



ADVISORY NEIGHBORHOOD COMMISSION 2F
Government of the District of Columbia
5 Thomas Circle, NW, Washington, D.C. 20005
Telephone: (202) 667-0052 Fax: (202) 667-0053 www.anc2f.org

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March 1, 2006

(Via First Class Mail)

Office of Neighborhood Services
Attn: Mr. Carlson Klapthor, Ward 2 Coordinator
2000 14th Street, 1st floor
Washington, DC 20001

Re: Community Concerns About the Conduct of Business by Management of The Annex at 1337 11th St. NW and The Physical Condition of the Building

Dear Mr. Klapthor,

As you heard at the February 1, 2006 ANC2F monthly meeting, members of the community have brought forward concerns regarding the conduct of business by the management of The Annex at 1337 11th St. NW and also the physical condition of the building where the business operates. Based on those concerns and a presentation by members of the community, the ANC passed the attached resolution.

We are requesting that you coordinate all the required city agencies to review the status of the business operating in the building and also review the status of the structural aspects of the building. A member of our crime committee looked at the property and it is clearly neglected, in need of repair, and constitutes a potential fire and safety hazard. Please see the attached pictures. Specific concerns from the community include the potential storage/sale of alcohol on site without a license, sale of single cigarettes, noncompliance with HPRB and DCRA guidelines, graffiti, vermin, prostitution and loitering.

We would appreciate an update during the ANC meeting scheduled for April 5, 2006. My point of contact will coordinate with you directly.

Sincerely yours,

Charles D. Reed
Chairman, ANC2F

cc *(via e-mail)*

Lt. Mike Smith, Metropolitan Police Department (MPD)
Mr. Edward A O'Connell, US Attorney (Attn: Nuisance Property Abatement Program)
Jennifer Trock, President, Logan Circle Community Association
CCPS06-03

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Whereas, the residents of the Shaw/Logan Circle area, living near the intersection of 11th and O Street, N.W., have been working since 2002 to improve community relations with the local corner store in our neighborhood;

and whereas, initially the Annex, located at 1337 11th street, NW was welcomed as an added convenience to this pedestrian community, it was later revealed that the proprietor, Mr. John Hahn had requested that the Alcoholic Beverage Control (ABC) Board transfer his liquor license from his previous address at the O Street Market on 7th Street, N.W. to this location;

and whereas, when in April 2003 Mr. Hahn's liquor license (#175474 in the name of Yong S Chong & Hahn John for 1400 7th Street, NW) was up for renewal, the ruling of the ABC Board took into consideration the surrounding community's opposition to a liquor store at this location (1337 11th Street, NW) and Mr. Hahn removed his request for a transfer of the liquor license to this location and the ABC Board placed the liquor license in safekeeping; consequently, the Annex was licensed for food products only on October 17, 2002;

and whereas, it has been 3 years since the initial ABC Board ruling on the liquor license at the above named address and numerous attempts have been made by various government agencies and community groups to get Mr. Hahn to adhere to safety and security practices that benefit the community at large because the quality of life for citizens in this corridor has steadily declined in recent months and the general atmosphere surrounding the Annex includes loitering (during school hours), high volume traffic with no purchases, cigarettes sold by the smoke and prostitutes lingering for pick-ups make The Annex a haven for criminal activity;

and whereas while the officers of Metropolitan Police Service Area (PSA) 307 are familiar with the activity at the Annex and are working with the community to eliminate illegal transactions, there has been no sustained initiative by the owner to resolve the issues of the unsightly appearance of the store both inside and out, the failure to adhere to the guidelines for a business in a historical district and an unwillingness to educate his clientele regarding a desire to foster better community relations (no loitering and littering on premise);

and whereas, a hearing is scheduled before the ABC Board on Wednesday, February 8, 2006 to review the status of the temporary hold on Mr. Hahn's liquor license given the following issues are in question:

- a) a determination if a more suitable location has been found for the operation of Mr. Hahn's business and authorize the renewal of his liquor license at that location. Noting that sufficient time (three years) has been given for a new location to be identified.
- b) a determination if an extension is necessary to avoid any adverse business impact.
- c) a call for a 'buy back' of all liquor stored at this location from wholesalers;

be it resolved that ANC 2F recommend the ABC Board make a call for the licensee to sell back of all liquor stored at the 1337 11th Street, NW location and move to cancel the existing license in safekeeping for 1400 7th Street, NW; and

be it further resolved that ANC 2F recommend to the Department of Regulatory Affairs (ABRA) and the Office of Historic Preservation (HPO) that immediate and strict enforcement measures be taken to bring this property into compliance with regulations governing external appearances in a historic district; and

be it further resolved that ANC 2F urge the Ward 2 Service Coordinator to work with the appropriate city agencies to label this a “nuisance property” and have them undertake remedial measures thereby ensued.