

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

In the Matter of:

Aberash, Inc.
t/a Signature Lounge

Applicant for Renewal and Substantial Change
to Retailer's Class CT License

at premises
1727 Connecticut Avenue, NW
Washington, D.C. 20009

Case Nos.: 25-PRO-00104

25-PRO-00014

License No.: ABRA-117485

Order No.: 2026-246

Aberash, Inc., t/a Signature Lounge, Applicant

Cameron Mixon, Counsel, on behalf of the Applicant

Zachary Adams, Chairperson, Advisory Neighborhood Commission (ANC) 2B, Protestant

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

**ORDER ON SETTLEMENT AGREEMENT AND
WITHDRAWAL OF ANC 2B'S PROTEST**

The Applications filed by Aberash, Inc., t/a Signature Lounge (Applicant), for Renewal and Substantial Change to change its hours of operation and entertainment, add a Sidewalk Café Endorsement, add a Cover Charge Endorsement, and terminate the Board conditions attached to its license by Board Order No. 2021-482, to its Retailer's Class CT License, was Protested by ANC 2B.

The official records of the Board reflect that the Applicant and ANC 2B have entered into a Settlement Agreement (Agreement), dated February 11, 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 Zachary Adams, on behalf of ANC 2B, are signatories to the Agreement.

This Agreement constitutes a withdrawal of the Protests filed by ANC 2B of the Renewal and Substantial Change Applications.

Accordingly, it is this 4th day of March 2026, **ORDERED** that:

1. The Applications filed by Aberash, Inc., t/a Signature Lounge, for renewal and Substantial Change to its Retailer's Class CT License, located at 1727 Connecticut Avenue, NW, Washington, DC, is **GRANTED**;
2. The Protests of ANC 2B in this matter are hereby **WITHDRAWN**;
3. 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
4. Copies of this Order shall be sent to the Parties.

District of Columbia
Alcoholic Beverage and Cannabis Board

eSigned via SeamlessDocs.com
Donovan Anderson
Key: ac43cb06c09d5f094b730003d1dccc8

Donovan Anderson, Chairperson



Silas Grant, Jr., Member

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 11th day of February, 2026 by and between Aberash Inc. t/a Signature Lounge, License #ABRA-117485 (“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-117485 for a business establishment (“Establishment”) located at 1727 Connecticut Avenue NW, Washington, D.C. (“Premises”);

WHEREAS, Protestant Advisory Neighborhood Commission 2B (“ANC 2B”) who filed a timely protest (the “Renewal Protest”) against the Renewal of the Establishment’s license request pursuant to D.C. Official Code § 25-601(1) and 601(4), respectively;

WHEREAS, the Establishment has no current settlement agreement but is bound by that certain order of the Alcoholic Beverage and Cannabis Board (“ABC Board”), Order No. 2021-482, dated August 26, 2021 (the “Order”);

WHEREAS, the Establishment has filed a request with the ABC Board to amend certain terms of the Order, and ANC 2B has filed a protest against such amendments (such protest, collectively, with the Renewal Protest, the “Protests”)

WHEREAS, the Parties have agreed to enter into this Agreement and request that the Alcoholic Beverage and Cannabis Board (“ABC Board”) approve the Establishment’s license renewal and the Establishment’s requests to amend the Order 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 pursuant to D.C. Official Code § 25-446 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 regarding the license renewal, and Order amendments.

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 shall operate and manage their Class C tavern pursuant to the regulations and conditions specified herein. Seeking to alter operation or revise this Agreement is of great concern to residents and shall be subject to review and approval by the ABC Board.
3. ***General Conditions.***
 - a. The Establishment shall have an ABCA-certified manager on its premises at all times during operating hours, including for private events.
 - b. The Establishment shall not permit any person who has not completed ABCA-recognized alcohol awareness or alcohol safety training to serve alcohol.

- c. The Establishment shall be permitted to participate in ABCA-permitted Pub Crawls.
- d. The Establishment shall be permitted to participate in ABCA's Extended Holiday Hours Program.
- e. The Establishment shall not offer or allow its entertainers or agents to engage in nude dancing or nudity as defined in Title 25 of the D.C. Official Code.
- f. The Establishment shall not hire or otherwise allow a promoter or other third party to operate at the establishment or permit that party to maintain control over the premises by allowing them to
 - i. Collect admission fees or money from patrons at the premises or in the sidewalk area immediately outside the premises;
 - ii. Check identifications or perform body and item searches;
 - iii. Distribute wristbands or stamps to patrons to determine their age; or
 - iv. Provide alcoholic beverages to customers.

Nothing in this condition shall prevent a third party from engaging in the promotion of events at the establishment through social media, text message, and other media outlets (e.g., radio, television, newspaper, email, flyers, etc.)

- g. The Establishment shall operate in accordance with the terms of its license and endorsements and as may otherwise be permitted by law.

4. ***Hours of Operation and Sales.*** The Applicant's permitted hours of operation shall be:

Inside operation:

Sunday through Thursday 7:00 AM – 2:00 AM

Friday and Saturday 7:00 AM – 3:00 AM

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

Sunday through Thursday 7:00 AM – 2:00 AM

Friday and Saturday 7:00 AM – 3:00 AM

Alcoholic beverage carryout and delivery service:

Daily, Commencement of Inside Alcohol Sales – 1:00 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 announce "Last Call" not later than 20 minutes prior to closing.

All patrons shall exit the Premises by the closing time.

The Establishment shall be permitted to participate in ABCA's Holiday Extended Hours program allowing its interior serving hours until 4:00 AM, and inside entertainment hours until 3:00 AM, New Year's Eve into New Year's Day; automatic 1 hour extension for Daylight Time changeover days; and interior serving hours until 4:00 AM with 24-hour operation allowed in conjunction with select District government and federal holidays.

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 Inauguration Day or sporting events.

5. ***Outdoor Seating.*** The Establishment, with valid endorsement and applicable Public Space permit, shall be permitted to operate a sidewalk café with seating for 15 patrons.

Hours of operation for the outside seating and/or sidewalk café food and alcoholic beverage service shall be:

Sunday through Thursday: 7:00 AM – 12:00 AM

Friday and Saturday: 7:00 AM – 12:00 AM

Patrons shall depart the sidewalk café area not later than one-half (½) hour after the end of its service hours.

Amplified music, televisions, live performances, other forms of entertainment shall only be allowed in the sidewalk café pursuant to the conditions of a current Entertainment Endorsement and DDOT Public Space permit.

The Establishment shall check regularly to ensure cleanliness.

The Establishment shall remove or stack and/or secure tables and chairs each night at closing.

The Establishment shall maintain a minimum of 10 feet of clear space between its café perimeter and the nearer of any fixed objects (such as treeboxes/bicycle racks/parking meters/lamp posts/hydrants) or the curb.

The Establishment shall not drill into, or permanently affix anything to public space, including sidewalks and streets except as may be specifically authorized by permit issued by a District government agency.

6. ***Parking/Valet Arrangements.*** The Establishment and any party or event utilizing the Premises, shall not offer or provide valet parking service unless the Establishment obtains a valid permit issued by a District government agency.
7. ***Noise and Privacy.*** The Establishment shall at all times comply with D.C. Official Code § 25-725 and take all necessary actions, including structural remedies and insulation/soundproofing to ensure that music, noise and vibration

from the Establishment are not audible or discernible within adjacent or nearby residential properties.

- a. The Establishment shall close its windows not later than 8:00 PM daily.
 - b. Doors shall not be propped open, nor held open longer than necessary for normal entry or exit. If necessary, The Establishment shall take reasonable measures to minimize noise emanating from the opening of premises doors.
 - c. The Establishment shall use commercially reasonable steps to inform patrons to be considerate of neighbors when exiting.
 - d. The Establishment shall require its purveyors and suppliers make deliveries only between the hours of 7:00 AM and 6:00 PM Mondays through Fridays; 7:00 AM and 5:00 PM Saturdays; and 10:00 AM and 5:00 PM on Sundays.
8. ***Public Space, Trash, and Litter.*** The Establishment shall keep the sidewalk surrounding its property (up to and including the curb), tree box(es), curb, adjoining alley or driveway entrances clean and free of litter, bottles, and other debris in compliance with District law.
- a. The Establishment shall have the area around the Premises properly cleaned and washed as needed, with special attention to areas where trash and recycling is stored.
 - b. The Establishment shall have graffiti, tagging or other defacement of its premises remedied as promptly as possible.
 - c. All trash shall be secured in sturdy plastic trash bags. Garbage and recycling containers, dumpsters, shall be kept securely closed at all times.
 - d. The Establishment shall regularly clean its trash and recycling containers and promptly replace any that have been damaged, chewed through or reached the end of their useful life;
 - e. Trash and recycling pick up shall not occur earlier than 7:00 AM on weekdays, 9:00 AM on Saturdays, or 11:00 AM on Sundays; or after 5:00 PM on any day.
 - f. Except where there is a communal arrangement for trash and recycling storage, no trash receptacles or storage shall encroach or be placed upon neighboring property.
 - g. The Establishment shall be responsible for timely snow and ice removal from its sidewalk area and take proper precautions to prevent ice accumulation, in accordance with District of Columbia law.
9. ***Rats and Vermin Control.*** The Applicant shall maintain a professional rat and vermin control contract for its property, and provide proof of current contract upon request of the ABC Board or ABCA official.

In addition to the trash management requirements of this Agreement, the Establishment shall employ reasonable and common sense measures to lessen the appeal of the Premises and public space to rodents and other vermin.

10. ***Security and Safety.*** The Establishment shall take all necessary measures to ensure its operation does not adversely affect the peace, order, quiet, or safety of its patrons, staff, neighbors, and the neighborhood.
- a. A Security Plan has previously been submitted to the ABC Board and approved. The Establishment shall comply and operate in accordance with the orders and conditions as the ABC Board may issue.
 - b. The Security Plan may be revised at any time pursuant to a request by any of the Parties to this Agreement and subsequent negotiation and agreement between the Parties, and approval by the ABC Board. Notwithstanding § 9(b), the Board may order or permit the modification of the agreement as permitted by law, including, but not limited to, as part of a protest, show cause, or other enforcement action or in order to ensure compliance with the security plan law.
 - c. The Establishment shall have personnel to ensure patrons waiting in line maintain an orderly and quiet atmosphere.
 - d. The Establishment shall immediately call 911 or notify an MPD officer of fighting or violent activity in or around the Establishment and regardless of patrons being involved.
 - e. The Establishment shall maintain a log of incidents noted by staff or reported by patrons, regardless of whether police were summoned.
 - f. The Establishment shall cooperate with MPD and other enforcement officials, including sequestering and preserving the scene of any incident.
11. ***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.
- a. 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.
 - a. 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 or penalties for the Establishment.
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 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 pursuant to D.C. Official Code § 25-447.

Settlement Agreement
Aberash LLC, Signature Lounge
Date • Page 6 of 6

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.

If to the Establishment:

Dereje Daneale
Aberash Inc. t/a Signature Lounge
1727 Connecticut Avenue, NW
Washington, DC 20009
signaturelounge1727@gmail.com

If to ANC 2B:

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

Signatures

ESTABLISHMENT:

ANC 2B:

Dereje Daneale
By: Printed Name/ Title



Signature of Licensee or
Legal Representative

Zachary Adams
By: Printed Name/Title


box SIGN 187YX677-17WZL69X

Signature