

DISTRICT OF COLUMBIA
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ALCOHOLIC BEVERAGE CONTROL BOARD
+ + + + +
ROLL CALL HEARING

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IN THE MATTER OF: :
 :
Hann's Harvard Inc. :
t/a Harvard Liquors :
2901 Sherman Ave NW : Roll Call
Ret. A Liquor - ANC 1B : Hearing
License No. 114547 :
Case #23-PRO-00013 :
 :
(Substantial Change :
change of hours) :
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Tuesday
February 21, 2023

The Alcoholic Beverage Control Board
met via videoconference, LaVerne Fletcher,
Board's Agent, presiding.

PRESENT:

LAVERNE FLETCHER, ABRA Board's Agent

ALSO PRESENT:

KYUNGHWAN LEE, Applicant
CHRISTOPHER KOCHEVAR, Protestant

1 P-R-O-C-E-E-D-I-N-G-S

2 10:17 a.m.

3 MS. FLETCHER: The next case on the
4 calendar is Harvard Liquors, Case No. 23-PRO-
5 00013, Hann's Harvard, Inc., 2901 Sherman Avenue
6 NW, License No. ABRA 114547.

7 This a Retailer Class A liquor store,
8 substantial change to change the hours.

9 The protest issues are adverse impact
10 on peace, order and quiet, real property values,
11 and residential parking and vehicular and
12 pedestrian safety.

13 My name is LaVerne Fletcher conducting
14 the roll call hearing as the Board's Agent.

15 Is anyone present on behalf of the
16 Applicant?

17 MR. LEE: Yeah, my name is Kyunghwan
18 Lee, K-Y-U-N-G-H-W-A-N, last name L-E-E. I'm the
19 attorney for Hann's Harvard, Inc, Harvard
20 Liquors.

21 MS. FLETCHER: Mr. Lee, would you spell
22 your first name one more time?

23 MR. LEE: Yeah, K-Y-U-N-G-H-W-A-N.

24 MS. FLETCHER: Thank you very much.

25 Is anyone else present?

1 MR. LEE: Yeah, only me today.

2 MS. FLETCHER: Okay, thank you, Mr.
3 Lee.

4 MR. LEE: You are welcome.

5 MS. FLETCHER: Is anyone present on
6 behalf of the Protestants?

7 MR. KOICHEVAR: Christopher Kochevar.
8 I'm an abutting property owner.

9 MS. FLETCHER: Thank you, Mr. Kochevar.
10 Would you spell your name for the record, please?

11 MR. KOICHEVAR: First name, C-H-R-I-S-T-
12 O-P-H-E-R, last name K-O-C-H-E-V as in Victor A-
13 R.

14 MS. FLETCHER: Thank you very much.

15 Mr. Kochevar, you filed your protest
16 as an abutting property owner. Is there any part
17 of your property that touches the property of
18 Harvard Liquors?

19 MR. KOICHEVAR: Yeah, I'm right next
20 door.

21 MS. FLETCHER: You are right next door,
22 do you share a wall?

23 MR. KOICHEVAR: There's a short like
24 access alley between us, but it's like two feet,
25 three feet wide.

1 MS. FLETCHER: And so, I'm asking
2 because my GIS system was slow today. Normally,
3 I would have already checked. So, I'm going to
4 check. I wanted to ask you anyway.

5 Based on what you are describing, it
6 sounds like there's a space between -- it sounds
7 like there's a space between your property and
8 that of Harvard Liquors. Am I right about that?

9 MR. KOICHEVAR: Yeah.

10 MS. FLETCHER: But, you can't get to
11 it?

12 MR. KOICHEVAR: But, they need access to
13 like the utilities and stuff.

14 MS. FLETCHER: The walls don't actually
15 touch?

16 MR. KOICHEVAR: No, the walls don't
17 actually touch.

18 MS. FLETCHER: So, if the walls don't
19 touch, we do not consider the property to be
20 abutting property, and I'll check that in the
21 Geographic Information System. I just didn't get
22 a chance to check it today. I'll check to verify
23 that.

24 MR. KOICHEVAR: Okay.

25 MS. FLETCHER: That the properties do

1 not abut.

2 MR. KOICHEVAR: Okay.

3 MS. FLETCHER: So, what I'm going to do
4 today, Mr. Kochevar, I'm going to take your word
5 for that, assuming that you are correct because
6 you are in the best position to know. That means
7 that your protest would have to be dismissed,
8 because the properties are not abutting. You,
9 actually, have to share a wall.

10 MR. KOICHEVAR: Okay.

11 MS. FLETCHER: But, I'm going to double
12 check that in the DC Geographic Information
13 system, hopefully, later this morning, and I'm
14 going to get back to you to confirm that.

15 MR. KOICHEVAR: Okay, thank you.

16 MS. FLETCHER: You are very welcome.
17 Any questions at all?

18 MR. LEE: Yeah, I got a few comments
19 for Mr. Kochevar.

20 Even though you are not an abutting
21 property owner, we already have a voluntary
22 agreement to the ANC, so probably you know about
23 that or not to address the issue.

24 So, if you want, I'll send you that
25 signed voluntary agreement with the ANC. It's a

1 month ago.

2 MR. KOCHEVAR: Yeah, that would be
3 great.

4 MR. LEE: Yeah, that is no problem at
5 all and will address your issue, too, even though
6 you are dismissed.

7 MR. KOCHEVAR: Okay, thank you.

8 MR. LEE: All right.

9 MS. FLETCHER: Thank you, Mr. Lee.
10 That would be very helpful.

11 MR. LEE: All right.

12 MS. FLETCHER: Mr. Kochevar, I will
13 confirm that the properties do not abut later on
14 this morning, and I'll get back to you.

15 MR. KOCHEVAR: Okay, thanks.

16 MS. FLETCHER: Thank you for coming.

17 MR. LEE: Thank you very much.

18 MS. FLETCHER: The roll call hearing in
19 this matter is concluded.

20 You are welcome.

21 MR. LEE: All right.

22 (Whereupon, the above-entitled matter
23 went off the record at 11:26 a.m.)

24

25

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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Harvard Liquors

Before: DC ABRA

Date: 02-21-23

Place: teleconference

was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate complete record of the proceedings.

Neal R Gross

Court Reporter

NEAL R. GROSS

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