

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

**In the Matter of:**

YEREVANDC, LLC  
t/a Yerevan

Applicant for a New  
Retailer's Class CR License

at premises  
2204 18th Street, NW  
Washington, D.C. 20009

License No.: ABRA-120217  
Order No.: 2022-144

YEREVANDC, LLC, t/a Yerevan, Applicant

Fiona Clem, Chairperson, on behalf of Advisory Neighborhood Commission (ANC) 1C

Denis James, President, Kalorama Citizens Association (KCA)

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

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**ORDER ON SETTLEMENT AGREEMENT**

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The official records of the Alcoholic Beverage Control Board (Board) reflect that YEREVANDC, LLC, t/a Yerevan (Applicant), Applicant for a new Retailer's Class CR License, ANC 1C, and KCA have entered into a Settlement Agreement (Agreement), dated February 25, 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; Chairperson Fiona Clem, on behalf of ANC 1C; and Denis James, on behalf of KCA; are signatories to the Agreement.

Accordingly, it is this 6th day of April 2022, **ORDERED** that:

1. 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
2. Copies of this Order shall be sent to the Applicant, ANC 1C, and KCA.

District of Columbia  
Alcoholic Beverage Control Board

eSigned via SeamlessDocs.com  
*Donovan Anderson*  
Key: 4420689008502a4b730000140000

Donovan Anderson, Chairperson

eSigned via SeamlessDocs.com  
*James Short*  
Key: 547e0739029a0a000000000000000000

James Short, Member

eSigned via SeamlessDocs.com  
*Bobby Cato*  
Key: 256d3fadfbef46d74b75ba7917920d

Bobby Cato, Member

eSigned via SeamlessDocs.com  
*Rafi Aliya Crockett, Member*  
Key: b5d0e91b43e10e4016155e6c12f81cc

Rafi Crockett, Member

eSigned via SeamlessDocs.com  
*Jeni Hansen, Member*  
Key: 821729310009447891b699c2a4166d

Jeni Hansen, Member

eSigned via SeamlessDocs.com  
*Edward Grandis, Member*  
Key: 5027bda709f0040e14ad6a52941ce5

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, 2000 14<sup>th</sup> Street, N.W., Suite 400S, Washington, DC 20009.

Also, pursuant to section II 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).

**SETTLEMENT AGREEMENT CONCERNING ISSUANCE  
OF A LICENSE FOR THE SALE OF ALCOHOLIC BEVERAGES**

**AGREEMENT**, made this 25th day of February 2022, by and among YEREVANDC, LLC, t/a Yerevan, (hereinafter "Applicant"), Advisory Neighborhood Commission 1C (hereinafter "ANC 1C"), and the Kalorama Citizens Association (hereinafter "KCA"), (collectively, the "Parties"), witnesseth:

**Whereas**, Applicant has applied for a Retailer's Class "C" Restaurant license (CR-01), to be located at 2204 18th Street, NW, license number ABRA-120217.

**Whereas**, the restaurant is located within the boundaries of ANC 1C and KCA.

**Whereas**, the parties desire to enter into an Agreement whereby Applicant will agree to adopt certain measures to address concerns of ANC 1C and KCA and to include this Agreement as a formal condition of its application to the Alcoholic Beverage Regulation Administration ("ABRA"). ANC 1C and KCA agree to the approval of such license provided that this Agreement is incorporated into the Alcoholic Beverage Control Board's order approving such application.

**Whereas**, Applicant agrees to file with the Board an amended application reflecting all changes between its original application and this Settlement Agreement.

**Now, therefore**, in consideration of the mutual covenants and undertakings memorialized herein, the Parties hereby agree as follows:

1) **Nature of Establishment.** At all times, the Applicant shall operate with the primary purpose of food preparation and consumption. Applicant shall maintain a menu featuring, but not limited to, a selection of hot, cooked food items. Menus with food selections shall be offered to patrons. The kitchen shall be staffed and maintained, open and operational, with food menu items available during all hours of operation. Applicant shall keep on hand sufficient food supplies to fulfill menu items, with staff to serve them.

2) **Hours and Delivery Standards.**

a. Hours of operation shall not exceed:

Inside:

7 days a week: 10:00 am - 10:00 pm

Summer Garden:

7 days a week: same hours as above

Applicant is not bound to these exact hours and can close operations earlier than specified, if so desired.

- b. Applicant has applied for a carry-out and delivery endorsement to allow delivery of beer, wine, or spirits in closed containers, along with at least one prepared food item, by employees or delivery service personnel who are at least 18 years of age, and that such delivery person will deliver only to persons at least 21 years of age, in the District of Columbia.
- 3) **Occupancy.** The total occupancy load inside the establishment shall be 12 with a seating capacity of 12. The Summer Garden seating capacity shall be 2.
- 4) **Noise.** Applicant acknowledges familiarity with and agrees to comply with all applicable noise-control provisions of District of Columbia law and regulations. Applicant expressly agrees:
  - a. To prevent emissions of sound, capable of being heard outside the premises, by any amplification device or other device or source of sound or noise, in accordance with D.C. Official Code, section 25-725. Further, the Applicant agrees to abide by all relevant provisions of the D.C. Noise Control Act of 1977 (D.C. Law 2-53), including 20 DCMR, Chapters 27 and 28, as amended.
  - b. Applicant agrees not to place outside in the public space, any loudspeaker, tape player, CD player or other similar device, or to place any inside speaker in such a way that it projects sound into the public space.
  - c. Sound from inside will not be audible in residential housing units.
- 5) **Trash/Garbage/Rodents.** Applicant agrees to paint the establishment name on their trash, recycling, and grease containers.
  - a. Applicant shall maintain regular trash/garbage removal service, with a minimum of 1 pick-up per week with additional pickups scheduled when needed, regularly remove trash from the trash and dumpster area, and see that the trash and dumpster area remain clean. Applicant shall deposit trash and garbage only in rodent-proof containers and shall see that container covers fit properly and remain fully closed except when trash or garbage is being added or removed. Applicant shall eliminate food sources for rodents to help eliminate the rat population.
  - b. Applicant agrees to segregate recyclables from trash and to recycle cardboard, plastic bottles, jars, and other containers as well as glass bottles and other glass refuse. Placement of glass or other recyclables outdoors that cause noise will occur no later than 10pm.
  - c. Applicant will provide for the proper removal of grease and fatty oils from the establishment and will deposit grease or fatty oils only in a container designed for that purpose and maintain the services of a grease removal company, when applicable.
  - d. Applicant agrees not to place or cause to be placed any fliers, handbills, or other similar advertisements in the public space, specifically on lampposts, street signs or any vehicle parked in the public space.
- 6) **Exterior including public space.**

- a. Applicant shall assist in the maintenance of the alleyway behind and the space in front of the establishment to at least 18 inches outward from the curb as needed to keep them free of trash and to remove snow and ice from the sidewalk and comply with all applicable D.C. laws and regulations in these respects.
  - b. Applicant shall make every reasonable effort to prevent or disperse loitering or any other source of noise or disturbance in the areas to the front or the rear of the premises during business hours and at closing, and to cause patrons to leave those areas quietly at closing.
- 7) **Third Party Events.** Applicant agrees to operate the establishment under the terms of its license and will not rent out or otherwise allow the establishment to be used by third parties for events where the owner/manager is not present and actively managing the business. Further, Applicant agrees to not use promoters in any connection with the establishment.
- 8) **Bar/Pub Crawls.** Applicant agrees not to promote or participate in bar or pub “crawls”, “tours”, or similar events.
- 9) **Consideration of Neighbors.** Applicant will encourage employees and patrons to be considerate of neighboring residents at all times. Applicant will encourage employees and patrons leaving the establishment to keep conversations and noise down from 11:00 pm. to 8:00 am.
- 10) **Modification.** This Agreement can be modified only by the ABC Board, by mutual agreement of all the parties with the approval of the ABC Board, or as required by District law. In the case of ANC 1C, any modification must be approved by a majority of the commissioners at a duly noticed public meeting, a quorum being present.
- 11) **Regulations.** In addition to the foregoing, Applicant shall operate in compliance with all applicable laws and regulations. Further, nothing in this Agreement shall preclude ANC 1C or KCA from filing an objection to any request by the Applicant to the Board of Zoning Adjustment.
- 12) **Availability of Settlement Agreement.** Applicant agrees to keep available at all times a copy of this Agreement at its establishment and shall familiarize all employees with its conditions.

For YEREVANDC, LLC

By:   
Signature above \_\_\_\_\_ Date


Stella Grigoryan Managing Member  
Print name and title above

For Advisory Neighborhood Commission 1C

By:  3/3/2022  
Signature above \_\_\_\_\_ Date

Fiona Clem, Chairperson, ANC 1C  
Print name and title above

For Kalorama Citizens Association

  
Date 2-26-2022  
Denis James, President