

DISTRICT OF COLUMBIA  
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 ALCOHOLIC BEVERAGE CONTROL BOARD  
 + + + + +  
 ROLL CALL HEARING  
 + + + + +

IN THE MATTER OF:                         :  
    :  
 Upshur Burger Concepts,                :  
 LLC t/a Lucky Buns                       :  
 2000 18th Street, NW                    : Roll Call  
 Retailer CR - ANC 1C                     : Hearing  
 License No. ABRA-107929                :  
 Case #19-PRO-00084                     :  
    :  
 (License Renewal)                         :

MONDAY, JULY 8, 2019

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The Alcoholic Beverage Control Board  
 met in Alcoholic Beverage Control Hearing Room,  
 Reeves Building, 2000 14th Street N.W.,  
 Washington, D.C., Ms. LaVerne Fletcher, Agent,  
 presiding.

1 P-R-O-C-E-E-D-I-N-G-S

2 10:23 a.m.

3 AGENT FLETCHER: Would the parties in  
4 the matter of Lucky Buns, please, come forward?  
5 This is Case No. 19-PRO-00084, Upshur Burger  
6 Concepts, LLC, 2000 18th Street, N.W., License No.  
7 ABRA-107929. This is a Retailer Class CR License  
8 renewal.

9 The protest issues are adverse impact  
10 on peace, order and quiet.

11 My name is LaVerne Fletcher conducting  
12 the Roll Call Hearing as the Board's Agent.

13 Introduction beginning with the  
14 applicant, please. If you could just state your  
15 name and spell it for the record?

16 MR. CAMPBELL: Yes, ma'am. My name is  
17 Hunter Campbell. That's H-U-N-T-E-R C-A-M-P-B-  
18 E-L-L.

19 AGENT FLETCHER: Thank you, Mr.  
20 Campbell. And is anyone present from Kalorama  
21 Citizens Association?

22 MS. MEIER: Oh, actually, I mean, I'm

1 part of Kalorama. Yeah, I'm part of the citizens  
2 association.

3 AGENT FLETCHER: So are you  
4 representing the Kalorama Citizens Association?

5 MS. MEIER: No, I'm as an individual.

6 AGENT FLETCHER: Okay. So the --

7 MS. MEIER: But we have different  
8 individuals. Okay, go ahead.

9 AGENT FLETCHER: Okay. Let me check  
10 something.

11 MS. MEIER: Okay, sure.

12 AGENT FLETCHER: Thank you. Would you  
13 want to represent the Kalorama Citizens  
14 Association today?

15 MS. MEIER: Were they the designee on  
16 the --

17 AGENT FLETCHER: So I'll tell you why  
18 I'm asking, because we have situations like this  
19 every now and then where --

20 MS. MEIER: Okay.

21 AGENT FLETCHER: -- for example this  
22 protest was filed by the president of the KCA,

1 Denis James.

2 MS. MEIER: Yep.

3 AGENT FLETCHER: He is --

4 MS. MEIER: Okay.

5 AGENT FLETCHER: He is not present

6 today.

7 MS. MEIER: Then I can, yeah.

8 AGENT FLETCHER: So that's -- I just

9 wanted to --

10 MS. MEIER: Sure.

11 AGENT FLETCHER: -- check to see if

12 that is --

13 MS. MEIER: Okay.

14 AGENT FLETCHER: -- something you --

15 MS. MEIER: Um-hum.

16 AGENT FLETCHER: -- would be --

17 MS. MEIER: Yes, ma'am.

18 AGENT FLETCHER: -- willing to do for

19 today.

20 MS. MEIER: Yes.

21 AGENT FLETCHER: And it's up to you.

22 MS. MEIER: Um-hum.

1                   AGENT FLETCHER: So this is what I'm  
2 going to do. I know you are going to be a part  
3 of the group. We are going to talk about in a  
4 minute.

5                   MS. MEIER: Um-hum.

6                   AGENT FLETCHER: But right this  
7 moment, I'm going to make a note that you, at  
8 least for today, are here on behalf of the KCA.  
9 And so do you have your contact information on  
10 that sheet already? Because what is going to  
11 happen, the initial notice that we send out, you  
12 are going to get a Hearing Notice with dates on  
13 it. It is going to come to you. We will copy  
14 Denis James, too, but we are going to copy you,  
15 too, since you were here today.

16                   MS. MEIER: Okay.

17                   AGENT FLETCHER: Then you can just  
18 pass it off to Mr. James.

19                   You can tell me your name, too, so I  
20 can -- for the record.

21                   MS. MEIER: My name?

22                   AGENT FLETCHER: Yes.

1 MS. MEIER: Felicia, F-E-L-I-C-I-A,  
2 Meier, M-E-I-E-R.

3 AGENT FLETCHER: M-E-I?

4 MS. MEIER: E-R.

5 AGENT FLETCHER: E-R.

6 MS. MEIER: Two Es and one I.

7 AGENT FLETCHER: Did you say T-I-E-R?

8 MS. MEIER: M-E-I-E-R.

9 AGENT FLETCHER: That's what I have.

10 MS. MEIER: Okay.

11 AGENT FLETCHER: Is anyone present on  
12 behalf of ANC-1C? Is ANC-1C present today?

13 MS. MEIER: Not -- well, we are all  
14 ANC, yeah.

15 AGENT FLETCHER: So let me state  
16 something for the record. So the ANC filed a  
17 protest, but there is no one here from the ANC.

18 MS. MEIER: Oh, okay.

19 AGENT FLETCHER: It's the same  
20 situation. So here is the thing. The protest  
21 was filed by Ted Guthrie. The ANC did not -- so  
22 I'm assuming that with the KCA, you are a member

1 of the board?

2 MS. MEIER: No, I'm not.

3 AGENT FLETCHER: Are you a member of  
4 the board with KCA?

5 MS. MEIER: No.

6 AGENT FLETCHER: So what's your  
7 connection to the KCA?

8 MS. MEIER: I'm a member of it.

9 AGENT FLETCHER: You are a member of  
10 the KCA.

11 MS. MEIER: A dues-paying member.

12 AGENT FLETCHER: Okay. You are a  
13 resident?

14 MS. MEIER: Correct, yes.

15 AGENT FLETCHER: Well, let me continue  
16 with the ANC.

17 MS. MEIER: Okay.

18 AGENT FLETCHER: So ANC-1C filed a  
19 protest. Ted Guthrie filed the protest on behalf  
20 of ANC-1C. Ted Guthrie is not present and he did  
21 not designate anyone to appear on behalf of ANC-  
22 1C.

1 MS. MEIER: Okay.

2 AGENT FLETCHER: So are you on the  
3 board of ANC-1C?

4 MS. MEIER: Huh-uh.

5 AGENT FLETCHER: You are a member of  
6 the community?

7 MS. MEIER: Um-hum.

8 AGENT FLETCHER: You are in that ANC?

9 MS. MEIER: Yes.

10 AGENT FLETCHER: So I'm not going to--  
11 I'm just -- I'm not -- going to dismiss ANC-1C.  
12 I am dismissing ANC-1C because they filed a  
13 protest, but they are not present.

14 MS. MEIER: Okay.

15 AGENT FLETCHER: So they are going to  
16 get a Board Order dismissing their protest. And  
17 Mr. Campbell?

18 MR. CAMPBELL: Yes, ma'am?

19 AGENT FLETCHER: You will receive a  
20 copy of that Board Order dismissing their  
21 protest.

22 Once that order is issued, they will



1 have 10 days to ask the Board to reinstate the  
2 protest. And if they have a good reason for not  
3 coming today, have you been in communication with  
4 ANC-1C?

5 MR. CAMPBELL: Yes. My partner, Alex,  
6 has. I have actually been away, but just got  
7 back.

8 AGENT FLETCHER: Uh-huh.

9 MR. CAMPBELL: So I know there has  
10 been communication, but we haven't finished.

11 AGENT FLETCHER: Okay. So to your  
12 knowledge, there is not a settlement agreement at  
13 this stage?

14 MR. CAMPBELL: No, no.

15 AGENT FLETCHER: There is  
16 communication.

17 MR. CAMPBELL: Yes, ma'am.

18 AGENT FLETCHER: One second. Ms.  
19 Meier?

20 MS. MEIER: Yes?

21 AGENT FLETCHER: Okay. One second.  
22 Because you are not actually a member of the

1 board of the KCA --

2 MS. MEIER: Yes.

3 AGENT FLETCHER: -- I'm going to  
4 dismiss the KCA.

5 MS. MEIER: Okay.

6 AGENT FLETCHER: If you were a member  
7 of the board of the KCA --

8 MS. MEIER: Right.

9 AGENT FLETCHER: -- then I would  
10 accept that as you --

11 MS. MEIER: Okay.

12 AGENT FLETCHER: -- representing the  
13 KCA. But I should have clarified that when I  
14 said --

15 MS. MEIER: Okay. That's fine.

16 AGENT FLETCHER: Yes. So the same  
17 thing will happen with the KCA.

18 MS. MEIER: Um-hum, okay.

19 AGENT FLETCHER: They are going to get  
20 an order dismissing them for not coming today and  
21 they can explain why they weren't here. If the  
22 Board accepts that, they will grant them

1 reinstatement.

2 MS. MEIER: Okay.

3 AGENT FLETCHER: But everybody will be  
4 kept informed about that.

5 MS. MEIER: Great.

6 AGENT FLETCHER: So now, we are going  
7 to move on to the group of individuals. And so,  
8 Ms. Meier, I know that you are a member of that  
9 group of individuals --

10 MS. MEIER: Correct, yes.

11 AGENT FLETCHER: -- that filed a  
12 protest.

13 MS. MEIER: Yeah.

14 AGENT FLETCHER: And you signed that  
15 protest letter? Can I get your name?

16 MS. WILSON: My name is Ashley Wilson,  
17 A-S-H-L-E-Y W-I-L-S-O-N.

18 AGENT FLETCHER: Okay. And you are  
19 members of the same group, right? So you can --  
20 if you can just state your name into the  
21 microphone and spell it for the record, please?

22 MS. THOMAS: Yes, my name is Selma

1 Thomas, S-E-L-M-A T-H-O-M-A-S.

2 AGENT FLETCHER: Thank you, Ms.

3 Thomas.

4 MR. COMP: And my name is T. Allan  
5 Comp, just T, the letter T, is my first name  
6 Allan, A-L-L-A-N last name Comp, C-O-M-P, like  
7 comp in competition.

8 AGENT FLETCHER: Okay. Thank you.  
9 And you all signed the Protest Letter?

10 MS. WILSON: Yes.

11 MR. COMP: Yes, ma'am.

12 AGENT FLETCHER: Thank you. I need to  
13 clarify a couple of things. So your Protest  
14 Letter says a couple of things. It says that you  
15 are residents of Vernon Street, N.W. Some live--  
16 some signatories reside beside the restaurant.  
17 Is that some residents claiming to be abutting  
18 property owners or -- because see, so here is  
19 what happens.

20 You can file a protest as a group of  
21 five or more, which that's fine. You all already  
22 would be considered a group of five or more

1 because you signed the Protest Letter. So your  
2 group is going to be granted conditional standing  
3 as a group of five or more, because the Board  
4 needs to see five people.

5 And what that means is that at the  
6 upcoming Status Hearing, one more person that is  
7 not here today would just come for that hearing.  
8 So your group would be granted conditional  
9 standing today as a group of five residents,  
10 because four of you were here today. So that's  
11 established.

12 I'm just moving now to if there is  
13 anybody here also claiming to be an abutting  
14 property owner, because that's a different  
15 classification.

16 MS. WILSON: Can you define abutting?

17 AGENT FLETCHER: Yes. For us,  
18 abutting means that you live in a -- that the  
19 unit that you live in actually touches a wall of  
20 the establishment.

21 So if your ceiling, if your floor  
22 touches their ceiling --

1 MS. WILSON: I believe --

2 AGENT FLETCHER: -- or you have --

3 MS. WILSON: -- yes. So I'm part of  
4 the building.

5 AGENT FLETCHER: Okay.

6 MS. WILSON: I'm an owner in the  
7 building.

8 AGENT FLETCHER: Uh-huh.

9 MS. WILSON: And I believe we do share  
10 part of a wall that is touching the restaurant.

11 AGENT FLETCHER: And so which address  
12 is yours?

13 MS. WILSON: We are 1811 Vernon  
14 Street.

15 AGENT FLETCHER: Okay.

16 MS. WILSON: And our board is  
17 collectively the Vernon Condo Association and  
18 there are a few residents that do have units.

19 AGENT FLETCHER: That touch the wall  
20 of --

21 MS. WILSON: Correct. Particularly,  
22 Carol Vaughn is one of those --

1                   AGENT FLETCHER: And so which walls  
2 touch for Carol Vaughn? Do you know?

3                   MS. WILSON: I --

4                   AGENT FLETCHER: Is it wall-to-wall or  
5 ceiling-to-floor?

6                   MS. WILSON: It's a wall-to-wall.

7                   AGENT FLETCHER: Mr. Campbell, are you  
8 familiar with any of this at all? In terms of --

9                   MR. CAMPBELL: Yes, ma'am.

10                  AGENT FLETCHER: Are you familiar?

11                  MR. CAMPBELL: The wall? I mean, I  
12 would have to look at it, but we are right next  
13 to them, so it's probably.

14                  AGENT FLETCHER: For us it make a  
15 difference, you know, that you are actually  
16 touching, because that's our definition of  
17 abutting.

18                  MR. CAMPBELL: Ah, okay.

19                  AGENT FLETCHER: That the walls touch.

20                  MR. CAMPBELL: I am not positive. I  
21 do not know for a fact.

22                  AGENT FLETCHER: But you believe that

1 they do?

2 MS. WILSON: I believe they do touch.

3 AGENT FLETCHER: Okay. Can you give  
4 me the -- this is 1811, right?

5 MS. WILSON: Yes.

6 AGENT FLETCHER: Can you give me the--  
7 is there a unit number? Are these units in a  
8 condo building or units in an apartment building?

9 MS. WILSON: They are units in a condo  
10 building.

11 AGENT FLETCHER: Do you know the -- so  
12 there are -- at 1811 there is Ashley Wilson.

13 MS. WILSON: That's myself.

14 AGENT FLETCHER: That's you. So you  
15 believe you wall touches one of the walls of the  
16 establishment?

17 MS. WILSON: Yes. Not my particular  
18 unit.

19 AGENT FLETCHER: It has to be yours.  
20 I'm just talking about yours.

21 MS. WILSON: No, not my unit --

22 AGENT FLETCHER: Okay.



1 MS. WILSON: -- in particular.

2 AGENT FLETCHER: So what that means is  
3 that you are not abutting. But I'm just  
4 establishing this for the record. You are not  
5 abutting them, but you are a part of the group of  
6 five. So in order for you to be abutting, one of  
7 your walls would have to touch the wall of the  
8 establishment.

9 MS. WILSON: So just to clarify it --

10 AGENT FLETCHER: Yes.

11 MS. WILSON: -- I am also part of the  
12 Vernon Condo Association. I am acting on behalf  
13 of them and some of the members on the Vernon  
14 Condo Association do have abutting walls.

15 My particular unit 202 is not an  
16 abutting wall.

17 AGENT FLETCHER: Um-hum.

18 MS. WILSON: But there is another  
19 resident, I think, two or three maybe, that have  
20 abutting walls.

21 AGENT FLETCHER: The condominium  
22 associations don't have standing as protestants.

1 MS. WILSON: Okay.

2 AGENT FLETCHER: They had filed a  
3 protest. They would need to file a protest. I  
4 saw where you -- someone whose name I can't  
5 really -- it's not really legible --

6 MS. WILSON: Is it Mimi or Marcus?

7 AGENT FLETCHER: Lauren?

8 MS. MEIER: Lori Clark?

9 AGENT FLETCHER: I don't know what  
10 this says. I's illegible for us.

11 MS. WILSON: Okay.

12 AGENT FLETCHER: But the last name  
13 looks like it's spelled P-E-D-I-T. The first  
14 name looks like Lauren.

15 MS. WILSON: Okay.

16 AGENT FLETCHER: And whoever she is  
17 said that she was filing individually and for the  
18 Vernon House Condo Association.

19 MS. WILSON: Oh, Lanora Pettit.

20 AGENT FLETCHER: Okay.

21 MS. WILSON: She is our president of  
22 our board.

1                   AGENT FLETCHER: Okay. So she signed  
2 the protest --

3                   MS. WILSON: Yes. And then I --

4                   AGENT FLETCHER: -- as an individual.

5                   MS. WILSON: Um-hum.

6                   AGENT FLETCHER: She lives as an  
7 individual, which is fine, but if she were here,  
8 I would tell her that condominium associations  
9 don't have standing as protestants.

10                   So because it was her intention to  
11 file on behalf of the condominium association,  
12 the condominium association is actually dismissed  
13 as a protestant, because condominium associations  
14 cannot file a protest. You have to be a  
15 community association, elected officials open to  
16 the community. Condo associations don't have  
17 standing as protestants.

18                   But the residents in your condo  
19 building do.

20                   MS. WILSON: Okay.

21                   AGENT FLETCHER: The condo association  
22 represents the condo unit owners.

1 MS. WILSON: Correct.

2 AGENT FLETCHER: Right. And so it's  
3 not the same as an Advisory Neighborhood  
4 Commission that represents the entire community.

5 MS. WILSON: Okay.

6 AGENT FLETCHER: Or the Kalorama  
7 Citizens Association represents the entire  
8 community. A condo association represents the  
9 owners of the units. And so for us, it's not the  
10 same thing.

11 MS. WILSON: Okay.

12 AGENT FLETCHER: So I'm going to  
13 dismiss the condominium association. We don't  
14 have an address for the condominium association,  
15 but can you pronounce that person's name again?  
16 At least we will know her name.

17 MS. WILSON: Lanora.

18 AGENT FLETCHER: Lanora.

19 MS. WILSON: And let me -- I'll -- I  
20 want to make sure I'm pronouncing her last name.  
21 It should be Pettit.

22 AGENT FLETCHER: P-E?

1 MS. WILSON: Hold on one second,  
2 sorry.

3 AGENT FLETCHER: P-E? Yeah, we can't  
4 read her writing, so we have her listed as --

5 MS. WILSON: Yes, Lanora, L-A-N-O-R-A.

6 AGENT FLETCHER: Oh, L-A-N?

7 MS. WILSON: L-A-N.

8 AGENT FLETCHER: Uh-huh.

9 MS. WILSON: O-R-A.

10 AGENT FLETCHER: Uh-huh.

11 MS. WILSON: Last name Pettit, P, as  
12 in papa, E-T-T-I-T.

13 AGENT FLETCHER: And we have her email  
14 address and now that I know her name, it's  
15 lcpett@gmail.com. Do you have that over there,  
16 too?

17 MS. WILSON: Yes, lcpett@gmail.com,  
18 correct.

19 AGENT FLETCHER: L-C, like cookie?

20 MS. WILSON: Yes.

21 AGENT FLETCHER: P?

22 MS. WILSON: P as in papa.

1 AGENT FLETCHER: E?

2 MS. WILSON: Yep.

3 AGENT FLETCHER: And two Ts?

4 MS. WILSON: Yes, ma'am.

5 AGENT FLETCHER: At gmail.com?

6 MS. WILSON: Correct.

7 AGENT FLETCHER: Okay. So we do have  
8 her email address?

9 MS. WILSON: Yes.

10 AGENT FLETCHER: So do you remember--

11 MR. IRANI: Ms. Fletcher?

12 AGENT FLETCHER: Oh, good morning.

13 MR. IRANI: Good morning. How are  
14 you?

15 AGENT FLETCHER: Okay. ANC  
16 representation is present?

17 MR. IRANI: That's right, yeah.

18 AGENT FLETCHER: Okay. Could you,  
19 please, state your name and spell it for the  
20 record?

21 MR. IRANI: Sure. Amir Irani, A-M-I-R  
22 I-R-A-N-I, on behalf of ANC-1C.

1                   AGENT FLETCHER: Okay. Thank you.  
2                   And so ANC-1C is now present. Just before you  
3                   got here, ANC-1C was dismissed because you  
4                   weren't here. I saw you come in and so ANC-1C is  
5                   granted standing as a protestant. Thank you for  
6                   coming. Okay.

7                   MR. IRANI: And Mr. James is on his  
8                   way from KCA.

9                   AGENT FLETCHER: Okay. And when he  
10                  shows up, we will -- I'll retract his dismissal  
11                  as well. We are still going through some things.

12                  MR. IRANI: Thank you, Ms. Fletcher.

13                  AGENT FLETCHER: Maybe he will get  
14                  here in time.

15                  MR. IRANI: All right.

16                  AGENT FLETCHER: Thank you. So, Ms.  
17                  Meier, the -- so the condominium association is  
18                  dismissed as a protestant and Ms. Pettit is going  
19                  to get an order from us dismissing the protest  
20                  and she will have 10 days to ask the Board to  
21                  reinstate the protest.

22                  Even though condominium associations

1 don't have standing, she can ask anyway if she  
2 wants to and the Board will say yes or no, but  
3 that's her right.

4 And so, Mr. Campbell, you will get a  
5 copy of that order as well. If the association  
6 seeks reinstatement, you will be informed and you  
7 will have an opportunity to be opposed to it or  
8 be in agreement with it.

9 Ms. Meier, you mentioned that you are  
10 in Unit 202 and although you --

11 MS. WILSON: Excuse me, I'm Ms.  
12 Wilson.

13 MS. MEIER: She is Ms. Wilson.

14 AGENT FLETCHER: Ms. Wilson, I'm  
15 sorry.

16 MS. WILSON: It's okay.

17 AGENT FLETCHER: I'm saying -- I'm  
18 looking at you.

19 MS. WILSON: Okay. No problem.

20 AGENT FLETCHER: Ms. Wilson, you  
21 mentioned that your unit is 202 and so your unit,  
22 you are not saying that your unit abuts, but you



1 were thinking that some of the other members of  
2 the condo association had units that abut?

3 MS. WILSON: Correct.

4 AGENT FLETCHER: Do you know if those  
5 individuals signed the Protest Letter?

6 MS. WILSON: I do know that at least  
7 one of them did, Carol Vaughn.

8 AGENT FLETCHER: Okay.

9 MS. WILSON: V-A-U-G-H-N.

10 AGENT FLETCHER: I see that she lives  
11 at 1811 Vernon Street, N.W.

12 MS. WILSON: Yes.

13 AGENT FLETCHER: And why do you think  
14 her unit abuts? I mean, does she have a common  
15 wall as far as you know?

16 MS. WILSON: Yes, yes. So when you  
17 are standing on the street --

18 AGENT FLETCHER: Um-hum.

19 MS. WILSON: -- you can see that both  
20 of the buildings are touching.

21 AGENT FLETCHER: And what about the  
22 walls of her unit?

1 MS. WILSON: Yes, it is. I believe it  
2 is her living room wall.

3 AGENT FLETCHER: Do you know her unit  
4 number?

5 MS. WILSON: I was just looking at  
6 that. I believe she is 101.

7 AGENT FLETCHER: 101. And so, Ms.  
8 Wilson, you believe she abuts or you know she  
9 abuts?

10 MS. WILSON: I am 99 percent confident  
11 that she abuts.

12 AGENT FLETCHER: Thank you. What  
13 about Mimi Papas?

14 MS. WILSON: Mimi, I believe does not  
15 abut, but she is also an owner in the building.

16 AGENT FLETCHER: Okay. So she is a  
17 part of the group of residents anyway. I'm just  
18 trying to --

19 MS. WILSON: Yes.

20 AGENT FLETCHER: -- separate out in  
21 the abutting, because if there are any abutting  
22 property owners, then they have standing as a

1 part of your group and standing as abutting  
2 property owners.

3 MS. WILSON: Okay. Got it. Okay.

4 AGENT FLETCHER: Which means that if  
5 your group for some reason was dismissed, she  
6 could carry on as an abutting property owner.

7 MS. WILSON: Okay.

8 AGENT FLETCHER: So that's why I'm  
9 trying to determine who may be abutting.

10 So right now what I have, according to  
11 you, Ms. Wilson, is that Carol Vaughn is  
12 abutting. She is not here to say whether or not  
13 she abuts, but based on your observation, she is  
14 abutting.

15 MS. WILSON: That's correct.

16 AGENT FLETCHER: Okay. And, Mr.  
17 Campbell, you are not aware of whether or not  
18 Carol Vaughn is on the other side of one of your  
19 walls or not?

20 MR. CAMPBELL: I am not.

21 AGENT FLETCHER: Okay. Thank you. Do  
22 you know if Marcus Mirra is in 1811?

1 MS. WILSON: He is also part of that  
2 building.

3 AGENT FLETCHER: He is part of that  
4 building. Do you know whether or not his unit  
5 abuts?

6 MS. WILSON: It does not abut.

7 AGENT FLETCHER: Okay.

8 MS. WILSON: It is on the other side  
9 of Carol.

10 AGENT FLETCHER: Thank you.

11 MS. WILSON: But they have been the  
12 most impacted because their residential -- their  
13 doors are outward facing.

14 AGENT FLETCHER: Right.

15 MS. WILSON: Versus the rest of ours  
16 where you walk into a door and then there is a  
17 lobby area and all our units are inside. They  
18 have outward facing doors.

19 AGENT FLETCHER: Okay. Thank you. So  
20 I'm just going to go through each address. I  
21 just have a few more because of the way the  
22 letter was written, I just want to make sure I

1 cover every address, because one of the sentences  
2 says "The grounds of our protest are the effect  
3 of the establishment on peace, order and quiet,  
4 including noise and litter provisions, as well as  
5 the effect on the abutting residences."

6 And so I'm not sure who those are. So  
7 the other address that we have is for Felicia  
8 Meier, 1841 Vernon. I know that doesn't abut  
9 already, because --

10 MS. MEIER: Correct.

11 AGENT FLETCHER: -- I check the  
12 addresses before I come in.

13 MS. MEIER: Um-hum.

14 AGENT FLETCHER: So I know the  
15 building of 1811 abuts, but I didn't know where  
16 the units were located. And so 1841 doesn't  
17 abut, but Ms. Meier, you are still a group of  
18 five.

19 Jeff Merrill?

20 MS. MEIER: Merrill.

21 AGENT FLETCHER: Jeff Merrill, his  
22 unit does -- his address doesn't abut, but he is

1 still part of the group of five.

2 Selma Thomas, you are here.

3 MS. THOMAS: Yes.

4 AGENT FLETCHER: So your building  
5 doesn't abut, but you are still a part of the  
6 group of five.

7 And Mr. Comp, you are at 1847 also.

8 MR. COMP: Correct.

9 AGENT FLETCHER: And so you are part  
10 of the group of five without an abutting unit.

11 MR. COMP: Correct.

12 AGENT FLETCHER: So what we have is a  
13 group of five or more. There are four of you  
14 present from the group, which means the group is  
15 granted conditional standing and one more person  
16 that is not present today needs to come to the  
17 Status Hearing and I'll give you that date in a  
18 minute.

19 So conditional standing is granted to  
20 the group of five or more. Is there a designated  
21 representative for this group? Who is going to  
22 be the designated representative for the group of

1 five or more?

2 MS. MEIER: I think we had it on the  
3 letter, right?

4 AGENT FLETCHER: Is that in your  
5 letter?

6 MS. WILSON: Yeah, I believe it was  
7 myself and Mimi Papas.

8 AGENT FLETCHER: Oh, let me see here.

9 MS. WILSON: Mimi was unable to get  
10 here with the weather.

11 AGENT FLETCHER: Okay. Well, maybe it  
12 just didn't come through on this. Oh, here it  
13 is, here it is. You represent -- you authorize  
14 Mimi Papas and Ashley Wilson. Okay.

15 Let's see, Ms. Wilson, your contact  
16 information is on that sheet?

17 MS. WILSON: Yes, ma'am.

18 AGENT FLETCHER: So we are going to  
19 contact you, because you know you have an  
20 alternate, but we just use one designated  
21 representative, but we know that Mimi Papas can  
22 represent the group also.

1 MS. WILSON: Great.

2 AGENT FLETCHER: So I'm going to tell  
3 you the number of protestants I count in your  
4 group. I'm calling to a group of five or more,  
5 but I'm going to tell you what I count.

6 I see one, two, three, four, five,  
7 six, seven, eight, nine. I see nine individuals.  
8 Is that about right? Those are the number of  
9 signatures that I count?

10 MS. WILSON: Yes.

11 AGENT FLETCHER: So this is a group of  
12 nine that has been granted conditional standing.  
13 So a group of nine was granted conditional  
14 standing. I'm going to grant conditional  
15 standing to Carol Vaughn as an abutting property  
16 owner, because you believe that her property  
17 abuts.

18 When she appears for the Status  
19 Hearing or some person on her behalf, she will  
20 have to speak for herself in terms of whether or  
21 not her property abuts. As an abutting property  
22 owner, she actually in-person would need to



1 appear at the Status Hearing, because if she is  
2 granted standing, she is granted standing solo,  
3 separate from you. So she would have to appear  
4 in-person.

5 MS. WILSON: Okay.

6 AGENT FLETCHER: If Caroline Vaughn  
7 does not appear in person, she still remains a  
8 group -- part of your group, but she would lose  
9 her standing as an abutting property owner, but  
10 she is still a part of your group.

11 So I'll grant conditional standing to  
12 her. She can appear at the Status Hearing and  
13 speak on her own behalf and tell the Board why  
14 she believes she is abutting. And at that time,  
15 Mr. Campbell or whoever appears on behalf of the  
16 applicant will have an opportunity to say she  
17 doesn't abut.

18 But for the purposes of the Roll Call  
19 Hearing, she is granted conditional standing.  
20 Does all of that make sense?

21 MS. WILSON: Yes.

22 AGENT FLETCHER: Okay. ANC-1C has

1 standing. The group of nine conditional  
2 standing. The abutting property owner may be  
3 conditional standing.

4 So we have the Kalorama Citizens  
5 Association, I'm going to keep moving, hopefully  
6 they will walk in any minute.

7 MR. COMP: Yes.

8 AGENT FLETCHER: So the next step is  
9 to schedule some dates. I have to schedule a  
10 date for --

11 MR. IRANI: Ms. Fletcher, for the  
12 group of nine, do they have conditional standing  
13 or is it that three residents within a Moratorium  
14 Zone, which we have?

15 AGENT FLETCHER: Oh, is it a  
16 Moratorium Zone?

17 MR. IRANI: It is in a Moratorium  
18 Zone.

19 AGENT FLETCHER: Well, that changes  
20 everything.

21 MR. IRANI: Yes.

22 AGENT FLETCHER: So okay. If you are

1 in a Moratorium Zone, only three of you need to  
2 be present today, that means that you are granted  
3 standing --

4 MS. WILSON: Okay.

5 AGENT FLETCHER: -- today.

6 MS. WILSON: Okay.

7 AGENT FLETCHER: So no -- there is no  
8 fifth person that needs to appear. Three of you  
9 are present, this group is granted standing.

10 In a Moratorium Zone, only three  
11 people need to be present in a Moratorium Zone.

12 MR. IRANI: Thank you.

13 AGENT FLETCHER: Thank you very much.

14 MS. MEIER: So what about Caroline  
15 Vaughn? Is she the same or --

16 AGENT FLETCHER: She is still  
17 separate.

18 MS. MEIER: Okay.

19 AGENT FLETCHER: Because you believe,  
20 Ms. Wilson, that she is abutting, you are pretty  
21 sure she is abutting?

22 MS. WILSON: Yes.

1                   AGENT FLETCHER:  So she will still be  
2                   a part of the group, but as an abutting person,  
3                   she would have to come and speak on her own  
4                   behalf, so she remains a part of your group of  
5                   nine, no matter what.

6                   So the group of nine is granted  
7                   standing, which means that at the upcoming Status  
8                   Hearing, only the designated representative for  
9                   the group needs to appear in-person, except for  
10                  Ms. Vaughn, who needs to come in-person if she  
11                  wants to be considered an abutting property  
12                  owner.

13                  If she doesn't want to be considered  
14                  an abutting property owner and she doesn't come,  
15                  she just won't be granted standing as an abutting  
16                  property owner.

17                  MS. WILSON:  Okay.

18                  AGENT FLETCHER:  She just continues to  
19                  be a part of the group.  It's up to her.  It may  
20                  not matter to her if she is abutting or not, as  
21                  long as she is being represented.

22                  So I'm going to give you some dates.

1 We have to set a date for a Status Hearing, a  
2 Protest Hearing and a mediation. I'm going to  
3 give you the date for the Status Hearing and  
4 Protest Hearing first.

5 The day of the Status Hearing is  
6 September 18th, September 18 at 9:30 a.m. That's  
7 September 18 at 9:30.

8 The Protest Hearing is set for October  
9 30, October 30 at 4:30 p.m. That's October 30 at  
10 4:30 p.m.

11 MR. IRANI: October 3rd or 30?

12 AGENT FLETCHER: Oh, 30, 3-0.

13 MR. IRANI: 30.

14 AGENT FLETCHER: Uh-huh. We need to  
15 set a date for mediation. I will give you the  
16 next available day. The next available day for  
17 mediation is Thursday, August 8 at 9:00, 10:00,  
18 10:30, 11:00, 11:30, 1:00 or 2:00 in the  
19 afternoon, any time basically.

20 MR. CAMPBELL: That date doesn't work  
21 for the applicant.

22 AGENT FLETCHER: Okay.

1 MR. CAMPBELL: Sorry, I have a --

2 AGENT FLETCHER: We will just keep  
3 moving.

4 MR. CAMPBELL: -- baby coming that  
5 day. Seriously.

6 MS. WILSON: No problem.

7 AGENT FLETCHER: I will keep moving  
8 through the calendar. The next available day is  
9 Tuesday, August 20, same -- any time of day,  
10 9:00, 10:00, 11:00, 11:30, 1:00, 2:00, any time  
11 of day pretty much.

12 MR. CAMPBELL: You said the 20th?

13 AGENT FLETCHER: The 20th, uh-huh,  
14 Tuesday, August 20.

15 MR. CAMPBELL: I can do at 4:00 on  
16 that day.

17 AGENT FLETCHER: What time?

18 MR. CAMPBELL: 4:00 p.m.

19 AGENT FLETCHER: 4:00 p.m.? We can  
20 make that be enough time. The office closes -- I  
21 mean, I'll stay until -- if everybody else can  
22 come at 4:00, I'll stay, but if -- I'll leave it

1 up to everybody else.

2 MS. MEIER: I can do it at 4:00.

3 MR. IRANI: Okay.

4 MS. WILSON: Okay.

5 MR. CAMPBELL: Thank you.

6 AGENT FLETCHER: Mr. Campbell, if you  
7 can do it at 4:00, I can do it at 4:00.

8 MR. CAMPBELL: Yes, ma'am, 4:00 p.m.

9 AGENT FLETCHER: 4:00 it is.

10 MR. CAMPBELL: On?

11 AGENT FLETCHER: Tuesday, August 20.

12 MR. CAMPBELL: Tuesday, August 20.

13 AGENT FLETCHER: Uh-huh. Excuse me  
14 one second. I was just checking to see what time  
15 our doors close out front and I'm never sure if  
16 it's 4:00 or 4:30, but it doesn't matter, I'll  
17 come and get you.

18 MR. CAMPBELL: Okay.

19 (Laughter)

20 AGENT FLETCHER:

21 MR. IRANI: And Mr. James just

22 notified me and said that he is outside, but he

1 can't make it in. He is experiencing a lot of  
2 back pain and can't walk right now.

3 AGENT FLETCHER: Oh, no. Okay.

4 MR. IRANI: Yeah.

5 AGENT FLETCHER: This is what I will  
6 do. I will -- Mr. James, what is his status  
7 again?

8 MR. IRANI: KCA.

9 AGENT FLETCHER: Uh-huh.

10 MR. IRANI: Kalorama Citizens  
11 Association.

12 AGENT FLETCHER: And you said he is  
13 outside?

14 MR. IRANI: He is outside parked, but  
15 because of back pain --

16 AGENT FLETCHER: Yes.

17 MR. IRANI: -- he can't get out of his  
18 car.

19 AGENT FLETCHER: Okay. Okay. So what  
20 I'm going to do, in light of that, I'm going to  
21 grant the KCA conditional standing instead of  
22 dismissing the KCA, which I had done already.



1 I'm going to grant conditional standing to the  
2 KCA.

3 And Mr. James can explain to the ABC  
4 Board at the Status Hearing what you just said  
5 and the Board can decide to grant standing or  
6 not.

7 MR. IRANI: Okay.

8 AGENT FLETCHER: So I'm granting  
9 conditional standing to the KCA because Mr. James  
10 is experiencing back pain. He is present and  
11 outside, but he can't get out of his car. And he  
12 texted that to ANC-1C.

13 MR. IRANI: Thank you, Ms. Fletcher.

14 AGENT FLETCHER: You're very welcome.  
15 Sorry to hear that.

16 So conditional standing granted to the  
17 KCA. I think that covers everything.

18 Any questions from anybody? Okay. So  
19 then I'll see you at 4:00 on, what is it, August  
20 20.

21 MR. CAMPBELL: 4:00?

22 AGENT FLETCHER: Yes. Thank you for

1 coming. If you have any questions, give me a  
2 call.

3 MS. WILSON: Thank you.

4 MR. IRANI: Thank you.

5 MS. MEIER: Thank you.

6 MS. THOMAS: Thank you.

7 MR. COMP: Thank you.

8 AGENT FLETCHER: Thank you. Thank you  
9 very much.

10 (Whereupon, the Roll Call Hearing was  
11 concluded at 10:58 a.m.)

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<p style="text-align: center;"><b>A</b></p> <p><b>A-L-L-A-N</b> 12:6  <b>A-M-I-R</b> 22:21  <b>A-S-H-L-E-Y</b> 11:17  <b>a.m</b> 2:2 37:6 42:11  <b>ABC</b> 41:3  <b>ABRA-107929</b> 1:9 2:7  <b>abut</b> 25:2 26:15 28:6          29:8,17,22 30:5 33:17  <b>abuts</b> 24:22 25:14 26:8          26:9,11 27:13 28:5          29:15 32:17,21  <b>abutting</b> 12:17 13:13,16          13:18 15:17 17:3,5,6          17:14,16,20 26:21,21          27:1,6,9,12,14 29:5          30:10 32:15,21 33:9          33:14 34:2 35:20,21          36:2,11,14,15,20  <b>accept</b> 10:10  <b>accepts</b> 10:22  <b>acting</b> 17:12  <b>address</b> 14:11 20:14          21:14 22:8 28:20 29:1          29:7,22  <b>addresses</b> 29:12  <b>adverse</b> 2:9  <b>Advisory</b> 20:3  <b>afternoon</b> 37:19  <b>agreement</b> 9:12 24:8  <b>Ah</b> 15:18  <b>ahead</b> 3:8  <b>Alcoholic</b> 1:2,15,16  <b>Alex</b> 9:5  <b>Allan</b> 12:4,6  <b>alternate</b> 31:20  <b>Amir</b> 22:21  <b>ANC</b> 1:8 6:14,16,17,21          7:16 8:8 22:15  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In the matter of: Lucky Buns

Before: DC ABRA

Date: 07-08-19

Place: Washington, DC

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