

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

In the Matter of:)

Tsion Market, LLC)
t/a Martha's Market)

Application for Renewal of a)
Retailer's Class B License)

at premises)
2400 Minnesota Avenue, SE)
Washington, D.C. 20020)

Case No.: 21-PRO-00083
License No.: ABRA-116862
Order No.: 2022-032

Tsion Market, LLC, t/a Martha's Market, Applicant

Tiffany L. Brown, Chairperson, Advisory Neighborhood Commission (ANC) 7B,
Protestant

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

**ORDER ON SETTLEMENT AGREEMENT
AND WITHDRAWAL OF ANC 7B'S PROTEST**

The Application filed by Tsion Market, LLC, t/a Martha's Market (Applicant), for Renewal of its Retailer's Class B License, having been protested, came before the Alcoholic Beverage Control Board (Board) for a Roll Call Hearing on November 15, 2021, and a Protest Status Hearing on January 12, 2022, in accordance with D.C. Official Code § 25-601 (2001).

The official records of the Alcoholic Beverage Control Board (Board) reflect that the Applicant and ANC 7B have entered into a Settlement Agreement (Agreement), dated January 11, 2022, 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 Tiffany L. Brown, on behalf of ANC 7B, are signatories to the Agreement.

This Agreement constitutes a withdrawal of the Protest filed by ANC 7B of this Application.

Accordingly, it is this 26th day of January 2022, **ORDERED** that:

1. The Application filed by Tsion Market, LLC, t/a Martha's Market, for renewal of its Retailer's Class B License, located at 2400 Minnesota Avenue, SE, Washington, D.C., is **GRANTED**;
2. The Protest of ANC 7B in this matter is hereby **WITHDRAWN**;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;
4. This Settlement Agreement replace and supersede all previous Settlement Agreements between the Parties; and
5. Copies of this Order shall be sent to the Applicant and ANC 7B.

District of Columbia
Alcoholic Beverage Control Board

Assigned via BeamlessDoc.com
Donovan Anderson
Key: 3c42c66c5095f0e427306031acc28

Donovan Anderson, Chairperson

Assigned via BeamlessDoc.com
James Short
Key: 547c08756203c6c081633c0d2040e2

James Short, Member

Assigned via BeamlessDoc.com
Bobby Cato
Key: 255c0f6a1b6146c774b792097e1422c3

Bobby Cato, Member

Assigned via BeamlessDoc.com
Rafi Aliya Crockett, Member
Key: 4209e01640e14f008101250c12f012e

Rafi Crockett, Member

Assigned via BeamlessDoc.com
Jeni Hansen, Member
Key: 9272931722244740c5508c2a41857

Jeni Hansen, Member

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, Reeves Center, 2000 14th Street, NW, 400S, Washington, D.C. 20009.

Also, pursuant to section 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, 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 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).



NAYLOR DUPONT
Advisory Neighborhood Commission 7B

SETTLEMENT AGREEMENT BY AND BETWEEN
ADVISORY NEIGHBORHOOD COMMISSION 7B
&

Martha's Market

Pursuant to this Settlement Agreement, ("Agreement"), by and between Tsion Market, LLC t/a ("Applicant") and Advisory Neighborhood Commission 7B ("ANC7B"), effective as of the date of its adoption by ANC7B the parties hereby agree to be legally bound by the terms and conditions of this Agreement as it relates to its application for a Class "B" License ("License"), now pending before the District of Columbia Alcoholic Beverage Regulatory Administration ("ABRA"), for conduct of business located at

Washington, DC 20020 ("Premises").

WHEREAS, the premises is within the boundaries of the ANC7B, and,

WHEREAS Applicant and ANC7B wish to voluntarily and mutually memorialize the terms and conditions upon which ANC7B has agreed to support the Applicant's License, pursuant to the provisions of D.C. Code § 25-446, for the operation and maintenance of Applicant's business in such a manner as to further promote the security, sanitation, peace, order and quiet of the neighborhood in a manner that ANC7B deems to be in the best interests of the neighborhood; and

WHEREAS ANC7B hereby supports the Applicant's License upon the agreement of Applicant to execute and abide by the terms and conditions hereof;

NOW, THEREFORE, 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 shall manage and operate at the address a place that is regularly used for the sale of alcohol. The applicant will operate a Retailer's Class "A" license under the following provisions:
 - a. The Applicant will comply with all laws and regulations governing the operations of the establishment;
 - b. The Applicant will not divide a manufacturer's package of more than one container of beer, malt liquor or ale to sell an individual container of the package if the capacity of the individual container is 70 ounces or less;

- c. The Applicant will discourage the illegal public consumption of alcohol inside or around the immediate area and will participate in an ABC Board-approved course in alcoholic beverage sales management,
 - d. The Applicant will discourage the illegal public consumption of alcohol on or around the immediate area and will participate in an ABC Board-approved course in alcoholic beverage sales management.
 - e. The Applicant will not sell or provide cups or single servings of ice; and,
 - f. The Applicant agrees to post this Settlement Agreement alongside the Applicant's ABC License.
3. **Hours of Operation and Sales.** The Applicant's hours of operation hours during which the sale of alcohol are permitted shall be as follows:
- Sunday through Saturday
9:00 am – 12:00 am
4. **Signage and Monitoring.** Applicant will strictly comply with D. C. Official Code and will use best efforts to prevent loitering, rowdiness, panhandling and criminal activity within the immediate area in front or on the side of the Establishment:
- a. Post a "No Loitering / Panhandling" sign on the outside of the establishment;
 - b. Posting a notice kept in good repair and visible from point of entry, a sign which states:
 - i. the minimum age requirement for purchase of alcohol; and,
 - ii. the obligation of the patron to produce a valid identification document in order to purchase alcohol;
 - c. Requesting loiterers to move on whenever they are observed outside of the establishment;
 - d. Calling MPD to report illegal activity within or immediately outside of the Premise;
 - e. Keeping a written record of dates and times when MPD is called for assistance. Applicant's log shall be provided to the Board upon request;
5. **Trash Management and Maintenance.** Applicant will abide by the following conditions as it relates to trash management and maintain of the public space adjacent to the establishment:
- a. Applicant shall exclusively utilize an interior trash storage room within the Premises with sufficient capacity to store all recyclable trash, and non-recyclable trash (garbage).
 - i. Applicant shall contract with third party sanitation or waste management and recycling vendor(s) to collect garbage and recyclable trash a minimum of two (2) days per week (or such more frequent schedules as may be necessary to prevent the receptacles from exceeding their capacity);

- ii. Applicant will ensure that garbage and recyclables shall be collected by a third-party waste management vendor at a time that is the least disruptive to the neighbors but shall not occur after 10:00 p.m. or before 7:00 a.m.;
 - iii. Applicant shall dispose recyclable and non-recyclable trash in appropriate rodent-proof receptacles capable of being fully closed with tight-fitting lids;
 - iv. All receptacles used for garbage and recyclable trash shall be maintained in good repair and in safe and sanitary condition. Any damaged or leaking containers that become bent or warped such that they are no longer rodent proof, shall be promptly repaired or replaced.
 - v. Applicant will daily check the trash storage area and pick up or hose down any debris or liquid waste left behind after garbage or recycling receptacles have been emptied;
 - vi. Applicant shall ensure that premises are washed as frequently as needed but no exterior power washing shall take place between the hours of 7:00 p.m. and 9:00 a.m. on weekdays or 7:00 p.m. and 10:00 a.m. on weekends.
 - vii. Applicant shall cooperate and permit inspection of the Premises, including but not limited to the trash storage area, as may be reasonable pursuant to District regulations or as may be reasonably requested by any authorized District of Columbia governmental entity.
- b. Keeping its entire property and the sidewalk (up to and including the curb), tree box(es), curb, and alley clean and free of litter, bottles, and other debris in compliance with D.C. Code and Municipal Regulations. Applicant shall monitor these areas sufficiently to ensure that refuse and other materials are promptly removed.
 - c. Exercising due diligence to prevent and or rid vermin infestation in and around the establishment, including following the recommendations and guidelines of the Vector Control Division of the D.C. Health.
 - d. Removing snow and ice from sidewalks fronting the establishment within the time limits set by the District of Columbia.
6. ***Compliance with Agency Regulations.*** Applicant promises that is shall abide by ABRA, Department of Consumer and Regulatory Affairs (DCRA), DC Health and other applicable DC Agency regulations regarding (a) conduct of its business and (b) the ownership of the license and all other provisions applicable to liquor licenses.
7. ***Notice and Opportunity to Cure.*** In the event that any of the parties is in breach of their SA, it shall be entitled to reasonable notice and opportunity to cure, as a condition precedent to seeking enforcement of the SA. Unless the breach is of an emergency nature or is a repetition of a prior breach, reasonable notice and opportunity shall be provided for a cure within 10 calendar days of the date of such notice. If Applicant refuses or fails to commence the cure or diligently to pursue such cure within the 10-day period (or a breach which reasonably requires more than 10 days to cure), such refusal or failure shall constitute a cause for filing a complaint with the ABRA Board pursuant to D.C. Code § 25-447.

8. ***Cancellation of Previous Agreements.*** Except as otherwise explicitly provided herein, this Agreement shall have full force effect and shall constitute the agreement between the parties. This agreement may only be modified by written agreement of all the parties or their successors, or otherwise in accordance with law. This Agreement supersedes any and all previous Voluntary or Settlement Agreements with ANC7B.

IN WITNESS WHEREOF, the parties have affixed hereunto their signatures.

APPLICANT:

Name: Anteneh Fantaye, Owner
E-mail: Marthasmarket1983@yahoo.com

Signature:  Date: 01/11/2022

ANC 7B:

Advisory Neighborhood Commission 7B
Washington, DC 20020
Email: 7B@anc.dc.gov

Tiffany L. Brown, Chairperson

Signature:  Date: 01/11/2022