

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

**In the Matter of:** )

Michigan Liquors, LLC )  
t/a Michigan Liquors )

Holder of a )  
Retailer's Class A License )

at premises )  
3934 12th Street, NE )  
Washington, D.C. 20017 )

License No.: ABRA-104222  
Order No.: 2021-187

Michigan Liquors, LLC, t/a Michigan Liquors, Licensee

Ursula Higgins and Prita Piekara, Commissioners, Advisory Neighborhood Commission (ANC)  
5B

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

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**ORDER ON SETTLEMENT AGREEMENT**

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The official records of the Alcoholic Beverage Control Board (Board) reflect that Michigan Liquors, LLC, t/a Michigan Liquors (Licensee), and ANC 5B entered into a Settlement Agreement (Agreement), dated March 24, 2021, 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 Commissioners Ursula Higgins and Prita Piekara, on behalf of ANC 5B, are signatories to the Agreement.

Accordingly, it is this 21st day of April 2021, **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;
2. This Settlement Agreement replaces and supersedes previous Settlement Agreements between previous parties; and
3. Copies of this Order shall be sent to the Licensee and ANC 5B.

District of Columbia  
Alcoholic Beverage Control Board

eSigned via SeamlessDocs.com  
*Donovan Anderson*

Key: ac4320b68b9d5f05e4b730093d1dccc8

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Donovan Anderson, Chairperson

eSigned via SeamlessDocs.com  
*James Short*

Key: 547ac373f620c06ac8d1b332dd2049cc

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James Short, Member

eSigned via SeamlessDocs.com  
*Bobby Cato*

Key: 256d3fcaadfb146d774b75bd7017d20d

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Bobby Cato, Member

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Rema Wahabzadah, Member

eSigned via SeamlessDocs.com  
*Rafi Aliya Crockett, Member*

Key: b560a91845e1f9a4016155e5e12f61cc

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Rafi Crockett, Member

eSigned via SeamlessDocs.com  
*Jeni Hansen, Member*

Key: 82172931f6509447491b569c2a4189f

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Jeni Hansen, Member

eSigned via SeamlessDocs.com  
*Edward Grandis, Member*

Key: 5027bda7f9f0040ec14adeb52541ce5

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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).



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
ADVISORY NEIGHBORHOOD COMMISSION 5B  
1920 Irving Street NE, Washington, DC 20018  
Website: [www.ANC5B.com](http://www.ANC5B.com)

**Resolution in support of Revised Settlement Agreement between Michigan Liquors, LLC, and Advisory Neighborhood Commission 5B:**

**OFFICERS**

**Chairperson**  
Ursula Higgins

**Vice Chairperson**  
**Treasurer**  
Ra Amin

**Secretary**  
Prita Piekara

**Parliamentarian**  
Colleen Costello

**COMMISSIONERS**

5B01 Gayle Carley  
5B02 Ursula Higgins  
5B03 Prita Piekara  
5B04 Ra Amin  
5B05 Colleen Costello

**Whereas**, Michigan Liquors, LLC, located at 3934 12th Street, N.E., signed a Voluntary Settlement Agreement with ANC 5A in 1997 ("1997 Agreement") that imposes certain requirements on the business as to its operating hours, property maintenance, and advertisements, among other provisions;

**Whereas**, ANC 5B became the successor party to the 1997 Agreement after ANC boundaries were redrawn and part of what used to be ANC 5A subsequently became part of what is now ANC 5B;

**Whereas**, Michigan Liquors recently requested to renegotiate portions of the 1997 Agreement with ANC 5B, and a representative from Michigan Liquors met with the Commissioner and residents from SMD 5B05 to discuss these changes;

**And whereas** residents rejected some of those proposed changes and expressed support for others, as reflected in the Revised Voluntary Agreement incorporated by reference below, which Michigan Liquors agreed to sign;

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**Revised Voluntary Agreement**

WHEREAS, this matter came before the Board on the application of Michigan Liquors, LLC, for the renewal of a Retailer's License Class A at the premises cited above.

WHEREAS, the current Voluntary Agreement ("1997 Agreement") was executed in 1997 between Michigan Liquors and ANC 5A. ANC boundaries were redrawn after the original Voluntary Agreement was executed. Accordingly, Michigan Liquors, LLC, is located within the boundaries of what is now ANC 5B. Therefore, ANC 5B is the appropriate ANC with the right to amend or renegotiate the 1997 Agreement or protest any license application of the Licensee.

WHEREAS, prior to filing its license renewal application with the Board, Michigan Liquors sought to negotiate with ANC 5B to amend certain provisions of the 1997 Agreement. After receiving feedback from the community on these proposed changes, Michigan Liquors and ANC 5B have entered into this Revised Voluntary Agreement ("Revised Agreement") to resolve their differences.

WHEREAS, This Revised Agreement amends and supersedes the 1997 Agreement between the Licensee and ANC 5B.

The parties have negotiated their differences and agree as follows:

1. The licensee will refrain from selling alcoholic beverages to intoxicated

individuals.

2. The licensee shall refrain from the sale of alcoholic beverages after 10:00 p.m. on Saturdays and after 10:00pm on weekdays before public holidays.
3. The licensee shall not maintain a public telephone inside or outside the licensed premises.
4. The licensee shall take reasonable steps to discourage loitering in the immediate vicinity of the establishment, including its parking lot. Such steps may include asking such persons to move on or calling the Metropolitan Police Department for assistance. Zero tolerance to any alcoholic consumption on same parking lot.
5. The licensee shall close its parking lot after business hours and will equip said lot with high sodium type or diffused lights to remain on until dawn.
6. The licensee will not install any billboards on top of its premises.
7. Management will pick up litter on the premises and abutting sidewalk at least daily and as needed and will keep exterior areas of premises in clean and well-maintained condition.
8. That a good strong stationery trash can be placed in front of the building to be maintained daily by business owner.
9. No vending on the parking lot or around the premises at any time.
10. That the business establishment's windows are maintained to accommodate visuals that consider the residential community atmosphere, children and the nearby school environment, and to encourage ultimate business success.

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**Be it therefore resolved that ANC 5B:**

1. Approves the adoption of this Revised Settlement Agreement;
2. Deems the 1997 Agreement to be amended and superseded by this Revised Voluntary Agreement; and
3. Names Commissioner Colleen Costello (5B05) as the designated representative before ABRA and the ABC Board in this matter as may be required, or, in her absence, any other ANC 5B Officer.

Adopted on 03/24/2021 by a vote of 5 to 0, with three commissioners required for quorum, at a regularly scheduled and duly noticed public meeting with a quorum present.

Ursula Higgins,  
Chairperson, 5B

*Ursula Higgins*

\_\_\_\_\_  
Date


Prita Piekara  
Secretary, 5B

*Prita Piekara*

\_\_\_\_\_  
Date

<b>TITLE</b>	Michigan Liquors Resolution
<b>FILE NAME</b>	210324_Michigan Liquors Resolution.pdf
<b>DOCUMENT ID</b>	0be30f2d643d2fd7d8eb6b21306bd76b34b26817
<b>AUDIT TRAIL DATE FORMAT</b>	MM / DD / YYYY
<b>STATUS</b>	● Completed

## Document History

 SENT	<b>03 / 25 / 2021</b> 15:39:58 UTC	Sent for signature to Ursula Higgins (5b02@anc.dc.gov) and Prita Piekara (5b03@anc.dc.gov) from 5b02@anc.dc.gov IP: 141.156.193.218
 VIEWED	<b>03 / 25 / 2021</b> 15:40:57 UTC	Viewed by Ursula Higgins (5b02@anc.dc.gov) IP: 141.156.193.218
 SIGNED	<b>03 / 25 / 2021</b> 15:41:12 UTC	Signed by Ursula Higgins (5b02@anc.dc.gov) IP: 141.156.193.218
 VIEWED	<b>03 / 25 / 2021</b> 19:01:05 UTC	Viewed by Prita Piekara (5b03@anc.dc.gov) IP: 69.250.213.112
 SIGNED	<b>03 / 25 / 2021</b> 19:01:55 UTC	Signed by Prita Piekara (5b03@anc.dc.gov) IP: 69.250.213.112
 COMPLETED	<b>03 / 25 / 2021</b> 19:01:55 UTC	The document has been completed.



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
ADVISORY NEIGHBORHOOD COMMISSION 5B  
1920 Irving Street NE, Washington, DC 20018  
Website: [www.ANC5B.com](http://www.ANC5B.com)

BEFORE THE ALCOHOLIC BEVERAGE REGULATION ADMINISTRATION FOR  
THE DISTRICT OF COLUMBIA

OFFICERS

Chairperson  
Ursula Higgins

Vice Chairperson  
Treasurer  
Ra Amin

Secretary  
Prita Piekara

Parliamentarian  
Colleen Costello

COMMISSIONERS

5B01 Gayle Carley  
5B02 Ursula Higgins  
5B03 Prita Piekara  
5B04 Ra Amin  
5B05 Colleen Costello

IN RE:

The application of Michigan Liquors, LLC  
t/a Michigan Liquors  
3934 12th Street, N.E.  
Retailer's License Class A

**Revised Voluntary Agreement**

WHEREAS, this matter came before the Board on the application of Michigan Liquors, LLC, for the renewal of a Retailer's License Class A at the premises cited above.

WHEREAS, the current Voluntary Agreement ("1997 Agreement") was executed in 1997 between Michigan Liquors and ANC 5A. ANC boundaries were redrawn after the original Voluntary Agreement was executed. Accordingly, Michigan Liquors, LLC, is located within the boundaries of what is now ANC 5B. Therefore, ANC 5B is the appropriate ANC with the right to amend or renegotiate the 1997 Agreement or protest any license application of the Licensee.

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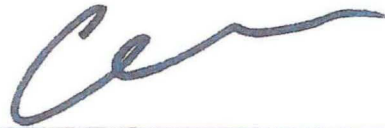
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Owner  
MICHIGAN LIQUORS, LLC



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Colleen Costello  
Advisory Neighborhood Commissioner  
Single Member District 5B05  
3/25/2021



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Ursula Higgins  
Chairperson  
Advisory Neighborhood Commission 5B