

DISTRICT OF COLUMBIA

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ALCOHOLIC BEVERAGE AND CANNABIS BOARD

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ROLL CALL HEARING

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IN THE MATTER OF:           :
                             :
600 T, LLC                   :
t/a 600 T                    :
600 T Street NW              : Roll Call
Retailer CT - ANC 2G         : Hearing
License No. 100515           :
Case #24-PRO-00019           :
                             :
(Substantial Change -        :
summer garden with          :
28 seats)                    :
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Monday
March 04, 2024

The Alcoholic Beverage and Cannabis Board met via WebEx videoconference, LaVerne Fletcher, Board's Agent, presiding.

PRESENT:

LAVERNE FLETCHER, ABC Board's Agent

ALSO PRESENT:

MATT MINORA, Applicant Counsel
CRAIG KUJAWA, Protestant

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

2 (10:04 a.m.)

3 MS. FLETCHER: Okay. Now we're ready
4 to get started. We're livestreaming to YouTube.
5 My name is LaVerne Fletcher, I'll be conducting
6 the roll call hearings as the board's agent via
7 the Webex platform provided by the DC Office of
8 Open Government. There are four cases on the
9 calendar today.

10 The first case is 600 T, Case Number
11 24-PRO-00019, 600 T, LLC, 600 T Street,
12 Northwest, License Number ABRA-100515. This is a
13 Retailer Class CT for a substantial change for a
14 summer garden with 28 seats. Is anyone present
15 on behalf of the applicant?

16 MR. MINORA: Good morning, Ms.
17 Fletcher. My name is Matt Minora from the law
18 firm of Mallios O'Brien and Sandground and we're
19 here on behalf of the applicant as counsel.

20 MS. FLETCHER: Good morning, Mr.
21 Minora. Turn my volume up. I can -- can you
22 spell your name for the record, please?

23 MR. MINORA: Sure. Matt, M-A-T-T. My
24 last name is Minora, M-I-N-O-R-A.

25 MS. FLETCHER: Thank you very much.

1 Mr. Minora, I didn't hear everything you said
2 because my volume was down. Did you mention the
3 name of the firm?

4 MR. MINORA: Sure. Mallios O'Brien
5 and Sandground.

6 MS. FLETCHER: Okay. So could you
7 spell that, please?

8 MR. MINORA: Sure. Mallios, M-A-L-L-
9 I-O-S, O'Brien, O'B-R-I-E-N, and Sandground, S-A-
10 N-D-G-R-O-U-N-D.

11 MS. FLETCHER: Thank you very much.
12 Is anyone present on behalf of the protestant?

13 MR. KUJAWA: Yes. Good morning, Ms.
14 Fletcher. My name is Craig Kujawa, and for the
15 record, that is spelled C-R-A-I-G K-U-J-A-W-A.

16 MS. FLETCHER: Thank you very much,
17 Mr. Kujawa. You are an abutting property owner
18 according to the DC Geographic Information
19 System.

20 MR. MINORA: Ms. Fletcher?

21 MS. FLETCHER: Yes?

22 MR. MINORA: Actually, we challenge
23 that about he's abutting -- an abutting property
24 owner. Mr. Kujawa's condominium is on the second
25 floor of the condos, and neither shares a ceiling

1 or wall with either the interior or summer garden
2 premises of the applicant.

3 MS. FLETCHER: Okay, thank you, Mr.
4 Minora. Let me check something. Hold on for a
5 second. And okay, so Mr. Kujawa, I'm going to
6 ask you for clarification. So your building does
7 abut, but so what's the location of your unit
8 inside the building? Are you in -- you're in
9 Unit 2?

10 MR. KUJAWA: Officially, the property
11 tax records indicate it as Unit B, and Unit B
12 does abut the summer garden area at the rear of
13 600 C.

14 MS. FLETCHER: And so your -- does
15 your unit touch the ceiling or any wall of the
16 establishment? What floor are you on?

17 MR. KUJAWA: The unit is above ground
18 level because there's a carport underneath my
19 unit.

20 MR. MINORA: Second floor.

21 MS. FLETCHER: You're on the second
22 floor?

23 MR. KUJAWA: I suppose one could
24 characterize it that way, yes.

25 MS. FLETCHER: Mr. Kujawa, what do you

1 think?

2 MR. KUJAWA: I beg your pardon?

3 MS. FLETCHER: I said what do you
4 think? I'm trying to get some sense from you of
5 what you -- where you feel you're located. Do
6 you believe it is --

7 MR. KUJAWA: Yes, it is above the
8 ground floor.

9 MS. FLETCHER: Okay, so is that the
10 second floor?

11 MR. KUJAWA: Not as we call it in the
12 building, but for purposes of this abutment
13 determination, sure.

14 MS. FLETCHER: In light of that, Mr.
15 Kujawa, is your -- your building does abut. I
16 did check that, so your building does abut. The
17 next question does become the location of the
18 unit. If you're on the second floor, it would
19 appear that you're not -- there's not a part of
20 your unit that's touching the ceiling or wall of
21 the establishment --

22 (Simultaneous speaking.)

23 MR. KUJAWA: Ms. Fletcher, the
24 establishment is a row house that in fact does
25 not abut. The property on which the summer

1 garden is being applied for does abut, and there
2 is no -- I mean, the summer garden is an open
3 area, so there is no first floor, second floor of
4 the summer garden. The summer garden being
5 applied for is the entire open area at the rear
6 of the 600 T-edifice.

7 MR. MINORA: Which, at most, abuts one
8 of the parking units in the rear of his condo
9 building, not any of the actual residential
10 units. If it even abuts that.

11 MS. FLETCHER: So, I am going to go
12 with what the geo -- Geographic Information
13 System provides in terms of whether or not the
14 properties are abutting. The properties are
15 abutting according to the DC Geographic
16 Information System, but it does not appear that
17 Unit 2 is abutting the establishment on the
18 second floor, and the unit itself does not appear
19 to be abutting.

20 For those reasons, I'm going to
21 dismiss the protest, Mr. Kujawa, because you do
22 not appear to be an abutting property owner, but
23 upon receipt of a board order dismissing the
24 protest for those reasons, you will have an
25 opportunity to ask the board to reinstate the

1 protest for whatever reasons you care to provide
2 for them to consider. But then the board will
3 make a final decision.

4 MR. KUJAWA: Very well.

5 MS. FLETCHER: Just a second, please.
6 Okay, this matter is concluded, unless there are
7 any further questions?

8 MR. MINORA: None. Thank you, Ms.
9 Fletcher.

10 MS. FLETCHER: Okay, thank you very
11 much. Thank you to Mr. Kujawa, and once you
12 receive the board order, yeah, just let the board
13 know if you want this decision today
14 reconsidered. Okay, thank you for coming. The
15 roll call hearing in this matter is concluded.

16 (Whereupon, the above-entitled matter
17 went off the record at 10:12 a.m.)

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| <p style="text-align: center;">A</p> <p>a.m 2:2 7:17 ABC 1:19 above-entitled 7:16 ABRA-100515 2:12 abut 4:7,12 5:15,16,25 6:1 abutment 5:12 abuts 6:7,10 abutting 3:17,23,23 6:14,15,17,19,22 actual 6:9 agent 1:17,19 2:6 Alcoholic 1:3,16 ANC 1:9 appear 5:19 6:16,18,22 applicant 1:21 2:15,19 4:2 applied 6:1,5 area 4:12 6:3,5</p> <hr/> <p style="text-align: center;">B</p> <p>B 4:11,11 beg 5:2 behalf 2:15,19 3:12 believe 5:6 Beverage 1:3,16 board 1:3,16 6:23,25 7:2,12,12 board's 1:17,19 2:6 building 4:6,8 5:12,15 5:16 6:9</p> <hr/> <p style="text-align: center;">C</p> <p>C 4:13 C-R-A-I-G 3:15 calendar 2:9 call 1:5,9 2:6 5:11 7:15 Cannabis 1:3,16 care 7:1 carport 4:18 case 1:10 2:10,10 cases 2:8 ceiling 3:25 4:15 5:20 challenge 3:22 change 1:11 2:13 characterize 4:24 check 4:4 5:16 clarification 4:6 Class 2:13 COLUMBIA 1:1 coming 7:14 concluded 7:6,15 condo 6:8 condominium 3:24 condos 3:25 conducting 2:5 consider 7:2</p> | <p>counsel 1:21 2:19 Craig 1:22 3:14 CT 1:9 2:13</p> <hr/> <p style="text-align: center;">D</p> <p>DC 2:7 3:18 6:15 decision 7:3,13 determination 5:13 dismiss 6:21 dismissing 6:23 DISTRICT 1:1</p> <hr/> <p style="text-align: center;">E</p> <p>either 4:1 entire 6:5 establishment 4:16 5:21,24 6:17</p> <hr/> <p style="text-align: center;">F</p> <p>fact 5:24 feel 5:5 final 7:3 firm 2:18 3:3 first 2:10 6:3 Fletcher 1:17,19 2:3,5 2:17,20,25 3:6,11,14 3:16,20,21 4:3,14,21 4:25 5:3,9,14,23 6:11 7:5,9,10 floor 3:25 4:16,20,22 5:8,10,18 6:3,3,18 four 2:8 further 7:7</p> <hr/> <p style="text-align: center;">G</p> <p>garden 1:12 2:14 4:1,12 6:1,2,4,4 geo 6:12 Geographic 3:18 6:12 6:15 go 6:11 going 4:5 6:11,20 Good 2:16,20 3:13 Government 2:8 ground 4:17 5:8</p> <hr/> <p style="text-align: center;">H</p> <p>hear 3:1 hearing 1:5,9 7:15 hearings 2:6 Hold 4:4 house 5:24</p> <hr/> <p style="text-align: center;">I</p> <p>I-O-S 3:9 indicate 4:11 Information 3:18 6:12 6:16</p> | <p>inside 4:8 interior 4:1</p> <hr/> <p style="text-align: center;">J</p> <hr/> <p style="text-align: center;">K</p> <p>K-U-J-A-W-A 3:15 know 7:13 Kujawa 1:22 3:13,14,17 4:5,10,17,23,25 5:2,7 5:11,15,23 6:21 7:4 7:11 Kujawa's 3:24</p> <hr/> <p style="text-align: center;">L</p> <p>LaVerne 1:16,19 2:5 law 2:17 level 4:18 License 1:10 2:12 light 5:14 livestreaming 2:4 LLC 1:8 2:11 located 5:5 location 4:7 5:17</p> <hr/> <p style="text-align: center;">M</p> <p>M-A-L-L 3:8 M-A-T-T 2:23 M-I-N-O-R-A 2:24 Mallios 2:18 3:4,8 March 1:14 Matt 1:21 2:17,23 matter 1:7 7:6,15,16 mean 6:2 mention 3:2 met 1:16 Minora 1:21 2:16,17,21 2:23,24 3:1,4,8,20,22 4:4,20 6:7 7:8 Monday 1:14 morning 2:16,20 3:13</p> <hr/> <p style="text-align: center;">N</p> <p>N-D-G-R-O-U-N-D 3:10 name 2:5,17,22,24 3:3 3:14 neither 3:25 Northwest 2:12 Number 2:10,12 NW 1:9</p> <hr/> <p style="text-align: center;">O</p> <p>O'B-R-I-E-N 3:9 O'Brien 2:18 3:4,9 Office 2:7 Officially 4:10 okay 2:3 3:6 4:3,5 5:9 7:6,10,14</p> | <p>once 7:11 open 2:8 6:2,5 opportunity 6:25 order 6:23 7:12 owner 3:17,24 6:22</p> <hr/> <p style="text-align: center;">P</p> <p>P-R-O-C-E-E-D-I-N-G-S 2:1 pardon 5:2 parking 6:8 part 5:19 platform 2:7 please 2:22 3:7 7:5 premises 4:2 present 1:18,20 2:14 3:12 presiding 1:17 properties 6:14,14 property 3:17,23 4:10 5:25 6:22 protest 6:21,24 7:1 protestant 1:22 3:12 provide 7:1 provided 2:7 provides 6:13 purposes 5:12</p> <hr/> <p style="text-align: center;">Q</p> <p>question 5:17 questions 7:7</p> <hr/> <p style="text-align: center;">R</p> <p>ready 2:3 rear 4:12 6:5,8 reasons 6:20,24 7:1 receipt 6:23 receive 7:12 reconsidered 7:14 record 2:22 3:15 7:17 records 4:11 reinstate 6:25 residential 6:9 Retailer 1:9 2:13 roll 1:5,9 2:6 7:15 row 5:24</p> <hr/> <p style="text-align: center;">S</p> <p>S-A 3:9 Sandground 2:18 3:5,9 seats 1:12 2:14 second 3:24 4:5,20,21 5:10,18 6:3,18 7:5 sense 5:4 shares 3:25 Simultaneous 5:22 speaking 5:22 spell 2:22 3:7</p> |
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| | | |
|---|---|-------|
| spelled 3:15 | | |
| started 2:4 | | |
| Street 1:9 2:11 | | |
| substantial 1:11 2:13 | | |
| summer 1:12 2:14 4:1 4:12 5:25 6:2,4,4 | | |
| suppose 4:23 | | |
| sure 2:23 3:4,8 5:13 | | |
| System 3:19 6:13,16 | | |
| <hr/> | <hr/> | <hr/> |
| T | 2 | |
| T 1:8,8,9 2:10,11,11 | 2 4:9 6:17 | |
| T-edifice 6:6 | 2024 1:14 | |
| t/a 1:8 | 24-PRO-00019 1:10 2:11 | |
| tax 4:11 | 28 1:12 2:14 | |
| terms 6:13 | 2G 1:9 | |
| thank 2:25 3:11,16 4:3 7:8,10,11,14 | <hr/> | |
| think 5:1,4 | 3 | |
| today 2:9 7:13 | <hr/> | |
| touch 4:15 | 4 | |
| touching 5:20 | <hr/> | |
| trying 5:4 | 5 | |
| Turn 2:21 | <hr/> | |
| <hr/> | 6 | |
| U | 600 1:8,8,9 2:10,11,11 4:13 6:6 | |
| underneath 4:18 | | |
| unit 4:7,9,11,11,15,17 4:19 5:18,20 6:17,18 | | |
| units 6:8,10 | | |
| <hr/> | | |
| V | | |
| videoconference 1:16 | | |
| volume 2:21 3:2 | | |
| <hr/> | | |
| W | | |
| wall 4:1,15 5:20 | | |
| want 7:13 | | |
| way 4:24 | | |
| we're 2:3,4,18 | | |
| WebEx 1:16 2:7 | | |
| went 7:17 | | |
| <hr/> | | |
| X | | |
| <hr/> | | |
| Y | | |
| yeah 7:12 | | |
| YouTube 2:4 | | |
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| Z | | |
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| 0 | | |
| 04 1:14 | | |
| <hr/> | | |
| 1 | | |
| 10:04 2:2 | | |
| 10:12 7:17 | | |
| 100515 1:10 | | |

C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: 600 T

Before: DC ABCA

Date: 03-04-24

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.



Court Reporter

NEAL R. GROSS

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