

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

<b>In the Matter of:</b>	)	
	)	
Family's LLC	)	
t/a Climax Bar and Restaurant	)	
	)	
Holder of a	)	License No.: ABRA-115645
Retailer's Class CT License	)	Order No.: 2022-160
	)	
at premises	)	
1414 9th Street, NW	)	
Washington, D.C. 20001	)	

Family's LLC , t/a Climax Bar and Restaurant (Licensee)

Sherene Joesph, Chairperson, Advisory Neighborhood Commission (ANC) 2F

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

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**ORDER ON SECOND AMENDMENT TO SETTLEMENT AGREEMENT**

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The official records of the Alcoholic Beverage Control Board (Board) reflect that Family's LLC, t/a Climax Bar and Restaurant (Licensee), and ANC 2F entered into a Settlement Agreement (Agreement), dated February 11, 2020, and an Amendment to Settlement Agreement (Amendment), dated October 14, 2021, that governs the operations of the Licensee's establishment. This matter comes now before the Board to consider the Parties' Second Amendment to Settlement Agreement (Second Amendment), dated March 2, 2022, in accordance with D.C. Official Code § 25-446 (2001).

The Second Amendment has been reduced to writing and has been properly executed and filed with the Board. The Licensee and Chairperson Sherene Joesph, on behalf of ANC 2F, are signatories to the Amendment.

Accordingly, it is this 20th day of April 2022, **ORDERED** that:

1. The above-referenced Second Amendment to Settlement Agreement submitted by the parties to govern the operations of the Applicant's establishment is **APPROVED** and **INCORPORATED** as part of this Order;
2. All terms and conditions of the original Settlement Agreement and Amendment not amended by the Second Amendment, shall remain in full force and effect; and
3. Copies of this Order shall be sent to the Parties.

District of Columbia  
Alcoholic Beverage Control Board

eSigned via SeamlasDocx.com  
*Donovan Anderson*  
Key: a543b5d9002f9e4b730090a16cc98

Donovan Anderson, Chairperson

eSigned via SeamlasDocx.com  
*James Short*  
Key: 347aa77020cde6a1f8183328d26d88

James Short, Member

eSigned via SeamlasDocx.com  
*Bobby Cato*  
Key: 2b6d3fca8fb149d76d7f5bd79171x20

Bobby Cato, Member

eSigned via SeamlasDocx.com  
*Rafi Aliya Crockett, Member*  
Key: b560e61845e1f9e40161b5e5c12f81cc

Rafi Crockett, Member

eSigned via SeamlasDocx.com  
*Jeni Hansen, Member*  
Key: 821722310500447491b56f0c2a418f5

Jeni Hansen, Member

eSigned via SeamlasDocx.com  
*Edward Grandis, Member*  
Key: 5027bda7f9f0040ec14adeb52541ce5

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, 2000 14<sup>th</sup> Street, N.W., Suite 400S, Washington, DC 20009.

Also, pursuant to section II 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 (2008) 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).

## SECOND AMENDMENT TO SETTLEMENT AGREEMENT

This Second Amendment to the Settlement Agreement (“Amendment”) is made this 2nd day of March, 2022 by and between Family’s, LLC t/a Climax Bar and Restaurant (“Applicant”) and Advisory Neighborhood Commission 2F (“ANC 2F”).

### WITNESSTH

WHEREAS, Applicant, holder of a Retailer’s Class CT License No. ABRA-115645, has applied to the Alcoholic Beverage Regulation Administration (“ABRA”) for approval of later operating and sales of alcoholic beverages hours for its licensed premises at 1414 9th Street, NW;

WHEREAS, the community is supportive of Applicant’s operation of the establishment and is supportive of its request for later hours and DJ entertainment;

WHEREAS, Applicant has agreed to enter into this Amendment agreement with the Community and to request further that the ABRA approve Applicant’s request be conditioned upon Applicant’s compliance with the terms of those certain written Settlement Agreement dated February 11, 2020, as approved by the ABC Board;

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

1. Recitals Incorporated. The recitals set forth above are incorporated herein by reference.
2. Incorporation of Settlement Agreement dated February 11, 2020. The parties agree to incorporate the terms of the Settlement Agreement dated February 11, 2020, copies of which are attached hereto. Applicant agrees to adhere to the terms of the amendment to the said agreement in the operation of its business during the later hours agreed to below by this Amendment.
3. Section 4 Entertainment Endorsement of the February 11, 2020 Settlement Agreement is amended. Section 4 Entertainment Endorsement of that certain Settlement Agreement dated February 11, 2020 is amended hereby to read:

Entertainment Endorsement: The Applicant may have a DJ and/or recorded music played through amplified speakers. No live music is permitted. Hours will not exceed the following.

Sunday – Thursday    6:00 pm to 2:00 am

Friday – Saturday 6:00 pm to 3:00 am

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date and year first written above.

WITNESS:

APPLICANT:

THE COMMUNITY:

FAMILY'S, LLC

Advisory Neighborhood Commission 2F

*Sherene Joseph*

By: \_\_\_\_\_  
Sherene Joesph 2F Chairperson

By: *Sejerash* \_\_\_\_\_



Accordingly, it is this 30th day of December 2021, **ORDERED** that:

1. The above-referenced Amendment to Settlement Agreement submitted by the parties to govern the operations of the Applicant's establishment is **APPROVED** and **INCORPORATED** as part of this Order;
2. All terms and conditions of the original Settlement Agreement not amended by the Amendment, shall remain in full force and effect; and
3. Copies of this Order shall be sent to the Parties.

District of Columbia  
Alcoholic Beverage Control Board

eSigned via SeamlessDocs.com  
*Donovan Anderson*  
Key: 2c42c3733200c3c3e4c720092d18cc8

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Donovan Anderson, Chairperson

eSigned via SeamlessDocs.com  
*James Short*  
Key: 547c3733200c3c3e4c720092d18cc8

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James Short, Member

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Bobby Cato, Member

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Rafi Crockett, Member

eSigned via SeamlessDocs.com  
*Jeni Hansen, Member*  
Key: 92c728015255447491b55f0c2a41699

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Jeni Hansen, Member

eSigned via SeamlessDocs.com  
*Edward Grandis, Member*  
Key: 5027bda7ff0f0042cc14adeb52541cc5

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Edward S. Grandis, Member

Pursuant to 23 DCMR § 1719.1, 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, N.W., 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, District of Columbia 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, 500 Indiana Avenue, N.W., Washington, D.C. 20001. 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).

Finally, in the case of a summary suspension, “A person aggrieved by a final summary action may file an appeal in accordance with the procedures set forth in subchapter I of Chapter 5 of Title 2.” D.C. Code § 25-826(d).



AMENDMENT TO SETTLEMENT AGREEMENT

This Amendment to the Settlement Agreement (“Amendment”) is made this 14th day of October, 2021 by and between Family’s, LLC t/a Climax Bar and Restaurant (“Applicant”) and Advisory Neighborhood Commission 2F (“ANC 2F”).

WITNESSTH

WHEREAS, Applicant, holder of a Retailer’s Class CT License No. ABRA-115645, has applied to the Alcoholic Beverage Regulation Administration (“ABRA”) for approval of later operating and sales of alcoholic beverages hours for its licensed premises at 1414 9th Street, NW;

WHEREAS, the community is supportive of Applicant’s operation of the establishment and is supportive of its request for later hours;

WHEREAS, Applicant has agreed to enter into this Amendment agreement with the Community and to request further that the ABRA approve Applicant’s request be conditioned upon Applicant’s compliance with the terms of those certain written Settlement Agreement dated February 11, 2020, as approved by the ABC Board;

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

1. Recitals Incorporated. The recitals set forth above are incorporated herein by reference.

2. Incorporation of Settlement Agreement dated February 11, 2020. The parties agree to incorporate the terms of the Settlement Agreement dated February 11, 2020, copies of which are attached hereto. Applicant agrees to adhere to the terms of the amendment to the said agreement in the operation of its business during the later hours agreed to below by this Amendment.

3. Section 3 Hours of Operation of the February 11, 2020 Settlement Agreement is amended. Section 3 Hours of Operation of that certain Settlement Agreement dated February 11, 2020 is amended hereby to read:

Hours of Operation: It is understood that upon expiration of operation, no patron may remain on the interior or exterior of the premises.

Operating hours shall be no later than:

Sunday – Thursday	10:00 am to 2:00 am
Friday – Saturday	10:00 am to 3:00 am

The applicant agrees that no amplified music or other amplified sounds or the voices of patrons located on the premises will be heard 10 feet from the establishment between 10:00 p.m. and 9:00 a.m.

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date and year first written above.

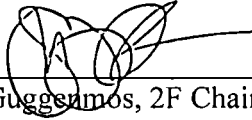
WITNESS:

APPLICANT:

THE COMMUNITY:

FAMILY'S, LLC

Advisory Neighborhood Commission 2F

By:  \_\_\_\_\_  
John Guggisimos, 2F Chairperson

By: scferaz \_\_\_\_\_  
*scferaz*

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

**In the Matter of:**

Family's LLC  
t/a Climaxx Bar and Restaurant

Application for Substantial Change  
to Retailer's Class CT License

at premises  
1414 9th Street, NW  
Washington, D.C. 20001

Case No.: 20-PRO-00008  
License No.: ABRA-115645  
Order No.: 2020-103

Family's LLC, t/a Climaxx Bar and Restaurant, Applicant

John Fanning, Chairperson, Advisory Neighborhood Commission (ANC) 2F

**BEFORE:** Donovan Anderson, Chairperson  
James Short, Member  
Bobby Cato, Member  
Rema Wahabzadah, Member  
Rafi Crockett, Member  
Jeni Hansen, Member

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**ORDER ON SETTLEMENT AGREEMENT AND  
WITHDRAWAL OF ANC 2F'S PROTEST**

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The Application filed by Family's LLC, t/a Climaxx Bar and Restaurant, for a Substantial Change to its Retailer's Class CT License, having been protested, came before the Alcoholic Beverage Control Board (Board) for a Roll Call Hearing on February 3, 2020, in accordance with D.C. Official Code § 25-601 (2001).

The official records of the Board reflect that the Applicant and ANC 2F entered into a Settlement Agreement (Agreement), dated February 11, 2020, 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 John Fanning, on behalf of ANC 2F, are signatories to the Agreement.

This Agreement constitutes a withdrawal of the Protest filed by ANC 2F of this Application.

Accordingly, it is this 12th day of February, 2020, **ORDERED** that:

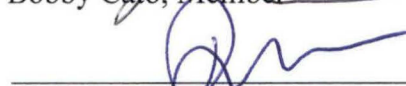
1. The Application filed by Family's LLC, t/a Climaxx Bar and Restaurant, for a Substantial Change to its Retailer's Class CT License, is **GRANTED**;
2. The Protest of ANC 2F this matter is hereby **WITHDRAWN**;
3. The above-referenced Settlement Agreement submitted by the parties to govern the operations of the Applicant's establishment is **APPROVED** and **INCORPORATED** as part of this Order; and
4. Copies of this Order shall be sent to the Applicant and ANC 2F.

District of Columbia  
Alcoholic Beverage Control Board

  
\_\_\_\_\_  
Donovan Anderson, Chairperson

  
\_\_\_\_\_  
James Short, Member

  
\_\_\_\_\_  
Bobby Cato, Member

  
\_\_\_\_\_  
Rema Wahabzadah, Member

  
\_\_\_\_\_  
Rafi Crockett, Member

  
\_\_\_\_\_  
Jeni Hansen, 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, 2000 14<sup>th</sup> Street, N.W., Suite 400S, Washington, DC 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 (2008) 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).

**SETTLEMENT AGREEMENT**

ALCOHOLIC BEVERAGE  
REGULATION ADMIN  
2020 FEB 11 AM 11:21

THIS SETTLEMENT AGREEMENT ("Agreement") is made on this 11th day of February, 2020, by and between Climax Bar and Restaurant ("Applicant") and Advisory Neighborhood Commission 2F ("ANC 2F").

ABRASRF

**RECITALS**

- (a) Applicant has applied for a Retailer Class C Tavern License (the "License") for a business establishment ("Establishment") located at 1414 9<sup>th</sup> ST NW, Washington, DC (the "Premises"); and,
- (b) Applicant desires to cooperate with the ANC in order to mitigate concerns related to the potential impact of operation of the Establishment on the surrounding community; and,
- (c) In lieu of contested protest proceedings regarding the application for the License, the Parties wish to enter into a Settlement Agreement pursuant to D.C. Official Code § 25-446 to address such concerns:

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. Nature of the Business. The applicant will manage and operate a restaurant. Any change from this model shall require prior approval by the ABC Board.
3. Hours of Operation. It is understood that upon expiration of the below hours of operation, no patron may remain on the interior or exterior of the Premises. Applicant's hours will not exceed the following:
  - a. Operating hours shall be no later than:
    - i. Sunday – Thursday: 10am to 1:00am
    - ii. Friday – Saturday: 10am to 2:00am

Additionally:

Exceptions to the standard hours shall be granted for:

- iii. In the event the Council of the District of Columbia or the ABC Board grants licensees in general extended operating hours for specific occasions, such as Inauguration or World Cup, Applicant may avail itself of such extended hours;
  - iv. And, on January 1 of each year Applicant may operate for one additional hour.
4. Entertainment Endorsement. The Applicant may have a DJ and/or recorded music played through amplified speakers. No live music is permitted. Hours will not exceed the following
  - i. Sunday – Thursday: 6PM to 1:00AM
  - ii. Friday – Saturday: 6PM to 2:00AM
5. Noise. Applicant shall adhere to DC Code 25-725 with respect to emanation of noise from the establishment. Applicant shall undertake such measures as reasonably are required to preclude unreasonable disturbance to occupants of abutting residential properties from emanation of noise or vibration from the Establishment, including from patrons at, entering, or exiting the establishment. Applicant will not install any exterior speakers to the Establishment, and agrees that no speakers will be installed in or in any way directed to the sidewalk café or summer garden, where applicable.

6. Public Space and Trash. Applicant shall keep the sidewalk (up to and including the curb), tree boxes and alley free of litter, bottles, chewing gum, trash, and other debris in compliance with D.C. Code and Municipal Regulations. Applicant shall police these areas daily for refuse and other materials. Applicant shall also provide cigarette urns and cigarette butt receptacle wherever patron gather to smoke.
7. Trash and Recycling. Applicant will contract with a trash and recycling contractor to provide sealable container(s) for trash, food waste, and recycling designed to prevent rodent intrusion, and further agrees to keep the containers closed and sealed at all times when waste is not being disposed. Applicant further agrees to hold all trash, food waste, and recycling within the building until the morning of the scheduled pick-up. The Applicant shall require its trash and recycling contractors to pick up trash and materials not earlier than 7:00 a.m. Applicant's employees shall not dispose of bottles or glass into trash containers or dumpsters in a manner which creates noise audible outside of the premises after 11:00 p.m.
8. Rat and Vermin Control. Applicant will contract with a professional, licensed rat, pest, and vermin control company to provide for weekly control for the interior and exterior of the premises to control pests. The professional will use, correctly locate and secure enclosed rat traps (not bait stations), replace worn out parts inside the traps periodically and take reasonable measures to prevent food and grease from washing down alleys and streets. Restaurant equipment, such as but not limited to kitchen mats and hood vent filters, should be cleaned offsite and not in the surrounding area of the restaurant.
9. Patrons. Applicant shall take reasonable steps to prevent its patrons from causing noise or disturbances in front of, or immediately adjacent to, the Establishment during the hours of operation and as they depart at closing.
10. Complaint Log. The Establishment's website will prominently feature the name and contact information for an individual to which any comments about the operation of the establishment may be addressed. The Applicant shall maintain a log for every complaint lodged with the establishment for any issue relating to this Agreement, including, but not limited to, complaints of noise, parking congestion, traffic congestion, security, trash, rodents, incidents, violence, crime, and/or operating hours. The log shall include, for each separate complaint, to the extent provided by any such complainant, the name of the complainant, the date of the complaint, any contact information provided by the complainant, the nature of the complaint, and the response taken by the Applicant or the Establishment. Every complaint shall be kept on file in the complaint log for a minimum of three years from the date on which the complaint was made. Applicant shall make the complaint log available to the Board for inspection and copying upon reasonable advance request.
11. Agreement Available Upon Demand. A copy of this Agreement shall be kept on the premises and made available to law enforcement officers and Alcoholic Beverage Regulatory Administration inspectors immediately upon request.
- 12.
13. Compliance with ABRA Regulations. Applicant shall abide by applicable Alcoholic Beverage Administration (ABRA) regulations regarding ownership of the License.

14. Participation in the Community. Applicant is encouraged to send a representative from time to time to meetings of the ABRA Policy Committee of ANC 2F. Participation in such meeting promotes open lines of communication, neighborhood involvement, and awareness of current ABRA issues. Dates and times can be found at [www.ANC2F.org](http://www.ANC2F.org).
15. License Ownership. Applicant agrees not to transfer or sell the license to any other entity before obtaining approval from the Alcohol Beverage Control Board. Applicant agrees to specifically notify any prospective transferee of the existence of this Agreement and to provide them with a copy.
16. Binding Effect. This Agreement shall be binding upon and enforceable against the successors of the Applicant.
17. Counterparts. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.
18. Notice and Opportunity to Cure. In the event that either party believes that the other materially breached any obligations under this Agreement, such party shall give written notice to the other of the existence of the breach and the specific nature thereof. The party alleged to be in breach shall have fourteen (14) days from the receipt of notice to cure the alleged breach (or if the breach shall relate to excessive noise or disturbance, the lesser of 72 hours or such shorter period as may be reasonable under the circumstances to immediately restore peace, order and quiet). If the breach is not cured within the notice period—or, with respect to a breach which reasonably requires more than fourteen (14) days to cure, efforts to cure the breach have not been commenced— failure should constitute cause for the ANC to file a complaint with the ABC Board pursuant to D.C. Official Code § 25-446(e) in order to enforce the provisions of the Agreement. In the case of a continuing violation, no notice or opportunity to cure need be provided for subsequent violations of this Agreement, following the initial provision of notice. Any notices required to be made under this Agreement shall be in writing and sent either via e-mail or U.S. mail, postage prepaid, to the parties to this Agreement at the addresses below. Notice shall be deemed given as of the time of receipt or refusal of receipt.

If to Applicant:                    Climaxx Bar and Restaurant  
    1414 9<sup>th</sup> ST NW  
    Washington, DC 20001

If to the ANC:                        Advisory Neighborhood Commission 2F  
    5 Thomas Circle, NW  
    Washington, DC 20005  
    ANC2FOffice@gmail.com

Either party may change its notice address by written notice to the other. 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.



