

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

In the Matter of:)
)
Pratt Group, LLC)
)
Application for a New)
Retailer's Class CT License)
)
at premises)
2121 14th Street, NW)
Washington, D.C. 20009)
)

Case No.: 19-PRO-00010
License No.: ABRA-112258
Order No.: 2019-099

Pratt Group, LLC (Applicant)

Jon Squicciarini, Commissioner, Advisory Neighborhood Commission (ANC) 1B
(Protestant)

Janet Harouch, on behalf of Meridian Hill Neighborhood Association (MHNA)
(Protestant)

Janet Harouch, on behalf of A Group of Five or More Individuals (Protestant)

Janet Harouch, on behalf of fourteen (14) Abutting Condo Property Owners (Protestant)

Janet Harouch, on behalf of four (4) Abutting Condo Renters

Natalie Griffin and Damon Marx, Abutting Condo Renters

Mark Kelner, on behalf of the Board of Directors Langston Lofts Condominiums

BEFORE: Donovan Anderson, Chairperson
Nick Alberti, Member
Mike Silverstein, Member
James Short, Member
Bobby Cato, Member
Rema Wahabzadah, Member

ORDER ON DISMISSAL OF PROTESTS

The Application filed by Pratt Group, LLC (Applicant), for a new Retailer's Class CT License, having been protested, came before the Alcoholic Beverage Control Board

(Board) for a Roll Call Hearing on February 19, 2019, in accordance with D.C. Official Code § 25-601 (2001).

On February 19, 2019, the Board dismissed the Protests of the six (6) Abutting Condo Renters and the Board of Directors for the Langston Lofts Condominiums.

The six (6) Abutting Condo Renters' Protests were dismissed because only abutting property owners, and not renters, have standing to file a protest. D.C. Official Code § 25-601(1).

The Board of Directors for the Langston Lofts Condominiums' Protest was dismissed because Boards of Directors do not have standing to file a protest, and its protest letter was untimely filed. D.C. Official Code § 25-601 and 23 DCMR § 1602.2.

The six (6) Abutting Condo Renters and the Board of Directors for the Langston Lofts Condominiums may file a Request for Reinstatement with the Board within ten (10) days from the date of this Order.

Three (3) of the fourteen (14) Abutting Condo Property Owners appeared at the Roll Call Hearing in their individual capacities. Janet Harouch, Designated Representative, appeared on behalf of the remaining eleven (11) Abutting Condo Property Owners.

Notwithstanding the Applicant's objection, the Board's agent granted all fourteen (14) Abutting Condo Property Owners conditional standing. Standing was conditionally granted to the fourteen (14) Abutting Property Owners in order to afford them an opportunity to confirm that their properties do abut the Applicant's property.

Additionally, the Board's Agent also advised Ms. Harouch, the Property Owners' Designated Representative that the eleven (11) Abutting Property Owners who were not present at the Roll Call Hearing must appear at the Protest Status Hearing, or standing will not be conferred and their protests will be dismissed.

ORDER

The Board does hereby this 27th day of February, 2019, **DISMISS** the Protests of the Six (6) Abutting Condo Renters and the Board of Directors of the Langston Lofts Condominiums. Copies of this Order shall be sent to the Applicant; ANC 1B; MHNA; Janet Harouch, on behalf of the Group of Five or More Individuals, the fourteen (14) Abutting Condo Property Owners; the four (4) Abutting Condo Renters; Mark Kelner, on behalf of the Board of Directors Langston Lofts Condominiums; and Natalie Griffin and Damon Marx, Abutting Condo Renters.

The Board advises the parties that the protests of ANC 1B, MHNA, the Group of Five or More Individuals remain and the fourteen (14) Abutting Condo Property Owners are granted conditional standing. The Protest Status Hearing is set for March 20, 2019 at 9:30 a.m. and the Protest Hearing for April 10, 2019 at 1:30 p.m.

District of Columbia
Alcoholic Beverage Control Board



Donovan Anderson, Chairperson



Nick Alberti, Member



Mike Silverstein, Member

James Short, Member



Bobby Cato, Member

Rema Wahabzadah, 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 14th 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).