

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

In the Matter of:)
)
Hen Quarter, LLC)
t/a Hen Quarter Riverpoint DC)
)
Application for Substantial Change)
(Entertainment Endorsement))
to a Retailer’s Class CR License)
)
at premises)
2121 1st Street, SW)
Washington, D.C. 20024)
_____)

Case No.: 24-PRO-00024
License No.: ABRA-124468
Order No.: 2024-444

Hen Quarter, LLC, t/a Hen Quarter Riverpoint DC, Applicant

Fredrica Kramer, Chairperson, on behalf of Advisory Neighborhood Commission (ANC) 6D, Protestant

BEFORE: Donovan Anderson, Chairperson
James Short, Member
Silas Grant, Jr., Member

**ORDER ON COOPERATIVE AGREEMENT AND
WITHDRAWAL OF ANC 6D’S PROTEST**

The Application filed by Hen Quarter, LLC, t/a Hen Quarter Riverpoint DC (Applicant), for a Substantial Change to add Entertainment Endorsement to its Retailer’s Class CR License, having been protested, came before the Alcoholic Beverage and Cannabis Board (Board) for a Roll Call Hearing on April 1, 2024, in accordance with D.C. Official Code § 25-601 (2001).

The official records of the Board reflect that the Applicant and ANC 6D entered into a Cooperative Agreement (Agreement), dated March 18, 2024, 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 Fredrica Kramer, on behalf of ANC 6D, are signatories to the Agreement.

This Agreement constitutes a withdrawal of the Protest filed by ANC 6D.

Accordingly, it is this 12th day of June 2024, **ORDERED** that:

1. The Application filed by Hen Quarter, LLC, t/a Hen Quarter Riverpoint DC, for a Substantial Change to add Entertainment Endorsement to its Retailer's Class CR License, located at 2121 1st Street, SW, Washington, D.C., is **GRANTED**;
2. The Protest of ANC 6D in this matter is hereby **WITHDRAWN**;
3. The above-referenced Cooperative 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 Parties.

District of Columbia
Alcoholic Beverage and Cannabis Board

eSigned via SeamlessDocs.com
Donovan Anderson
Key: ac430b86c6d5f0e4b730083d1dccc8

Donovan Anderson, Chairperson

eSigned via SeamlessDocs.com
James Short
Key: 547ae373f920de6ac8d1b3323d2949ec

James Short, Member



Silas Grant, Jr., 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, 2000 14th 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 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 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).

ANC6D Cooperative Agreement



1101 4th Street SW, Suite W-130,
Washington, DC 20024
(202) 554-1795
6d@anc.dc.gov

COOPERATIVE AGREEMENT

THIS COOPERATIVE AGREEMENT (“Agreement”) is made on this 18th day of March 2024, by and between Hen Quarter LLC d/b/a Hen Quarter Riverpoint DC (“Applicant”), at 2121 1st ST SW Washington, DC 20024 (ABCA- 124598), and Advisory Neighborhood Commission 6D (“the ANC”) (collectively, the “Parties”).

PREAMBLE

Through this agreement both Parties aim to create an environment in which Applicant may operate as a viable contributing establishment in the ANC community.

WITNESSETH

WHEREAS, Applicant has applied for a Class C ABC License for a Food Service establishment (“Establishment”) serving spirits, wine, and beer, with indoor space, and one Summer Garden, one Alcoholic Beverage Carry-Out and Delivery Endorsement, and one Entertainment Endorsement located at 2121 1st ST SW Washington, DC 20024 (“Premises”). The application will not include endorsements for dancing, cover charges, sports gaming, or games of chance;

WHEREAS, Applicant is encouraged to work regularly with the ANC and its representatives, other neighborhood organizations, and residents to ensure that the business operations facilitate the enjoyment of the surrounding neighborhood;

WHEREAS, in lieu of a protest filing by the ANC, the Parties are desirous of entering into a Cooperative 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 of the establishment within the ANC on peace, order, and quiet, including the noise and litter provisions set forth in §§ 25-725 and 25-726 and to eliminate the need for a Protest Hearing regarding the license application;

WHEREAS, all Parties believe that the statements and provisions contained in this agreement are reasonable and shall become wholly integrated into the day-to-day operation of the Establishment. The Parties agree that any substantial change in operations is considered of great concern to the community which they may bring to the attention of the ABC Board;
WHEREAS, the Parties have agreed to enter into this Agreement and request that the Alcoholic

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Beverage Control Board (“ABC Board”) approve Applicant’s license application conditioned upon the Applicant’s compliance with the terms of this written Agreement; and 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 a food service restaurant serving spirits, wine, and beer. The Establishment shall have one Summer Garden Endorsement, one Carry-Out Endorsement, and one Entertainment Endorsement.
3. Floors Utilized and Occupancy. Applicant will operate its establishment on the ground floor of the building. The Establishment will have no more than 202 seats inside and 24 seats in the Summer Garden, and the maximum occupancy of the Establishment shall not exceed 379 persons.
4. Hours of Operation, Entertainment, Sales, Service & Consumption of Alcoholic Beverages.

Applicant’s interior Hours of Operation shall not exceed:

Monday -Thursday	10:00 am – 12:00 am
Friday - Sunday	10:00 am – 2:00 am

Applicant’s interior Hours of Sales, Service & Consumption of Alcoholic Beverages shall not exceed:

Monday -Thursday	10:00 am – 12:00 am
Friday - Sunday	10:00 am – 2:00 am

Applicant’s exterior Summer Garden Endorsement Hours of Operations shall not exceed:

Monday-Sunday	10:00 am – 10:00 pm
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Applicant’s exterior Summer Garden Hours of Sales, Service & Consumption of Alcoholic Beverages shall not exceed:

Monday-Sunday	10:00 am – 10:00 pm
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Applicant's exterior Hours of Recorded Music shall not exceed:

Monday-Sunday 10:00 am – 10:00 pm

Applicant's Hours of Alcoholic Beverage Carry-Out and Delivery shall not exceed:

Monday – Sunday 12:00 pm – 9:00 pm

Applicant's Hours for Indoor Entertainment shall not exceed:

Monday – Sunday 10:00 am – 11:00 pm

Provided that: (a) on days designated by the ABC Board as "Holiday Extension of Hours," applicant may avail itself of the extended hours so provided; (b) in the event the Council of the District of Columbia or the ABC Board grants Licensees in general extended operating hours and hours of sales, service, and consumption of alcoholic beverages

(such as for Inauguration), Applicant may avail itself of such extended hours; and (c) on January 1 of each year Applicant may operate and sell, serve, and permit the consumption of alcoholic beverages until 4:00am. The ANC will not object to Applicant applying for a One Day Substantial Change, in accordance with District law, to extend the hours of Entertainment on the interior premises until 15 minutes prior to closing on evenings that fall within the aforementioned exceptions to the standard hours.

5. Prohibited Practices. Applicant shall not knowingly allow the use of its Premises as part of an organized pub crawl or as an organized event intended to promote the organized, commercial travel of large groups of individuals between licensed premises for the primary purpose of consuming alcoholic beverages at more than one premise. No alcoholic beverages purchased from the Applicant's Establishment by a consumer shall be permitted to leave the premises unless packaged as "to go" or "carry-out" as permitted by Title 25 of the D.C. Code, Title 23 of the D.C. Municipal Regulations, and other applicable laws and regulations.
6. Exterior Area. The Summer Garden shall be bordered with appropriate barriers to delineate it from the surrounding adjacent areas. Options for such borders may include planters, fencing, shrubbery, or similar techniques.
7. Parking. Because there is limited parking in the vicinity, it is a concern of the ANC that Applicant's operation of the Establishment does not create or exacerbate parking

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- problems within the ANC. Applicant shall make reasonable efforts to inform patrons of transportation options (e.g., on Applicant's website) other than transportation that requires parking. Applicant shall not knowingly accept deliveries from vendors parked illegally.
8. **Noise and Privacy.** Applicant shall keep all exterior doors closed except for normal ingress and egress. Live music will be restricted to playing indoors only between the hours of 10am – 11pm as endorsed. Live entertainment will include 3 or fewer musicians, and it is understood by both parties to this Agreement that the limitation is not enforceable by ABRA. Applicant shall keep “accordion” style windows/door open only when live music is not playing indoors. Recorded music is restricted to indoor play provided, however, any speakers used in connection with amplified or recorded music shall be located at least eight (8) feet from, and be directed in the opposite direction of, all walls, doors, and windows in Premises, and music produced by any sound recording shall comply with DC noise laws.
 9. **Outdoor advertising, billboards, and signs.** No sign shall be erected in such a manner as to create a traffic hazard such as when its location interferes with traffic sight distances, traffic flow, or the visual access to the name or address of a nearby business or residence or a street or traffic sign; its color, configuration, text or location are such that they could be mistaken for or otherwise imitate a traffic sign or signal; or it is located in the public right-of-way and impeding pedestrians. No sign shall have blinking, flashing, or fluttering lights.
 10. **Public Space and Trash.** No containers, cups, bottles/cans, etc. shall be permitted outside of the Summer Garden or to leave the Premises regardless of content, excepting food and beverages packaged “to go. Applicant shall not dispose of glass bottles outside of the establishment after 11:00 p.m. Applicant shall take reasonable measures to ensure that that the immediate environs of the premises are kept free of litter and debris, including the sidewalks or other public property immediately adjacent to the premises or adjacent to the property used by Applicant to conduct its business.
 11. **Rats and Vermin Control.** Applicant shall ensure that rat and vermin control for its property is provided. Applicant shall have the Establishment and the area around the Premises properly cleaned at the end of each night to ensure that there are no garbage or odors from the establishment's operations present the following morning.
 12. **Security Cooperation in Stemming Illegal Drugs and Public Drinking.** Applicant shall take reasonable, necessary steps to minimize problems of illegal drugs and public drinking, including, without limitation, at all times, a trained employee on site,

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e-mail: aazima@thompsonhospitality.com

If to the ANC: Advisory Neighborhood Commission 6D
 1101 4th Street, SW, Suite W-130
 Washington, DC 20024
 Attn: Chair, ANC6D
 phone: (202)554-1795
 e-mail: 6d@anc.dc.gov

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.

16. No Protest. Upon execution of this Agreement by the Parties and its acceptance by the ABC Board, and in reliance thereupon, the ANC shall refrain from filing a protest against Applicant's ABC license application.
17. Entire Agreement. This Agreement is intended to replace in its entirety any and all previously existing settlement agreements between the Parties, and all such previous agreements are hereby declared superseded, null and void and of no further effect.
18. Counterpart; Facsimile Signature. This Agreement may be executed in two or more counterparts which together shall constitute a single agreement. Execution of this Agreement may be made by an electronically transmitted signature which, for all purposes, shall be deemed to be an original signature.

Upon the Board's approval of this Cooperative Agreement ANC6D withdraws their protest.

[signatures on the following page]

ANC6D Cooperative Agreement

The ANC:

Fredrica Kramer

Fredrica Kramer, ANC 6D07, ANC 6D Chairperson

6/11/24
Date

APPLICANT:

Ali Azima

Ali Azima, CFO

5/29/24
Date