

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

In the Matter of:

Choi's Carroll, Inc.)	
t/a Fort Carroll Market)	
Application for a Retailer's)	
Class B License – renewal)	License no.: 74035
at premises)	Case no.: 9782-06/025P
3705 Martin Luther King Ave., S.E.)	Order no.: 2006-233
Washington, D.C.)	

Choi's Carroll, Inc., Applicant

Mary Cuthbert, Chairperson, on behalf of Advisory Neighborhood Commission 8C, and Philip E. Pannell, Executive Director, on behalf of the Anacostia Coordinating Council, Protestants

BEFORE: Charles A. Burger, Chairperson
Vera M. Abbott, Member
Judy A. Moy, Member
Audrey E. Thompson, Member
Peter B. Feather, Member
Albert G. Lauber, Member
Eartha Isaac, Member

ORDER ON VOLUNTARY AGREEMENT AND WITHDRAWN PROTEST

The renewal application for a Retailer's Class "B" License, having been protested, came before the Alcoholic Beverage Control Board ("Board") on January 4, 2006, in accordance with D.C. Official Code § 25-601 (2001). Mary Cuthbert, Chairperson, on behalf of Advisory Neighborhood Commission ("ANC") 8C, and Philip E. Pannell, Executive Director, on behalf of the Anacostia Coordinating Council ("ACC") filed timely oppositions by letter on November 21, 2005 and December 19, 2005, respectively.¹

The official records of the Board reflect that the parties have reached two (2) separate agreements that have been reduced to writing and have been properly executed

¹ On March 15, 2005, the Board issued an Order reinstating the protest of Mr. Pannell, Executive Director, on behalf of the ACC. The March 15, 2006 Order clarifies that Mr. Pannell was erroneously denied standing in this matter due to an administrative error.

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and filed with the Board. The Board notes that the agreements are substantively similar; however, if a conflict exists between the terms of the two (2) agreements, the terms more restrictive to the licensee shall be enforced by the Board. The Board is approving both agreements with the following changes. The Board is striking the term "tobacco and" in provision 7 and provisions 10 and 11 in their entirety, for not being terms covered by Title 23 of the District of Columbia Municipal Regulations ("DCMR") § 1609.1 (2004). The Board notes that the parties do not oppose the aforementioned changes. Pursuant to the agreements, dated August 11, 2006 and August 15, 2006, the Protestants have agreed to withdraw their protests, provided, however, the Board's approval of the pending application is conditioned upon the licensee's continuing compliance with the terms of the agreements.

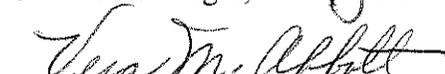
Accordingly, it is this 4th day of October 2006, **ORDERED** that:

1. The protests of Ms. Cuthbert, Chairperson, on behalf of ANC 8C, and Mr. Pannell, Executive Director, on behalf of the ACC, are **WITHDRAWN**;
2. The renewal application of Choi's Carroll, Inc., t/a Fort Carroll Market, for a Retailer's Class "B" License at 3705 Martin Luther King Ave., S.E., Washington, D.C., is **GRANTED**;
3. The above-referenced agreements are **INCORPORATED** as part of this Order; and
4. Copies of this Order shall be sent to the Protestants and the Applicant.

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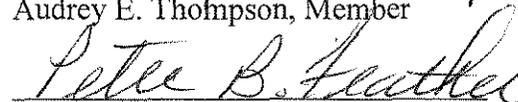
District of Columbia
Alcoholic Beverage Control Board


Charles A. Burger, Chairperson


Vera M. Abbott, Member


Judy A. Moy, Member


Audrey E. Thompson, Member


Peter B. Feather, Member


Albert G. Lauber, Member

Eartha Isaac, 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, 941 North Capitol Street, N.E., Suite 7200, Washington, D.C. 20002.

Cooperative Agreement
Between

Anacostia Coordinating Council(ACC)

And

FORT CARROLL MARKET

(Licensee Trading as)

3705 M.L.K.JR.AVE SE Washington DC 22032

(Address)

(Retailer's class & License Number)

WHEREAS, the licensee has applied to renew an Alcoholic Beverage Control Retailer's Class B license for the business and location named above and

WHEREAS, the Licensee and the ACC have discussed The concerns of the community and have reached an understanding relating To the operation of the ABS licensed establishment as well as the level of cooperation that shall exist between the Licensee and the community.

NOW, THEREFORE, the Licensee agree to the following:

1. The Licensee will comply with all the laws and regulations governing The operation of a Retailer's Class B license by which this cooperative Agreement applies, as applied for and approved by the District of the Columbia in the name of the Licensee.
2. The sale of drug paraphernalia is illegal (see 48 D.C. Code section 1103—violation is subject to jail and/or fine for the first offence) as is the sale of single or loose cigarettes. The Licensee will not sell any drug paraphernalia or specified items that can assist in drug use.
 - a. Cigarette rolling paper: cocaine freebase kit
 - b. Pipes or any kind (metal, wooden, acrylic, glass, stone, plastic or ceramic), spoons, marijuana bongs, roach clips, cigar screens
 - c. individual brillo (other brand names) pads scouring pads or steel wool that are not contained in tagged manufactured packaging
 - d. Small plastic zip lock bags (less than 3/4" in size)
 - e. Single or loose cigarettes
 - f. Blunt papers, blunt wrappers and tobacco leaves
 - g. Single/individual razor blades that are not contained in tagged manufactured packaging
 - h. small bags of ice, "go-cups"

- i. paper or plastic individual cups
3. The Licensee will not sell alcoholic beverages before or after ABC regulated hours.
4. The Licensee will keep the "immediate environs" as defined in the D.C. official code, Title 25 Section 24-726 Control of Litter. (a) the licensee under a retailer's license shall take reasonable measure to ensure that the immediate environs of the establishment including adjacent alleys, sidewalks, or other public property immediately adjacent to the establishment, or other property used by the licensee to conduct its business, are kept free of litter. (b) The licensee under a retailer's license shall comply with the Litter Control Expansion Amendment Act of 1987, effective October 9, 1987 (D.C. Law 7-38; 23 DCMR 720).
5. The Licensee will keep the inside of the store free of debris and trash.
6. The Licensee (establishments with parking lots only) will post "PARKING LIMITS" signs on their parking lot to deter unwanted guest from parking for long periods of time without patronizing the store.
7. The Licensee will not advertise "tobacco and alcohol" in the exterior walls of the property used by the Licensee to conduct business.
8. The Licensee will promptly (that's is within 30 days) remove or Paint over any graffiti written on the exterior walls of the property used by the Licensee to conduct business.
9. The Licensee will prohibit loitering in front of the business, will use reasonable efforts to enforce such a prohibition, and will post "NO LOITERING" signs in a prominent place on the exterior of its establishment.
10. The Licensee will post a warning sign that states it is illegal for anyone under the age of 18 to purchase tobacco products. The sign will include a surgeon general's warning. In addition, the sign will clearly state the maximum fine for a violation of this section and the sign will be visible to the public.
11. The Licensee will request that everyone that appears to be under the age of 18 to show proper identification when purchasing tobacco.
12. The Licensee will not sell of deliver alcoholic beverages to any person under the age of 21. In addition, the licensee will post a warning sign that states it is illegal for anyone to sell, serve, or distribute alcoholic beverages to anyone under the age of 21 and the sign will be visible to the public.
13. The Licensee will not knowingly sell alcoholic beverages to an intoxicated person.
14. The Licensee will take all reasonable precautions to avoid the sales of alcoholic beverages in any form to anyone accompanying a person who has been denied service, if it appears that an attempt is being made to buy alcohol for that person who has been denied.
15. The Licensee will install and properly maintain at least one surveillance camera inside of the property used by the Licensee to conduct business.

16. The Licensee will contact the Metropolitan Police Department and report any and all unlawful activity conducted inside or observed outside of the property used by the Licensee for business.
17. The Licensee agrees to work with the community to resolve problems that brought to the attention of the Licensee. Specifically the Licensee agrees to respond within fourteen (14) business days to any written complaint that is received from the ACC and further agrees to document its reasonable efforts to respond to such written complaint.
The ACC give their assurance that any complaints towards the Licensee will notify or inform the Korean American Business Association (KABA).
18. The Licensee agrees and assures that all of its employees will adhere to the provisions of this agreement, particularly with respect to the sale of alcoholic beverages in any form.
19. The Licensee agrees to have a copy of this Cooperative Agreement available upon request at the location of the business.
20. In the event any provision of this Agreement is deemed to be void, invalid or unenforceable that provision shall be served from the remainder of this agreement so as not to cause the invalidity or unenforceability of the remainder of this agreement. All remaining provisions of this agreement shall then continue in full force and effect. If any provision shall be deemed invalid due to scope or breadth permitted by law.
21. This agreement may be modified, superseded or void only upon the written and signed Agreement of the Parties. Further, the physical destruction or loss of This document shall not be construed as a modification or termination of the agreement contained herein.
22. Each party acknowledges that he/she has had an adequate opportunity to read and fully consider the terms of this Agreement. The terms and conditions of this entire Agreement are agreed and understood by the Licensee and the community of ACC.
23. The Licensee is assured that the provisions of this agreement will be offered To other Members of the Ward 8 Business Community (Gas stations, Delis, Vendors and Liquor Stores).
24. The Licensee acknowledges the provisions of this agreement will be fully enforced by the effective date.

The provisions of this Cooperative Agreement shall become part of the conditions of the ABC license and shall remain in force for the duration of life of the license. Violation of this Cooperative Agreement by the Licensee or the Licensee's failure to implement measures called for in the Cooperative Agreement, shall be considered just cause for the ABC board to initiate a show cause hearing upon evidence that a licensee has violated a cooperative agreement. Upon a determination that the licensee has violated the cooperative agreement, the board shall penalize the Licensee according to the provisions set forth for violations of a license in Chapter 8 of the D.C. Official Code, Title 25.

Notwithstanding anything to the contrary herein, Licensee shall use reasonable efforts to control litter, keep the property clean, maintain signs and placards as required, and monitor activities around the property as more fully set forth in Section 4, 5, 6, 9, 11

and 16. ACC agree to provide written notice to Licensee and the opportunity to correct same prior to initiating a "show cause" hearing for such violations; provided however that no more than two notice shall be required in any twelve-month period and, provide further, that no notice shall be deemed necessary for subsequent willful violations.

Licensee's Name KWAN SUK Choi

Licensee's Signature Kwan Suk Choi Date 8-11-06

Licensee's Trade Name Fort Carroll Market

Community Representatives

Name Philip E. Pannell

Signature Philip E. Pannell Date: 8/11/06

ACC

Name _____

Signature _____ Date _____

ACC

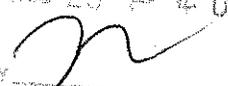
Name _____

Signature _____ Date _____

Cooperative Agreement
Between

GOVT OF THE DISTRICT OF COLUMBIA
ALCOHOLIC BEVERAGE
REGISTRATION

2006 AUG 25 P 4 04

Advisory Neighborhood Commission 8C (ANC8C) BY 

And
Fort Carroll Market

(Licensee Trading as)

3705 M. L. K. Jr Ave, S.E. Washington D.C. 20032
(Address)

(Retailer's class & License Number)

WHEREAS, the licensee has applied to renew an Alcoholic Beverage Control
Retailer's Class B License for the business and location named above and

WHEREAS, the Licensee and the ANC8C have discussed
The concerns of the community and have reached an understanding relating
To the operation of the ABS licensed establishment as well as the level of
cooperation that shall exist between the Licensee and the community.

NOW, THEREFORE, the Licensee agree to the following:

1. The Licensee will comply with all the laws and regulations governing
The operation of a Retailer's Class B license by which this cooperative
Agreement applies, as applied for and approved by the District of
the Columbia in the name of the Licensee.
2. The sale of drug paraphernalia is illegal (see 48 D.C. Code section
1103---violation is subject to jail and/or fine for the first offence) as is
the sale of single or loose cigarettes. The Licensee will not sell
any drug paraphernalia or specified items that can assist in drug use.
 - a. Cigarette rolling paper: cocaine freebase kit
 - b. Pipes or any kind (metal, wooden, acrylic, glass, stone, plastic
or ceramic), spoons, marijuana bongs, roach clips, cigar screens
 - c. individual brillo (other brand names) pads scouring pads or steel wool
that are not contained in tagged manufactured packaging
 - d. Small plastic zip lock bags (less than 3/4" in size)
 - e. Single or loose cigarettes
 - f. Blunt papers, blunt wrappers and tobacco leaves
 - g. Single/individual razor blades that are not contained in tagged
manufactured packaging
 - h. small bags of ice, "go-cups"

- i. paper or plastic individual cups
3. The Licensee will not sell alcoholic beverages before or after ABC Regulated hours.
4. The Licensee will keep the "immediate environs" as defined in the D.C. official code, Title 25 Section 24-726 Control of Litter. (a) the licensee under a retailer's license shall take reasonable measure to ensure that the immediate environs of the establishment including adjacent alleys, side walks, or other public property immediately adjacent to the establishment, or other property used by the licensee to conduct its business, are kept free of litter. (b) The licensee under a retailer's license shall comply with the Litter Control Expansion Amendment Act of 1987, effective October 9, 1987 (D.C. Law 7-38, 23 DCMR 720).
5. The Licensee will keep the inside of the store free of debris and trash.
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13. The Licensee will not knowingly sell alcoholic beverages to an intoxicated person.
14. The Licensee will take all reasonable precautions to avoid the sales of alcoholic beverages in any form to anyone accompanying a person who has been denied service, if it appears that an attempt is being made to buy alcohol for that person who has been denied.
15. The Licensee will install and properly maintain at least one surveillance camera inside of the property used by the Licensee to conduct business.

16. The Licensee will contact the Metropolitan Police Department and report any and all unlawful activity conducted inside or observed outside of the property used by the Licensee for business.
17. The Licensee agrees to work with the community to resolve problems that brought to the attention of the Licensee. Specifically the Licensee agrees to respond within fourteen (14) business days to any written complaint that is received from the ANC8C and further agrees to document its reasonable efforts to respond to such written complaint.
The ANC8C give their assurance that any complaints towards the Licensee will notify or inform the Korean American Business Association (KABA).
18. The Licensee agrees and assures that all of its employees will adhere to the provisions of this agreement, particularly with respect to the sale of alcoholic beverages in any form.
19. The Licensee agrees to have a copy of this Cooperative Agreement available upon request at the location of the business.
20. In the event any provision of this Agreement is deemed to be void, invalid or unenforceable that provision shall be served from the remainder of this agreement so as not to cause the invalidity or unenforceability of the remainder of this agreement. All remaining provisions of this agreement shall then continue in full force and effect. If any provision shall be deemed invalid due to scope or breadth permitted by law.
21. This agreement may be modified, superseded or void only upon the written and signed Agreement of the Parties. Further, the physical destruction or loss of This document shall not be construed as a modification or termination of the agreement contained herein.
22. Each party acknowledges that he/she has had an adequate opportunity to read and fully consider the terms of this Agreement. The terms and conditions of this entire Agreement are agreed and understood by the Licensee and the community of ANC8C.
23. The Licensee is assured that the provisions of this agreement will be offered To other Members of the Ward 8 Business Community (Gas stations, Delis, Vendors and Liquor Stores).
24. The Licensee acknowledges the provisions of this agreement will be fully enforced by the effective date.

The provisions of this Cooperative Agreement shall become part of the conditions of the ABC license and shall remain in force for the duration of renewal period of the license. Violation of this Cooperative Agreement by the Licensee or the Licensee's failure to implement measures called for in the Cooperative Agreement, shall be considered just cause for the ABC board to initiate a show cause hearing upon evidence that a licensee has violated a cooperative agreement. Upon a determination that the licensee has violated the cooperative agreement, the board shall penalize the Licensee according to the provisions set forth for violations of a license in Chapter 8 of the D.C. Official Code, Title 25.

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and 16. ANC3C agree to provide written notice to Licensee and the opportunity to correct same prior to initiating a "show cause" hearing for such violations; provided however that no more than two notice shall be required in any twelve-month period and, provide further, that no notice shall be deemed necessary for subsequent willful violations.

Licensee's Name Kwan Suk Choi

Licensee's Signature Kwan Suk Choi Date 8.15.06

Licensee's Trade Name Fort Carroll Market

Community Representatives

ANC8C

Name Mary Catherine

Signature Mary Catherine Date: 8-15-06

ANC8C

Name _____

Signature _____ Date _____

ANC8C

Name _____

Signature _____ Date _____