees in general extended operating hours (such as for Inauguration), Applicant may avail itself of such extended hours; (c) on January 1 of each year Applicant may operate until 4:00 a.m. The ANC will not object to the Applicant applying for a One Day Substantial Change, in accordance with District law, so that it may offer entertainment until 4:00 a.m. on January 1 of each year or applying for up to 8 One Day Substantial Changes annually in order to play live music in the Summer Garden.

3. **Floors Utilized and Occupancy.** The Applicant will operate its establishment on the ground floor of the building. The Establishment will have no more than 35 seats inside and 8 seats in the Sidewalk Cafe, and the maximum occupancy of the Establishment shall not exceed 50 persons.
4. **Sidewalk Cafe.** The Sidewalk Café shall be bordered with appropriate barriers to delineate it from the surrounding adjacent areas. Options for such borders may include planters, fencing, shrubbery, or similar techniques.
5. **Noise and Privacy.** Applicant will strictly comply with D.C. Official Code § 25-725 and, to that end, shall use commercially reasonable means, including architectural improvements to the property, and take reasonable actions to ensure that music, noise, and vibration from the Establishment are not audible within the adjacent residential premises, subject to exceptions set forth in DC Code § 25-725. Applicant agrees to keep its doors and windows closed when live music is being played at the establishment. If necessary, Applicant will take reasonable steps to reduce noise emanating from the Establishment by keeping the entry or exit doors closed, except for ingress and egress. Applicant shall inform its patrons by signage or other means that residences are in proximity to the Establishment and urge quiet and decorum by patrons upon exiting the Establishment.
6. **Parking/Public Transportation Arrangements.** It is a concern of the ANC that the Applicant's operation of the Establishment does not create or exacerbate parking problems within the ANC boundaries. Applicant shall notify its patrons (through a website or other means) that there is limited parking in the vicinity and shall provide information about public transportation options. Applicant shall not knowingly accept deliveries from vendors illegally parked.
7. **Public Space and Trash.** The Applicant shall, to the best of their ability, keep the area around the Premises clean and free of litter and shall monitor these areas sufficiently to assure that refuse and other materials are promptly removed. The Applicant shall either participate in the building's trash removal program or maintain a dumpster and the area adjacent to the dumpster in accordance with the remainder of this paragraph. The dumpster shall be enclosed with the lids tightly closed and incapable of being entered by

ANC6D Cooperative Agreement  
Ima Pizza Store 53, LLC, ABRA-115922, 55 M Street, SE  
January 10, 2022

rodents, in order to limit odors and help control pest and rodent population. The area around the dumpster shall always be kept clean and the dumpster shall be placed such that it does not encroach on abutting property and so that no garbage is placed on abutting property. Proper (recyclable) removal of grease and oils shall be used and grease and oils shall not be deposited for removal in dumpsters or trash cans. Regular rodent and pest (insect) abatement services shall be utilized. The area around the dumpsters shall be properly cleaned at the end of each night to ensure that no uncontained garbage or malodorous odors are present.

8. ***Security Cooperation in Stemming Illegal Drugs and Public Drinking.*** Applicant agrees that it shall take reasonable, necessary steps to minimize such problems, including having a trained employee on site at all times. Applicant shall use its commercially reasonable efforts to monitor for and prohibit sales or use of illegal drugs at the Establishment. Applicant shall contact and cooperate with MPD and other enforcement officials when known or suspected illegal drug activities occur at the establishment. Applicant shall take reasonable steps to discourage loitering in the vicinity of the Premises.

Applicant shall have security cameras in several locations which record and store information for at least 30 days, which recordings shall be made available to representatives of ABRA or MPD upon request. ANC acknowledges that Applicant's landlord has sole responsibility for security cameras on the exterior premises.

9. ***License Ownership and Compliance with ABRA Regulations.*** Applicant shall abide by all Alcoholic Beverage Regulations Administration (ABRA) regulations regarding the ownership of the license and all other provisions applicable to liquor licensees, and agrees that ANC shall have standing to ask the ABC Board to enforce any violations of the agreement. Any reference made to specific laws and regulations in this Agreement is meant for informational purposes only. ANC does not intend for a violation of a DC law or regulation to also be considered a violation of this Settlement Agreement.
10. ***Participation in the Community.*** Applicant is encouraged to maintain open communication with ANC, and the community for which ANC acts.
11. ***Notice and Opportunity to Cure.*** In the event that any of the parties is in breach of this Agreement, it shall be entitled to reasonable notice and opportunity to cure, as a condition precedent to seeking enforcement of the Agreement. Unless the breach is of an emergency nature or is a repetition of a prior breach, reasonable notice and opportunity shall permit a cure within 30 days of receipt of such notice by Applicant. If Applicant or the licensee fails to cure within the 30 day period (or, with respect to a breach which reasonably requires more than 30-days to cure, fails to commence cure of such breach or diligently pursue such a cure), failure shall constitute a cause for filing a complaint with the ABC Board pursuant to D.C. Official Code § 25-447. Unless otherwise noted above, any notices required to be made under this Agreement shall be in writing and mailed via

ANC6D Cooperative Agreement  
Ima Pizza Store 53, LLC, ABRA-115922, 55 M Street, SE  
January 10, 2022

certified mail, return receipt requested, postage prepaid, or hand delivered, to the other parties to this Agreement at the following addresses. Notice shall be deemed given as of the time of receipt or refusal of receipt:

If to Applicant: IMA Pizza Store 53, LLC  
55 M Street, SE  
Washington, DC 20003  
Attn: Paul Abrams  
Phone: 703-973-8499  
e-mail: [pea@andpizza.com](mailto:pea@andpizza.com)

If to ANC: Advisory Neighborhood Commission 6D  
P.O. Box 71156  
Washington, DC 20024-9998  
Attn: Chair, ANC  
(202) 554-1795  
e-mail: [office@anc6d.org](mailto:office@anc6d.org)

Failure to give notice shall not constitute waiver or acquiescence to the violation, but notice shall be a prerequisite to the filing of a complaint with the ABC Board or any other enforcement action. The place to which such notices shall be sent may be changed by either party giving notice of such change to the other party in the manner hereinabove provided.

12. **No Protest.** Upon execution of this Agreement by the Parties and its acceptance by the ABC Board, and in reliance thereupon, the ANC shall refrain from filing a protest of the Applicant's pending ABC license application.
13. **Entire Agreement.** This Agreement is intended to replace in its entirety any and all previously existing settlement agreements between the Parties, and all such previous agreements are hereby declared superseded, null and void and of no further effect.
14. **Counterpart; Facsimile Signature.** This Agreement may be executed in two or more counterparts which together shall constitute a single agreement. Execution of this Agreement may be made by facsimile (or other such electronically transmitted) signature which, for all purposes, shall be deemed to be an original signature.



ANC6D Cooperative Agreement  
Ima Pizza Store 53, LLC, ABRA-115922, 55 M Street, SE  
January 10, 2022

<b>ANC6D</b> 	<b>Applicant: Ima Pizza Store 53, LLC</b> DocuSigned by:  <small>BE7ZDMCAEEDTAM</small>
Commissioner <b>Edward Daniels</b> Chair, ANC6D 1/11/22	<b>Michael Lastoria, Managing Member</b>  1/7/2022
Date	Date