

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

**In the Matter of:**

Rose Creek Wine, LLC  
t/a Rose Creek Wine

Applicant for a New  
Retailer's Class AI License

at premises  
4221 Connecticut Avenue, NW  
Washington, D.C. 20008

License No.: ABRA-117406

Order No.: 2021-109

Rose Creek Wine, LLC, t/a Rose Creek Wine, Applicant

David Cristeal, Commissioner, Advisory Neighborhood Commission (ANC) 3F

**BEFORE:** Donovan Anderson, Chairperson  
James Short, Member  
Bobby Cato, Member  
Rema Wahabzadah, Member  
Rafi Crockett, Member  
Jeni Hansen, Member  
Edward S. Grandis, Member

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**ORDER ON SETTLEMENT AGREEMENT**

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The official records of the Alcoholic Beverage Control Board (Board) reflect that Rose Creek Wine, LLC, t/a Rose Creek Wine (Applicant), Applicant for a new Retailer's Class AI License and ANC 3F have entered into a Settlement Agreement (Agreement), dated February 15, 2021, 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 Commissioner David Cristeal, on behalf of ANC 3F, are signatories to the Agreement.

Accordingly, it is this 3rd day of March 2021, **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 Applicant and ANC 3F.

District of Columbia  
Alcoholic Beverage Control Board

eSigned via SeamlessDocs.com  
*Donovan Anderson*  
Key: a342352109-03809-467200693145028

Donovan Anderson, Chairperson

eSigned via SeamlessDocs.com  
*James Short*  
Key: 547a0372f0200606081033282424e

James Short, Member

eSigned via SeamlessDocs.com  
*Bobby Cato*  
Key: 256d3fca0f0e146d774b75bd7017d204

Bobby Cato, Member

eSigned via SeamlessDocs.com  
*Rema Wahabzadah, Member*  
Key: bf2ca49b590b74009b19b35b738f16cf

Rema Wahabzadah, Member

eSigned via SeamlessDocs.com  
*Rafi Aliya Crockett, Member*  
Key: b560e91845e1f0e4016155e5c12f01cc

Rafi Crockett, Member

eSigned via SeamlessDocs.com  
*Jeni Hansen, Member*  
Key: 8217229135500447401555fc2a41879

Jeni Hansen, Member

eSigned via SeamlessDocs.com  
*Edward Grandis, Member*  
Key: 5027bda7f0f040ec14adeb52541ce5

Edward S. Grandis, Member

Pursuant to D.C. Official Code § 25-433(d)(1), 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, 2000 14<sup>th</sup> Street, N.W., Suite 400S, Washington, DC 20009.

Also, pursuant to section II 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, any party adversely affected has the right to appeal this Order by filing a petition for review, within thirty (30) days of the date of service of this Order, with the District of Columbia Court of Appeals, 430 E Street, N.W., Washington, D.C. 20001; (202/879- 1010). However, the timely filing of a Motion for Reconsideration pursuant to 23 DCMR § 1719.1 (2008) 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).

**Government of the District of Columbia**  
**ADVISORY NEIGHBORHOOD COMMISSION 3F**  
*Van Ness • North Cleveland Park • Wakefield • Forest Hills*

3F01 – David Cristeal, Chair  
3F02 – Alexandria Appah, Vice Chair  
3F03 – Dipa Metha,  
3F04 – Stan Wall, Treasurer  
3F05 – Claudette David  
3F06 – Monika Nemeth  
3F07 – Matthew Buechner



4401-A Connecticut Ave, N.W.  
Box 244, Washington, D.C. 20008  
commissioners@anc3f.com  
www.anc3f.com

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**SETTLEMENT AGREEMENT**

Made this 15th day of February 2021, by and between [ROSE CREEK WINE LLC] (the "Applicant") and Advisory Neighborhood Commission 3F (the "ANC or "ANC 3F"),

**WITNESSETH**

WHEREAS, pending before the District of Columbia Alcoholic Beverage Control ("ABC") Board is Applicant's application for a Retailer's Class "A" (Internet Only) liquor license for the premises known as [ROSE CREEK WINE LLC] at premises [DOMAINE DC 4221 CONNECTICUT] Avenue, NW (the "Establishment"), License Number ABRA-[117406]; and

WHEREAS, both Applicant and the ANC (the "parties") desire to enter into a Settlement Agreement commemorating certain understandings regarding Applicant's operating plans; and

WHEREAS, in consideration of the premises recited, and the mutual covenants and promises set forth below:

**Hours**

1. Applicant's hours of operation at the above-mentioned licensed premises for all purposes that cause a noise disturbance (as defined in D.C. Code 25-725) – including deliveries and pick-ups – will be within the hours of 9:00 a.m. to 10:00 p.m. Sunday through Saturday. This restriction does not include sale activity outside these hours that does not cause a noise disturbance.

**Public Spaces**

To the extent Applicant is able to control deliveries and pick-ups, Applicant will make a reasonable effort to:

2. Use off-street parking for dropping off and retrieving product;
3. Restrict vehicle parking, including staff, customers, and vendors to legal parking locations that the Applicant can control.

4. Ensure its employees and guests maintain the establishment in such a manner as to have minimal impact on vehicular and pedestrian traffic on public streets in the neighborhood (e.g., not stacking crates to block traffic, etc.); and
5. Schedule garbage collection pickups between the hours of 9:00 a.m. and 9:00 p.m. if able to do so.

### ***Advertising***

6. Applicants shall be prohibited from displaying any advertising banners, neon signs, or outside signage other than any sign permitted by D.C laws and regulations and those required by law.

### ***Breach of Agreement / Notifications***

7. Applicant shall manage and operate in a manner consistent with their ABRA license. As such, applicant shall comply with District of Columbia Official Code Title 25 and District of Columbia Municipal Regulations Title 23 as they apply to the Establishment and applicable laws and regulations of the District of Columbia in the operation of this establishment.
8. The Parties agree to maintain open communications and agree to endeavor to confer and deal in good faith with issues raised under this Agreement or new issues that might arise that are within ABRA's jurisdiction with regard to the operation of the Establishment. 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 for which notice has been given, reasonable notice and opportunity shall provide for a cure within 30 days of the date of such notice. If the Applicant 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 grounds for the ANC to file a complaint with the ABC Board in accordance with D.C. Official Code 95-447. Unless otherwise noted above, any notices required to be made under this Agreement shall be delivered in writing and mailed via certified mail, return receipt requested, or hand-delivered, to the other parties to this Agreement at the following addresses:

- a. Rose Creek Wine LLC  
710 Kenyon St NW #1  
Washington, DC 20010

With a copy to:

- b. Advisory Neighborhood Commission 3F  
4401-A Connecticut Avenue, N.W, PMB 244  
Washington, D.C. 20008-2322

Notice shall be deemed given as of the time of receipt or refusal of receipt. Any party or their counsel may change its address for the purposes of receiving notice under this Agreement by giving notice in accordance with this section 8.

THEREFORE, in consideration of and in reliance upon the commitments reflected in sections 1 through 8 above, the ANC will advise the ABC Board that it does not oppose Applicant's pending application for a Retailer's Class "A" (Internet Only) license.

IN WITNESS WHEREOF, the parties have affixed hereunto their hands and seals on the year and day first written above.

**APPLICANT**

Signature: Stephanie L. Carrillo

Name: Stephanie L. Carrillo

Title: CO-OWNER, MANAGING PARTNER

**ANC 3F**

Signature: David Cristeal

Name: David Cristeal

Title: Chair - ANC 3F