

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

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<b>In the Matter of:</b>	)
	)
1107 Safi, LLC	)
t/a O'Kabul Street Food & Restaurant	)
	)
Applicant for a New	)
Retailer's Class CR License	)
	)
at premises	)
101 Rhode Island Avenue, NW	)
Washington, D.C. 20001	)
)	

Case No.: 23-PRO-00108  
License No.: ABRA-126820  
Order No.: 2024-089

1107 Safi, LLC, t/a O'Kabul Street Food & Restaurant, Applicant

Karla M. Lewis and Huma Imtiaz, Commissioners, Advisory Neighborhood Commission (ANC) 5E, Protestant

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

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**ORDER ON SETTLEMENT AGREEMENT AND  
WITHDRAWAL OF ANC 5E'S PROTEST**

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The Application filed by 1107 Safi, LLC, t/a O'Kabul Street Food & Restaurant (Applicant), for a New Retailer's Class CR License, having been protested, came before the Alcoholic Beverage and Cannabis Board (Board) for a Roll Call Hearing on January 22, 2024, in accordance with D.C. Official Code § 25-601 (2001).

The official records of the Board reflect that the Applicant and ANC 5E have entered into a Settlement Agreement (Agreement), dated February 21, 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 Commissioners Karla M. Lewis and Huma Imtiaz, on behalf of ANC 5E, are signatories to the Agreement.

This Agreement constitutes a withdrawal of the Protest filed by ANC 5E.

Accordingly, it is this 28th day of February 2024, **ORDERED** that:

1. The Application filed by 1107 Safi, LLC, t/a O'Kabul Street Food & Restaurant, for a New Retailer's Class CR License, located at 101 Rhode Island Avenue, NW, Washington, D.C., is **GRANTED**;
2. The Protest of ANC 5E in this matter is hereby **WITHDRAWN**;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; and
4. Copies of this Order shall be sent to the Parties.

District of Columbia  
Alcoholic Beverage and Cannabis Board

eSigned via [SeamlessDocx.com](http://SeamlessDocx.com)  
*Donovan Anderson*  
Key: ac432b99b59d5f0e4d730693d1dccc8

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Donovan Anderson, Chairperson

eSigned via [SeamlessDocx.com](http://SeamlessDocx.com)  
*James Short*  
Key: 547ae373822de6ac8e1b332d22948e

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James Short, Member



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Silas Grant, Jr., 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, 2000 14<sup>th</sup> Street, N.W., Suite 400S, Washington, DC 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 (2008) 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).



# Advisory Neighborhood Commission 5E

<http://www.anc5dc.org>

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## Voluntary Settlement Agreement

1107 Safi, LLC, trade name O’Kabul Street Food & Restaurant (“the licensee”), located at 101 Rhode Island Avenue NW, has requested a new license from the Alcoholic Beverage & Cannabis Administration (ABCA), License Number ABRA-126820.

O’Kabul Street Food & Restaurant is located within the boundaries of Advisory Neighborhood Commission 5E (“ANC 5E”) and ANC 5E is therefore the appropriate ANC with the power to protest any license application of the licensee.

The parties have negotiated and wish to enter into a Settlement Agreement as follows:

1. The licensee shall refrain from the sale and consumption of alcoholic beverages before 11 a.m. and after 12 a.m. ET from Sunday-Thursday inside the restaurant premises, and before 10 a.m. and after 1 a.m. ET on Friday-Saturday inside the restaurant premises.
2. The licensee shall refrain from having the consumption of alcoholic beverages on its exterior operating area of the premises until it receives a public space permit authorizing a sidewalk cafe from the D.C. Department of Transportation.
3. The licensee shall refrain from the sale of alcoholic beverages to visibly intoxicated individuals, especially if they would not pass muster for continuing to serve responsibly while on the premises.
4. The licensee shall refrain from the sale of to-go alcoholic beverages and ensure all beverages are consumed in the restaurant area only. The licensee shall not be permitted to sell alcoholic beverages from the adjoining store, currently operating under the trade name Eleven Zero Seven.
5. The licensee shall take reasonable steps to discourage alcohol consumption in the immediate vicinity of the establishment.
6. Licensee shall not permit sounds, noise, vibrations, or amplified sounds to be heard in a residence with its windows or doors closed after 11:00 p.m. ET Sunday through Thursday except on days on or before public holidays. Such steps may include asking such persons making excessive noise to depart the premises and, if necessary, the closure of doors except for entering and exiting.

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7. The licensee shall remove litter on the premises and abutting sidewalk at least daily and as needed and shall to the best of their ability keep exterior areas of the premises in clean and well-maintained condition.
8. The licensee shall utilize one or more scalable container(s) for trash, food waste, and recycling designed to prevent rodent intrusion, and to keep said containers closed and sealed at all times when waste is not being disposed.
9. The licensee shall arrange for trash and recycling collection related to its operations. There shall be no trash pickup between the hours of 10 p.m. and 7 a.m. ET.
10. The licensee shall keep a copy of this agreement on the premises and make it available to law enforcement or ABCA inspectors upon request.
11. The licensee is encouraged to work with ANC 5E to address concerns arising from violations of this agreement.
12. This Agreement may be modified, and such modification may be implemented by mutual agreement of the parties in writing and the subsequent approval by the ABCA Board as required by District law.
13. Upon execution of this agreement and its acceptance by ABCA, ANC 5E shall withdraw its protest of the Applicant's pending ABCA license application.
14. This Agreement shall be binding upon and enforceable against any successors of the parties. Applicant agrees to specifically notify any prospective subsequent license holder of the existence of this Agreement and to provide them with a copy.
15. In the event that either party believes the other has materially breached any obligations under the Agreement, such party shall give written notice to the other of the existence and specific nature of the breach. The party alleged to be in breach shall have fourteen (14) days to cure the alleged breach. If the breach is not cured within the notice period, failure shall constitute cause for the ANC to file a complaint with the ABCA Board pursuant to District law to enforce the Agreement.

The parties further stipulate that licensee shall comply with applicable District laws and ABCA regulations regarding the license, and that said laws and regulations shall override this agreement in any conflict.

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*Karla M Lewis*

Chairperson, ANC 5E

Karla M. Lewis

Date: 2/21/24

*Huma Imtiaz*

Commissioner Single Member District 5E04

Huma Imtiaz

Date: 01/31/2024

*[Signature]*

Licensee, 1107 Safi, LLC

[ADD NAME HERE] *Hazret SAFI*

Date: 01/29/2024

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