

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

In the Matter of:)

2029 P St, LLC)
t/a Sorellina)

Holder of a)
Retailer's Class CR License)

at premises)
2029 P Street, NW)
Washington, D.C. 20036)

License No.: ABRA-112163

Order No.: 2019-682

2029 P St, LLC, t/a Sorellina, Licensee

Daniel Warwick, Chairperson, on behalf of Advisory Neighborhood Commission (ANC) 2B

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

ORDER ON SETTLEMENT AGREEMENT

The official records of the Alcoholic Beverage Control Board (Board) reflect that 2029 P St, LLC, t/a Sorellina (Licensee), and ANC 2B entered into a Settlement Agreement (Agreement), dated September 26, 2019, in accordance with D.C. Official Code § 25-446 (2001).

The Agreement has been reduced to writing and has been properly executed and filed with the Board. The Licensee and Chairperson Daniel Warwick and Vice-Chairperson Kari Cunningham, on behalf of ANC 2B, are signatories to the Agreement.

Accordingly, it is this 2nd day of October, 2019, **ORDERED** that:

1. The above-referenced Settlement Agreement submitted by the parties to govern the operations of the Licensee's establishment is **APPROVED** and **INCORPORATED** as part of this Order, except for the following modifications:

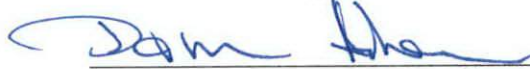
Section 9 (Rats and Vermin Control) – The language “upon the request of the Protestants” shall be replaced with the language “upon request of the ABC Board.”

Section 12 (Notice and Opportunity to Cure) – The language “shall constitute a cause for seeking a Show Cause Order from the ABC Board” shall be replaced with the language “shall constitute cause for filing a complaint with the ABC Board.”

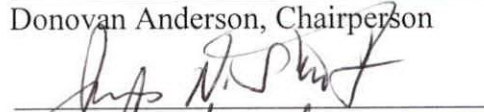
The parties have agreed to these modifications.

2. Copies of this Order shall be sent to the Licensee and ANC 2B.

District of Columbia
Alcoholic Beverage Control Board



Donovan Anderson, Chairperson



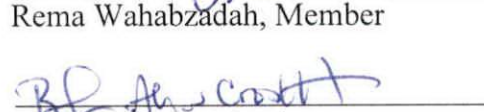
James Short, Member



Bobby Cato, Member



Rema Wahabzadah, Member



Rafi Crockett, 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 14th 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).

THIS SETTLEMENT AGREEMENT (“Agreement”) is made on this 26th day of September 2019 by and between Sorellina, License #112163 (“Applicant”), and Advisory Neighborhood Commission 2B (“Protestant”), (collectively, the “Parties”).

WITNESSETH

WHEREAS, Applicant has applied for a License Class CR, License Number 112163, for a business establishment (“Establishment”) located at 2029 P Street NW, Washington, D.C. (“Premises”);

WHEREAS, Protestant is Advisory Neighborhood Commission 2B, who filed a timely protest (the “Protest”) against the issuance of the Applicant’s license application pursuant to D.C. Official Code § 25-601(1) and 601(4), respectively;-

WHEREAS, the Parties have agreed to enter into this Agreement and request that the Alcoholic Beverage Control Board (“ABC Board”) approve the Applicant’s license application conditioned upon the Applicant’s compliance with the terms of this written Agreement; and

WHEREAS, the Parties are desirous of entering into a Voluntary Agreement pursuant to D.C. Official Code § 25-446 for the operation and maintenance of the Establishment in such a manner as to minimize the effect on (i) adverse impact on the peace, order, and quiet of the neighborhood, and to eliminate the need for a Protest Hearing regarding the license application.

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 CR with an emphasis on food and a variety of live entertainment, as noted below. Any change from this model shall be considered by both Parties to be a substantial change in operation of great concern to residents and requires prior approval by the ABC Board.
3. ***Hours of Operation and Sales.*** The Applicant’s hours of operation shall be as follows:

Sunday 7 a.m. – 12:00 a.m.,

Monday through Thursday 7 a.m.– 12:00 a.m.,

Friday and Saturday 7 a.m. – 2:00 a.m.

The Applicant’s hours for selling and serving alcohol shall be as follows:

Sunday 8:00 a.m. – 12:00 a.m.,

Monday through Thursday 8:00 a.m. – 12:00 a.m.,,
Friday and Saturday 8:00 a.m. – 2:00 a.m.,

4. Floors Utilized and Occupancy. The Applicant will operate its establishment on the ground floor of the building. The Establishment will have no more than 48 seats and the maximum occupancy of the Establishment shall not exceed 70 patrons.

5. Parking/Valet Arrangements. It is a principal concern of the Protestants that the Applicant's operation of the Establishment does not create or exacerbate parking problems within the ANC boundaries. Applicant shall not provide valet parking.

6. Summer Garden. Applicant plans to provide a summer garden seating for its patrons. Protestant will not object to the 14 seat patron limit; Applicant agrees that it shall not seek to expand the capacity of the sidewalk café without amendment of this Agreement. Applicant will direct that its employees inspect the sidewalk café at least once each hour to ensure its cleanliness. The summer garden shall close each day of the week no later than 11 p.m. Sunday through Thursday and 12 a.m. Friday and Saturday.

7. Noise and Privacy. Applicant will strictly comply with D.C. Official Code § 25-725 and to that shall take all necessary actions to ensure that music, noise and vibration from the Establishment are not audible within the adjacent residential properties. If necessary, Applicant will take reasonable steps to reduce noise emanating from the Establishment from the opening of the entry or exit doors.

8. Public Space and Trash. Applicant shall keep the sidewalk (up to and including the curb), tree box(es), curb, and alley clean and free of litter, bottles, and other debris in compliance

with D.C. Code and Municipal Regulations. Applicant shall police these areas sufficiently to assure that refuse and other materials are promptly removed. The Applicant agrees to obtain a secure trash service to be placed in the rear of the building. Applicant shall ensure that the area around the secure trash receptacles are kept clean at all times and the secure trash receptacle is placed such that it does not encroach on the abutting property owners and so that no garbage is placed on the abutting property.

9. Rats and Vermin Control. The Applicant shall provide rat and vermin control for its property. Applicant shall provide proof of its rat and vermin control contract upon the request of the Protestants. Applicant shall have the Establishment and the area around the Premises properly cleaned at the end of each night to ensure that there are not garbage and odors present the following morning.

10. Security Cooperation in Stemming Illegal Drugs and Public Drinking. Protestants are concerned that the large capacity sought by the Applicant for the Premises will pose

security and crime issues. Applicant agrees that it shall take all necessary steps to minimize such problems, including, without limitation, designating a sufficient number of employees to assure adequate security and to control unruly patrons, whether inside or in the immediate outside area; monitoring for and prohibiting sales or use of illegal drugs within or about the Premises, maintaining contact and cooperating with MPD and other enforcement officials when known or suspected drug activities occur. Applicant shall to the full extent permissible by law discourage loitering in the vicinity of the Premises. This will include providing an appropriate number of security officers, at all times when the Establishment is open to the public, who shall be responsible for ensuring that any individuals who are simply loitering are asked to move along.

11. License Ownership and Compliance with ABRA Regulations. Applicant promises to Protestants that it shall abide by all Alcoholic Beverage Regulations Administration (ABRA) regulations regarding the ownership of the license and all other provisions applicable to liquor licenses, and agrees that Protestants shall have standing to ask the ABC Board to enforce any violations of the agreement. Applicant also specifically agrees to be the sole owner of the ABC license.

12. 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 provide for a cure within 30 days of the date of such notice. 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 and diligently pursues such cure) failure shall constitute a cause for seeking a Show Cause Order from 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 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:

Contact information for both the Establishment and the Protestants should be inserted into this area.

If to Applicant: Elias Hengst
2029 P St NW
Washington, DC
(202) 552-9881

If to Protestants: Advisory Neighborhood Commission 2B
9 Dupont Circle NW
Washington, DC 20036
Attn: Chair

(360) 200-8978

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.

14. *Withdrawal of Protest.* Upon execution of this Agreement by the Parties and its acceptance by the ABC Board, Protestants shall withdraw the Protest.

ANC or other Protesting Organization

Kari Cunningham (Vice Chair)

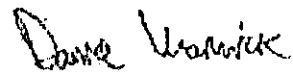
By: Printed Name

Signature 

Signature

Daniel Warwick (Chair)

By: Printed Name

Signature 
Signature

APPLICANT:

2029 PST LLC t/a Sorellina

Establishment's Name

Elias Hengst


By: Printed Name/ Title