



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B

January 23, 2017

Chairman Donovan Anderson
Alcoholic Beverage Control Board
Reeves Center
2000 14th Street NW
Washington, DC 20009

RE: 2120 P Street NW – “ISG Restaurant Inc.” – ABRA-104923 – Application for a New
Retailer’s Class “C” Restaurant License

Dear Chairman Anderson,

At its regular meeting on January 11, 2017, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 8 of 8 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (7-0-0):

ANC 2B approves the issuing of a stipulated license for Lemon Cuisine of India’s application for a new Retailer’s Class “C” Restaurant license at 2120 P Street NW based on the Commission signing a settlement agreement with the applicant, which is attached alongside this resolution.

Due to his position on the ABC Board, Commissioner Silverstein did not participate in this discussion.

Commissioners Daniel Warwick (daniel.warwick@dupontcircleanc.net) and Nicole Mann (nicole.mann@dupontcircleanc.net) are the Commission’s representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

Nicole Mann
Chair

THIS SETTLEMENT AGREEMENT ("Agreement") is made on this 18th day of January 2017 by and between ISG Restaurant Inc. t/a Lemon Cuisine of India License #104923 ("Applicant"), and Advisory Neighborhood Commission 2B ("Protestant"), (collectively, the "Parties").

W I T N E S S E T H

WHEREAS, Applicant has applied for a License Class CR, License Number 104923, for a business establishment ("Establishment") located at 2200 P St NW, Washington, D.C. ("Premises");

WHEREAS, Protestant is Advisory Neighborhood Commission 2B, who filed a timely protest (the "Protest") against the issuance of the Applicant's license application pursuant to D.C. Official Code § 25-601(1) and 601(4), respectively;-

WHEREAS, the Parties have agreed to enter into this Agreement and request that the Alcoholic Beverage Control Board ("ABC Board") approve the Applicant's license application conditioned upon the Applicant's compliance with the terms of this written Agreement; and

WHEREAS, the Parties are desirous of entering into a Voluntary Agreement pursuant to D.C. Official Code § 25-446 for the operation and maintenance of the Establishment in such a manner as to minimize the effect on adverse effect on peace order and quiet, and to eliminate the need for a Protest Hearing regarding the license application.

NOW, THEREFORE, in consideration of the recitals set forth above and the mutual covenants and conditions set forth below, 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 will manage and operate a restaurant with an emphasis on food as noted below. Any change from this model shall be considered by both Parties to be a substantial change in operation of great concern to residents and requires prior approval by the ABC Board.
3. ***Hours of Operation and Sales.*** The Applicant's hours of operation shall be as follows:

Sunday 11:30 a.m. – 10 p.m.,
Monday through Thursday 11:30 a.m.– 11 p.m.,
Friday and Saturday 11:30 a.m. – 11:30 p.m.

The Applicant's hours for selling and serving alcohol shall be as follows:

Sunday 11:30 a.m. – 10 p.m.,
Monday through Thursday 11:30 a.m.– 11 p.m.,

Friday and Saturday 11:30 a.m. – 11:30 p.m.

4. **Floors Utilized and Occupancy.** The Applicant will operate its establishment on the 1st floor of the building. The Establishment will have no more than 115 seats and the maximum occupancy of the Establishment shall not exceed 115 patrons.
5. **Parking/Valet Arrangements.** It is a principal concern of the Protestants that the Applicant's operation of the Establishment does not create or exacerbate parking problems within the ANC boundaries. The applicant shall not provide valet parking
6. **Sidewalk Café.** Applicant plans to provide sidewalk café seating for 40 patrons. Protestant will not object to the 40 seat patron limit; Applicant agrees that it shall not seek to expand the capacity of the sidewalk café without amendment of this Agreement. Applicant will direct that its employees inspect the sidewalk café at least once each hour to ensure its cleanliness. The sidewalk café shall close each day of the week no later than 11 p.m. Sunday-Thursday and 12 a.m. Friday and Saturday.
7. **Noise and Privacy.** Applicant will strictly comply with D.C. Official Code § 25-725 and to that end shall make architectural improvements to the property and take all necessary actions to ensure that music, noise and vibration from the Establishment are not audible within the adjacent residential properties. Applicant agrees to keep its doors and windows closed when live music is being played at the establishment. If necessary, Applicant will take reasonable steps to reduce noise emanating from the Establishment from the opening of the entry or exit doors.
8. **Public Space and Trash.** Applicant shall keep 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 police these areas sufficiently to assure that refuse and other materials are promptly removed. The Applicant agrees to obtain a dumpster to be placed in the rear of the building. Applicant shall ensure that the area around the dumpster is kept clean at all times and the dumpster is placed such that it does not encroach on the abutting property owners and so that no garbage is placed on the abutting property.
9. **Rats and Vermin Control.** The Applicant shall provide rat and vermin control for its property. Applicant shall provide proof of its rat and vermin control contract upon the request of the Protestants. Applicant shall have the Establishment and the area around the Premises properly cleaned at the end of each night to ensure that there are not garbage and odors present the following morning.
10. **Security Cooperation in Stemming Illegal Drugs and Public Drinking.** Protestants are concerned that the large capacity sought by the Applicant for the Premises will pose security and crime issues. Applicant agrees that it shall take all necessary steps to minimize such problems, including, without limitation, designating a sufficient number of employees to assure adequate security and to control unruly patrons, whether inside or

in the immediate outside area; monitoring for and prohibiting sales or use of illegal drugs within or about the Premises, maintaining contact and cooperating with MPD and other enforcement officials when known or suspected drug activities occur. Applicant shall to the full extent permissible by law discourage loitering in the vicinity of the Premises.

11. ***License Ownership and Compliance with ABRA Regulations.*** Applicant promises to Protestants that it shall abide by all Alcoholic Beverage Regulations Administration (ABRA) regulations regarding the ownership of the license and all other provisions applicable to liquor licensees, and agrees that Protestants shall have standing to ask the ABC Board to enforce any violations of the agreement.
12. ***Notice and Opportunity to Cure.*** In the event that any of the parties is in breach of this Agreement, it shall be entitled to reasonable notice and opportunity to cure, as a condition precedent to seeking enforcement of the Agreement. Unless the breach is of an emergency nature or is a repetition of a prior breach, reasonable notice and opportunity shall provide for a cure within 30 days of the date of such notice. If Applicant or the licensee fails to cure within the 30-day period (or, with respect to a breach which reasonably requires more than 30-days to cure, fails to commence cure of such breach and diligently pursues such cure) failure shall constitute a cause for seeking a Show Cause Order from the ABC Board pursuant to D.C. Official Code § 25-447. Unless otherwise noted above, any notices required to be made under this Agreement shall be in writing and mailed via certified mail, return receipt requested, postage prepaid, or hand-delivered, to the other parties to this Agreement at the following addresses. Notice shall be deemed given as of the time of receipt or refusal of receipt:

Contact information for both the Establishment and the Protestants should be inserted into this area.

If to Applicant: Gurjeet Singh
2120 P St NW
Washington, DC
(804) 475-1538

If to Protestants: ANC 2B
9 Dupont Circle NW
Washington, DC 20036
Attn: Daniel Warwick
(360) 200-8978

Failure to give notice shall not constitute waiver or acquiescence to the violation, but notice shall be a prerequisite to the filing of a complaint with the ABC Board or any other enforcement action.

14. ***Withdrawal of Protest.*** Upon execution of this Agreement by the Parties and its acceptance by the ABC Board, Protestants shall withdraw the Protest.

PROTESTANT:

ANC or other Protesting Organization

Nicole Mgon, ANC Chair ✓

By: Printed Name

Signature 1/19/17

APPLICANT:

LEMON CUISINE OF INDIA
Establishment's Name

GURJEET SINGH OWNER
By: Printed Name/ Title