

**THE DISTRICT OF COLUMBIA  
ALCOHOLIC BEVERAGE AND CANNABIS BOARD**

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**In the Matter of:** )  
 )  
T & N Angel's, LLC )  
t/a Cielo's Angels )  
 )  
Application for Substantial Change )  
(Transfer to a New Location) )  
to Retailer's Class CN License )  
 )  
at premises )  
900 First Street, SE )  
Washington, D.C. 20003 )  
 )

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Case No.: 25-PRO-00084  
License No.: ABRA-131487  
Order No.: 2025-886

T & N Angel's, LLC, t/a Cielo's Angels, Applicant

Cameron Mixon, Counsel, on behalf of the Applicant

Alex Marshall, Vice Chairperson, Advisory Neighborhood Commission (ANC) 2B

Michele Topel, Representative, on behalf of a Group of Five or More Individuals, Protestant

**BEFORE:** Donovan Anderson, Chairperson  
Silas Grant, Jr., Member  
Teri Janine Quinn, Member  
Ryan Jones, Member  
David Meadows, Member

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**ORDER ON SETTLEMENT AGREEMENT AND DISMISSAL OF THE GROUP OF  
FIVE OR MORE INDIVIDUALS' PROTEST**

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The Application filed by T & N Angel's, LLC, t/a Cielo's Angels (Applicant), for a Substantial Change to transfer to a new location from 900 First Street, SE to 1813-1815 M Street, NW, Washington, D.C. its Retailer's Class CN License, was protested by a Group of Five or More Individuals.

The official records of the Alcoholic Beverage and Cannabis Board (Board) reflect that the Applicant and ANC 2B have entered into a Settlement Agreement (Agreement), dated August 19, 2025, 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 Vice Chairperson Alex Marshall, on behalf of ANC 2B, are signatories to the Agreement.

Furthermore, the Board dismisses the Protest of the Group of Five or More Individuals pursuant to D.C. Official Code § 25-609(b), which states that "...In the event that an affected ANC submits a settlement agreement to the Board on a protested license application, the Board, upon its approval of the settlement agreement, shall dismiss any protest of a group of no fewer than 5 residents or property owners meeting the requirements of § 25-601(2)..." Having approved the Settlement Agreement between the Applicant and ANC 2B, the Board now dismisses the Group of Five or More Individuals by operation of law.

Accordingly, it is this 10th day of September 2025, **ORDERED** that:

1. The Application filed by T & N Angel's, LLC, t/a Cielo's Angels, for a Substantial Change to transfer to a new location from 900 First Street, SE to 1813-1815 M Street, NW, its Retailer's Class CN License, is **GRANTED**;
2. 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;
3. The Protest of the Group of Five or More Individuals is **DISMISSED**; and
4. Copies of this Order shall be sent to the Parties.

District of Columbia  
Alcoholic Beverage and Cannabis Board

eSigned via SeamlessDocs.com  
*Donovan Anderson*  
Key: ac430b06c9d5f0e4b790003d1dccc8

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Donovan Anderson, Chairperson



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Silas Grant, Jr., Member

*Teri Janine Quinn*

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Teri Janine Quinn, Member



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Ryan Jones, Member



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David Meadows, Member

Pursuant to D.C. Official Code § 25-433(d)(1) (applicable to alcohol matters) or 22-C DCMR § 9720 (applicable to medical cannabis matters), 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 and Cannabis Administration, 899 North Capitol Street NE, Suite 4200 B (Alcohol Division), Suite 4200 A (Medical Cannabis Division), Washington, DC 20002.

Any party adversely affected may file a Motion for Reconsideration of this decision within ten days of service of this Order with the Alcoholic Beverage and Cannabis Administration, 899 North Capitol Street, N.E., Suite 4200-A, Washington, D.C. 20002. Also, pursuant to § 11 of the *District of Columbia Administrative Procedure Act*, Pub. L. 90-614, 82 Stat. 1209, D.C. Code § 2-510 (2001), and Rule 15 of the District of Columbia Court of Appeals, a party that is adversely affected may have the right to appeal this Order by filing a petition for review, within 30 days of the date of service of this Order, with the District of Columbia Court of Appeals, located at 430 E Street, N.W., Washington, D.C. 20001. Parties are advised that the timely filing of a Motion for Reconsideration 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). Parties are further advised that the failure to present all matters of record that have allegedly been erroneously decided in a motion for reconsideration may result in the waiver of those matters being considered by

the Board. The Board also reserves the right to summarily deny or not consider multiple and repetitive motions.

Parties are also advised that the Superior Court of the District of Columbia may have jurisdiction to hear appeals in non-contested cases or in matters where that court is specifically provided jurisdiction by law. Finally, advisory neighborhood commissions (ANCs) are advised that their right to appeal or challenge a decision of the Board may be limited by the laws governing ANCs. *See e.g.*, D.C. Code § 1-309.10(g).

## **ABCA Alcoholic Beverage Establishment Settlement Agreement**

THIS SETTLEMENT AGREEMENT (“Agreement”) is made on this 19th day of August, 2025 by and between T & N Angels, LLC t/a Cielo’s Angels, License #ABRA-131487 (“Applicant”), and Advisory Neighborhood Commission 2B (“ANC2B”) (collectively, the “Parties”).

### **W I T N E S S E T H**

WHEREAS, the Applicant has applied to transfer a License Class C Nightclub, License Number ABRA-131487, for a business establishment (“Establishment”) located at 1813-1815 M Street NW, Washington, D.C. (“Premises”);

WHEREAS, Protestant Advisory Neighborhood Commission 2B (“ANC 2B”) who filed a timely protest (the “Protest”) against the Issuance of the Establishment’s license request 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 and Cannabis Board (“ABC Board”) approve the Establishment’s license transfer conditioned upon the Applicant’s compliance with the terms of this written Agreement; and

WHEREAS, the Parties are desirous of entering into a Settlement Agreement pursuant to D.C. Official Code § 25-446 for the operation and maintenance of the Establishment in such a manner as to minimize adverse effects upon peace, order, and quiet, and to eliminate the need for a Protest Hearing regarding the license transfer.

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 has applied to operate and manage a Class C nightclub, with endorsements for Nude Dancing and Holiday Extension of Hours, pursuant to the regulations and conditions specified herein. Seeking to alter operation or revise this Agreement is of great concern to residents and shall be subject to review and approval by the ABC Board.
3. ***General Conditions.***
  - a. The Establishment shall have an ABCA-certified manager on its premises at all times during operating hours, including for private events.
  - b. The Establishment shall not permit any person who has not completed ABCA-recognized alcohol awareness or alcohol safety training to serve alcohol.
  - c. The Establishment shall not be permitted to participate in ABCA-permitted Pub Crawls.
  - d. The Establishment shall be permitted to participate in ABCA’s Extended Holiday Hours Program.
  - e. The Establishment shall be permitted to offer VIP table service in designated areas of the premises.

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- f. The Establishment shall be permitted to offer VIP bottle service in designated areas of the premises.
- g. The Establishment shall not hire or otherwise allow a promoter or other third party to operate at the establishment or permit that party to maintain control over the premises by allowing them to
  - i. Collect admission fees or money from patrons at the premises or in the sidewalk area immediately outside the premises;
  - ii. Check identifications or perform body and item searches;
  - iii. Distribute wristbands or stamps to patrons to determine their age; or
  - iv. Provide alcoholic beverages to customers.

Nothing in this condition shall prevent a third party from engaging in the promotion of events at the establishment through social media, text message, and other media outlets (e.g., radio, television, newspaper, email, flyers, etc.)

- h. The Establishment shall operate in accordance with the terms of its license and endorsements and as may otherwise be permitted by law.

4. ***Hours of Operation and Sales.*** The Applicant's permitted hours of operation shall be:

Inside operation:

Sunday through Saturday 12:00 AM – 12:00 AM (24 Hours)

Inside alcohol sales, service, and consumption::

Sunday through Thursday 6:00 AM – 2:00 AM

Friday and Saturday 6:00 AM – 3:00 AM

The Establishment shall announce "Last Call" not later than 20 minutes prior to end of alcohol sales.

The Establishment shall be permitted to participate in ABCA's Holiday Extended Hours program allowing its interior sales and service hours until 4:00 AM; automatic 1 hour extension for alcoholic beverage sales and service Daylight Time changeover days; and interior sales and service hours until 4:00 AM in conjunction with select District government and federal holidays.

Unless otherwise required or restricted by ABCA regulation or law enacted by the District of Columbia, the Establishment shall be permitted to modify its hours of operation, service, or indoor entertainment, for individual special occasions such as Inauguration Day or sporting events.

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5. ***Parking/Valet Arrangements.*** The Establishment shall be permitted to offer valet parking for its patrons pursuant to a Valet Staging Permit issued by the District Department of Transportation (DDOT) and the following conditions:
- The Establishment or Contracted Valet Service shall either own, or maintain a contract for, adequate off-street parking for valet vehicles.
  - A Contracted Valet Service shall be licensed to operate in the District of Columbia.
  - The Establishment or Contracted Valet Service shall not advertise or provide valet service at any time there is insufficient off-street parking available.
  - If the Establishment is contracting parking spaces, a copy of the contract shall be made available to authorities upon request for inspection.
  - The Establishment shall make reasonable effort during valet operating hours to ensure vehicles are not impeding traffic or staged illegally while dropping off or picking up passengers.
  - For large events, the Establishment or Contracted Valet shall have Traffic Directors and additional valet drivers ensuring patrons can promptly exit or enter their vehicles; and their vehicles are promptly taken by valet.
  - DDOT only issues valet parking permits for metered parking spaces, or commercial loading zones when they are not active. Due to the configuration of the 1800 block of M Street NW, a valet zone may only be located on the south side of the street.
6. ***Noise and Privacy.*** The Establishment shall at all times comply with D.C. Official Code § 25-725.
- a. The Establishment shall require its purveyors and suppliers make deliveries only between the hours of 7:00 AM and 6:00 PM Mondays through Fridays; 7:00 AM and 5:00 PM Saturdays; and 10:00 AM and 5:00 PM on Sundays.
7. ***Public Space, Trash, and Litter.*** The Establishment shall keep the sidewalk surrounding its property (up to and including the curb), tree box(es), curb, adjoining alley or driveway entrances clean and free of litter, bottles, and other debris in compliance with District law.
- a. The Establishment shall have the area around the Premises properly cleaned and washed as needed, with special attention to areas where trash and recycling is stored.
  - b. The Establishment shall have graffiti, tagging or other defacement of its premises remedied as promptly as possible.
  - c. All trash shall be secured in sturdy plastic trash bags. Garbage and recycling containers, dumpsters, shall be kept securely closed at all times.

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- d. The Establishment shall regularly clean its trash and recycling containers and promptly replace any that have been damaged, chewed through or reached the end of their useful life;
  - e. Trash and recycling pick up shall not occur earlier than 7:00 AM on weekdays, 9:00 AM on Saturdays, or 11:00 AM on Sundays; or after 5:00 PM on any day.
  - f. Except where there is a communal arrangement for trash and recycling storage, no trash receptacles or storage shall encroach or be placed upon neighboring property.
  - g. The Establishment shall be responsible for timely snow and ice removal from its sidewalk area and take proper precautions to prevent ice accumulation, in accordance with District of Columbia law.
8. ***Rats and Vermin Control.*** The Applicant shall maintain a professional rat and vermin control contract for its property, and provide proof of current contract upon request of the ABC Board or ABCA official.

In addition to the trash management requirements of this Agreement, the Establishment shall employ reasonable and common sense measures to lessen the appeal of the Premises and public space to rodents and other vermin.

9. ***Security and Safety.*** The Establishment shall take all necessary measures to ensure its operation does not adversely affect the peace, order, quiet, or safety, of its patrons, staff, neighbors, and the neighborhood.
- a. A Security Plan shall be submitted to the ABC Board for review and approval. The Establishment shall comply and operate in accordance with the orders and conditions as the ABC Board may issue.
  - b. The Security Plan may be revised at any time pursuant to a request by any of the Parties to this Agreement and subsequent negotiation and agreement between the Parties, and approval by the ABC Board. Notwithstanding § 9(b), the Board may order or permit the modification of the agreement as permitted by law, including, but not limited to, as part of a protest, show cause, or other enforcement action or in order to ensure compliance with the security plan law.
  - c. The Establishment shall have adequate professional security coverage for the premises. At least one security staff member will be on premises at all times that the business is operating.
  - d. The Establishment shall have personnel to ensure patrons waiting in line maintain an orderly and quiet atmosphere.
  - e. The Establishment shall immediately call 911 or notify an MPD officer of fighting or violent activity in or around the Establishment and regardless of patrons being involved.
  - f. The Establishment shall maintain a log of incidents noted by staff or reported by patrons, regardless of whether police were summoned.

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- g. The Establishment shall cooperate with MPD and other enforcement officials, including sequestering and preserving the scene of any incident.
10. ***License Ownership and Compliance with ABCA Regulations.*** The Establishment shall abide by all Alcoholic Beverage & Cannabis Administration (ABCA) regulations regarding ownership of the license, recordkeeping, and all other provisions applicable to liquor licensees.
- a. The Establishment agrees that any Party to this Agreement shall have standing to ask the ABC Board to review compliance with, or request enforcement action for any violations of, the Agreement.
  - a. It is not the intent of the Parties that violation of specific laws and regulations referenced in this Agreement and adjudicated by other District agencies result in compounded violations of the Agreement.
11. ***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 a breach is of an emergency nature, reasonable notice and opportunity shall provide for a cure within 30 calendar days of the date of such notice.

If the Establishment or the licensee fails to cure within the 30-calendar-day period (or, fails to commence diligently seeking cure for a breach needing more than 30-calendar-days to remedy), such 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 may be delivered by email; mailed via certified mail, return receipt requested; 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 the Parties to This Agreement.**

If to the Establishment:

Abigail Reiman  
Cielo's Angels  
1813-1815 M Street NW  
Washington, DC 20036  
703-568-8971  
[Reiman.Abby@gmail.com](mailto:Reiman.Abby@gmail.com)

If to ANC 2B:

Attn: Chair  
ANC 2B  
9 Dupont Circle NW  
Washington, DC 20036  
[2b@anc.dc.gov](mailto:2b@anc.dc.gov)

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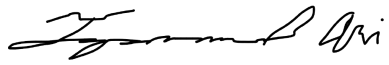
**Signatures**

**ESTABLISHMENT:**

**ANC 2B:**

TAJAMMAL ALI, MEMBER

By: Printed Name/ Title



Signature of Licensee or  
Legal Representative

Alex Marshall, Vice Chair ANC 2B,  
& Commissioner, 2B05

By: Printed Name/Title



Signature