

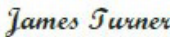
In the Matter of:	)	
	)	
Corkscrew Concepts, LLC	)	
t/a Alfies	)	
	)	
	)	License No.: ABRA-136622
Retailer Class CR License	)	Order No.: 2026-692
	)	
at premises	)	
1228 1/2 31st Street, NW	)	
Washington, DC 20007	)	
	)	

PARTIES: Corkscrew Concepts LLC t/a Alfies, Applicant

Brittany Sawyer, Executive Director, The Citizens Association of
Georgetown

The official records of the Alcoholic Beverage and Cannabis Board (Board) reflect that the parties identified above have entered into a Settlement Agreement (Agreement), dated August 21, 2026, 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. This Agreement constitutes a withdrawal of the Protest above of the ANC Protestants identified in this Order. Accordingly, on this 2nd day of September 2026, it is **ORDERED** that:

1. The Settlement Agreement attached to this Order and submitted by the parties to govern the operations of the Applicant's establishment is **APPROVED** and **INCORPORATED** as part of this Order.
2. A Copy of this Order shall be sent to the Parties.

OFFICIAL VOTE OF THE DISTRICT OF COLUMBIA ALCOHOLIC BEVERAGE AND CANNABIS BOARD		
Board Members	Decision	Signature
Donovan Anderson (Chairperson)	Approve	
Silas Grant, Jr.	Not Present	
Teri Janine Quinne	Approve	
Ryan Jones	Approve	
David Meadows	Approve	
James Turner	Approve	
Additional Comments: N/A		

NOTICE

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 NE, Suite 4200-B, Washington, DC 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 BETWEEN CORKSCREW CONCEPTS LLC;
ADVISORY NEIGHBORHOOD COMMISSION 2E; AND THE CITIZENS
ASSOCIATION OF GEORGETOWN**

THIS SETTLEMENT AGREEMENT ("Agreement") is made on the 21st day of August 2026 by and between Corkscrew Concepts, LLC t/a Alfies ("Applicant"), Advisory Neighborhood Commission 2E ("ANC 2E") and The Citizens Association of Georgetown ("CAG"), also referred to as the ("Parties")

WHEREAS, Applicant has applied for a Retailer's Class C Restaurant ABCA license (ABRA- 136622) with Summer Garden ("License") on the First Floor of the building located at 1228 ½ 31st St., NW, Suite 100 ("Premises");

WHEREAS, Parties wish to enter into this Settlement Agreement ("Agreement") pursuant to DC Official Code§ 25-446 to address concerns related to peace, order, and quiet and to eliminate the need for a Protest Hearing regarding the License application;

WHEREAS, Parties request that the Alcoholic Beverage & Cannabis Board ("ABC Board") approve the Applicant's License application conditioned upon Applicant's compliance with the terms of this Agreement; and

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. **Recitals Incorporated.** The recitals set forth above are incorporated herein by reference.
2. **Occupancy.** Interior occupant load shall not exceed 33 people.
Exterior Summer Garden shall not exceed 11 seats.
3. **Hours.**
 - a. The Interior Hours of Operation; Interior Hours of Alcoholic Beverage Sales, Service, and Consumption; hours shall be: 10:00am ± 12:30 am, daily (Monday - Sunday).
 - b. The Outdoor Summer Garden Hours of Operation and Hours of Alcoholic Beverage Sales, Service, and Consumption: shall be: 10:00am ± 11:30pm, daily. (Monday - Sunday)

c. Exceptions to the stated hours shall be granted for:

- i. Days designated by the ABC Board and/or the DC Office of Lottery and Gaming (“OLG”) as “Extended House for ABC Establishments” or “Daylight Savings Time Extension Hours” Applicant may operate for one additional hour (that is, one hour later);
- ii. In the event the Council of the District of Columbia or the ABC Board grants licensees in general extended operating hours for specific occasions, such as Inauguration or World Cup, Applicant may avail itself of such extended hours;
- iii. On January 1 of each year Applicant may operate, sell, serve, and permit the consumption of alcoholic beverages until 4:00am; and
- iv. Applicant may apply for a one-day substantial permit change in accordance with 23 DCMR §§ 716 and 1003, without objection from ANC2E or CAG, modify its hours, offer Entertainment, or otherwise change its operations.

4. Noise.

- a. Applicant shall comply with D.C. Code § 25-725 and follow the noise level requirements set forth in Chapter 27 of Title 20 of the District of Columbia Municipal Regulations. No music played inside the Premises shall be audible in the surrounding residences at any time.
- b. Applicant shall not install or affix speakers to the exterior of the premises.

5. Public Space & Trash.

- a. Applicant shall maintain the public space adjacent to and in front of the Premises in a clean and orderly manner.
- b. Applicant shall store trash and recyclables in the area designated by the Landlord. To the extent that Applicant has discretion, Applicant shall use sealable container(s) for trash, food waste, and recycling designed to prevent intrusion by rodents, vermin, and other pests.
- c. Applicant shall ensure that the area from where trash is picked up is clean and free of trash and other debris on the ground once the receptacles have been placed back inside the establishment.
- d. No glass bottles shall be disposed of in exterior receptacles between 10:00pm and 7:00am daily.

6. Cleaning & Pest Control. Applicant shall maintain a contract with a professional, licensed cleaning company to provide routine cleaning of the

Premises. Applicant will maintain a contract with a professional, licensed pest control company to provide for routine, and as needed, control of pests and vermin at the Premises.

7. **Promoters & Private Events.** No third-party promoters will conduct business on the Premises. "Third-party promoter" does not include individuals hosting private events or individuals accepting donations on behalf of or in partnership with charitable organizations on the Premises.
8. **Notice & 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 ten (10) days of such notice. If a Party fails to cure within the ten (10) day period (or, with respect to a breach which reasonably requires more than ten (10) days to cure, fails to commence cure of such breach within ten (10) days and diligently pursue such cure) failure shall constitute a cause for filing a complaint with the ABC Board.

Any notice which may be given hereunder shall be deemed to have been given if sent by mail or e-mail to the following:

If to Licensee:

Corkscrew Concepts, LLC
1228 1/2 31st ST, NW Unit 100
Washington, DC 20007
Attn: Alex McCoy & Justin Ahn
AlfiesDC@gmail.com

If to ANC 2E:

Advisory Neighborhood Commission 2E
Attn: Mimsy Lindner, SMD 2E05
3265 S Street, NW
Washington, DC 20007
2E05@anc.dc.gov

If to CAG:

Citizens Association of Georgetown
Attn: Executive Director
1365 Wisconsin Ave, NW
Washington, DC 20007
brittany@cagtown.org

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date and year first written above.

ADVISORY NEIGHBORHOOD COMMISSION 2E

DocuSigned by:
By Mimsy Lindner
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Mimsy Lindner, ANC 2E05

THE CITIZENS ASSOCIATION OF GEORGETOWN

Signed by:
By Brittany Sawyer
6D917F75A8E441F...
Brittany Sawyer, Executive Director

CORKSCREW CONCEPTS, LLC

DocuSigned by:
By Alex McCoy
7AEA18BD41DD4C6...
Alex McCoy, Partner