

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

In the Matter of:	)	
	)	
AB Qumseya, LLC,	)	License Number: 83700
t/a Shawarma King	)	ORDER NUMBER: 2010-356
	)	
Application for New Retailer's	)	
Class DR License	)	
at premises	)	
1654 Columbia Road, N.W.	)	
Washington, D.C. 20009	)	

AB Qumseya, LLC, t/a Shawarma King, Applicant

Wilson Reynolds, Chair, Advisory Neighborhood Commission 1C (ANC 1C)

Nancy Shia, Commissioner, Advisory Neighborhood Commission 1C06 (ANC 1C06)

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

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

The official records of the Alcoholic Control Board (Board) reflect that AB Qumseya, LLC, t/a Shawarma King, Applicant for a new Retailer's Class DR License located at 1654 Columbia Road, N.W., Washington D.C., and Commissioner Nancy Shia, on behalf of ANC 1C06 (collectively, the "Parties"), have entered into a Voluntary Agreement (Agreement) dated May 5, 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 by ANC 1C.

The Agreement has been reduced to writing and has been properly executed and filed with the Board. The Applicant and Commissioner Shia are signatories to the Agreement.

**AB Qumseya, LLC**  
**t/a Shawarma King**  
**License No: 83700**  
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Accordingly, it is this 9<sup>th</sup> day of June 2010, **ORDERED** that:

1. The Application filed by AB Qumseya, LLC, t/a Shawarma King, for a new Retailer's Class DR license located at 1654 Columbia Road, N.W., Washington D.C., is **GRANTED**;

2. The Protest in this matter is hereby **DISMISSED**;

3. This above-referenced Voluntary Agreement submitted by the Parties to govern the operations of the Applicant's establishment is **APPROVED** and **INCORPORATED** as part of this Order, except for the following language to removed by this **ORDER**:

Section 4: "Applicant also specifically agrees to be the sole owner of the ABC license."

Section 5: "Applicant, upon notice from the ANC shall send a representative of the Establishment to a meeting to confer and deal in good faith with issues raised under this Agreement."

4. Copies of this Order shall be sent to the Applicant and ANC 1C.

AB Qumseya, LLC  
t/a Shawarma King  
License No: 83700  
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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



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Calvin Nophlin, Member



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Mike Silverstein, 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.

## Voluntary Agreement

THIS VOLUNTARY AGREEMENT ("Agreement") is made this 5<sup>th</sup> day of May, 2010 by and between Butros Qumseya t/a/ Shawarma King, License # 083700 ("Applicant") and Advisory Neighborhood Commission 1C ("protestant"), (collectively, the "Parties").

### WITNESSETH

Whereas, Applicant has applied for a License Class D for a business establishment located at 1654 Columbia Road, NW, Washington DC.

Whereas, the Parties have agreed to enter into this agreement and request that the Alcohol Beverage Control Board (ABC Board) approve the Applicant's License application conditioned upon the applicant's compliance with the terms of this written agreement, and

Whereas, the parties are desirous of entering into a voluntary agreement pursuant to DC Official Code 25-446 for the operation and the maintenance of the establishment in such a manner as to minimize the effect on (i), the peace, order and quiet of the neighborhood and (ii) pedestrian safety and vehicular traffic, and to eliminate the need for a Protest Hearing regarding the license application.

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. Hours of Operation and Sales. The Applicant's hours of operation shall be as follows:

Sunday	10:00 am to 11:00 pm
Monday through Thursday	10:00 am to 11:00 pm
Friday and Saturday	10:00 am to 3:00 am

The Applicant's hours for selling and serving alcohol shall be as follows:

Sunday	10:00 am to 11:00 pm
Monday through Thursday	10:00 am to 11:00 pm
Friday and Saturday	10:00 am to 3:00 am

2. Sidewalk Café. Applicant plans to provide sidewalk café seating for 12 patrons. Protestant will not object to the 12-seat patron limit. Applicant agrees that it shall not seek to expand the capacity of the sidewalk without amendment of this agreement.

Applicant will direct its employees to inspect the sidewalk café at least once each hour to ensure its cleanliness. As of the date of this agreement, the hours for the sidewalk café are 11 am to 11 pm. The parties agree to amending those hours to 12:00 AM upon approval by the DC Public Space Committee at its May 2010 meeting. The Applicant agrees to provide the Board with a copy of his Public Space Permit reflecting the changed hours, to be attached to this agreement.

3. Public Space and Trash. Applicant shall keep the sidewalk (up to and including the curb), tree box(es) and curb clean and free of litter, bottles and other debris in compliance with D.C. Code and Municipal Regulations. Applicant shall police these areas sufficiently to assure that refuse and other materials are promptly removed. Applicant shall ensure that the area around the dumpster is kept clean at all times and the dumpster is placed such that it does not encroach on the abutting property owners and so that no garbage is placed on the abutting property.

4. License, Ownership and Compliance with ABRA Regulations. Applicant promises to Protestants that it shall abide by all Alcoholic Beverage Regulations Administration (ABRA) regulations regarding the ownership of the license and all other provisions applicable to liquor licensees, and agrees that Protestants shall have standing to ask the ABC Board to enforce any violations of the agreement. Applicant also specifically agrees to be the sole owner of the ABC license.

5. Participation in the Community. Applicant agrees to seek to maintain open communications with the Protestants, and the community for which ANC 1C acts. To this end, Applicant shall from time to time be requested at ANC1C public meetings, which currently occur on the first Wednesday of each month at 7 p.m. at 2355 Ontario Road, NW, Washington DC 20009. Applicant, upon notice from the ANC shall send a representative of the Establishment to a meeting to confer and deal in good faith with issues raised under this 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 the breach is of an emergency nature or is a repetition of a prior breach, reasonable notice and opportunity shall provide for a cure within 30 days of the date of such notice. If Applicant or the licensee fails to cure within the 30-day period (or, with respect to a breach and diligently pursues such cure) failure shall constitute a cause for seeking a Show Cause Order from the ABC Board pursuant to D.C. Official Code 25-447. Unless otherwise noted above, any notice 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 as of the time of receipt or refusal of receipt:

If to Applicant: Shawarma King Restaurant  
1654 Columbia Road, NW  
Washington, DC 20009  
Attn: B. Qumseya  
(202) ~~202-8330~~  
*462 8355*

If to Protestants: Advisory Neighborhood Commission 1c  
PO Box 21009  
Washington, DC 20009  
Attention: ANC1C Chairman  
(202) 234-0383

Failure to give notice shall not constitute waiver or acquiescence to the violation, but notice shall be prerequisite to the filing of a complaint with the ABC Board or any other enforcement action.

Withdrawal of Protest. Upon execution of this Agreement by the parties and its acceptance by the ABC Board, Protestants shall withdraw the protest.

PROTESTANT:  
ANC or other Protesting Organization

Nancy Shea  
By: Printed Name

Nancy Shea IC06  
By: Signature

APPLICANT:

Bubros Qumseya  
Shawarma King

Owner  
By: Name/Title