

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

In the Matter of:)	
)	
Ama Ami, LLC)	
t/a Two Nine)	
Applicant for a New)	Case No.: 26-PRO-00005
Retailer's Class CR License)	License No.: ABRA-132387
)	Order No.: 2026-034
at premises)	
1218 31st Street, NW)	
Washington, D.C. 20007)	

Ama Ami, LLC, t/a Two Nine, Applicant

Mimsy Lindner, Commissioner, Advisory Neighborhood Commission (ANC) 2E, Protestant

Amy Titus, President, The Citizens Association of Georgetown (CAG)

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 2E'S PROTEST**

The Application filed by Ama Ami, LLC, t/a Two Nine (Applicant), for a New Retailer's Class CR License, was protested by ANC 2E.

The official records of the Board reflect that the Applicant, ANC 2E and CAG have entered into a Settlement Agreement (Agreement), dated December 15, 2025, 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; Commissioner Mimsy Lindner, on behalf of ANC 2E; and Amy Titus, on behalf of CAG; are signatories to the Agreement.

This Agreement constitutes a withdrawal of the Protest filed by ANC 2E.

Accordingly, it is this 14th day of January 2026, **ORDERED** that:

1. The Application filed by Ama Ami, LLC, t/a Two Nine, for a New Retailer's Class CR License, located at 1218 31st Street, NW, Washington, D.C., is **GRANTED**;
2. The Protest of ANC 2E in this matter is hereby **WITHDRAWN**;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: ac43cb0669d5f09e4b790093d1dccc8

Donovan Anderson, Chairperson

Silas Grant, Jr., Member

Teri Janine Quinn

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).

Settlement Agreement

("Agreement") is made by and between **Two Nine Restaurant LLC**, a District of Columbia Limited Liability Company ("the applicant"), **Advisory Neighborhood Commission 2E** (the "ANC") and the Citizens Association of Georgetown ("CAG").

Whereas, on December 15, 2025, The ANC and CAG entered into an agreement with the applicant at 1218 31st Street NW ("Two Nine").

NOW THEREFORE, in consideration of the agreements set forth herein, the parties do mutually agree as follows:

1. Serving of Alcohol

Two Nine is very considerate and cognizant that the restaurant is located in a residential area and strives to maintain that the area remains calm and tranquil. Being said the restaurant will not be open past 11:00 PM during its hours of operations. Furthermore, the restaurant is small and only has 16 seats at full capacity during the Omakase Service Hours.

Serving Alcohol only during the Omakase service hours which will be from 5PM-10:00 PM from Tuesday through Sunday every week. The Café hours which normally begins at 8:30 AM to 3:30 PM from Tuesday through Saturday and 11:30 AM to 3:30 PM on Sunday every week. Saki like beverages will be served during the lunch hour during the Café hours.

2. Trash disposal

Two Nine strives to keep a high standard when it comes to proper waste disposals and follows the D.C. restaurant guidelines to that effect. That being stated Two Nine has a designated Trash collection area located within the restaurant area and is regularly picked up.

3. Rodent Control

Two Nine strives to keep an extremely high standard when it comes to hygiene and health and will not tolerate any deviation from that high standard. Two Nine will monitor rodent control activity frequently and will put into place safeguard measures to make there is no issue concerning Rodent Control whatsoever.

WHEREFORE, this AGREEMENT is to put into place a binding agreement where based on the aforementioned language Two Nine will strive to be in compliance and respectful to the ANC Georgetown neighborhood demands and in consideration for an a active ABCA Liquor Licenses. This Agreement will always be subject to medication by consent of both parties with written proper notification no less than 7 days in advance.

This Agreement signed this 31st day of December, 2025.

Applicant: Two Nine, LLC.

/s/ Zach Ramos

Zach Ramos

/s/ Amy Phan

Amy Phan

Advisory Neighborhood Commission 2E:

Mimsy Lindner
Mimsy Lindner (Jan 5, 2026 17:37:34 EST)

Mimsy Lindner

The Citizens Association of Georgetown:

Amy Titus
Amy Titus (Jan 5, 2026 17:11:17 EST)

Amy Titus