

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

In the Matter of:

Steaks Unlimited, Inc.
t/a Annie's Paramount Steak House

Holder of a
Retailer's Class CR License

at premises
1609 17th Street, NW
Washington, D.C. 20009

License No.: ABRA-007930
Order No.: 2026-273

Steaks Unlimited, Inc., t/a Annie's Paramount Steak House, Applicant

Zach Adams, Chairperson, Advisory Neighborhood Commission (ANC) 2B

BEFORE: Donovan Anderson, Chairperson
Silas Grant, Jr., Member
Teri Janine Quinn, Member
Ryan Jones, Member
David Meadows, Member

ORDER ON SETTLEMENT AGREEMENT

The official records of the Alcoholic Beverage and Cannabis Board (Board) reflect that Steaks Unlimited, Inc., t/a Annie's Paramount Steak House (Applicant), and ANC 2B have entered into a Settlement Agreement (Agreement), dated March 2026, 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 Chairperson Zach Adams, on behalf of ANC 2B, are signatories to the Agreement.

Accordingly, it is this 18th day of March 2026, **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 Parties.

District of Columbia
Alcoholic Beverage and Cannabis Board

eSigned via SeamlessDocu.com

Key: ac43cb06b6d45f094b730093d1dccc8

Donovan Anderson, Chairperson



Silas Grant, Jr., Member

Teri Janine Quinn

Teri Janine Quinn, Member



Ryan Jones, Member



David Meadows, Member

Any party adversely affected may file a Motion for Reconsideration of this decision or other motion permitted by law within ten days of service of this Order. If a motion is filed, the opposing party may file a response within seven days. If a response is filed, the movant may file a reply within three days. All filings should be served on all parties to the matter and delivered to the Alcoholic Beverage and Cannabis Administration, 899 North Capitol Street, N.E., Suite 4200-A, Washington, D.C. 20002, or sent by email to abca.legal@dc.gov. Parties are further advised that the failure to properly serve the other parties or to present all matters of record that have allegedly been erroneously decided in a motion for reconsideration may result in the waiver of those matters being considered by the Board. The Board also reserves the right to summarily deny or not consider multiple and repetitive motions.

In addition to filing a Motion for Reconsideration, pursuant to § 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, a party that is adversely affected may have the right to appeal this Order by filing a petition for review, within 30 days of the date of service of this Order, with the District of Columbia Court of Appeals, located at 430 E Street, N.W., Washington, D.C. 20001. Parties are advised that the timely filing of a Motion for

Reconsideration 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).

Parties are also advised that the Superior Court of the District of Columbia may have jurisdiction to hear appeals in non-contested cases or in matters where that court is specifically provided jurisdiction by law. Finally, advisory neighborhood commissions (ANCs) are advised that their right to appeal or challenge a decision of the Board may be limited by the laws governing ANCs. *See e.g.*, D.C. Code § 1-309.10(g).

ABCA Alcoholic Beverage Establishment Settlement Agreement

THIS SETTLEMENT AGREEMENT ("Agreement") is made on this ___th day of March, 2026 by and between Steaks Unlimited, Inc. t/a Annie's Paramount Steak House, License ABRA-007930 ("Establishment"), and Advisory Neighborhood Commission 2B ("ANC2B") (collectively, the "Parties").

W I T N E S S E T H

WHEREAS, the Establishment holds a License Class C Tavern License Number ABRA-007930 for a business establishment ("Establishment") located at 1609 17th Street NW, Washington, D.C. ("Premises") with a fully enclosed Interior and Sidewalk Cafe;

WHEREAS, Protestant Advisory Neighborhood Commission 2B ("ANC 2B") who filed a timely protest to the Alcoholic Beverage and Cannabis Board ("ABC Board") against the request for a substantive change to the Establishment's license;

WHEREAS, the Parties have agreed to enter into this Agreement and request that the ABC Board approve the requests to add a Streatery with hours conditioned upon the Applicant's compliance with the terms of this written Agreement; and

WHEREAS, the Parties are desirous of entering into a Settlement Agreement for the operation and maintenance of the Establishment in such a manner as to minimize adverse effects upon peace, order, and quiet, and to eliminate the need for a Protest Hearing.

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 Business.*** The Applicant operates and manages a Class "C" restaurant pursuant to the regulations and conditions specified herein. Seeking to alter operation is of great concern to residents and shall be subject to review and approval by the ABC Board.
3. ***Hours of Operation and Sales.*** The Applicant's permitted hours of operation shall be:

Inside and sidewalk cafe operation:

Sunday through Thursday 8:00 AM – 2:00 AM

Friday and Saturday 12:00 AM – 12:00 AM (24-hour Operation)

Inside and sidewalk cafe alcohol sales, service, and consumption and indoor entertainment:

Sunday through Thursday 8:00 AM – 2:00 AM

Friday and Saturday 8:00 AM – 3:00 AM

Streatery operation:

Sunday through Thursday 8:00 AM – 11:00 PM

Friday and Saturday 8:00 AM – 12:00 AM

Streatery alcohol sales, service, and consumption entertainment:

Sunday through Thursday 8:00 AM – 11:00 PM

Friday and Saturday 8:00 AM – 12:00 AM

Notwithstanding the foregoing, the statement of the aforementioned hours shall not preclude the Applicant from subsequently applying with ABCA for a substantial change to their license to amend or expand such hours in the future.

The Establishment shall be permitted to participate in ABCA's Holiday Extended Hours program.

Unless otherwise required or restricted by ABCA regulation or law enacted by the District of Columbia, the Establishment shall be permitted to modify its hours of operation, service, or indoor entertainment, for individual special occasions such as Pride or sporting events.

4. **Lighting.** ANC 2B strongly encourages the Establishment to follow Dark Sky Principles for streatory and all exterior lighting.

Dark Sky Principle	As it applies to Streatory	As it applies to Other Exterior Lighting
1. Useful: Use light only if it is needed	Turn on lights only during nighttime	Turn on lights only during nighttime
2. Targeted: Direct light so it falls only where it is needed	Direct light downwards onto the streatory platform	Illuminate only the restaurant sign, not the building or sidewalk
3. Low Level: Light should be no brighter than necessary	Set brightness for dining, not for an operating room	Don't over light the sign
4. Controlled: Use light only when it is needed	Illuminate only the streatory, not the roadway or sidewalk	Don't shine light upwards, outwards
5. Warm-colored: Use warmer lights where possible	Use lights with color temperature of 2700K or 3000K	Use lights with color temperature of 2700K or 3000K

5. **License Ownership and Compliance with ABCA Regulations.** The Establishment shall abide by all Alcoholic Beverage & Cannabis Administration (ABCA) regulations regarding ownership of the license, recordkeeping, and all other provisions applicable to liquor licensees.

The Establishment agrees that any Party to this Agreement shall have standing to ask the ABC Board to review compliance with, or request enforcement action for any violations of, the Agreement.

It is not the intent of the Parties that violation of specific laws and regulations referenced in this Agreement and adjudicated by other District agencies result in compounded violations of the Agreement.

6. ***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 a breach is of an emergency nature, reasonable notice and opportunity shall provide for a cure within 30 calendar days of the date of such notice.

If the Establishment or the licensee fails to cure within the 30-calendar-day period (or, fails to commence diligently seeking cure for a breach needing more than 30-calendar-days to remedy), such failure shall constitute a cause for seeking a Show Cause Order from the ABC Board.

Unless otherwise noted above, any notices required to be made under this Agreement shall be in writing and may be delivered by email; mailed via certified mail, return receipt requested; 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 the Parties to This Agreement:

For the Establishment:

Representative Name: Georgia Katinas
Establishment Name: Annie's Paramount Steak House
Address: 1609 17th Street NW, Washington, DC 20009
Telephone: (202) 232-0395
Email Address: annies@anniesparamountdc.com

For ANC 2B:

Attn: Chair
ANC 2B
9 Dupont Circle NW
Washington, DC 20036
2b@anc.dc.gov

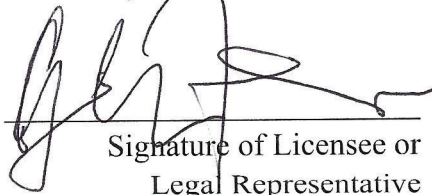
Signatures:

ESTABLISHMENT:

ANC 2B:

Georgia Katinas,
General Manager

By: Printed Name/ Title


Signature of Licensee or
Legal Representative

Zach Adams, Chair

By: Printed Name/Title


box SIGN 187YX677-4LV82WPI
Signature