

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

In the Matter of:)	
)	
Buffalo Billiards 14, LLC)	
t/a Buffalo Billiards)	
Applicant for a New)	Case No.: 25-PRO-00106
Retailer’s Class CT License)	License No.: ABRA-133752
)	Order No.: 2026-050
at premises)	
1835 14th Street, NW)	
Washington, D.C. 20009)	

Buffalo Billiards 14, LLC, t/a Buffalo Billiards, Applicant

Matthew Minora, Counsel, on behalf of the Applicant

Miguel Trindale-Deramo and Sabel Harris, Commissioners, Advisory Neighborhood Commission (ANC) 1B, Protestant

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

**ORDER ON SETTLEMENT AGREEMENT AND
WITHDRAWAL OF ANC 1B’S PROTEST**

The Application filed by Buffalo Billiards 14, LLC, t/a Buffalo Billiards (Applicant), for a New Retailer’s Class CT License, having been protested, came before the Alcoholic Beverage and Cannabis Board (Board) for a Roll Call Hearing on November 17, 2025, in accordance with D.C. Official Code § 25-601 (2001).

The official records of the Board reflect that the Applicant and ANC 1B have entered into a Settlement Agreement (Agreement), dated December 4, 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 Commissioners Miguel Trindale-Deramo and Sabel Harris, on behalf of ANC 1B, are signatories to the Agreement.

This Agreement constitutes a withdrawal of the Protest filed by ANC 1B.

Accordingly, it is this 28th day of January 2026, **ORDERED** that:

1. The Application filed by Buffalo Billiards 14, LLC, t/a Buffalo Billiards, for a New Retailer's Class CT License, located at 1835 14th Street, NW, Washington, D.C., is **GRANTED**;
2. The Protest of ANC 1B in this matter is hereby **WITHDRAWN**;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, except for the following modification:

Section 1, first bullet point (Nature of the Establishment) – The first bullet point shall be modified to read as follows: “The Applicant will operate and manage a Class "C" Tavern or other license issued by the Board in accordance with the terms and conditions of that license.”

The parties have agreed to this modification.

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: ac43cb0609d5f09e4b790093d1dccc8

Donovan Anderson, Chairperson



Silas Grant, Jr., Member

Teri Janine Quinn

Teri Janine Quinn, Member



Ryan Jones, Member



David Meadows, Member

Any party adversely affected may file a Motion for Reconsideration of this decision or other motion permitted by law within ten days of service of this Order. If a motion is filed, the opposing party may file a response within seven days. If a response is filed, the movant may file a reply within three days. All filings should be served on all parties to the matter and delivered to the Alcoholic Beverage and Cannabis Administration, 899 North Capitol Street, N.E., Suite 4200-A, Washington, D.C. 20002, or sent by email to abca.legal@dc.gov. Parties are further advised that the failure to properly serve the other parties or 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.

In addition to filing a Motion for Reconsideration, pursuant to § 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, 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 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).



**Settlement Agreement between Advisory Neighborhood Commission 1B and
Buffalo Billiards 14 LLC t/a Buffalo Billiards (ABRA-133752)**

THIS AGREEMENT, made and entered into this 4th day of December 2025, by and between Buffalo Billiards 14 LLC t/a Buffalo Billiards (“Applicant”) and ANC 1B (“ANC”).

RECITALS

WHEREAS, Applicant has filed an application for a new Retailer’s Class C Tavern License with Entertainment, Dancing, Cover Charge, Sidewalk Cafe, and Extended Holiday Hours Endorsements (ABRA-133752) (“License”) for a business Establishment located at 1835 14th St., NW, Washington, DC 20009 (“Establishment”);

WHEREAS, in recognition of the Alcoholic Beverage and Cannabis Board (“Board”)’s policy of encouraging parties to a liquor licensing proceeding to settle their differences by reaching Settlement Agreements, by their signatures below, the parties hereto desire to enter into a Settlement Agreement whereby (1) Applicant will agree to adopt certain measures to address ANC’s concerns and to include this Agreement as a formal condition of its application, and (2) ANC shall withdraw its protest of the application provided that the Board approve this Agreement conditioned upon Applicant’s compliance with its terms; and

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, and other good and valuable consideration, receipt and sufficiency are hereby acknowledged, the parties agree as follows:

1. Nature of the Establishment:

- Applicant will operate and manage a Class C Tavern as defined by the Board. Applicant shall comply with all conditions applicable to this license class.
- Applicant’s occupancy will be determined by the Certificate of Occupancy issued by the Department of Buildings. Applicant shall not exceed the permitted capacities listed on the Certificate of Occupancy on each floor or for the Establishment overall. Applicant shall provide a copy of its Certificate of Occupancy to the ANC within a reasonable time following its issuance.
- The Establishment may have a Sidewalk Cafe for up to 20 patrons pursuant to a duly issued Sidewalk Cafe Permit. Applicant shall post its Sidewalk Cafe Permit in public view at all times.
- Applicant shall maintain the existing ADA ramp in the front of the Establishment. (Applicant may make required modifications or improvements to the ramp as required by law.) Applicant shall comply with ADA requirements at all times and is encouraged to incorporate ADA-compliant design features in its plans.

2. Hours: Establishment’s permitted hours of operation, and selling, serving, and consuming alcohol shall be agreed as follows:

- a. Interior Hours of Operation:
 - Sunday through Thursday: 8am – 2am; and
 - Friday and Saturday: 8am – 3am.
- b. Interior Hours of Operation and Sales, Service, and Consumption of Alcoholic Beverages:
 - Sunday through Thursday: 8am – 2am; and
 - Friday and Saturday: 8am – 3am.
- c. Sidewalk Cafe Hours:
 - Sunday through Thursday: 8am – 2am; and
 - Friday and Saturday: 8am – 3am.
- d. Proposed Hours of Alcoholic Beverage Sales, Service and Consumption Outside on the Sidewalk Cafe:
 - Sunday through Thursday: 8am – 12am; and
 - Friday and Saturday: 8am – 1am.
- e. Hours of Indoor Entertainment:
 - Sunday through Thursday: 8am – 1:45am; and
 - Friday and Saturday: 8am – 2:45am.
- f. However, (1) on days designated by the DC ABC Board as “Extended Hours for ABC Establishments” Applicant may operate and serve alcohol for such hour(s); (2) in the event the Council of the District of Columbia or the DC ABC Board grant licenses in general extended operating hours (such as Inauguration or World Cup) Applicant may avail itself of such extended hours; and (3) on January 1 of each year Applicant may serve alcoholic beverages until 4:00 am.

3. Noise:

- a. Applicant shall comply with applicable noise-control regulations, including, but not limited to, those in District of Columbia Municipal Regulations (DCMR) Title 20 and Title 25.
- b. Applicant agrees to keep its doors and windows closed when Entertainment is being provided at the Establishment; but Applicant may open its window panels seasonably, provided that the Entertainment is not audible in any neighboring residential building at any time.
- c. Applicant shall take reasonable, necessary actions to ensure that music, noise, and vibration from the Establishment are not audible in any residential premises according to ABRA DC Official Code Section 25-725, including, but not limited to, making reasonable architectural modifications to the Establishment, making reasonable upgrades to windows on the premises, making reasonable upgrades to the sound system; and installing reasonable soundproofing and noise mitigation measures.
- d. Exterior doors and windows, including the ingress to the Sidewalk Cafe shall not remain open after 10:00 p.m. when music or amplified sound is audible from the exterior of the



Establishment.

- e. Amplified speakers used in the interior must be on stands, raised, and/or mounted to reduce vibrations.
- f. Applicant's front door shall remain closed (not propped open), other than for ingress and egress, after 7:00 p.m. daily.
- g. Applicant shall inform its patrons by signage or other means, including staff members or security personnel, that residences are in proximity to the Establishment and urge quiet and decorum by patrons on exiting the Establishment.
- h. Applicant shall receive deliveries only between 7:00 a.m. and 7:00 p.m., Monday through Saturday. No deliveries, except fresh food, shall be accepted on Sunday.
- i. Applicant's security manager on duty, or their designee, shall be responsible for handling any noise issue complaints from the neighbors. This person will have a designated number to which the ANC shall be given to reach in need of contact, emergencies, or apparent violations to this Settlement Agreement.

4. Trash and Odors:

- a. Applicant is encouraged to work with the ANC towards solutions for removing dumpsters and grease barrels from public space on site and collectively in surrounding block.
- b. All trash, recyclable materials, and grease stored outdoors at the Establishment shall be in closed containers that are resistant to vermin, leaks, and odors.
- c. Applicant shall deposit trash and garbage only in rodent resistant dumpsters and shall see that dumpster covers fit properly and remain fully closed except when trash or garbage is being added or removed.
- d. Any damaged or leaking containers shall be repaired or replaced within 72 hours. Outdoor containers shall be kept closed at all times, and no waste or other materials shall be stored outdoors, except in such containers.
- e. Applicant shall arrange for trash and recycling collection a minimum of 4 times per week.
- f. Applicant shall not allow trash or recyclable disposal or collection between the hours of 10:00 p.m. and 7:00 a.m.
- g. Applicant shall keep the exterior (including immediately adjacent portions of the alley way) of the Establishment free of litter, bottles, chewing gum, trash, other debris and power wash when necessary.
- h. Applicant shall take reasonable, necessary actions to mitigate odors emanating from the Establishment, including, if necessary, installing and maintaining high-efficiency grease extracting kitchen exhaust ventilation and filtering systems of sufficient design and capacity as to reduce the external emission of odors.
- i. Applicant shall provide readily accessible recycling for customers, especially of pizza or other food boxes.



- j. Applicant shall take reasonable measures to ensure that the areas immediately adjacent to the Establishment are kept in a clean and litter-free condition during and immediately after the end of operations.

5. Rat and Vermin Control:

- a. Applicant shall instruct an employee to ensure that the areas immediately adjacent to the premises, including the sidewalk and alley abutting the premises and around its dumpster, are swept and trash and other waste are removed from the ground at the end of operations to help eliminate potential attractions for rodents, pests, and other vermin.
- b. Applicant shall contract with a licensed exterminator to inspect the Establishment a minimum of once per quarter and shall maintain recommended pest control measures and show documentation to a regulatory official upon request.

6. Security & Queuing:

- a. Applicant shall make reasonable efforts to reduce the potential for patrons queuing to enter the Establishment. Applicant shall maintain rope and stanchions for patrons queuing to enter the Establishment. Applicant shall make reasonable efforts to minimize the queue's impact on the public space, including having an employee stationed outside to monitor patrons waiting in the queue. To that end, Applicant may allow and is encouraged to utilize the ramp in the front of the establishment, and, if necessary, its Sidewalk Cafe area for patrons' queuing to minimize the number of patrons queuing on the public sidewalk. Applicant may rearrange the furniture in the Sidewalk Cafe for patrons' queuing.
- b. Applicant shall take all reasonable steps to minimize problems of illegal drugs and public drinking, including, by having a sufficient number of trained 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; and maintaining contact and cooperating with MPD and other enforcement officials when known or suspected drug activities occur.
- c. Applicant shall maintain ownership and control of the Premises, including patrons' ingress and egress, staff of the Establishment, including any bar and security staff. Under no circumstances shall Applicant permit a third-party or promoter to be responsible for providing security or maintaining control over the Establishment's existing security personnel.

7. Parking and Deliveries:

- a. Applicant shall discourage its employees from parking their vehicles illegally, and on streets signed with parking restrictions, including time-limited parking and resident-only parking.
- b. Applicant shall encourage vendors and contractors to park legally and is encouraged, as reasonably necessary, to work with DDOT, DPW, or the appropriate agency to resolve issues related to illegal parking by its vendors and contractors.
- c. Applicant shall notify patrons, on Establishment website or other advertising, that there is limited parking in the vicinity and shall encourage the use of public transportation or walking.



- d. Applicant shall direct its vendors to park legally when loading/unloading items for delivery, such as utilizing the rear alley or the loading zone on T Street, NW. Applicant is encouraged to work with DDOT should it need a designated loading zone on 14th St., NW.
8. Compliance with Regulations: Applicant shall comply with regulations of the Alcoholic Beverage and Cannabis Administration(ABCA), Department of Licensing and Consumer Protection (DLCP), Department of Health (DOH), Department of Public Works (DPW), and other applicable DC agency regulations regarding conduct of its business and the ownership of the license. However, the Parties do not intend for a mere violation of a DC law or regulation alone to also be a violation of this Agreement.
9. Binding Effect: This Agreement shall be binding upon and enforceable against the successors and assigns of Applicant during the term of the license to which this Agreement applies. Applicant agrees to specifically notify any prospective transferee of the existence of this Agreement and to provide them with a copy.
10. Agreement Available Upon Demand. A copy of this Agreement shall be kept at the Establishment and made available to law enforcement officers and ABCA inspectors upon request.
11. Notices.
 - a. Notices shall be provided by email, U.S. Mail, or hand-delivery as follows:
Advisory Neighborhood Commission 1B
2000 14th St., NW, Suite 100B
Washington, DC 20009
1b@anc.dc.gov

If to Applicant:
Buffalo Billiards 14 LLC t/a Buffalo Billiards
1742 Swann Street, NW
Washington, DC 20009
Attn: Curt Large
clarge@pioneerventuresllc.com
 - b. Failure to give notice shall not constitute waiver or acquiescence to the violation.

WHEREFORE, by the signing of the representatives of Applicant and ANC, Applicant hereby agrees to the aforementioned covenants and ANC agrees to withdraw its protest against Applicant's ABC License application, provided that this Agreement is incorporated into the Board's order approving Applicant's Class C Tavern ABC license.

*[SIGNATURE BLOCKS ON FOLLOWING
PAGE]*



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

ANC:

Advisory Neighborhood Commission (SMD)


box SIGN 4672JRX2-4K2YJP3W

Sabel Harris, ANC 1B08

Date Signed: Dec 7, 2025


box SIGN 1J5Y6L73-4K2YJP3W

Miguel Trindade-Deramo, Chair, ANC 1B

Date Signed: Dec 4, 2025

APPLICANT:

Buffalo Billiards 14 LLC

By:  _____

Geoffrey Dawson, Managing Member

Date Signed: Dec. 4, 2025