

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

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<b>In the Matter of:</b>	)	
	)	
Green Zebra, LLC	)	
t/a Café Society	)	
	)	License No. 83420
	)	Order No. 2010-326
Application for New	)	
Retailer's Class CT License	)	
	)	
at premises	)	
2001 14 <sup>th</sup> Street, N.W.	)	
Washington, D.C. 20009	)	
<hr/>	)	

Green Zebra, LLC, t/a Café Society, Applicant

Peter J. Raia, Sr., Vice Chairperson, ANC 1B

**BEFORE:** Charles Brodsky, Chairperson  
Mital M. Gandhi, Member  
Nick Alberti, Member  
Donald Brooks, Member  
Herman Jones, Member

**ORDER ON VOLUNTARY AGREEMENT AND WITHDRAWAL OF PROTEST**

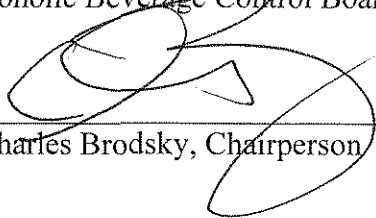
The official records of the Alcoholic Control Board (Board) reflect that Green Zebra, LLC, t/a Café Society (Applicant), filed an Application for a new Retailer's Class CN License located at 2001 14<sup>th</sup> Street, N.W., Washington, D.C. ANC 1B timely filed a protest dated January 8, 2010. The Applicant and Peter J. Raia, Sr., Vice Chairperson, ANC 1B, have entered into a Voluntary Agreement, dated April 6, 2010, setting forth the terms and conditions that govern the operation of the Applicant's establishment. This Agreement constitutes a withdrawal of the Protest of this Application.

**Green Zebra, LLC**  
**t/a Café Society**  
**License No: 83420**  
**Page 2**

Accordingly, it is this 21<sup>st</sup> day of April 2010, **ORDERED** that:

1. The Application filed by Green Zebra, LLC, t/a Café Society (Applicant), for a new Retailer's Class CT license located at 2001 14<sup>th</sup> Street, N.W., Washington, D.C., is **GRANTED**;
2. The Protest in this matter is hereby **DISMISSED**;
3. The above-referenced Voluntary Agreements submitted by the Applicant, ANC 1B, and Protestant to govern the operations of the Applicant's establishment are **APPROVED** and **INCORPORATED** as part of this Order; and
4. Copies of this Order shall be sent to the Applicant and ANC 1B.

District of Columbia  
Alcoholic Beverage Control Board



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Charles Brodsky, Chairperson


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Mital M. Gandhi, Member



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Nick Alberti, Member



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Donald Brooks, Member



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Herman Jones, Member

Pursuant to 23 DCMR § 1719.1 (April 2004), 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, 1250 U Street, N.W., Third Floor, Washington, D.C. 20009.

# Holland & Knight

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Holland & Knight LLP | www.hkllaw.com

DISTRICT OF COLUMBIA  
ALCOHOLIC BEVERAGE  
REGULATION ADMINISTRATION

2010 APR -7 P 1:09

Beverly A. Berning  
202.419.2452  
beverly.berning@hkllaw.com

REC'D BY CB

April 7, 2010

## VIA HAND DELIVERY

Ms. Thea Davis  
Alcoholic Beverage Regulation Administration  
1250 U Street, N.W.  
Washington, D.C. 20009

Re: Green Zebra LLC t/a/ Café Society  
2001 14<sup>th</sup> Street, N.W.  
Voluntary Agreement  
License # 083420

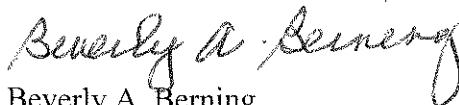
Dear Ms. Davis:

With reference to the above license, I have enclosed the **original** Replacement Voluntary Agreement, dated as of April 6, 2010.

Please note this Voluntary Agreement is to **replace** the version dated March 25, 2010.

Sincerely,

Holland & Knight LLP



Beverly A. Berning  
Paralegal

/bab

Enclosure

# 9316504\_v1

Voluntary Agreement Concerning Issuance of License  
083420 to Green Zebra LLC t/a Café Society

THIS AGREEMENT made and entered into this 6<sup>th</sup> day of April, 2010, by and between Green Zebra LLC (Applicant) and ANC1B (Protestant) witnesses:

Whereas Applicant has filed application 083420 with the District of Columbia Alcoholic Beverage Control Board (ABC Board) for a new class CN02 license for premises to be known as Green Zebra, and to be located at 2001 14<sup>th</sup> Street NW, Washington, DC 20009 (Premises).

Whereas Protestant has filed before the ABC Board a protest opposing the granting of this application on the basis of their concern for peace, order and quiet;

Whereas in recognition of the ABC Board's policy of encouraging parties to a protested proceeding to settle their differences by reaching voluntary agreements, by their signatures below, the parties hereto desire to enter into a voluntary agreement whereby (1) Applicant will agree to adopt certain measures to address Protestant's concerns and to include this agreement as a formal condition of its application, and (2) Protestant will agree to withdraw its protest provided that such an agreement is incorporated into the ABC Board's order issuing the license;

In consideration of the mutual undertakings memorialized herein, the Applicant and Protestants hereby agree as follows:

A. NOISE. Applicant acknowledges familiarity with and will comply with noise-control provisions of the District of Columbia law and regulations, including preventing emissions of sound, capable of being heard outside the premises, by any musical instrument or amplification device or other device beyond the applicable noise levels for operations set forth in Title 20 of the District of Columbia Municipal Regulations ("DCMR 20"). The entrance door of the premises will be kept closed at all times during business hours when music is being played or any sound amplification device is being employed in the premises, except when persons are in the act of using the door for ingress to or egress from the premises. Any emission of sound during the ingress and egress of persons will not be deemed a violation of this provision. Applicant will have no amplified music on the summer garden. When the summer garden is closed the doors going to the summer garden may be open as long as no amplified music is being played on that floor.

B. SAFETY & SECURITY. Applicant agrees to provide a security plan for inclusion in ABC Board and Protestants files.

C. FOOD SERVICE. Applicant will be held to a standard of annual gross food sales of \$1,500.00 per indoor seat.

D. TRASH/GARBAGE/RODENTS. Applicant shall maintain trash/garbage removal service at least three times weekly and see that the trash and dumpster area remains clean. Applicant shall deposit trash and garbage only in rodent-proof dumpsters, where the covers fit properly and

remain fully closed except when trash or garbage is being added or removed. Applicant shall request that its trash and recycling contractors pick trash and materials up between 9:30am-6pm.

E. PARKING. Applicant will have a parking plan that encourages transit use, and directs patrons to use nearby public parking facilities rather than parking on residential streets.

F. NOTICE AND OPPORTUNITY TO CURE. In the event that any of the parties is in material 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 material breach is of a nature that takes longer to cure, reasonable notice and opportunity shall provide for a cure within thirty days of the date of such notice. If Applicant or the Protestant fails to cure within the thirty day period (or, with respect to a breach which reasonably requires more than thirty days to cure, fails to commence cure of such breach and diligently pursues such cure) such failure shall constitute grounds for seeking a Show Cause Order from the ABC Board pursuant to DC Official Code 25-447. 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 either on the date delivered by certified mail or on the date of hand delivery,

If to Applicant: Green Zebra LLC, Amanallah Ayoubi\_2001 14<sup>th</sup> St. NW,  
Washington, DC 20009

If to Protestant: ANC 1B Chairperson, ANC 1B, PO Box 73710, Washington, DC 20056  
OR  
Hand delivered personally to the ANC 1B Chairperson or Commissioner  
at his/her address specified on the District of Columbia Government  
website.

**GREEN ZEBRA LLC t/a CAFÉ SOCIETY**  
**PARKING PLAN**

This PARKING PLAN ("Plan") is established by Green Zebra LLC t/a Café Society ("Green Zebra"), located at 2001 14<sup>th</sup> Street, NW, Washington, D.C. 20009, and is effective as of its opening date in Spring 2010. The purpose of the Plan is to help accommodate and facilitate the parking and transit needs of its patrons in a manner that will help to promote order within the community.

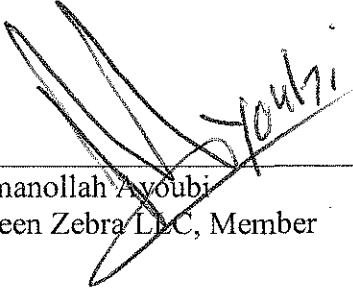
In accordance with its purpose, Green Zebra will do the following.

- Green Zebra will encourage its patrons to use public transportation by publicizing its accessibility to metro-bus and metro-rail.
- Green Zebra will encourage its patrons to use nearby public parking facilities, such as the underground parking facility located at the Reeves Government Center.
- Green Zebra will offer valet parking for its patrons as necessary during evenings when large crowds may be expected.

Updated: 4/7/10

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**Wherefore**, by the signing of the representatives of Applicant and Protestant, Applicant hereby agrees to aforementioned undertaking and Protestants agrees to withdraw its protest, provided that this agreement is incorporated into the ABC Board's order issuing a Class CT license.



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Amanollah Ayoubi  
Green Zebra LLC, Member



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Peter J. Raja, Sr.  
Vice Chairperson, ANC 1B