

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

IN THE MATTER OF:
Fab Lounge Inc.,
t/a Safari Restaurant and
Lounge
4306 Georgia Avenue NW
Retailer CT
License No. ABRA-090424
Case #19-PRO-00144
(License Renewal)

Monday
December 9, 2019

The Alcoholic Beverage Control Board
met in the Alcoholic Beverage Control Hearing
Room, Reeves Building, 2000 14th Street, N.W.,
Suite 400S, Washington, D.C. 20009, LaVerne
Fletcher, Board's Agent, presiding.

PRESENT:

LAVERNE FLETCHER, ABRA Board's Agent

ALSO PRESENT:

MATTHEW SIORDIA MCMULLEN, Protestant
KIM VARZI, ANC 4C
FREZ TEAME, Applicant

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

2 (10:40 a.m.)

3 MS. FLETCHER: Would the parties in  
4 the matter of Safari Restaurant and Lounge please  
5 come forward, the parties of Safari Restaurant  
6 and Lounge?

7 This is Case #19-PRO-00144, Fab Lounge  
8 Inc., 4306 Georgia Avenue, NW; License  
9 #ABRA-090424. This is a Retailer Class CT  
10 License Renewal.

11 The protest issues are adverse impact  
12 on peace, order and quiet, residential parking  
13 and vehicular and pedestrian safety and real  
14 property values.

15 My name is Laverne Fletcher conducting  
16 the roll call hearing as the Board's agent.  
17 Introductions beginning with the applicant,  
18 please?

19 MR. TEAME: Sure. Frez Teame,  
20 F-R-E-Z; last name T-E-A-M-E.

21 MS. FLETCHER: First name is Fred?

22 MR. TEAME: Frez, F-R-E-Z, Frez.

23 MS. FLETCHER: F-R-E-D?

24 MR. TEAME: Yes, ma'am.

25 MS. FLETCHER: And can you spell the

1 last name one more time?

2 MR. TEAME: T-E-A-M-E.

3 MS. FLETCHER: Would you put your  
4 contact information on this sheet?

5 MR. TEAME: I did.

6 MS. FLETCHER: Okay, thank you very  
7 much. Present on behalf of ANC 4C?

8 MS. VARZI: Kim Varzi, V-A-R-Z-I.

9 MS. FLETCHER: V-A-R-Z-I?

10 MS. VARZI: Correct.

11 MS. FLETCHER: K-I-M?

12 MS. VARZI: Yes.

13 MS. FLETCHER: Okay. Thank you, Ms.  
14 Varzi. Ms. Varzi, would you please put your  
15 contact --

16 MS. VARZI: I'm doing it right now.

17 MS. FLETCHER: Thank you. There's  
18 also a group of five. Present on behalf of the  
19 group of five?

20 MR. SIORDIA MCMULLEN: Correct. We  
21 are abutting property owners.

22 MS. FLETCHER: And your name, please?

23 MR. SIORDIA MCMULLEN: My name is  
24 Matthew Siordia McMullen, last name S-I-O-R-D-I-  
25 A; second last name McMullen, M-C-M-U-L-L-E-N.

1 MS. FLETCHER: Thank you, Mr.  
2 McMullen. And we do have you as the designated  
3 representative of the group.

4 I have a question for you, though.  
5 You mentioned that you're abutting property  
6 owners?

7 MR. SIORDIA MCMULLEN: Correct.

8 MS. FLETCHER: You didn't file your  
9 complaint as abutting property owners. Did you -  
10 - you filed it as a group of five?

11 MR. SIORDIA MCMULLEN: No, we filed as  
12 abutting property owners per the letter.

13 MS. FLETCHER: I'm going to double-  
14 check that.

15 MR. SIORDIA MCMULLEN: I have a copy  
16 as well in my file.

17 MS. FLETCHER: I have it. That's  
18 okay. Thank you. Okay, Mr. McMullen, that is  
19 correct that you filed your protest as abutting  
20 property owners. There happened to be a group of  
21 five of you.

22 MR. SIORDIA MCMULLEN: Correct.

23 MS. FLETCHER: So I have a question  
24 for your.

25 MR. SIORDIA MCMULLEN: Mm-hmm.

1 MS. FLETCHER: So it appears that your  
2 building abuts.

3 MR. SIORDIA MCMULLEN: Correct.

4 MS. FLETCHER: So your buildings  
5 actually touch?

6 MR. SIORDIA MCMULLEN: Correct.

7 MS. FLETCHER: Okay. There are five  
8 individuals. Do you reside in different unit  
9 numbers?

10 MR. SIORDIA MCMULLEN: Correct.

11 MS. FLETCHER: Are there any unit  
12 numbers that abut the establishment?

13 MR. SIORDIA MCMULLEN: All of the  
14 units that are in, parties to this letter,  
15 physically abut the establishment.

16 MS. FLETCHER: Can you give me your  
17 unit number?

18 MR. SIORDIA MCMULLEN: My unit number  
19 is 102.

20 MS. FLETCHER: What's the unit number,  
21 Mr. McMullen?

22 MR. SIORDIA MCMULLEN: 1-zero-2.

23 MS. FLETCHER: 1-zero-2? Do you, by  
24 chance, know the unit number of Khamiri?

25 MR. SIORDIA MCMULLEN: Uh --

1 MS. FLETCHER: Don't worry about it.

2 MR. SIORDIA MCMULLEN: Okay.

3 MS. FLETCHER: Don't worry about it.

4 And Karimi is what I was trying to pronounce.

5 And the way you spell that, for the record, is

6 K-A-R-I-M-I. We'll just go with your unit number

7 for now.

8 MR. SIORDIA MCMULLEN: Okay.

9 MS. FLETCHER: Mr. Teame, you don't  
10 disagree that the buildings touch?

11 MR. TEAME: Yes. It's the fault of  
12 the builder. Shouldn't be attached, but the  
13 builder, he build that --

14 MS. FLETCHER: I'm sorry, what was  
15 that?

16 MR. TEAM: The building shouldn't be  
17 attached to our establishment, that the fault of  
18 the builder it's attached to ours.

19 MS. FLETCHER: Okay. Thank you. So,  
20 Mr. McMullen, let me ask you something. Your  
21 group filed as abutting property owners, so I --  
22 you're the designated representative for the  
23 group.

24 MR. SIORDIA MCMULLEN: Correct.

25 MS. FLETCHER: What that means is

1 that, because you're present today, I am granting  
2 standing to the other four individuals -- because  
3 you're here.

4 MR. SIORDIA MCMULLEN: I have  
5 standing as I well? The whole group has  
6 standing?

7 MS. FLETCHER: So everybody's going to  
8 have -- you will -- you're representing a group  
9 of five abutting property owners. You're here,  
10 present today. So you, personally, are granted  
11 standing --

12 MR. SIORDIA MCMULLEN: Okay.

13 MS. FLETCHER: -- as a protestant --  
14 you, personally, because you're here. So the  
15 Board will need to see each one of those  
16 individuals in-person in order for them to be  
17 granted standing like you are today.

18 I'm granting conditional standing to  
19 the other four individuals, conditional standing  
20 to the other four, as individuals --

21 MR. SIORDIA MCMULLEN: Okay.

22 MS. FLETCHER: -- individual abutting  
23 property owners. What that means, looking at you  
24 all as five abutting property owners, for us, you  
25 each stand alone.

1 MR. SIORDIA MCMULLEN: Got it.

2 MS. FLETCHER: And you all stand  
3 alone. You're standing alone today. You're  
4 granted standing. So they're standing -- they  
5 stand alone as abutting property owners.

6 In order for them to be granted full  
7 standing as abutting property owners, they would  
8 each need to appear in-person at the upcoming  
9 status hearing. I'm going to give you a date for  
10 that in a moment.

11 But today they have conditional  
12 standing. We're just going to keep moving along  
13 through the process. I'm going to set a date  
14 for mediation. You can still appear on their  
15 behalf or they can come. We're just going to  
16 keep moving along.

17 If the matter gets resolved before the  
18 upcoming status hearing, it's no problem.  
19 Otherwise, if you can let them know that they  
20 would each need to appear in-person in order to  
21 be granted full standing, I should say.

22 So then there's another matter. There  
23 is a group of five of you as well. But you filed  
24 as abutting property owners, so we're going to  
25 let that -- your intention was to file as



1 abutting property owners, which is what you said?

2 MR. SIORDIA MCMULLEN: Correct.

3 MS. FLETCHER: So we're going to leave  
4 it at that. So we have five abutting property  
5 owners?

6 MR. SIORDIA MCMULLEN: Correct.

7 MS. FLETCHER: One is granted a full  
8 standing today. That would be you, Mr. McMullen.  
9 And the other four are granted conditional  
10 standing. And you know the rest.

11 MR. SIORDIA MCMULLEN: Thank you.

12 MS. FLETCHER: ANC 4C has standing as  
13 a protestant. Any questions at all, Ms.?

14 MS. VARZI: No, thank you.

15 MS. FLETCHER: We need to set a date  
16 for status hearing, a protest hearing and a  
17 mediation. I'll give you the dates in a moment.

18 The date for the status hearing is  
19 March 11. The status hearing is set for March  
20 11, 2020 at 9:30. That's March 11, 2020 at 9:30  
21 for the status hearing.

22 The protest hearing is set for April  
23 8, April 8 -- April 8 at 1:30 for the protest  
24 hearing.

25 I'll give you the next available day

1 for mediation. The next available day is  
2 Thursday, February 6 -- Thursday, February 6 any  
3 time between 9:00 and 2:00. That's on Tuesday,  
4 February 26th.

5 MR. SIORDIA MCMULLEN: That works for  
6 me.

7 MS. FLETCHER: That works for you?  
8 Ms. Varzi?

9 MS. VARZI: It works for me any time  
10 after 10:00.

11 MS. FLETCHER: Any time after 10:00?  
12 How about --

13 MS. VARZI: So maybe before 1:00  
14 possibly.

15 MS. FLETCHER: How about 11:00?

16 MR. SIORDIA MCMULLEN: Sounds good.

17 MS. VARZI: Okay.

18 MS. FLETCHER: Mediation is set for  
19 Thursday, February 6 at 11:00. Any questions at  
20 all?

21 MR. SIORDIA MCMULLEN: No. Just a  
22 clarification.

23 MS. FLETCHER: Yes.

24 MR. SIORDIA MCMULLEN: For the  
25 mediation, do the other four protestants have to

1 be at that? Or just the status hearing?

2 MS. FLETCHER: Just you.

3 MR. SIORDIA MCMULLEN: Okay.

4 MS. FLETCHER: We know that you're the  
5 designated representative for the entire group.  
6 So if you come, that's fine. They can come if  
7 they want, but if you come that's fine because  
8 you come on their behalf.

9 MR. SIORDIA MCMULLEN: Thank you.

10 MS. FLETCHER: Okay, well thank you  
11 for coming. The roll call hearing is concluded.  
12 Thank you.

13 (Whereupon, the above-entitled matter  
14 went off the record at 10:51 a.m.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Safari Restaurant

Before: DCABRA

Date: 12-09-19

Place: Washington, DC

was duly recorded and accurately transcribed under my direction; further, that said transcript is a true and accurate record of the proceedings.

*Neal R Gross*

-----  
Court Reporter

**NEAL R. GROSS**

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