

**BOARD OF LIQUOR LICENSE COMMISSIONERS FOR BALTIMORE CITY  
DOCKET – THURSDAY, JUNE 23, 2016 –10:00 a.m.  
ROOM 215 - CITY HALL - 100 NORTH HOLLIDAY STREET**

**Please note:** If you are interested in a particular case, please call (410)396-4377 the day before these hearings to verify that a particular case is still scheduled for this date.

**10:00 a.m.**

**I. Protest of Renewal—Decision**

- 1. Domingo Kim, Domingo Kim Enterprises, Inc. T/a Stadium Lounge, 3351-53 Greenmount Avenue - Class "BD7" Beer, Wine & Liquor License**

**II. Regular Items (Hardships, Transfers and Expansions):**

- 1. Ae S. Kim, Keun Hyung Cho & Anthony Hargrove, Jeanne's Liquors, Inc. T/a Eutaw Liquors, 115-17 N. Eutaw Street – Class "A" Beer, Wine & Liquor License – Application to transfer ownership**
- 2. Justin Faulcon, Brian Mastervich & John Householder, Falcon Food Services, LLC T/a Homemaker, 1400 Key Highway – Class "D" Beer, Wine & Liquor License –Application to transfer ownership, and request to add outdoor table service and delivery of alcoholic beverages**
- 3. Gayle Mugavero-Grimm & Gregory Mugavero, Mugs Italian American Bistro, LLC T/a Mugs Italian American Bistro, 300 S. Exeter Street – Class "D" Beer, Wine & Liquor License – Request for a hardship extension under the provisions of Article 2B Section 10-504(d)**
- 4. Charles Bowers, Lang Construction Co., Inc. T/a Hippopotamus, 934-36 N. Charles Street – Class "BD7" Beer, Wine & Liquor – Request for a hardship extension under the provisions of Article 2B Section 10-504(d)**
- 5. Ben Zabkowski & Ryan Wood, 3525 S. Hanover, LLC T/a Southside, 3525-27 S. Hanover Street– Class "BD7" Beer, Wine & Liquor License – Request for a hardship extension under the provisions of Article 2B Section 10-504(d)**
- 6. Corey Polyoka, Parts & Labor, LLC T/a Parts & Labor, 2600 N. Howard Street – Class "B" Beer, Wine & Liquor License – Request to add outdoor table service**

1:00 p.m.

**III. Violations:**

1. **Wilhelmina Watnoski, W.J.T., Inc. T/a Walt's Inn, 3201 O'Donnell Street - Class "BD7" Beer, Wine & Liquor License – Violation of Rule 4.18 Illegal Conduct - At Approximately 1:30 am, BLLC Inspectors Chrissomalliss, Karanikolis, Howard and Fosler were making observations of the establishment. On the exterior of the establishment inspectors observed an advertisement for karaoke. Between the hours of 1:30 am and 2:05 am, BLLC Inspectors discreetly observed patrons participating in a Karaoke – by singing into an amplified microphone with music playing in the background. This establishment is not licensed by the BLLC to provide live entertainment**
  
2. **Young Sook Cho, Young's II, Inc. T/a Young's, 2401 E. Chase St – Class "BD7" Beer Wine & Liquor License – Violation of Rule 4.01(a) Sales to Minors – February 19, 2016 – At approximately 8:25 PM, The Baltimore Sheriff's Office, and the BLLC conducted random, joint investigations of establishments to determine if licensees would sell alcoholic beverages to minors. The joint task force responded to the establishment and sent Baltimore City Sheriff volunteer/cadet Christina Barrios-Lopez, who is under the age of 21, into the establishment to attempt to purchase an alcoholic beverage(s). At that time Ms. Barrios-Lopez entered the establishment and purchased a 6-pack of "Bud Ice." Utilizing a departmental \$20 bill, Ms. Barrios-Lopez purchased the alcoholic beverage for \$6.75. Ms. Barrios-Lopez was then provided the 6-pack of "Bud Ice" by the bartender/store clerk. Ms. Barrios-Lopez then communicated to the task force of the sale. Members of the task force entered the establishment and notified the bartender/store clerk that an alcoholic beverage had just been sold to a minor and it would be reported to the BLLC. The task force then recovered the marked currency and returned both the alcoholic beverage to the bartender and the change that was provided to Ms. Barrios-Lopez.**
  
3. **Seong Gon Kim, Super Z Liquor, Inc. T/a Super Z Liquor, 1871 N. Gay Street – Class "A" Beer, Wine Liquor License – Violation of Rule 4.01(a) Sales to Minors – February 19, 2016 – At approximately 7:57 PM, The Baltimore Sheriff's Office, and the BLLC conducted random, joint investigations of establishments to determine if licensees would sell alcoholic beverages to minors. The joint task force responded to the establishment and sent Baltimore City Sheriff volunteer/cadet Christina Barrios-Lopez, who is under the age of 21, into the establishment to attempt to purchase an alcoholic beverage(s). At that time Ms. Barrios-Lopez entered the establishment and purchased a 6-pack of "Bud Ice." Utilizing a departmental \$20 bill, Ms. Barrios-Lopez purchased the alcoholic beverage for \$7.5-. Ms. Barrios-Lopez then communicated to the task force of the sale. Members of the task force entered the establishment and notified the bartender/store clerk that an alcoholic beverage had just been sold to a minor and it would be reported to the BLLC. The task force then recovered the marked currency and returned both the alcoholic beverage to the bartender and the change that was provided to Ms. Barrios-Lopez.**

4. **Ernest Hatmaker & Bradley Simmons, Chez Joey, LLC T/a Chez Joey, 415 E. Baltimore Street, Class "BD7" Beer, Wine and Liquor/ Adult Entertainment - Violation of Rule 4.01(a) Sales to Minors – January 12, 2016** – At approximately 7:45 PM, The Baltimore Sheriff's Office, and the BLLC conducted random, joint investigations of establishments to determine if licensees would sell alcoholic beverages to minors. The joint task force responded to the establishment and sent Baltimore City Sheriff volunteer Tyler White, who is under the age of 21, into the establishment to attempt to purchase an alcoholic beverage(s). At that time Mr. White entered the establishment and asked to purchase a "Bud Light." Utilizing a departmental \$20 bill, Mr. White purchased the alcoholic beverage for \$7.00. Mr. White was then provided a Bud Light bottle by the bartender/store clerk. Mr. White then communicated to the task force of the sale. Members of the task force entered the establishment and notified the bartender/store clerk that an alcoholic beverage had just been sold to a minor and it would be reported to the BLLC. The task force then recovered the marked currency and returned both the alcoholic beverage to the bartender and the change that was provided to Mr. White.

**Violation of AE Rule 3.05(a) Incorporation of Liquor License Rules and Regulations to Applicable Licensees – January 12, 2016** – At approximately 7:45 PM, The Baltimore Sheriff's Office, and the BLLC conducted random, joint investigations of establishments to determine if licensees would sell alcoholic beverages to minors. The joint task force responded to the establishment and sent Baltimore City Sheriff volunteer Tyler White, who is under the age of 21, into the establishment to attempt to purchase an alcoholic beverage(s). At that time Mr. White entered the establishment and asked to purchase a "Bud Light." Utilizing a departmental \$20 bill, Mr. White purchased the alcoholic beverage for \$7.00. Mr. White was then provided a Bud Light bottle by the bartender/store clerk. Mr. White then communicated to the task force of the sale. Members of the task force entered the establishment and notified the bartender/store clerk that an alcoholic beverage had just been sold to a minor and it would be reported to the BLLC. The task force then recovered the marked currency and returned both the alcoholic beverage to the bartender and the change that was provided to Mr. White.

5. **Juan Moreno, Las Tejitas Restaurant, LLC T/a Las Tejitas, 422-26 S. Macon Street – Class "B" Beer, Wine & Liquor License - Violation of Rule 4.01(a) Sales to Minors – February 19, 2016** – At approximately 11:14 PM, The Baltimore Sheriff's Office, and the BLLC conducted random, joint investigations of establishments to determine if licensees would sell alcoholic beverages to minors. The joint task force responded to the establishment and sent Baltimore City Sheriff volunteer/cadet Christina Barrios-Lopez, who is under the age of 21, into the establishment to attempt to purchase an alcoholic beverage(s). At that time Ms. Barrios-Lopez entered the establishment and purchased a bottle of "Corona Extra." Utilizing a departmental \$20 bill, Ms. Barrios-Lopez purchased the alcoholic beverage for \$4.00. Ms. Barrios-Lopez was then provided a bottle of "Corona Extra" by the bartender/store clerk. Ms. Barrios-Lopez then communicated to the task force of the sale. Members of the task force entered the establishment and notified the bartender/store clerk that an alcoholic beverage had just been sold to a minor and it would be reported to the BLLC. The task force then recovered the marked currency and returned both the alcoholic beverage to the bartender and the change that was provided to Ms. Barrios-Lopez.

6. **Yonas Negas, Negash, Inc. T/a Bayview Liquors, 3804 Eastern Avenue – Class "A" Beer, Wine & Liquor License - Violation of Rule 4.01(a) Sales to Minors – February 19, 2016** – At approximately 10:56 PM, The Baltimore Sheriff's Office, and the BLLC conducted random, joint

investigations of establishments to determine if licensees would sell alcoholic beverages to minors. The joint task force responded to the establishment and sent Baltimore City Sheriff volunteer/cadet Christina Barrios-Lopez, who is under the age of 21, into the establishment to attempt to purchase an alcoholic beverage(s). At that time Ms. Barrios-Lopez entered the establishment and purchased a 6-pack of "Smirnoff Ice." Utilizing a departmental \$20 bill, Ms. Barrios-Lopez purchased the alcoholic beverage for \$8.75. Ms. Barrios-Lopez was then provided the 6-pack of "Smirnoff Ice" by the bartender/store clerk. Ms. Barrios-Lopez then communicated to the task force of the sale. Members of the task force entered the establishment and notified the bartender/store clerk that an alcoholic beverage had just been sold to a minor and it would be reported to the BLLC. The task force then recovered the marked currency and returned both the alcoholic beverage to the bartender and the change that was provided to Ms. Barrios-Lopez.

***\*Please note that times given above are approximate. Parties are encouraged to arrive at least 30 minutes prior to the time noted above.***

June 23, 2016

**Applicant(s):** Ae S. Kim, Keun Hyung Cho & Anthony Hargrove  
Jeanne's Liquors, Inc., T/a Eutaw Liquors  
115-17 N. Eutaw Street 21201

**Class:** "A" Beer, Wine & Liquor License

***Application to transfer ownership***

**Board's Information:**

(a) **Applicant(s) Information:** (1) Ae S. Kim was born in South Korea in December of 1972. She lives in Columbia, MD. (2) Keun Hyung Cho was born in South Korea in November of 1970. He lives in Ellicott City, MD (3) Anthony Hargrove was born in Baltimore, MD in October of 1966. He lives in Baltimore City and will be the Baltimore City resident.

(b) **Ownership Breakdown:** (1) Ae S, Kim (99%) (2) Keun Hyung Cho (.5%) and (3) Anthony Hargrove (.5%)

(c) **Purchase Price of Business:** The purchase price of the business/property was \$400,000. A down payment of \$10,000 was made. Balance due at closing.

(d) **Qualified Voters:** Mr. James Jones, Mr. Anthony Vice, and Ms. Donna Tucker-Brown meet qualifications.

(e) **Zoning:** The property was issued a use permit for Liquor Store on April 18, 2016.

(f) **Corporate Standing:** Jeanne's Liquors, Inc. is a MD Corporation and as of 6/7/2016 is active and in good standing.

(g) **Posting Report:** The location was posted on 3/21/16 and checked on 4/6/16. This meets the 10-day rule. There are 6 licensed liquor establishments in the 4x4 area: D-BW-1; A-BWL-1; B-BWL-3; BD7-BWL-1.

(h) **Timeline:** Last inspection of establishment was performed on 4/13/2016 – establishment was open and operating.

(i) **Letters of Support/Opposition:** At this time the Board has no letters of support or opposition.

In considering this request, under the provisions of Article 2B, Section 10-202(a), the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing licensees and the potential effect on existing licensees of the license applied for; 3. The potential commonality or uniqueness of the services and products to be offered by the applicant's business; 4. The impact on the general health, safety, and welfare of the community, including issues relating to crime, traffic condition. 5. Any other necessary factors as determined by the Board.

**BOARD'S DECISION:**

# Application for Alcoholic Beverages License

## Board of Liquor License Commissioners for Baltimore City

CLASS TYPE: \_\_\_\_\_ LICENSE AT THE LOCATION: 115-117 N. Eutaw St. IF TRANSFER, LOCATION: \_\_\_\_\_  
 CORPORATE/LLC/LLP/PARTNERSHIP NAME: Jeane's Liquors, Inc. TRADE NAME: Eutaw Liquors  
 ATTORNEY FOR THE APPLICANT: David B. Woo ADDRESS: 2632 N. Charles St Baltimore, MD 21218 PHONE: 410-235-1478 EMAIL: dbwcomd@DavidBWoo.com

INDICATE TYPE OF LICENSE APPLICATION: TRANSFER  NEW  EXPANSION OF PREMISES  SUBSTITUTE  AMENDMENT(S)

Describe Part of Premises to be Used: first floor + basement for storage Will you offer delivery of food and/or alcohol?  Yes  No  
 Will Live Entertainment be provided?  Yes  No What Kind? \_\_\_\_\_

Will Outdoor Table Service Be Provided?  Yes  No Off Premise Catering of Food and Alcohol?  Yes  No

Please note that as per Art. 28 §10-202(a)(iv)(1) that an application for the issuance or transfer is not complete unless the applicant has obtained zoning approval from the City of Baltimore Do you have a Zoning Approval DHCD?  Yes  No If yes, please attach. If no, please give timeframe for obtaining letter of approval: \_\_\_\_\_

WORKER'S COMPENSATION INFORMATION - INSURANCE CARRIER No employees POLICY OR BINDER #: N/A

**1. Applicant A**

Ae S. Kim \_\_\_\_\_ rsphil67@gmail.com  
 (full name) (telephone no.) E-mail (Required)  
6448 Sundown Trail - Columbia, MD 21044  
 (residence) Street City State Zip Code (period of residency in Baltimore City)  
12/1972 F South Korea  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

If applicable, address of Property on which tax is paid in your individual name: N/A  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

**2. Applicant B**

Keun Hyung Cho \_\_\_\_\_ KACHO7075@HOTMAIL.COM  
 (full name) (telephone no.) E-mail (Required)  
2955 Poland Springs Dr - Ellicott City, MD 21042  
 (residence) Street City State Zip Code (period of residency in Baltimore City)  
11/1970 M South Korea  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

If applicable, address of Property on which tax is paid in your individual name: 115-117 N. Eutaw Street  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

**3. Applicant C**

Anthony Hargrove \_\_\_\_\_ Anthony.harg@gmail.com  
 (full name) (telephone no.) E-mail (Required)  
2503 Winchester St Baltimore, MD 21216  
 (residence) Street City State Zip Code (period of residency in Baltimore City)  
10-1966 male Baltimore, MD  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

If applicable, address of Property on which tax is paid in your individual name: \_\_\_\_\_  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

1. Has the applicant(s) been convicted of a felony, or has been adjudged guilty of violating the laws governing the sale of any alcoholic beverage or for gambling in any State, including Maryland?  Yes  No If yes, mark applicant and provide explanation in adjacent space provided.

Applicant A  B  C

2. State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland or the United States.  Yes  No If yes, mark applicant and explain.

Applicant A  B  C

3. Has the applicant(s) ever held a license for the sale of alcoholic beverages in the State of Maryland?  Yes  No If yes, explain.

Applicant A  B  C

Eutaw Liquors - current owner

4. Has the applicant(s) ever had a liquor license suspended or revoked?  Yes  No If yes, explain in adjacent space.

Applicant A  B  C

5. Does the applicant(s) have a pecuniary interest in any other alcoholic beverage business or business for which a license has been applied for, granted, and issued?  Yes  No If yes, explain in adjacent space.

Applicant A  B  C

6. Is your spouse or child a licensee, in this jurisdiction or any other, and does he or she have any financial interest in any other alcoholic beverage business?  Yes  No If yes, explain.

Applicant A  B  C

7. Is there now, or will there be, during the continuance of the license applied for, any other person financial interested in said license or business to be conducted thereunder?  Yes  No If yes, explain in the adjacent space provided.

8. Is the licensed premises presently open and operating?  Yes  No If no, please provide information requested in adjacent space provided.

Closure Date:

Explanation:

9. Do any of the applicant(s) have any indebtedness or other financial obligations to any manufacturer, brewer, distiller, or wholesaler at the time of making this application?

Yes  No If Yes, please provide information as to the applicant(s) indebted, the amount of indebtedness, and the name of the manufacturer, brewer, distiller, or wholesaler in the adjacent space provided.

10. Please list the following, if applicable, in the spaces provided below:

Purchase Price of Business	Owner of the Real Property	Cost of the Real Property	Cost of the Business	Cost of the Personal Property	Down Payment provided to seller	Terms for the Balance due
8400,000.00	Keun Hyun Cho Anna Cho	\$600,000.00	0	0	\$10,000.00	Payable at closing

11. Please list the following information for the Manager of the establishment to be licensed:

Name	Address	Phone	Email
N/A			

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons)

- 6448 Sundown Trail
- 1) NAME: Ac S. Kim ADDRESS: Columbia, MD 21044 TITLE: Pres. %OF STOCK HELD RESIDENCE: 99%
- 2) NAME: Keun Hyung Cho ADDRESS: 2955 Roland Springs Drive Ellicott City, MD 21042 TITLE: Sec. %OF STOCK HELD RESIDENCE: .5%
- 2503 Winchester St  
Apt 102
- 3) NAME: Anthony Hargrove ADDRESS: Baltimore, MD 21216 TITLE: Treas. %OF STOCK HELD RESIDENCE: .5%
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD RESIDENCE: \_\_\_\_\_

\*\*\*\*\* Attached is a list of the names and addresses of all outstanding stockholders who on the day of this application own more than 5% of the outstanding stock of the corporation and the articles of incorporation, partnership agreement or articles of organization. \*\*\*\*\*

*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform to all State and County laws and regulations relating to the sale of alcoholic beverages, as well as to the rules and regulations of the Board of License Commissioners for Baltimore City, and hereby grants permission to the State Comptroller, his duly authorized deputies, inspectors and clerks, The Board of License Commissioners for Baltimore City, its duly authorized agents and employees, and any peace officer of Baltimore City or the State of Maryland to inspect and search at any and all hours, without warrant, the premises and any and all parts thereof upon and in which said business is to be conducted.

Signature of Applicant A [Signature] Signature of Applicant B [Signature] Signature of Applicant C [Signature]

State of Maryland: Baltimore City ss  
 THIS CERTIFIES, THAT ON THE 22nd OF December, 2015  
 before the subscriber a notary public of the State of Maryland, personally appeared  
Ac S. Kim - Keun Hyun Cho - Anthony Hargrove  
 The applicant (s) names in the foregoing application, and made oath in due form of law that the statement therein are true to the best of (his, her, their) knowledge and belief.

[Signature]  
 Notary Public

My commission expires 12-08-2016  
 (Witness my hand and seal)



Name and Address of the owners of the premise/landlord: Keun Hyun Cho + Anna Cho  
115-117 N. Eutaw St - Baltimore, MD 21201 Phone Number: 443-791-8559

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

(I, WE) Ch. B. Ki... 115-117 N. Eutaw Street Baltimore, City with a Zip Code of 21201 HEREBY CERTIFY That (I am, we are) the owner(s) of the property located at 115-117 N. Eutaw Street, Baltimore, City with a Zip Code of 21201, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

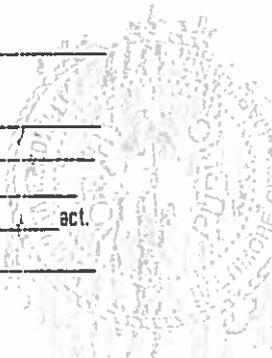
(Witness (my, our) hand(s) and seal(s) this 15<sup>th</sup> day of March in the year of 2016.)

WITNESS: \_\_\_\_\_

STATE OF MARYLAND  
 THIS CERTIFIES, THAT ON 15<sup>th</sup> day of March  
 Before the subscriber a notary public of the State of Maryland, personally appeared \_\_\_\_\_  
Keun Hyun Cho + Anna Cho  
 and acknowledge the execution of the foregoing statement to be their act.

(Witness my hand and seal)  
 Notary Public

Jonathan S. Lowell  
 My Commission expires 12-08-2016



The following certificates must be signed by at least 3 persons.

We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

Name:	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
James Jones	285 Chester Field Ave	Chris	02/11/1959	5 years
Anthony Vice	10 N. Monroe St	Amir	02/11/1959	4 years
Donna Jean Brown	559 Bushwood Rd	Donna	11/11/1956	4 years

FOR OFFICE USE ONLY

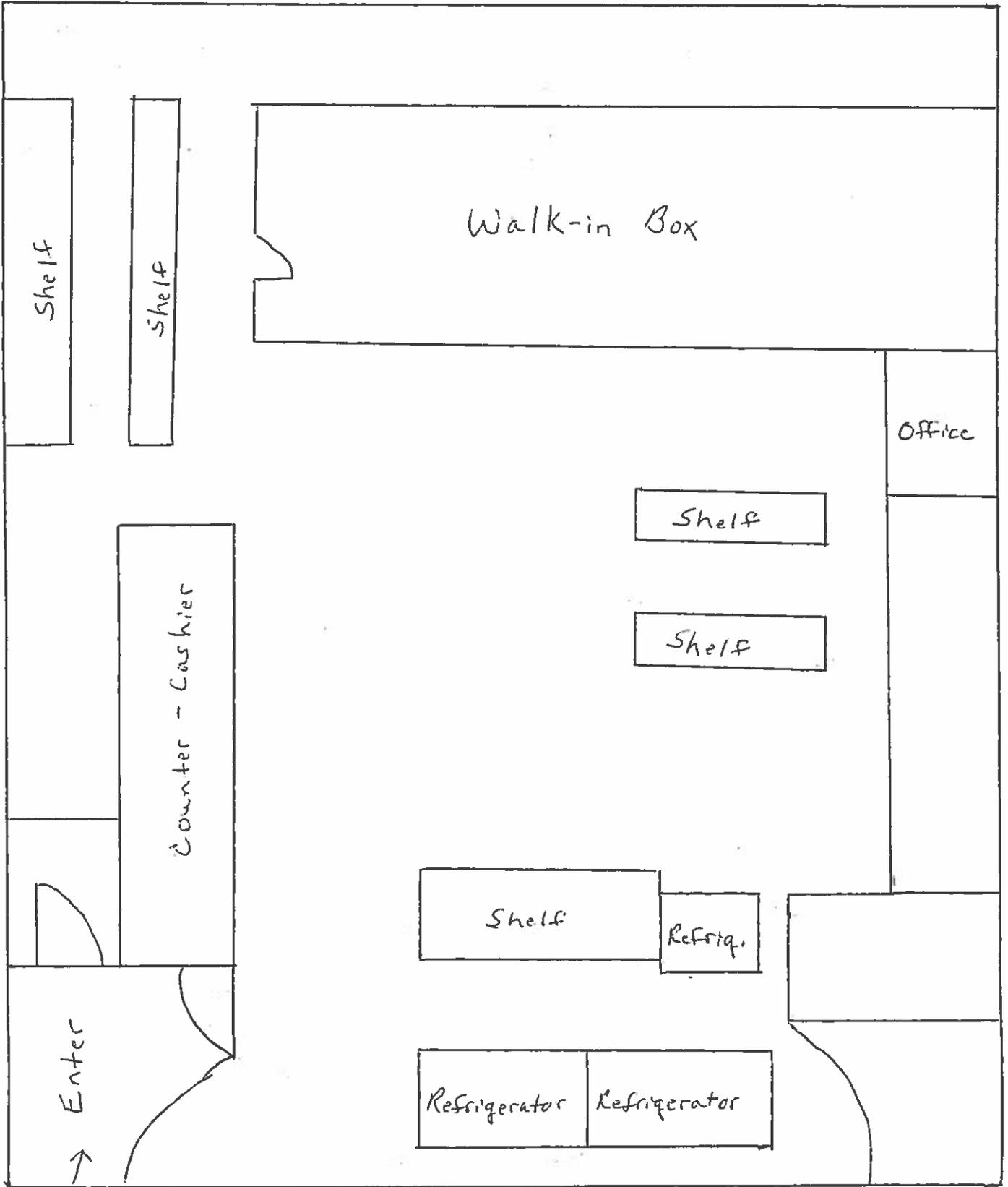
\* On or about 3/10

DATE FILED: \_\_\_\_\_ NEW/TRANSFER/EXPANSION - \$500.00 PAID:  POSTING DATE: \_\_\_\_\_

SUBSTITUTE APPLICATION FEE - \$250.00 PAID  PRINT NAME OF BLLC STAFF \_\_\_\_\_ INITIALS \_\_\_\_\_

Board of Liquor License Commissioners For the City of Baltimore, 231 East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202  
 Phone: 410-396-4377 Fax: 410-396-4382

Status of Application	
Approved: Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: _____
BLLC Initials: _____	
Withdrawn: Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: _____
BLLC Initials: _____	





## Liquor Board System

Version 1.0

Annual-Renewal | License-Transfer | One-Day | Add New License | Query | Help

### License Detail

#### License Info

License Num: LA 218                      Cert Num: 1187                      Fee: \$858.00                      Status: Renewed  
 License Date: 5/1/2015                      License Year: 2015  
 CR Number: 08555153  
 Payment Date: 04-29-15

2014 - 2015 TPP Paid  N  
 2015 Trader's License  Y

#### Add Adult Entertainment License

#### Location

Corp Name: B.N.S. LIQUORS, INC.  
 Trade Name: EUTAW LIQUORS  
 Zone Code: 20  
 Phone: 410-685-3632

Block Num: 115-17                      Street: EUTAW STREET NORTH  
 City: BALTIMORE                      State: MD                      Zip: 21201

CR Number: 08555153

Portion of Business Used:  
 FIRST FLOOR FOR BUSINESS & BASEMENT FOR STORAGE

Restriction:

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
BYUNG M.	CHO	2955 POLAND SPRINGS DRIVE	ELLCOTT CITY	MD	21042	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
KEUN H.	CHO	2955 POLAND SPRINGS DRIVE	ELLCOTT CITY	MD	21042	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Sunday License

License Num:                      Cert Num:                      Fee:  
 License  
 Date:

Dates:

License num: LA 218

Address: 115-17 EUTAW STREET NORTH

Trade Name: EUTAW LIQUORS

Comment:

[ Add Comment ]

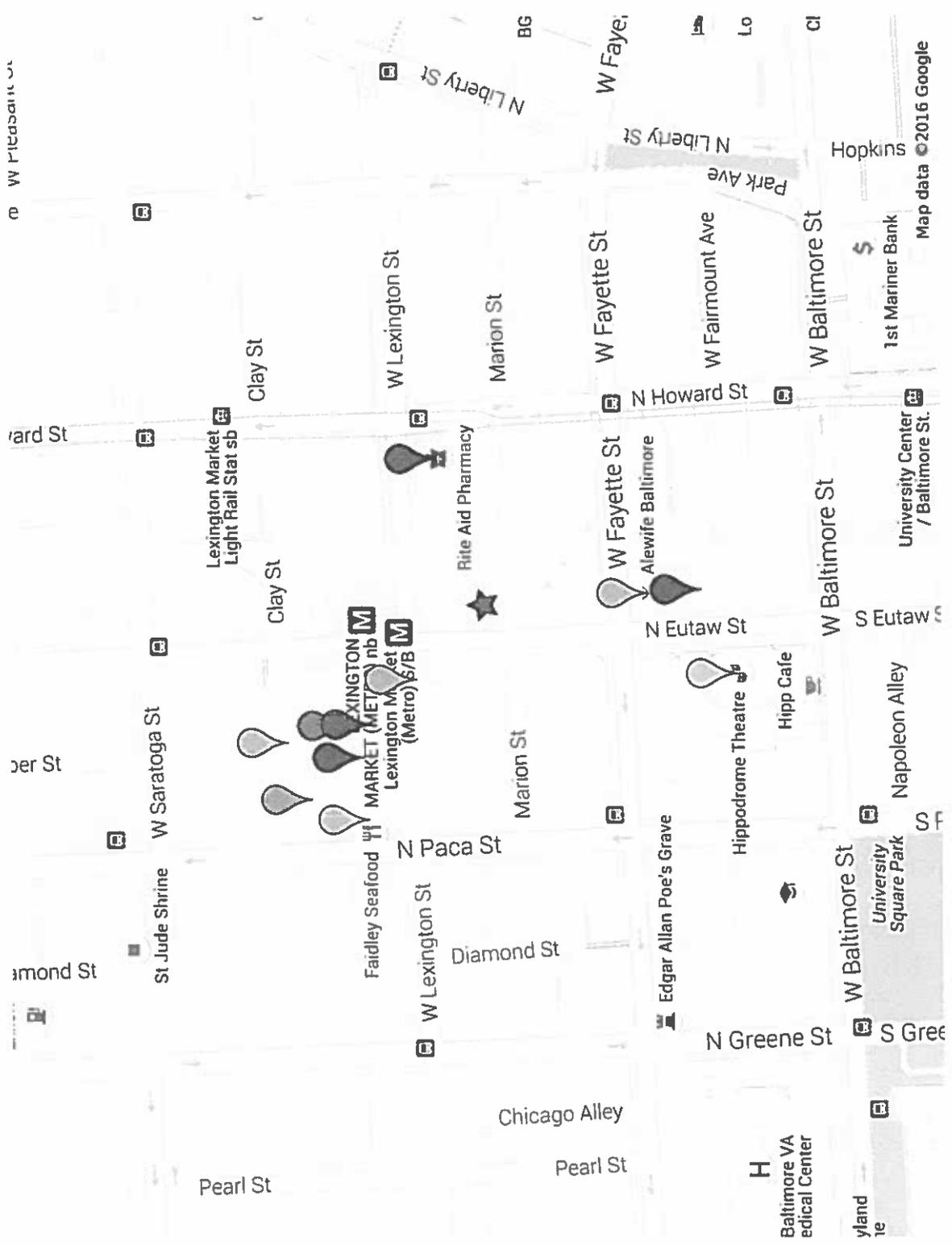
Hold Info

Powered by:



# 115-17 N. Eutaw St Baltimore, Md 21202

- Untitled layer
- 📍 17 N Eutaw St-LB
  - 📍 Alewife Baltimore-LB
  - ★ Eutaw Liquor Store-LA
  - 📍 Faidley Seafood-WD
  - 📍 Herling's Grocery-LA
  - 📍 Hippodrome Theatre-LBD7
  - 📍 Italian Stallion-WD
  - 📍 Lexington Liquors-LA
  - 📍 Market Seafood -WB
  - 📍 Memsahib-LB
  - 📍 Rite Aid Pharmacy-LA
  - 📍 Sandwich King-WD



PROPOSED LOCATION: 115-17 N. Entaw

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 12

"A" BEER & WINE \_\_\_\_\_

"B" BEER & WINE 1

"C" BEER & WINE \_\_\_\_\_

"D" BEER & WINE 3

"A" BEER, WINE & LIQUOR 4

"A-2" BEER, WINE & LIQUOR \_\_\_\_\_

"B" BEER, WINE & LIQUOR 3

"C" BEER, WINE & LIQUOR \_\_\_\_\_

"D" BEER, WINE & LIQUOR \_\_\_\_\_

"BD" BEER, WINE & LIQUOR 1

ARENA \_\_\_\_\_

HOTEL/MOTEL \_\_\_\_\_

RACING \_\_\_\_\_

PREPARED BY: J. Alan Martin DATE: 6/13/16

Board of Liquor License Commissioners

For Baltimore City  
231 E. Baltimore Street, 6<sup>th</sup> Floor  
Baltimore, Maryland, 21202-3258

**POSTING SIGNS REPORT**

Applicant(s) Name:	Ae S Kim & Keirn Hyung Clo
Address of Premises:	115-17 N Eutaw St
Inspector:	i:0#.w/baltimore\john.howard
Date Posted:	3/21/2016
Time Posted:	1:45 PM
Date Rechecked:	
Time Rechecked:	
Manager or Owner when sign posted:	

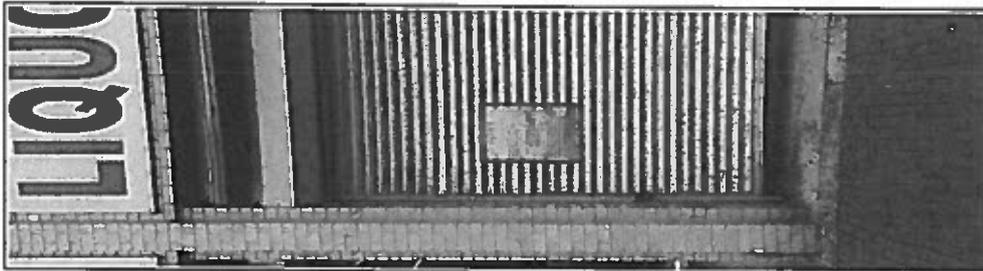
Summary on location of sign posted:

Outside front window covering

Summary on location of sign rechecked:

4/6/2016 .. Posted sign remained for the allotted time in original position and place.

Insert Photo of Sign and location:



**Board of Liquor License Commissioners**

For Baltimore City  
231 E. Baltimore Street, 6<sup>th</sup> Floor  
Baltimore, Maryland, 21202-3258

**INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS**

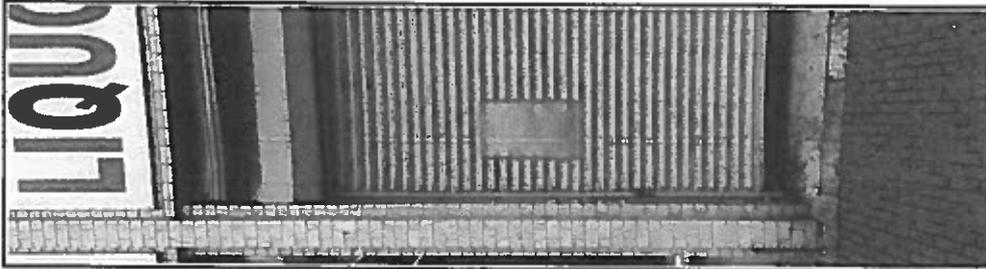
<i>Licensee Information (Trade Name):</i>	Eutaw Liquors
<i>Corporation Name:</i>	Jeanne's Liquors Inc.
<i>Location Address:</i>	115-17 N. Eutaw St
<i>License Type:</i>	Class "A" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes
<i>Is the location within 300 feet of Church and/or School?</i>	Select...
<i>Date Posted?</i>	3/21/2016
<i>Date Removed?</i>	
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

**Other licensed locations - Describe/Note:**

Lexington Market-5 Licenses  
Hippodrome Theatre  
Alewife Baltimore

**Comments and Follow-up Items(s) (please note any issues or concerns about the location):**

**Insert Photo of Sign and location:**



Inspector Name	Date and Time	
<i>i:\0#.w\baltimore\john.howard</i>	3/21/2016	4:13:39 PM
Name of Licensee (if present)		
<input type="text"/>		
<input type="text"/>		

# BLLC Routine Inspection

## Licensee Information

Address: 115-17 EUTAW STREET NORTH 21201

Trade Name: EUTAW LIQUORS

Corporation Name: B.N.S. LIQUORS, INC.

Type of License: Class "A" Beer, Wine and Liquor

Date/Time of Inspection: 4/13/2016

12:25:59 PM

Manager/Licensee: Kevin Cho

## External Appearance

Clean and Free of Debris: Satisfactory

## Internal Appearance

Location of Bar: N/A

Shape of Bar:

Condition of Bar Area/Floors: N/A

Hot Water: N/A

Disinfectant Solution: N/A

Three Compartment/Washer: N/A

## Package Goods/BDZ Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: Yes

Bar/Tavern Open and Operating: N/A

Selling Household/Grocery: N/A

## Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

**Business Records**

Traders License: Yes

Alcohol Awareness Certification Date Issued: 1/13/2013

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

**Kitchen**

Inspector Comments:

**Restroom**

Inspector Comments:

**Public Safety**

Exits Marked, Unobstructed: N/A

Fire Capacity:

Outdoor Seating Capacity:

**Adult Entertainment - If Applicable**

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

**Ancillary Services**

Live Entertainment (Describe):

Outdoor Table Service

N/A

Violations

Violation Issued:

No

Violations Noted:

Wrap Up

Instructions Given to Licensee:

Inspector's Comments:

Inspected 4/7/2016

Photo Taken:



Owner Email:

Submitted by Inspector

Entity Name: JEANNE'S LIQUORS, INC.

Department ID: D17119033

General Information

Amendments

Personal Property

Certificate of Status

Principal Office (Current):	115-117 N. EUTAW STREET BALTIMORE, MD 21201
Resident Agent (Current):	AE.S. KIM 115-117 N. EUTAW STREET BALTIMORE, MD 21201
Status:	INCORPORATED
Good Standing:	Yes What does it mean when a business is not in good standing or forfeited?
Business Code:	Ordinary Business - Stock
Date of Formation or Registration:	03/16/2016
State of Formation:	MD
Stock/Nonstock:	Stock
Close/Not Close:	Close

# Permit - Details

Permit Num.:USE2016-00990  
 Plan Num:-  
 Address:115-117 N EUTAW ST  
 Block-Lot:0619 009(see parcel details)  
 Zip Code:21201-1706

Permit Issued:4/18/2016  
 Date Final:  
 Date Exp:  
 Last Update:3/10/2016 9:29:04 AM

Estimated Total Cost:  
 Existing Use:  
 Proposed Use:  
 Type of Work:

Last User:YOUSUF  
 Building Fully Sprinkler:

see applicant info  
 see other agency info

(USE) CONTINUE TO USE PORTION OF PREMISES 1ST FLOOR FOR A LIQUOR STORE(PREPACKAGE GOODS)(CHANGE OF OWNERSHIP)

Add Activity

Action	Notes	DISP	ASSIGNED	DATE1	DATE2	DATE3	Done By
Application Received						3/10/2016	AYOU
Zoning Sign-off		APP		3/10/2016		3/10/2016	AYOU
Use Permit Referral - Building			MADA		3/10/2016		
Building Inspection Referral						3/11/2016	
R73 - Market Center		DONE	PLAN	3/10/2016		3/10/2016	PLAN
Filing-Draft Only		DONE				3/10/2016	CROS
R73 - Market Center		APP	KEDW	3/10/2016		3/14/2016	KEDW
Health Department Inspection	NO BCHD INSPECTION IS REQUIRED	DONE	XWEL	3/16/2016		3/16/2016	XWEL
Reminder	moved to use folder	DONE				3/18/2016	SHKN
Fire Inspection	FIRE INSPECTION WAS COMPLETED. APPLICANT MAY CONTINUE TO USE PORTION OF THE FIRST FLOOR AS A LIQUOR STORE. CHANGE OF OWNERSHIP. BASEMENT IS FOR STORAGE. OTHER THAN THAT, THE FIRE DEPARTMENT HAS NO OBJECTIONS TO IT'S USAGE. FPB # 14 HOLMAN.	APP	HJEF	3/21/2016	3/21/2016	3/21/2016	HJEF
Liquor License Transfer- ELE	489638-01 ~ VM - Y - ENGLISH APPROVED FOR LIQUOR LICENSE,WIRING THROUGHOUT SPACE OK.	APP	JGOM	3/22/2016	3/23/2016	3/23/2016 2:32:00 PM	JGOM
Occupancy Certification	496057-01 ~ VM - Y - ENGLISH ARRIVAL:11:00 CONTACT:443-791-8559 RESULTS:OK TO ISSUE A OCCUPENCY CEERTIFICATION AT THIS TIME DEPTATURE:11:10	APP	WHNE	4/4/2016	4/6/2016	4/6/2016	WHNE
Reminder	rti folder spoke to customer advised permit is ready for pickup	DONE				4/7/2016	SHKN
Print Draft C of O		DONE				4/18/2016	BMCF
Print C of O		DONE				4/18/2016	

**JEANNE'S LIQUORS, INC.**

A CLOSE CORPORATION UNDER TITLE 4

**ARTICLES OF INCORPORATION**

Article One: The undersigned, **Ae S. Kim**, whose post office address is **115-117 N. Eutaw Street, Baltimore, Maryland 21201**, being at least Eighteen (18) Years of age, does hereby form a corporation under the general laws of the State of Maryland.

Article Two: The name of the corporation (hereinafter referred to as the "Corporation") is "**JEANNE'S LIQUORS, Inc.**".

Article Three: The Corporation shall be a close corporation as authorized by Title Four (4) of the Corporation and Association Article of the Annotated Code of Maryland, as amended.

Article Four: The purposes for which the Corporation is formed are as follows:

To operate a Liquor Store business and other related business, and etc. and to do anything permitted by Section 2-301 of the Corporations and Associations Article of the Annotated Code of Maryland, as amended from time to time.

Article Five: The post office address of the Principal office of the Corporation in Maryland is **115-117 N. Eutaw Street, Baltimore, Maryland 21201**. The name and post office address of the resident agent of the Corporation in Maryland is **Ae S. Kim**, whose address is **115-117 N. Eutaw Street, Baltimore, Maryland 21201**. Said Resident Agent is an individual actually residing in the State of Maryland.

Article Six: The total number of shares of stock which the Corporation has authority to issue is **One Thousand (1,000) shares without nominal or par value, all of one class.**

Article Seven: After the completion of the organization meeting of the directors and the issuance of one or more shares of stock of the Corporation, the Corporation shall have no board of directors. Until such time, the Corporation shall have One (1) director, whose name is as follows: **Ae S. Kim.**

Article Eight: The following provisions are hereby adopted for the purposes of defining, limiting and regulating the powers of the Corporation and of the directors and stockholders:

None

Article Nine: The duration of the Corporation shall be perpetual.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation on the \_

24th February, 2016 and severally acknowledge the same to be my act.

WITNESS:

\_\_\_\_\_

*[Signature]* (SEAL)  
Ae S. Kim

STATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:

I HEREBY CERTIFY that on this 24th day of February, 2016, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Ae S. Kim, known to me or satisfactorily proven to be the person whose name is subscribed to this document, and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*Quanita Howell* (SEAL)  
NOTARY PUBLIC

My Commission Expires: 12-08-2016

Record and Return to:  
David B. Woo, Esquire  
2632 N. Charles Street  
Baltimore, Maryland 21218



June 23, 2016

**Applicant(s):** Justin Falcon, Brian Mastervich & John Householder  
Falcon Food Services, LLC T/a Homemaid  
1400 Key Highway 21230

**Class:** "D" Beer, Wine & Liquor License

***Transfer of ownership, request to add outdoor table service, off premise catering and delivery of alcoholic beverages***

**Board's Information:**

**(a) Applicant(s) Information:** (1) Justin Falcon was born in Baltimore, MD in February of 1990. He lives in Nottingham, MD. (2) Brian Mastervich was born in Bethesda, MD in March of 1976. He lives in Baltimore City; (3) John Householder was born in Vacaville, CA in March of 1971. He lives in Baltimore City and is a Baltimore City resident.

**(b) Ownership Breakdown:** (1) Justin Falcon (80%) (2) Brian Mastervich (10%) (3) John Householder (10%)

**(c) Zoning:** The current location was approved by BMZA on December 5, 2013 for outdoor table service with conditions. Use permit issued 5/3/2016 allows for use as a restaurant.

**(e) Corporate Standing:** Falcon Food Services, LLC is active and in good standing as of June 2, 2016

**(d) Posting Report:** The location was posted on 3/15/2016 and checked on 3/29/2016 as per inspector's report the sign "remained as posted" for the 10 day period. This meets the 10-day rule.

**(e) Timeline:** Establishment formally known as Gypsy Vape and Pub stopped operating on 2/19/2016 per a letter received by the Board on 2/24/2016. This application was filed on or about 3/14/2016. Thus, the closure time period has tolled for this location as per 10-504(d)(2)(i) due to the filing of a transfer application.

**(f) Letters of Support/Opposition:** At this time the Board has no letters of support or opposition.

In considering this request, under the provisions of Article 2B, Section 10-202(a), the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing licensees and the potential effect on existing licensees of the license applied for; 3. The potential commonality or uniqueness of the services and products to be offered by the applicant's business; 4. The impact on the general health, safety, and welfare of the community, including issues relating to crime, traffic condition. 5. Any other necessary factors as determined by the Board.

**BOARD'S DECISION:**

## Application for Alcoholic Beverages License

### Board of Liquor License Commissioners for Baltimore City

CLASS TYPE: <u>LD</u>	LICENSE AT THE LOCATION: <u>1400 KEY HIGHWAY</u>	IF TRANSFER, LOCATION: _____
CORPORATE <input checked="" type="checkbox"/> LLP/PARTNERSHIP NAME: <u>FALCON FOOD SERVICES, LLC</u>	TRADE NAME: <u>Homemaid</u>	
ATTORNEY FOR THE APPLICANT: <u>N/A</u>	ADDRESS: _____	PHONE: _____ EMAIL: _____

INDICATE TYPE OF LICENSE APPLICATION: TRANSFER  NEW  EXPANSION OF PREMISES  SUBSTITUTE  AMENDMENT(S)

Describe Part of Premises to be Used: 1st FLOOR Will you offer delivery of food and/or alcohol?  Yes  No

Will Live Entertainment be provided?  Yes  No What Kind? \_\_\_\_\_

Will Outdoor Table Service Be Provided?  Yes  No Off Premise Catering of Food and Alcohol?  Yes  No

Please note that as per Art. 28 §10-202(a)(iv)(i) that an application for the issuance or transfer is not complete unless the applicant has obtained zoning approval from the City of Baltimore Do you have a Zoning Approval DHCD?  Yes  No If yes, please attach. If no, please give timeframe for obtaining letter of approval: \_\_\_\_\_

WORKER'S COMPENSATION INFORMATION - INSURANCE CARRIER N/A POLICY OR BINDER # \_\_\_\_\_

1. Applicant A  
Justin Nicholas Faulcon [REDACTED] Justin2690@hotmail.com  
(full name) (telephone no.) E-mail (Required)  
2 BERDALE CT NOTTINGHAM, MD 21236  
(residence) Street City State Zip Code (period of residency in Baltimore City)  
2/10/90 MALE Baltimore Md  
(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

If applicable, address of Property on which tax is paid in your individual name: N/A  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

2. Applicant B  
BRIAN MASTERVICH [REDACTED] brian@mastervich.com  
(full name) (telephone no.) E-mail (Required)  
607 Anneslie Rd. BALTIMORE MD 21212  
(residence) Street City State Zip Code (period of residency in Baltimore City)  
3/18/76 MALE Bethesda, MD  
(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

If applicable, address of Property on which tax is paid in your individual name: 1028 EAST FORT AVE  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

3. Applicant C  
JOHN MICHAEL HOUSEHOLDER [REDACTED] homer4667@hotmail.com  
(full name) (telephone no.) E-mail (Required)  
1518 HENRY ST BALTIMORE MD 21230  
(residence) Street City State Zip Code (period of residency in Baltimore City)  
3/10/71 MALE VACAVILLE, CA  
(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

If applicable, address of Property on which tax is paid in your individual name: 1518 HENRY ST BALTIMORE, MD 21230  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

1. Has the applicant(s) been convicted of a felony, or has been adjudged guilty of violating the laws governing the sale of any alcoholic beverage or for gambling in any State, including Maryland?  Yes  No If yes, mark applicant and provide explanation in adjacent space provided.

Applicant A  B  C

2. State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland or the United States.  Yes  No If yes, mark applicant and explain.

Applicant A  B  C

3. Has the applicant(s) ever held a license for the sale of alcoholic beverages in the State of Maryland?  Yes  No If yes, explain.   
Applicant A

Applicant A  B  C

CURRENT HOLDER OF LICENSE

4. Has the applicant(s) ever had a liquor license suspended or revoked?  Yes  No If yes, explain in adjacent space.

Applicant A  B  C

5. Does the applicant(s) have a pecuniary interest in any other alcoholic beverage business or business for which a license has been applied for, granted, and issued?  Yes  No If yes, explain in adjacent space.

Applicant A  B  C

6. Is your spouse or child a licensee, in this jurisdiction or any other, and does he or she have any financial interest in any other alcoholic beverage business?  Yes  No If yes, explain.   
APPLICANT C

Applicant A  B  C

MARA HOUSEHOLDER  
CANDLEFACE, INC  
601 E. FORT AVE BALTO 21230

7. Is there now, or will there be, during the continuance of the license applied for, any other person financial interested in said license or business to be conducted thereunder?  Yes  No If yes, explain in the adjacent space provided.

8. Is the licensed premises presently open and operating?  Yes  No If no, please provide information requested in adjacent space provided.

Closure Date: 12/15/2015

Explanation: LEASE EXPIRED

9. Do any of the applicant(s) have any indebtedness or other financial obligations to any manufacturer, brewer, distiller, or wholesaler at the time of making this application?  Yes  No If Yes, please provide information as to the applicant(s) indebted, the amount of indebtedness, and the name of the manufacturer, brewer, distiller, or wholesaler in the adjacent space provided.

10. Please list the following, if applicable, in the spaces provided below:

Purchase Price of Business	Owner of the Real Property	Cost of the Real Property	Cost of the Business	Cost of the Personal Property	Down Payment provided to seller	Terms for the Balance due
LEASING \$0	DBF, LLC	N/A	N/A	5,000	N/A LICENSING	N/A

11. Please list the following information for the Manager of the establishment to be licensed:

Name	Address	Phone	Email
JUSTIN FAULCON	2 PERDALE CT	[REDACTED]	faulcon.homemaid@gmail.com

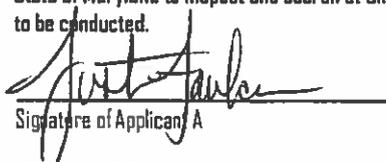
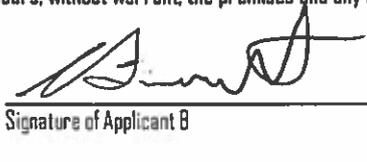
Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.)

- 1) NAME: JUSTIN FAULCON ADDRESS: 2 PERDALE CT TITLE: 80 %OF STOCK HELD RESIDENCE:
- 2) NAME: BRYAN MASTRIVICH ADDRESS: 607 AMESHE RD. TITLE: 10 %OF STOCK HELD RESIDENCE:
- 3) NAME: JOHN HOUSEHOLDER ADDRESS: 1518 HENRY ST TITLE: 10 %OF STOCK HELD RESIDENCE:
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD RESIDENCE:

\*\*\*\*\*Attached is a list of the names and addresses of all outstanding stockholders who on the day of this application own more than 5% of the outstanding stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.\*\*\*\*\*

*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform to all State and County laws and regulations relating to the sale of alcoholic beverages, as well as to the rules and regulations of the Board of License Commissioners for Baltimore City, and hereby grants permission to the State Comptroller, his duly authorized deputies, inspectors and clerks, The Board of License Commissioners for Baltimore City, its duly authorized agents and employees, and any peace officer of Baltimore City or the State of Maryland to inspect and search at any and all hours, without warrant, the premises and any and all parts thereof upon and in which said business is to be conducted.

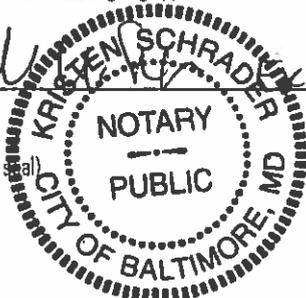
 Signature of Applicant A     
  Signature of Applicant B     
  Signature of Applicant C

State of Maryland: CITY OF BALTIMORE SS  
 THIS CERTIFIES, THAT ON THE 3rd OF MARCH, 2016  
 before the subscriber a notary public of the State of Maryland, personally appeared

BRYAN MASTRIVICH  
 The applicant (s) names in the foregoing application, and made oath in due form of law that the statement therein are true to the best of (his, her, their) knowledge and belief.

 P. 2/10/17  
 Notary Public

(Witness my hand and seal)



2 weeks, 7:11:11 no 21117

Name and Address of the owners of the premise/landlord: Devil Fried LLC Phone Number: [REDACTED]

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

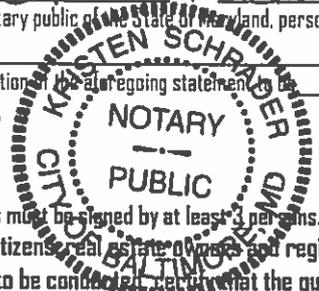
(I, WE) Devil Fried LLC (DBF LLC) HEREBY CERTIFY. That (I am, we are) the owner(s) of the property located at 1420 Key Highway, Baltimore, City with a Zip Code of 21230, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

(Witness (my, our) hand(s) and seal(s) this 27 day of February in the year of 2016

WITNESS: [Signature]

STATE OF MARYLAND  
THIS CERTIFIES, THAT ON 27th day of FEBRUARY, 2016  
Before the subscriber a notary public of the State of Maryland, personally appeared BLAN MARIKUCH

and acknowledge the execution of the foregoing statement to be act.  
(Witness my hand and seal)  
Notary Public [Signature] exp. 2/10/17



The following certificates must be signed by at least 3 persons.  
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<del>DeeDee Finkler</del>	<del>1115 Wheeler ave</del>	<del>[Signature]</del>	<del>8/1/81</del>	<del>26 yrs</del>
Ivay BALAY	1533 BYRD ST	[Signature]	6/1/65	16 yrs
<del>JOHN HOUSEHOLDER</del>	<del>1518 HENRY ST</del>	<del>[Signature]</del>	<del>3/1/71</del>	<del>16 yrs</del>
Mara Householder	1518 Henry St	[Signature]	6/1/63	14 yrs
Stephen Buching	1704 Webster St	[Signature]	11/1/72	13 yrs

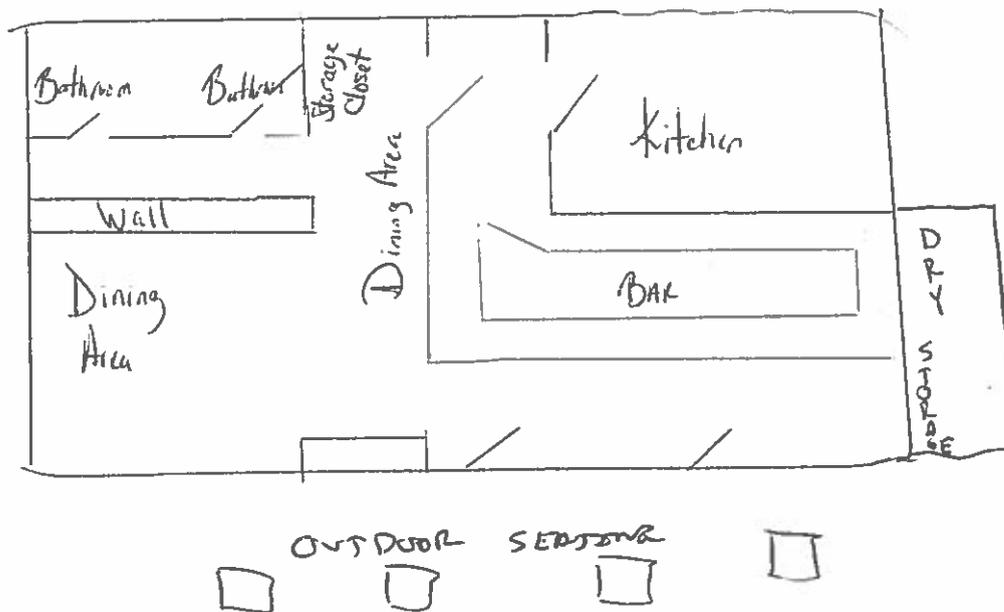
FOR OFFICE USE ONLY

DATE FILED: \_\_\_\_\_ NEW/TRANSFER/EXPANSION - \$500.00 PAID:  POSTING DATE: \_\_\_\_\_  
SUSTITUTE APPLICATION FEE - \$250.00 PAID  PRINT NAME OF BLLC STAFF \_\_\_\_\_ INITIALS \_\_\_\_\_

Board of Liquor License Commissioners For the City of Baltimore, 231 East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202  
Phone: 410-396-4377 Fax: 410-396-4382

Status of Application	
Approved: Yes <input type="checkbox"/> No <input type="checkbox"/>	Date: _____
BLLC Initials: _____	
Withdrawn: Yes <input type="checkbox"/> No <input type="checkbox"/>	
Date: _____	
BLLC Initials: _____	

**\*Please present/draw a Floor Plan/Rendering of the Licensed Premises here. If you have a professionally drafted rendering, please attach it to the application.\***



Name and Address of the owners of the premise/landlord: \_\_\_\_\_ Phone Number: \_\_\_\_\_

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

(I, WE) \_\_\_\_\_ HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at \_\_\_\_\_, Baltimore, City with a Zip Code of \_\_\_\_\_, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

(Witness (my, our) hand(s) and seal(s) this \_\_\_\_\_ day of \_\_\_\_\_ in the year of \_\_\_\_\_.

WITNESS: \_\_\_\_\_

STATE OF MARYLAND  
THIS CERTIFIES, THAT ON \_\_\_\_\_ day of \_\_\_\_\_  
Before the subscriber a notary public of the State of Maryland, personally appeared \_\_\_\_\_

and acknowledge the execution of the foregoing statement to be \_\_\_\_\_ act.

(Witness my hand and seal)  
Notary Public \_\_\_\_\_

The following certificates must be signed by at least 3 persons.  
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Patty Beladiz	1533 BIRD ST.			
Patty Beladiz	1533 BIRD ST.	<i>[Signature]</i>	10/104	12

FOR OFFICE USE ONLY

DATE FILED: \_\_\_\_\_ NEW/TRANSFER/EXPANSION - \$500.00 PAID:  POSTING DATE: \_\_\_\_\_  
SUSTITUTE APPLICATION FEE - \$250.00 PAID  PRINT NAME OF BLLC STAFF \_\_\_\_\_ INITIALS \_\_\_\_\_

Board of Liquor License Commissioners For the City of Baltimore, 231  
East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202  
Phone: 410-396-4377 Fax: 410-396-4382

Status of Application  
Approved: Yes  No   
Date: \_\_\_\_\_  
BLLC Initials: \_\_\_\_\_  
Withdrawn: Yes  No   
Date: \_\_\_\_\_  
BLLC Initials: \_\_\_\_\_

Name and Address of the owners of the premise/landlord: David Friedland Phone Number: [REDACTED]  
**STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND**

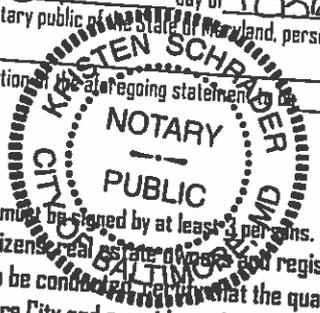
(I, WE) David Friedland (DBS LLC) 1420 Key Highway Baltimore, City with a Zip Code of 21230 HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1420 Key Highway, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.  
David Friedland

(Witness (my, our) hand(s) and seal(s) this 27 day of February in the year of 2016)

WITNESS: [Signature]

STATE OF MARYLAND  
 THIS CERTIFIES, THAT ON 27th day of FEBRUARY, 2016  
 Before the subscriber a notary public of the State of Maryland, personally appeared BLAD MARZUKICH

and acknowledge the execution of the foregoing statement to be true and correct.  
 (Witness my hand and seal) Notary Public [Signature] act.



The following certificates must be signed by at least 3 persons.  
 We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<u>Deeuck Finkler</u>	<u>1115 Wheeler Ave</u>	<u>[Signature]</u>	<u>8/1/81</u>	<u>26 yrs</u>
<u>Ivans BALANS</u>	<u>1533 BYRD ST</u>	<u>[Signature]</u>	<u>6/8/65</u>	<u>46 yrs</u>
<del><u>John Houser</u></del>	<del><u>1518 HENRY ST</u></del>	<del><u>[Signature]</u></del>	<del><u>3/1/71</u></del>	<del><u>16 yrs</u></del>
<u>Mara Houser</u>	<u>1518 Henry St</u>	<u>[Signature]</u>	<u>6/2/68</u>	<u>14 yrs</u>
<u>Stephen Buchter</u>	<u>1704 Webster St</u>	<u>[Signature]</u>	<u>11/1/72</u>	<u>13 yrs</u>

**FOR OFFICE USE ONLY**

DATE FILED: \_\_\_\_\_ NEW/TRANSFER/EXPANSION - \$500.00 PAID:  POSTING DATE: \_\_\_\_\_  
 SUBSTITUTE APPLICATION FEE - \$250.00 PAID  PRINT NAME OF BLLC STAFF \_\_\_\_\_ INITIALS \_\_\_\_\_

Board of Liquor License Commissioners For the City of Baltimore, 231 East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202  
 Phone: 410-396-4377 Fax: 410-396-4382

Status of Application  
 Approved: Yes  No   
 Date: \_\_\_\_\_  
 BLLC Initials: \_\_\_\_\_  
 Withdrawn: Yes  No   
 Date: \_\_\_\_\_  
 BLLC Initials: \_\_\_\_\_



# Liquor Board System

Version 1.0

Annual-Renewal | License-Transfer | One-Day | Add New License | Query | Help

## License Detail

[Close the License](#) [Print License](#) [Print Renewal Letter](#) [<< Go Back](#)

### License Info

License Num: LD 058      Ceri Num: T1234      Fee: \$200.00      Status: Transferred  
License Date: 5/4/2015 11:53:55 AM      License Year: 2015  
CR Number: 15902979  
Payment Date: 05-04-15

2014 - 2015 TPP Paid   
2015 Trader's License  [Update Info](#)

[Click to Start License Renewal](#)

## Add Adult Entertainment License

[Add New Adult Entertainment License](#)

### Location

Corp Name: GYPSY VAPE AND PUB, LLC  
Trade Name: GYPSY VAPE AND PUB  
Zone Code: 8  
Phone: 410-733-2077

Block Num: 1400      Street: KEY HIGHWAY  
City: BALTIMORE      State: MD      Zip: 21230

CR Number: 15902979

Portion of Business Used:  
CONTINUE TO USE AS A RESTAURANT WITH LIVE ENTERTAINMENT AND OUTDOOR TABLE  
SERVICE-CHANGE OF OPERATOR  
Restriction:

[Edit the License Location Info](#) [Alternate Mailing Address](#)

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
KEVIN	HOFF	2033 AMBER WAY	Baltimore	MD	21244	<a href="#">Edit</a>	<a href="#">Remove Owner</a>
BRIAN	MASTERVICH	913 OVERBROOK ROAD	Baltimore	MD	21239	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

### Comments

\_\_\_\_\_

Date	Comment	Action
03/11/2016	Brian Mastervich provided a copy of a promissory note to the BLLC which provides him Power of Attorney to renew and transfer the license in the case of default by the borrower. Licensee Kevin Hoff has defaulted and has not made contact with Mr. Mastervich. Thus, to preserve the license as per the note, Mastervich can sign for Hoff. TRA.	<input type="button" value="Delete"/>
02/24/2016	Letters was issued on 02/19/2016 regrading "Business Closed" to Kevin Hoff address listed above	<input type="button" value="Delete"/>
05/07/2015	04/30/2015 Public Hearing Re:Application to transfer ownership from secured creditor & request for outdoor table svrice table service APPROVED 2-1 vote	<input type="button" value="Delete"/>
03/09/2015	SENT 2ND APPLICATION LETTER FOR 2015-2016 LICENSE RENEWAL TO OWNER'S ADDRESS.	<input type="button" value="Delete"/>
05/08/2014	11/7/13 Public Hearing re: Application to transfer ownership and location of Class "D" BWL license presently located at 1120 E Fort Ave to 1400 Key Hwy; request for outdoor table service. Board GRANTED transfer with outdoor table service.	<input type="button" value="Delete"/>
12/23/2013	11/07/2013 Public Hearing re: Application to transfer ownership and location of a Class "D" BWL license presently located at 1120 E Fort Ave to 1400 Key Hwy; request for outdoor table service. Board GRANTED transfer with outdoor table service.	<input type="button" value="Delete"/>
11/04/2010	10/05/10 \$100 CONF.FEE PAID IN FULL #75032	<input type="button" value="Delete"/>
12/07/2009	12/09 Transfer of Ownership & request for off premises catering, D-BWL, Brian A. Mastervich, John M. Householder, Sobo Cantina, Inc.	<input type="button" value="Delete"/>
10/27/2009	10/21/09 Board granted 180 hardship extension.	<input type="button" value="Delete"/>

License num: LD 058                      Address: 1400 KEY HIGHWAY  
Trade Name: GYPSY VAPE AND PUB

Comment:

**Hold Info**

Powered by:



# 1400 Key Highway, Baltimore, Md 21230



## Licensed Establishments

- ★ 1400 Key Hwy-LD
- 📍 Barfly's-LBD7
- 📍 Captain Larry's-LBD7
- 📍 Harborview Liquors-LA
- 📍 Little Havana-LBD7
- 📍 Shotti's Point-LBD7
- 📍 Tabrizi's Wedding Venue-LBD7
- 📍 Tuscan Fresh-LB
- 📍 bar Liquorice-LD

PROPOSED LOCATION: 1400 Key Highway

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 8

"A" BEER & WINE \_\_\_\_\_

"B" BEER & WINE \_\_\_\_\_

"C" BEER & WINE \_\_\_\_\_

"D" BEER & WINE \_\_\_\_\_

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR \_\_\_\_\_

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR \_\_\_\_\_

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 5

ARENA \_\_\_\_\_

HOTEL/MOTEL \_\_\_\_\_

RACING \_\_\_\_\_

PREPARED BY: J. Dan Porter DATE: 6/9/16

## Board of Liquor License Commissioners

For Baltimore City  
231 E. Baltimore Street, 6<sup>th</sup> Floor  
Baltimore, Maryland, 21202-3258

### POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	Justin Nicholas Faulcon/Brian Mastervich/John Michael Hous...
<i>Address of Premises:</i>	1400 Key Hwy.
<i>Inspector:</i>	l:0#.w baltimore\joann.martin
<i>Date Posted:</i>	3/15/2016
<i>Time Posted:</i>	2:00 PM
<i>Date Rechecked:</i>	3/29/2016
<i>Time Rechecked:</i>	3:28:16
<i>Manager or Owner when sign posted:</i>	n/a

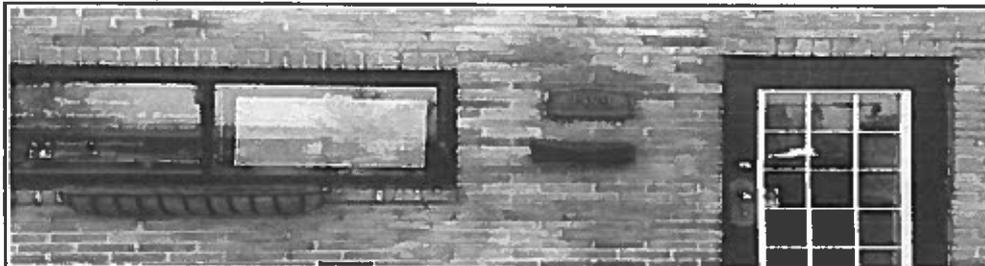
*Summary on location of sign posted:*

Front Window..inside

*Summary on location of sign rechecked:*

sign was checked throughout the ten day period...remained as posted

*Insert Photo of Sign and location:*



## Board of Liquor License Commissioners

For Baltimore City  
231 E. Baltimore Street, 6<sup>th</sup> Floor  
Baltimore, Maryland, 21202-3258

### INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	Justin Nicholas Falcon/Brian Mastervich/John Michael Hous...
<i>Corporation Name:</i>	Falcon Food Services, LLC/ Homemaid
<i>Location Address:</i>	1400 Key Highway
<i>License Type:</i>	Class "D" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	3/15/2016
<i>Date Removed?</i>	
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

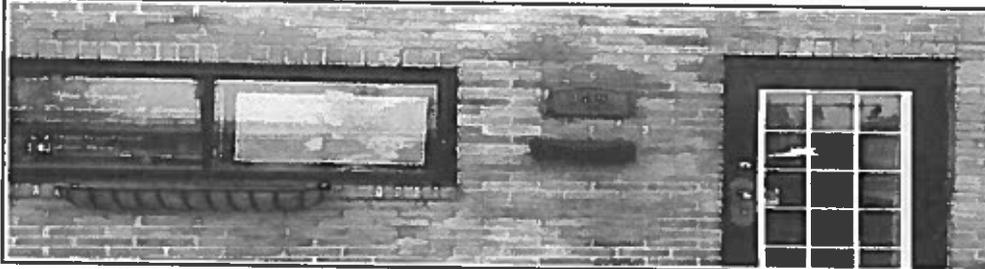
*Other licensed locations - Describe/Note:*

See Map

*Comments and Follow-up Items(s) (please note any issues or concerns about the location):*

Interior in process of being renovated...not operating.  
Files application for transfer of ownership with outdoor table service, off premises catering, and delivery service.

*Insert Photo of Sign and location:*



Inspector Name	Date and Time	
i:\0#.w\baltime\joann.martin	3/21/2016	12:43:44 PM
Name of Licensee (if present)		
n/a		

Entity Name: FAULCON FOOD SERVICES LLC

Department ID: W16992182

- General Information
- Amendments
- Personal Property
- Certificate of Status

Principal Office (Current): 1115 WHEELER AVE.  
BALTIMORE, MD 21216

Resident Agent (Current): DERRIC FAULCON  
1115 WHEELER AVE.  
BALTIMORE, MD 21216

Status: ACTIVE

Good Standing: Yes  
What does it mean when a business is not in good standing or forfeited?

Business Code: Other

Date of Formation or Registration: 01/19/2016

State of Formation: MD

Stock/Nonstock: N/A

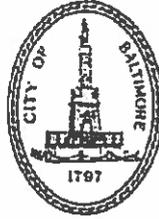
Close/Not Close: Unknown

\*\*\*\*\*

IN THE MATTER OF THE PETITION  
OF BILLY MALKIN

1400 KEY HIGHWAY

Appeal No. 2013-436\*  
Hearing Date: November 26, 2013



Baltimore City Board of Municipal  
& Zoning Appeals

David C. Tanner  
Executive Director  
417 E. Fayette Street, 14th floor  
Baltimore, MD 21202  
Phone: 410-396-4301

DEC 05 2013

\*\*\*\*\*

**CORRECTED COPY\***

**RESOLUTION**

This case comes before this Board on appeal of the final decision of the Zoning Administrator of Baltimore City denying Petitioner's application to include outdoor table service to an existing restaurant located at 1400 Key Highway ("property").

**BACKGROUND**

The property is a two story attached structure located on the end of a row in an R-8 General Residence District. The property contains a restaurant/tavern on the lower level portion of the building. The owner is seeking authorization to include an outdoor seating area on the area of the sidewalk along the Key Highway portion of the building.

Petitioner filed an application for appeal on October 22, 2013 and appeared before the Board for a public hearing on November 26, 2013. No one appeared in opposition of the appeal. The record included a letter from the Riverside Neighborhood Association in support of this appeal subject to a condition that the outdoor seating ends at 10:00 pm on weeknights and 11:00 on weekends. The Board staff and Planning Department also submitted memoranda evaluating the appeal.

**DISCUSSION**

Petitioner's request for outdoor table service requires conditional use approval by the Board. The restaurant is a legally established nonconforming use. The Board may authorize nonconforming uses that are permitted uses in the B-1 Neighborhood Business District. Restaurants are listed as permitted in a B-1 district as a conditional use requiring authorization by the Board after a public hearing. The addition of the requested outdoor table service is also considered as a conditional use. Approval of a conditional use application is subject to the Board making the enumerated considerations and findings in Sections 14-204 and 14-205.

Upon review of the facts and circumstances of this petition, the Board finds it appropriate to grant Petitioner's request to add outdoor table service. The appellant submitted a revised

drawing indicating a plan to provide four tables with four seats each placed along the key Highway side of the property.

At the community level, Petitioner's request does not appear to be problematic. The local community association has not objected to this appeal. For these reasons, the Board finds that granting Petitioner's request on this appeal does not contravene the requirements of Sections 14-204 and 14-205.

### CONCLUSION

For the reasons set forth above, and after giving public notice, reviewing the zoning records, holding a public hearing, considering all data submitted, and by authority of Ordinance No. 1051, approved April 21, 1971, known as the Zoning Ordinance, it is this 5<sup>th</sup> day of December, 2013, by the Baltimore City Board of Municipal and Zoning Appeals, hereby

**RESOLVED**, that Petitioner's request to add necessary outdoor table service to an existing restaurant located at 1400 Key Highway, tables is **GRANTED** subject to the following conditions:

- A minimum of eight feet of the sidewalk must remain clear for pedestrians;
- The capacity of the outdoor seating area will not be more than four tables with four patrons maximum at each tables;
- The outdoor seating service will end by 10:00 pm on weeknights, and 11:00 pm on weekends;
- There will be no outdoor bar;
- There will be no outdoor music, a jukebox, or other form of entertainment; and
- All patrons must be seated for dining, and served by wait staff.

DO NOT START WORK OR USE THE PROPERTY IF THIS APPLICATION IS APPROVED UNTIL YOU OBTAIN A BUILDING PERMIT OR USE AND OCCUPANCY PERMIT FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN ONE YEAR OF THE HEARING DATE

*David C. Tanner*

David C. Tanner  
Executive Director  
Board of Municipal & Zoning Appeals



# Permit - Details

Permit Num.:USE2016-00708  
 Plan Num:-  
 Address:1400 KEY HWY  
 Block-Lot:2010 015(see parcel details)  
 Zip Code:21230-5116

Permit Issued:5/3/2016  
 Date Final:  
 Date Exp:  
 Last Update:2/22/2016 11:35:17 AM

Estimated Total Cost:  
 Existing Use:  
 Proposed Use:  
 Type of Work:

Last User:BLACKWELL  
 Building Fully Sprinkler:

Tag Type	Tag Description	Updated By	Date Updated
Zoning Block (W)	Stop ANY further applications for permit with "J. Bryan Erb" listed as owner. Mr. Erb CANNOT use 1400 Key Hwy--Mr. Erb's property is at 1401-13 Anchor St.--2 blocks away (CLee)	CLEE	2/23/2007 11:24:51 AM
Zoning Notes	BMZA_Filed (02/26/07) - Use 1st and 2nd floors of premises as two dwelling units (1st and 2nd floor of k/a 1307 webster st - 1du, 1st and 2nd floors of k/a 1309 webster st - 1du. continue tavern in basement) - CLEE Ok to issue per BMZA 242-07	MNDA	4/5/2007 2:25 43 PM

[see applicant info](#)  
[see other agency info](#)

USE PREMISES AS A RESTAURANT

[Add Activity](#)

Action	Notes	DISP	ASSIGNED	DATE1	DATE2	DATE3	Done By
Application Received						2/22/2016	RBLA
Zoning Sign-off		APP		2/22/2016		2/22/2016	RBLA
Use Permit Referral -Building			MADA		2/22/2016		
Building Inspection Referral					2/23/2016		
Chesapeake Critical Area		DONE	PLAN	2/22/2016		2/22/2016	PLAN
Filing-Draft Only		DONE				2/22/2016	SHKN
Chesapeake Critical Area		APP	AGBU	2/22/2016		2/23/2016	AGBU
Fire Inspection	THE FIRE DEPARTMENT HAS NO OBJECTIONS TO THE PREMISES TO BE USED AS A RESTAURANT. NO OUTDOOR SEATING.	APP	AJAC	2/23/2016		4/29/2016	AJAC
Reminder	moved to use folder	DONE				2/24/2016	SHKN
Occupancy Certification	490041-01 ~ VM - N - ENGLISH	CANC	CALL	3/23/2016	3/31/2016	3/31/2016 1:29:00 PM	CALL
Health Department Inspection		APP	XWEL	3/29/2016		3/29/2016	XWEL
Fire Inspection	FIRE ALARM PANEL OPERATIONAL, 2A108C AND CLASS K FIRE EXTINGUISHER SERVICED TAG ANNUALLY, HOOD SYSTEM SERVICED EVERY SIX MONTHS,NOTIFICATION AUDIO VISUAL DEVICES 2ND AND THIRD FLOOR APARTMENTS TIED INTO HOOD SYSTEM, COVER PLATES ELECTRICAL OUTLETS, NO STORAGE ELECTRICAL ROOM. ADVISED OWNER TO CONTACT 417 E FAYETTE ST TO ADD OUTDOOR SEATING TO USE.	APP	BLIZ	3/29/2016		3/29/2016	BLIZ
Occupancy Certification	505829-01 ~ VM - Y - ENGLISH ARRIVE: 10:45AM. CONTACT: JUSTIN, 443-425-6139. DISP/ACTION: FAILED, OPEN BUILDING FINAL FOR ALTERATIONS. DEPART: 10:54AM.	FAIL	JSPI	4/25/2016	4/26/2016	4/26/2016 2:38:00 PM	JSPI
OCCUPANCY	JUSTIN 4434256139 OK TO USE PREMISES AS A	APP	TLEW	5/2/2016	5/2/2016	5/2/2016	TLEW

CERTIFICATION RESTAURANT. LOWER LEVEL ONLY.

Print Draft C of O

DONE

5/3/2016 BCHA

Print C of O

DONE

5/3/2016

**June 23, 2016**

**Licensee(s):** Gayle Mugavero-Grimm & Gregory Mugavero  
Mugs Italian American Bistro, LLC T/a Mugs Italian American Bistro  
300 S. Exeter Street 21202

**Class:** "D" Beer, Wine & Liquor License

***Request for a hardship extension under the provisions of Article 2B Section 10-504(d)***

**Board's Information:**

**(a) Ownership Breakdown:** (1) Gayle Mugavero-Grimm (33%) (2) Gregory Mugavero (33%)

**(b) Corporate Standing:** As of 6/8/2016 Mugs Italian American Bistro, LLC is active, but not in good standing.

**(c) Timeline of request:** On 3/30/2016 BLLC received a hardship letter request from the licensee(s). According to BLLC records location was closed as of 12/22/2015. First 180 days runs until closure June 19, 2016. Hardship extension request meets requirements of Art. 2B 10-504(d), as it was filed within the 180 day period (on or before June 19, 2016).

**BOARD'S DECISION:**

3-28-16

Ms. Michelle Bailey-Hedgepeth  
Executive Secretary  
Board of Liquor License Commissioners for Baltimore City  
231 E. Baltimore Street, 6<sup>th</sup> Floor  
Baltimore, MD. 21202

Re: Mugs' Italian American Bistro – Hardship request to extend expiration of Liquor License

Dear Ms. Bailey-Hedgepeth

Due to both death and then sudden onset illness of two family members, we are requesting an extension of our liquor license under the hardship article 2B section 10-504. Our business is Mugs Italian American Bistro and the address is 300 S. Exeter St. Baltimore, MD 21202. The license is in the names of Gayle Mugavero-Grimm and Gregory Mugavero. Our business closed in December of 2015. Initially it was our intention to reopen the business. After our father's illness and death in 2015, our mother's Alzheimer's disease took a sudden downward turn. At that time we needed to put our time and efforts into her care.

Thank you for considering this matter. We await your response. Please mail all correspondence to our mailing address at: 5050 Eliots Oak Road Columbia, MD. 21044.

Sincerely,  
Gayle Mugavero-Grimm  
Greg Mugavero

RECEIVED  
2016 MAR 30 PM 2:22  
BOARD OF LIQUOR  
LICENSING COMMISSIONERS

Entity Name: MUGS' ITALIAN AMERICAN BISTRO LLC

Department ID: W14753081

General Information

Amendments

Personal Property

Certificate of Status

Principal Office (Current): 300 S EXETER ST.  
BALTIMORE, MD 21202

Resident Agent (Current): GAYLE MUGAVERO-GRIMM  
5050 ELIOTS OAK ROAD  
COLUMBIA, MD 21044

Status: ACTIVE

Good Standing: No

What does it mean when a business is not in good standing or forfeited?

Business Code: Other

Date of Formation or Registration: 06/27/2012

State of Formation: MD

Stock/Nonstock: N/A

Close/Not Close: Unknown



## Liquor Board System

Version 1.0

Annual-Renewal ▼ | License-Transfer ▼ | One-Day ▼ | Add New License ▼ | Query ▼ | Help ▼

### License Detail

#### License Info

License Num: LD 049      Cert Num: 0986      Fee: \$825.00      Status: Renewed  
 License Date: 5/1/2016      License Year: 2016  
 CR Number: 15246433  
 Payment Date: 04-27-16

2015 - 2016 TPP Paid   
 2016 Trader's License

### Add Adult Entertainment License

#### Location

Corp Name: MUGS ITALIAN AMERICAN BISTRO, LLC  
 Trade Name: MUGS ITALIAN AMERICAN BISTRO  
 Zone Code: 2  
 Phone: 410-685-6847

Block Num: 300      Street: EXETER STREET SOUTH  
 City: BALTIMORE      State: MD      Zip: 21202

CR Number: 15246433

Portion of Business Used:  
 USE 1ST FLOOR AS A RESTAURANT CARRY OUT AND TAVERN

Restriction:

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
GREGORY S.	MUGAVERO	4120 MANOR VIEW COURT	JARRETTSVILLE	MD	21084	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
GAYLE F.	MUGAVERO-GRIMM	5050 ELIOTS OAK ROAD	COLUMBIA	MD	21044	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Comments

--

Date	Comment	Action
03/30/2016	Recieved harship letter request. According to BLLC records location was closed as of 12/22/2015. First 180 days runs until June 19, 2016. The licensee will need to be heard on the harship extension request on or before that date. Request has been filed with case file. TRA.	Delete
01/04/2016	Licensee Paid \$100.00 Admin Fee on 07/24/14; Invoice #94604.... /sb	Delete
10/15/2015	Sent letter to licensee about past due administrative fee of \$100.00 from hearing date July 24, 2014.... /sb	Delete
11/17/2014	***CITY HOLD*** July Ad. Sent 11/5/2014	Delete
08/13/2014	License transferred from 4900-02 Curtis Avenue	Delete
07/29/2014	07/24/2014 Public Hearing re: Application to transfer ownership & location of a Class "D" BWL license presently located at 4900 Curtis Ave- Board APPROVED the transfer	Delete
05/24/2012	5/17/2012 Public Hearing re: Request for hardship extension. GRANTED 180 days from hearing date.	Delete
09/27/2010	09/27/10 \$100 CONF.FEE PAID IN FULL #74933	Delete
06/04/2010	04/01/10 \$100 TRANSFER CONF. PAID IN FULL #72246	Delete

[Print History \(Print Card\)](#)

License num: LD 049

Address: 300 EXETER STREET SOUTH

Trade Name: MUGS ITALIAN AMERICAN BISTRO

Comment:

---

[Add Comment](#)

**Hold Info**

Powered by:



**June 23, 2016**

**Licensee(s):** Charles Bowers  
Lang Construction Co., Inc. T/a Hippopotamus  
934-36 N. Charles Street

**Class:** "BD7" Beer, Wine & Liquor License

***Request for a hardship extension under the provisions of Article 2B Section 10-504(d)***

**Board's Information:**

**(a) Ownership Breakdown:** (1) Charles Bowers (100%)

**(b) Corporate Standing:** As of 6/8/2016 Lang Construction Co., Inc is active, and in good standing.

**(c) Timeline of request:** On 3/29/2016 BLLC received a hardship letter request from the licensee(s). According to BLLC records (letter from licensee) the location was closed as of 1/6/2016. First 180 days runs until closure July 4, 2016. Hardship extension request meets requirements of Art. 2B 10-504(d), as it was filed within the 180 day period (on or before July 4, 2016).

**BOARD'S DECISION:**

LAW OFFICES  
**FOGLEMAN & RANSOM**

STEPHAN W. FOGLEMAN, JR.

GENE M. RANSOM, III

OF COUNSEL  
JANE M. SCHROEDER

1720 THAMES STREET  
BALTIMORE, MD 21231  
(410) 258-8500  
FAX: (410) 220-0726  
MARYLANDLEGAL@GMAIL.COM  
LEGALMARYLAND.COM

March 14, 2016

Chairman Benjamin Neil, Esquire  
Commissioner Douglas H. Trotter  
Commissioner Harvey E. Jones  
Board of Liquor License Commissioners  
231 E. Baltimore Street, 6<sup>th</sup> Floor  
Baltimore, MD 21202

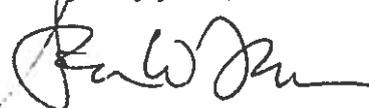
RE: 1 W. Eager Street, Club Hippo

Dear Chairman and Commissioners:

Please be advised that I represent Ian and Charles Parrish, contract purchasers of the license formerly used by Club Hippo at 1 W. Eager Street. Club Hippo ceased operations on October 4, 2015. I am requesting a hardship extension of 180 days from that date so that a 180 day hardship extension would begin on April 1, 2016. The licensee, Charles Bowers, has been diligent in his attempt to market the license. The hardship in this matter is the closure of the club.

Please contact me should you require any additional information. Thank you for your attention to this matter.

Very truly yours,



Stephan W. Fogleman

SWF/kv



1 West Eager Street, Baltimore, MD 21201

Mr. Douglas K. Paige

Assistant Executive Secretary

231 E. Baltimore Street, 6<sup>th</sup> Floor

Baltimore, MD 21202

Dear Mr. Paige,

This is inform you that effective Monday, October 5<sup>th</sup>, 2015, The Hippopotamas, located at 934-36 North Charles Street, Baltimore MD 21201, will be officially closing our doors for business.

The existing liquor license has been sold to Mrs. Lorraine Parrish.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,

Charles L. Bowers, Licensee

LIBRARY OF CONGRESS  
2015 SEP 24 AM 11  
SERIALS ACQUISITION

**June 23, 2016**

**Licensee(s):** Ben Zabkowski & Ryan Wood  
3525 S. Hanover, LLC T/a Southside  
3525-27 S. Hanover Street 21225

**Class:** "BD7" Beer, Wine & Liquor License

***Request for a hardship extension under the provisions of Article 2B Section 10-504(d)***

**Board's Information:**

**(a) Ownership Breakdown:** (1) Ben Zabkowski (100%) (2) Ryan Wood (0%)

**(b) Corporate Standing:** As of 6/8/2016 3525 S. Hanover, LLC is active, but not in good standing.

**(c) Timeline of request:** On 3/29/2016 BLLC received a hardship letter request from the licensee(s). According to BLLC records (letter from licensee) the location was closed as of 12/17/2016. First 180 days runs until closure June 14, 2016. Hardship extension request meets requirements of Art. 2B 10-504(d), as it was filed within the 180 day period (on or before June 14, 2016).

**BOARD'S DECISION:**

3/29/2016

To The Liquor Board:

I Ben Zabkowski, managing member of 3525 S Hanover LLC, t/a Southside am requesting a hardship due to issues with BGE. We have been closed since January 6<sup>th</sup>.

Your Help In This Matter Would Be Appreciated.

A handwritten signature in black ink, appearing to be 'BZ' with a long horizontal stroke extending to the right.

3525 S Hanover LLC t/a Southside

Ben Zabkowski

Managing Member



## Liquor Board System

Version 1.0

Annual-Renewal | License-Transfer | One-Day | Add New License | Query | Help

### License Detail

#### License Info

License Num: LBD7 375      Cert Num: 1063      Fee: \$1,320.00      Status: Renewed  
 License Date: 5/1/2016      License Year: 2016  
 CR Number: 15881065  
 Payment Date: \*\*\*\*

2015 - 2016 TPP Paid

2016 Trader's License

### Add Adult Entertainment License

#### Location

Corp Name: 3525 S HANOVER, LLC  
 Trade Name: SOUTHSIDE  
 Zone Code: 3  
 Phone: 410-355-6903

Block Num: 3525-27      Street: HANOVER STREET SOUTH  
 City: BALTIMORE      State: MD      Zip: 21225

CR Number: 15881065

Portion of Business Used:  
 USE PREMISES AS A COFFEE HOUSE/TAVERN

Restriction:

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
RYAN	WOOD	821 PONTIAC AVENUE	Baltimore	MD	21225	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
BEN	ZABKOWSKI	7840 OAKDALE AVENUE	Baltimore	MD	21237	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Comments

--

Date	Comment	Action
12/17/2015	12/16/2015 closed by Fire Department because of unsafe/illegal electrical issues.	Delete
05/06/2015	4/9/2015 Application to transfer ownership of Class BD7 license presently located at 5-7 W Patapsco Ave to 3525-27 S Hanover St. 3-0 vote APPROVED \$100 PAID	Delete
04/13/2015	PAID \$100.00 FOR HEARING DATE: APRIL 09, 2015...IN THE MIDDLE OF TRANSFER TO 3525-27 HANOVER STREET. INVOICE #97213.... /sb	Delete
02/19/2015	PAID \$1,320.00 ON 2014 ANNUAL RENEWAL LICENSE FEE. INVOICE #95734.	Delete
02/13/2015	Ms. Connie Pennington called Liquor Board Office about Annual Renewal License, she spoke with S.Russell about mom/Peggy Pennington. She gave us her cell phone #443-623-5841.	Delete
01/23/2015	01/23/15 - Sent letter stating that 2014 annual renewal license fee was not paid.	Delete
11/10/2014	11/06/14 Public Hearing re: Request for a hardship extension. APPROVED \$100 PAID	Delete
10/29/2014	10/29/14 A call was recieved by the South Baltimore Community in reference to the proper address for 5-7 W Patapsco Ave. The community feels that the address should be 7 W Patapsco ONLY. Speaking to Zoning the tavern should only be 7 W Patapsco, there is noe record of the business being consolidated to include 5 W Patapsco.	Delete
04/18/2014	04/18/2014 License placed on deposit. Establishment closed March 7, 2014	Delete
03/11/2014	3-11 license placed on deposit.	Delete
09/17/2010	9/10 Transfer of ownership & request to add live entertainment and dancing, BD7-BWL, Ana Louis, Serie 23 Bar Restaurant, Inc.	Delete

Print History (Print Card)

License num: LBD7 375  
Trade Name: SOUTHSIDE

Address: 3525-27 HANOVER STREET SOUTH

Comment:

Add Comment

Hold Info



June 23, 2016

**Applicant(s):** Corey Polyoka  
Parts & Labor, LLC T/a Parts & Labor  
2600 N. Howard Street 21218

**Class:** "B" Beer, Wine & Liquor License

***Request to add outdoor table service***

**Board's Information:**

(a) **Applicant(s) Information:** (1) Corey Polyoka was born in Hamilton, Ontario in October of 1986. He lives in Baltimore City.

(b) **Ownership Breakdown:** (a) Corey Polyoka (100%)

(c) **Zoning:** The current location was approved by BMZA on April 28, 2016 for outdoor table service with conditions.

(d) **Corporate Standing:** Parts & Labor, LLC is active and in good standing as of 10/1/2013.

(e) **Posting Report:** The location was posted on 6/6/2016.

(f) **Timeline:** Last inspection of establishment was performed on May 12, 2016 – establishment was open and operating.

(g) **Letters of Support/Opposition:** At this time the Board has no letters of support or opposition.

In considering this request, under the provisions of Article 2B, Section 10-202(a), the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing licensees and the potential effect on existing licensees of the license applied for; 3. The potential commonality or uniqueness of the services and products to be offered by the applicant's business; 4. The impact on the general health, safety, and welfare of the community, including issues relating to crime, traffic condition. 5. Any other necessary factors as determined by the Board.

**BOARD'S DECISION:**

OFFICE USE ONLY  
 Date Filed \_\_\_\_\_  
 Posting Date: \_\_\_\_\_  
 Approved  Yes  No  
 Withdrawn  Yes

Application for Alcoholic Beverages License  
 of Liquor License Commissioner  
 Baltimore City

OFFICE USE ONLY  
 Status of Zoning  
 Verification  
 Approved: Yes   
 No   
 Date Sent to Zoning: \_\_\_\_\_

NEW/TRANSFER/EXPANSION/AMENDMENT(S)  
 APPLICATION FEE - \$500.00  
 \$500.00 - 1/1/2016 - 1/31/2016 \$500.00 included

INDICATE TYPE OF LICENSE APPLICATION: TRANSFER  NEW   
 EXPANSION OF PREMISES  AMENDMENT(S)   
 EXPLANATION OF REQUEST: Extension of licensed premises to include outdoor seating  
 CLASS TYPE: B-BWL  
 LICENSE AT THE LOCATION: 2600 N. Howard Street, Suite 1000 IF  
 TRANSFER, PREVIOUS LOCATION: \_\_\_\_\_

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Parts & Labor, LLC

TRADE NAME: Parts & Labor

BUSINESS PHONE NUMBER: (443) 253-1876 BUSINESS CONTACT/MANAGER:  
Corey Polyoka

ATTORNEY FOR THE APPLICANT: Caroline L. Hecker ADDRESS: 25 S. Charles Street, 21st Floor, Baltimore, MD 21201 PHONE: (410)727-6600

Part of Premises Used (Note: Floors and Areas for Storage): Suite 1000, ground floor. Walk-in cooler, back bar cabinets, wine shelving

Will Live Entertainment be provided?  Yes  No What Kind (Ex. DJ, Band, Etc.)?

Will Outdoor Table Service Be Provided?  Yes  No

Off Premise Catering of Food and Alcohol?  Yes  No BLLC Catering Application Filed?  Yes  No

Delivery of alcohol?  Yes  No BLLC Delivery Application Filed?  Yes  No

Please note that as per Art. 2B §10-202(a)(iv)(1) that an application for the issuance or transfer is not complete unless the applicant has obtained zoning approval from the City of Baltimore. Please attach Use and Occupancy Permit or letter from BMZA approving use.

1. Applicant A

Corey Polyoka (Telephone no.)  
corey@woodberrykitchen.com

(Full name) (Telephone no.)  
1411 Medfield Avenue Baltimore MD 21211

4 years  
 (Residence) Street City State Zip Code  
 (period of residency in Baltimore City)

10/1986

Hamilton, Ontario

Male

(Month/Year of Birth)

(Sex: Male or Female)

(Place of Birth)

Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

Yes  No Are you a registered voter in the City of Baltimore?

2. Applicant B

(Full name)

(Telephone no.)

E-mail (R e q u i r e d )

(Residence) Street

City

State

Zip Code

(period of residency in Baltimore City)

(Month/Year of Birth)

(Place of Birth)

(Sex: Male or Female)

Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

Yes  No Are you a registered voter in the City of Baltimore?

3. Applicant C

(Full name)

(Telephone no.)

E-mail (R e q u i r e d )

(Residence) Street

City

State

Zip Code

(period of residency in Baltimore City)

(Month/Year of Birth)

(Place of Birth)

(Sex: Male or Female)

Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

Yes  No Are you a registered voter in the City of Baltimore?

1. Has the applicant(s) been adjudged guilty of a felony in the State of Maryland or any other?  Yes  No - If yes, indicate applicant and explain.

Applicant A  B  C

2. Has the applicant(s) been adjudged guilty of violating the laws governing the sale of any alcoholic beverage or for gambling in any State, including Maryland?  Yes  No - If yes, mark applicant and provide explanation in adjacent space provided.

Applicant A  B  C

3. State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland or the United States.  Yes  No - If yes, mark applicant and explain.

Applicant A  B  C

4. Has the applicant(s) ever had a license for the sale of alcoholic beverages in the State of Maryland?  Yes  No If yes, mark applicant and explain.

Applicant A  B  C

Shoo-fly Diner, 510 E. Belvedere Avenue, Baltimore, MD 21212 (2013-2015)

5. Has the applicant(s) ever had a liquor license suspended or revoked?  Yes  No If yes, mark applicant and explain.

Applicant A  B  C

6. Does the applicant(s) have a pecuniary interest in any other alcoholic beverage business or business for which an alcoholic beverage license has been applied for, granted, and issued?  Yes  No If yes, mark applicant and explain.

Applicant A  B  C

7. Do the spouses or children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in Baltimore City or any other jurisdiction in the State of Maryland?  Yes  No If yes, mark applicant and explain.

Applicant A  B  C

Jacqueline Beal (wife) has an interest in B&B Wine Co., LLC, t/a Grand Cru, 529 E. Belvedere Ave. Baltimore, MD 21212

8. Are you financially interested in any other alcoholic beverages license applied, granted or issued?  Yes  No If yes, please explain.

Applicant A  B  C

9. Is the licensed premise currently open and operating?  Yes  No If yes, please explain.

10. Do any of the applicant(s) - personally or through an entity - have any indebtedness or other financial obligations to any manufacturer, brewer, distiller, or wholesaler at the time of making this application?  
 Yes  No If yes, please explain. If yes, please provide information as to the applicant(s) indebted - personally or through an entity - the amount of the indebtedness, and the name of the manufacturer, brewer, distiller, or wholesaler?  
 Applicant A  B  C

11. Please list the following information for the Manager of the establishment to be licensed:

Name	Address	Phone	Email
Corey Polyoka	1411 Medfield Avenue	[REDACTED]	corey@woodberrykitchen.com

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licensees MUST have a pecuniary interest in the license applied for as per Article 2B Section 10-103(b) (10)

- 1) NAME: Corey Polyoka ADDRESS: 1411 Medfield Avenue TITLE: Sole Member %OF STOCK HELD RESIDENCE: 100%
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD RESIDENCE: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD RESIDENCE: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD RESIDENCE: \_\_\_\_\_

\*\*\*\*\*Attached is a list of the names and addresses of all outstanding stockholders who on the day of this application own more than 5% of the outstanding stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.\*\*\*\*\*

*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform to all State and County laws and regulations relating to the sale of alcoholic beverages, as well as to the rules and regulations of the Board of License Commissioners for Baltimore City, and hereby grants permission to the State Comptroller, his duly authorized deputies, inspectors and clerks, The Board of License Commissioners for Baltimore City, its duly authorized agents and employees, and any peace officer of Baltimore City or the State of Maryland to inspect and search at any and all hours, without warrant, the premises and any and all parts thereof.

upon and in which said business is to be conducted.

Corey Polyoka  
of Applicant C

Signature of Applicant B

Signature

State of Maryland: \_\_\_\_\_ ss

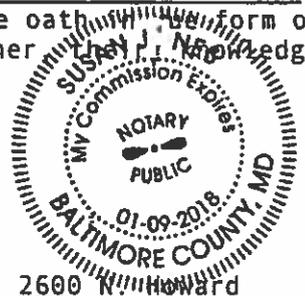
THIS CERTIFIES, THAT ON THE 3rd OF May,  
before the subscriber a notary public of the State of Maryland, personally appeared

Corey Polyoka

The applicant (s) names in the foregoing application, and made oath in the form of law that the statement therein are true to the best of (his, her) knowledge and belief

*[Handwritten Signature]*

Notary Public  
(Witness my hand and seal)



Name and Address of the owners of the premise/landlord: 2600 N. Howard Street, LLC, 2600 N. Howard Street, Suite 100, Baltimore, MD

Phone Number: (443) 315-3145

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH  
ALCOHOLIC BEVERAGES LAW OF  
MARYLAND

(I, WE)

Thibault Manekin, 2600 N. Howard Street, LLC HEREBY  
CERTIFY, That (I am, we are) the owner(s) of the property located at  
2600 N. Howard Street, Baltimore, City  
with a Zip Code of 21211, which is named in the present

application made to Board of Liquor License Commissioners of  
Baltimore City under the Alcoholic Beverage Laws of Maryland and  
assent to the granting of the license applied for, and hereby  
authorize the State Comptroller, his duly authorized deputies,  
inspectors and clerks, the Board of Liquor License Commissioners of  
Baltimore City, its duly authorized agents and employees, and any  
peace officer of the City of Baltimore and State of Maryland, to  
inspect and search, without warrant, the premises upon which the  
business is to be conducted, and any and all parts of the building in  
which said business is to be conducted, at any and all hours.

(Witness (my, our) hand(s) and seal(s) this 3rd day of  
May in the year of 2016.)

WITNESS: [Signature]

STATE OF MARYLAND

THIS CERTIFIES, THAT ON the 3rd day of May, 2016  
Before the subscriber a notary public of the State of Maryland,  
personally appeared Thibault Manekin, 2600 N. Howard Street, LLC

and acknowledge the execution of the foregoing statement to beact.  
(Witness my hand and seal)

*[Handwritten Signature]*

Kirsten Joy Lesner  
Notary Public, Carroll County, MD  
My Commission Expires 06/16/2020

Notary Public

The following certificates must be signed by at least 3 persons.

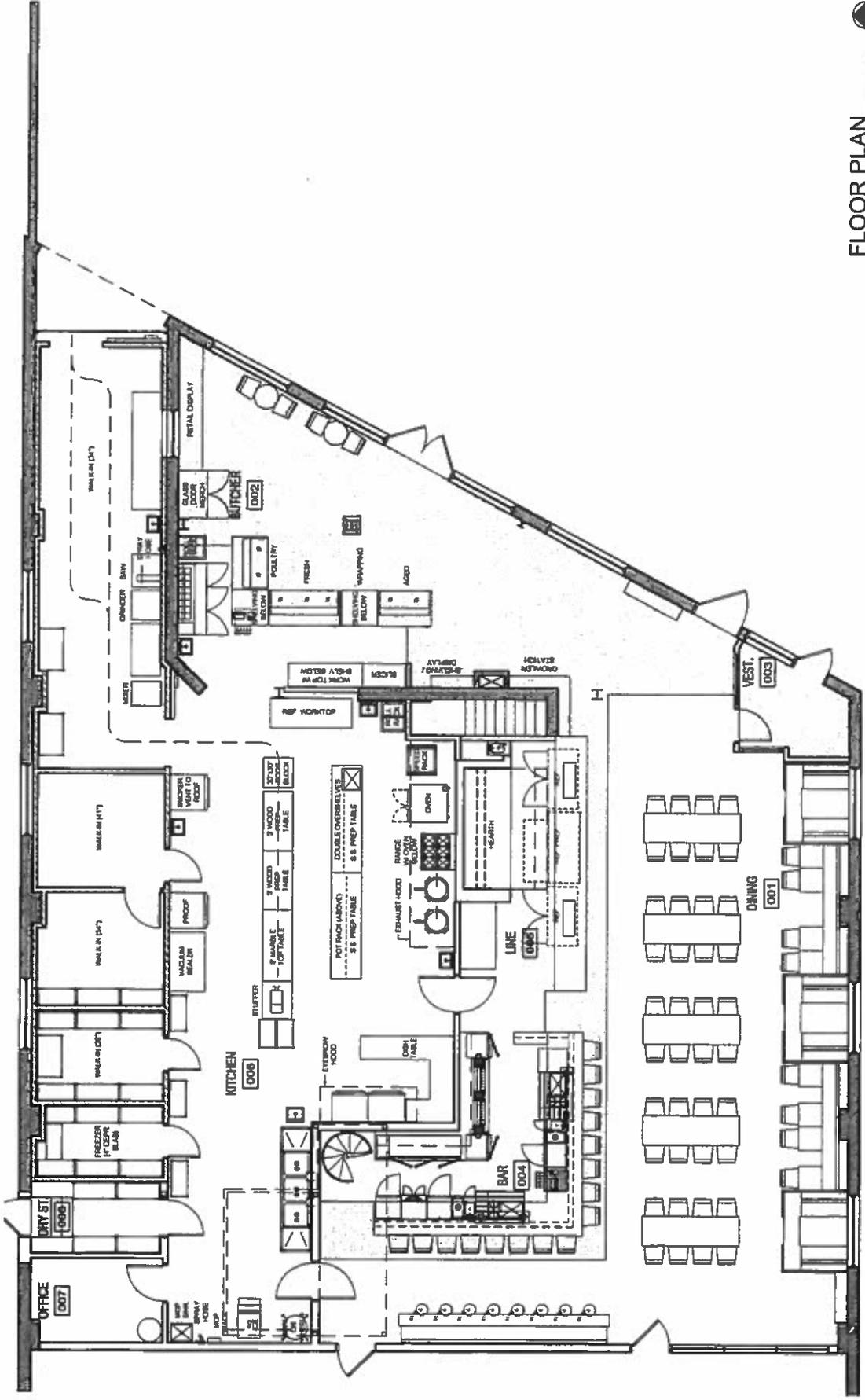
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

Names	Address	Signature	DOB (Month/Year)	Length of Time Acquainted with the Applicant(s)
Amy Gjerdle	Balt. 21210 8 Elmwood Rd.	<i>Amy Gjerdle</i>	7/00/72	10 yrs
Heather Bassford	1214 W Northern Pkwy Balt 21205	<i>Heather Bassford</i>	10/02/75	17 yrs
Gregory Magliacane	1920 South Rd.	<i>Gregory Magliacane</i>	1/01/79	8 yrs
Tribal H. Manchin	1500 Union Avenue Apt 115 Baltimore, MD	<i>Tribal H. Manchin</i>	1/02/78	5 yrs
CHARLES A. DODSON	1406 MEDFIELD AV. BALTO. MD. 21211	<i>Charles A. Dodson</i>	8/03/34	5 YRS.

Board of Liquor License Commissioners for the City  
231 East Baltimore Street, 6th Floor, Baltimore, Md  
Phone: 410-396-4377 Fax: 410-396-4382

Stamp  
Application  
Here:

Please note that this is a  
public document and upon

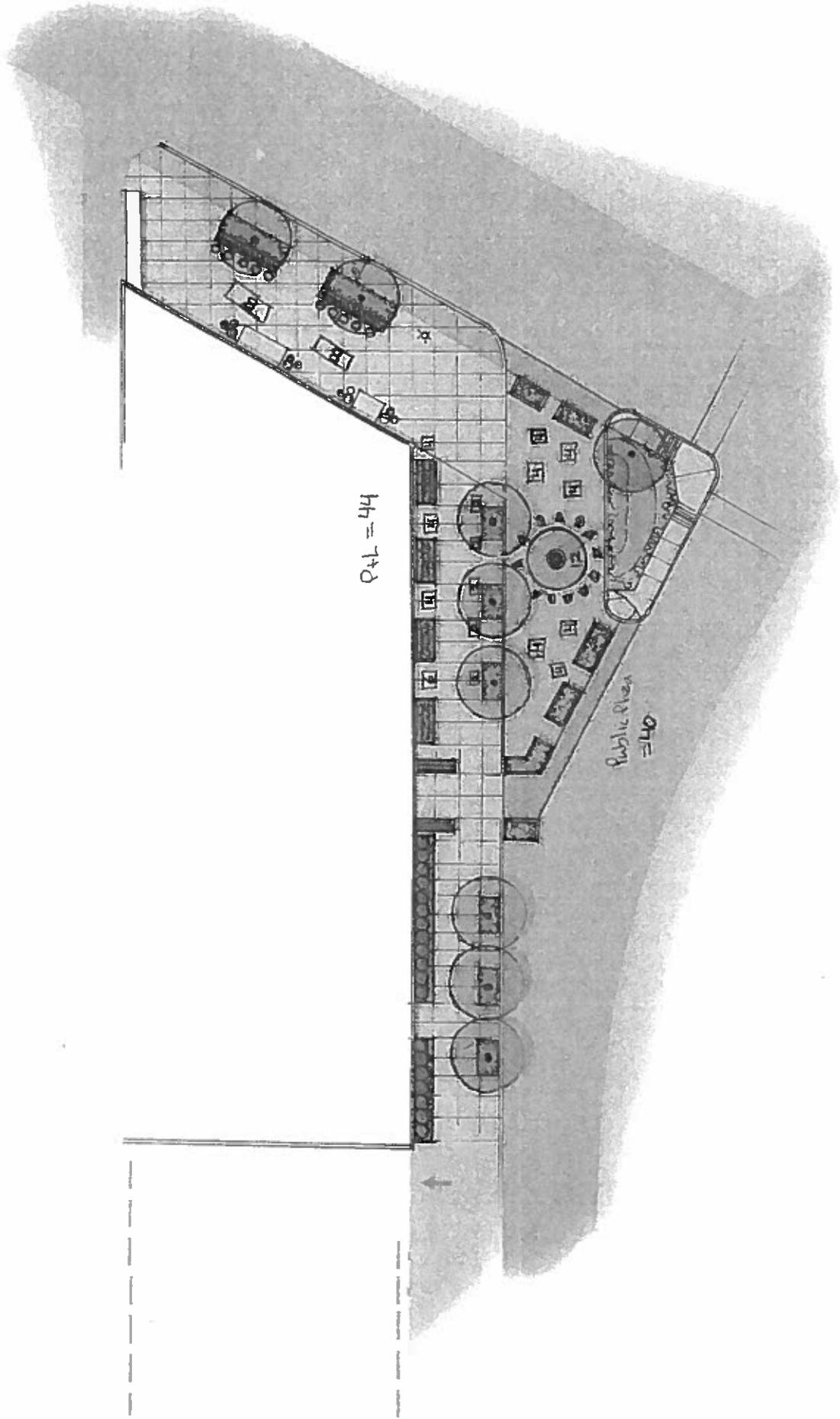


FLOOR PLAN  
SCALE: 1/8" = 1'-0"



PARTS & LABOR  
BALTIMORE, MD

MARCH 5, 2014



P4L = 44

Public Area = 40



## Liquor Board System

Version 1.0

[Annual-Renewal](#) | 
 [License-Transfer](#) | 
 [One-Day](#) | 
 [Add New License](#) | 
 [Query](#) | 
 [Help](#)

### License Detail

[Close the License](#) | 
 [Print License](#) | 
 [Print Renewal Letter](#) | 
 [<< Go Back](#)

#### License Info

License Num: **LB 067**                      Cert Num: **0313**                      Fee: **\$1,370.00**    Status: **Renewed**  
 License Date: 5/1/2016                      License Year: 2016  
 CR Number: 15459017  
 Payment Date: 04-29-16

2015 - 2016 TPP Paid   
 2016 Trader's License  [Update Info](#)

[Click to Start License Renewal](#)

### Add Adult Entertainment License

[Add New Adult Entertainment License](#)

#### Location

Corp Name: **PARTS & LABOR, LLC**  
 Trade Name: **PARTS & LABOR**  
 Zone Code: 21  
 Phone: 443-253-1876

Block Num: 2600                      Street: HOWARD STREET NORTH  
 City: BALTIMORE                      State: MD                      Zip: 21218

CR Number: 15459017

Portion of Business Used:  
 (USE) THE PORTION OF THE PREMISES SUITE 1100 AS RESTAURANT WITHOUT LIVE ENTERTAINMENT TO INCLUDE BUTCHER (MEAT MARKET) WITH 14 PARKING SPACES RESTRICTED AT BLOCK 3635-017A (ES N HOWARD ST SEC 26TH ST).  
 PER M.O.U Dated April 15, 2014 with CVCA and GRIA; at no time any portion of the property shall be used as a Theater or Restaurant after Midnight. Licensee may provide refillable growlers.

[Edit the License Location Info](#) | [Alternate Mailing Address](#)

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
COREY	POLYOKA	1411 MEDFIELD AVENUE	Baltimore	MD	21211	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

#### Comments

Date	Comment	Action

03/16/2016 Sent 2016-2017 Renewal Application back to Licensee: Needs Notarized, Sales Tax & SDAT numbers..... /sb

License num: LB 067

Address: 2600 HOWARD STREET NORTH

Trade Name: PARTS & LABOR

Comment:

**Hold Info**

Powered by:



## BLLC Routine Inspection

**Licensee Information**

**Address:** 2600 HOWARD STREET NORTH 21218

**Trade Name:**

**Corporation Name**

**Type of License:** Class "B" Beer, Wine and Liquor

**Date/Time of Inspection:**

**Manager/Licensee**

**External Appearance**

**Clean and Free of Debris:** Satisfactory

**Internal Appearance**

**Location of Bar:** Rear

**Shape of Bar:**

**Condition of Bar Area/Floors:** Satisfactory

**Hot Water:** Yes

**Disinfectant Solution:** Yes

**Three Compartment/Washer:** N/A

**Package Goods/BDZ Checklist**

**Bulletproof Partitioning:** N/A

**Separate Pkg. Goods Dept.:** N/A

**Separate Pkg. Goods Store:** N/A

**Bar/Tavern Open and Operating:** N/A

**Selling Household/Grocery:** N/A

**Drinking Area**

**Capacity:**

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

**Business Record:**

Traders License: Yes

Alcohol Awareness Certification Date Issued: 4/8/2016

Employee Records: N/A

Alcohol Beverage Information Invoice Numbers and Date:

**Kitchen**

Inspector Comments:

**Restroom**

Inspector Comments:

**Public Safety**

Exits Marked, Unobstructed: N/A

Fire Capacity:

Outdoor Seating Capacity:

**Adult Entertainment - If Applicable**

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

**Ancillary Services**

Live Entertainment (Describe):

Outdoor Table Service N/A

**Violations**

Violation Issued: No

Violations Noted:

**Wrap-Up**

Instructions Given to Licensee:

Inspector's Comments:

Spoke with George Marsh

Photo Taken:

Entity Name: PARTS & LABOR, LLC

Department ID: W15482227

General Information

Amendments

Personal Property

Certificate of Status

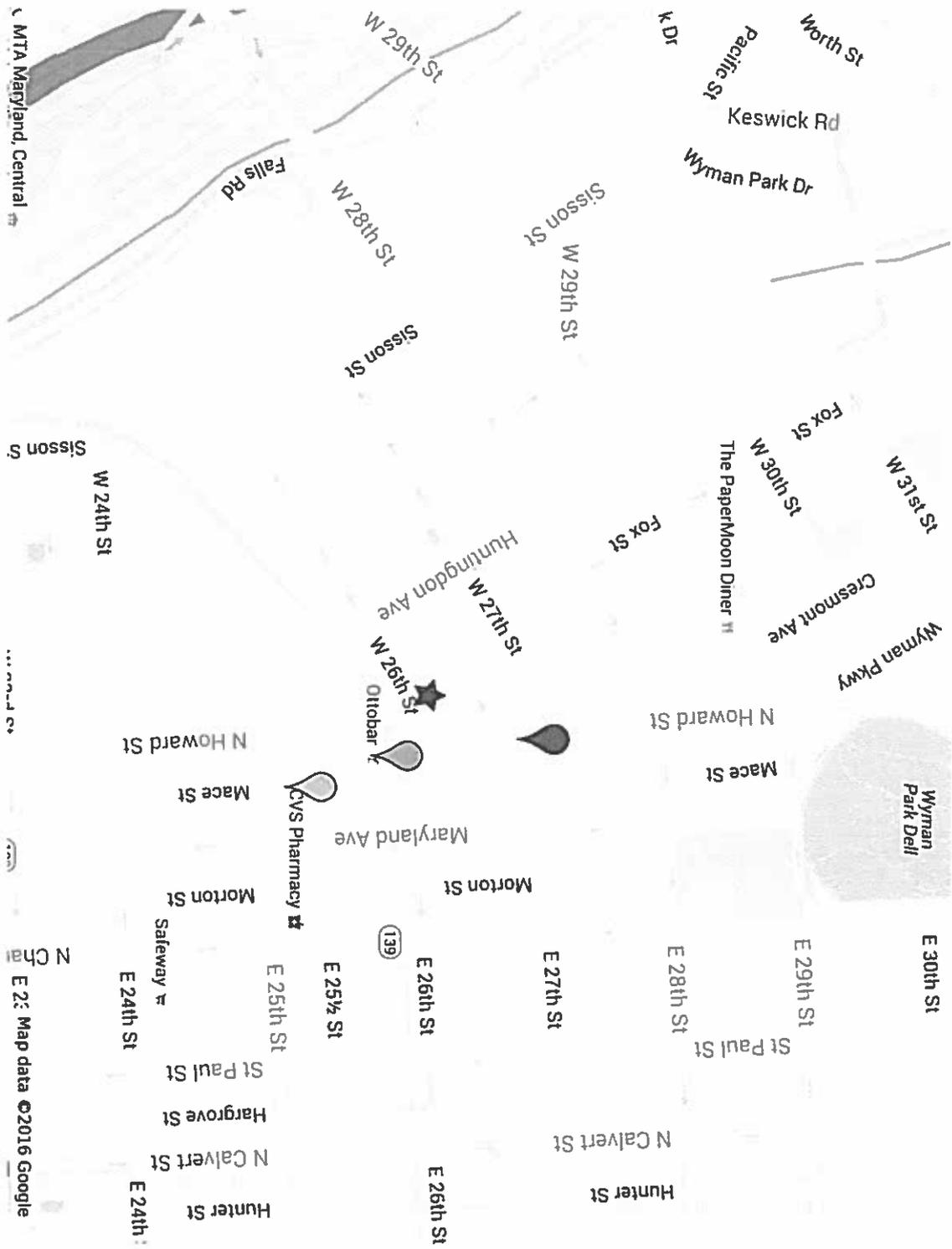
Principal Office (Current):	SUITE 401 2002 CLIPPER PARK ROAD BALTIMORE, MD 21211
Resident Agent (Current):	STEPHEN H. KAUFMAN SUITE 200 8 PARK CENTER COURT OWINGS MILLS, MD 21117
Status:	ACTIVE
Good Standing:	Yes
Business Code:	What does it mean when a business is not in good standing or forfeited? Other
Date of Formation or Registration:	10/01/2013
State of Formation:	MD
Stock/Nonstock:	N/A
Close/Not Close:	Unknown

# 2600 N Howard Street Filed application for expansion to include outdoor table service

## Licensed Establishments

- ★ 2600 N Howard St
- 📍 Ottober BD7
- 📍 Sweet 27 LB
- 📍 St Mary's Restaurant & Bar BD7

## Parts & Labor



### Board of Liquor License Commissioners

For Baltimore City  
231 E. Baltimore Street, 6<sup>th</sup> Floor  
Baltimore, Maryland, 21202-3258

### POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	Corey Polyoka
<i>Address of Premises:</i>	2600 N Howard Street
<i>Inspector:</i>	i:\0#w\baltimore\darryl.clark
<i>Date Posted:</i>	6/8/2016
<i>Time Posted:</i>	1:30 PM
<i>Date Rechecked:</i>	
<i>Time Rechecked:</i>	
<i>Manager or Owner when sign posted:</i>	Peter Wood

*Summary on location of sign posted:*

Front Wall on brick must check everyday, per the manager of the establishment Peter Wood

*Summary on location of sign rechecked:*

Posted 6/8 rechecked 6/9 Scheduled to re check on 6/20/16

*Insert Photo of Sign and location:*



LOCAL PROVIDIS



## Board of Liquor License Commissioners

For Baltimore City  
 231 E. Baltimore Street, 6<sup>th</sup> Floor  
 Baltimore, Maryland, 21202-3258

### INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	Parts & Labor
<i>Corporation Name:</i>	Parts & Labor LLC
<i>Location Address:</i>	2600 N Howard Street
<i>License Type:</i>	Class "B" Beer, Wine and Liquor ▼
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No ▼
<i>Is the location within 300 feet of Church and/or School?</i>	No ▼
<i>Date Posted?</i>	6/8/2016 <input type="text"/>
<i>Date Removed?</i>	<input type="text"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes ▼

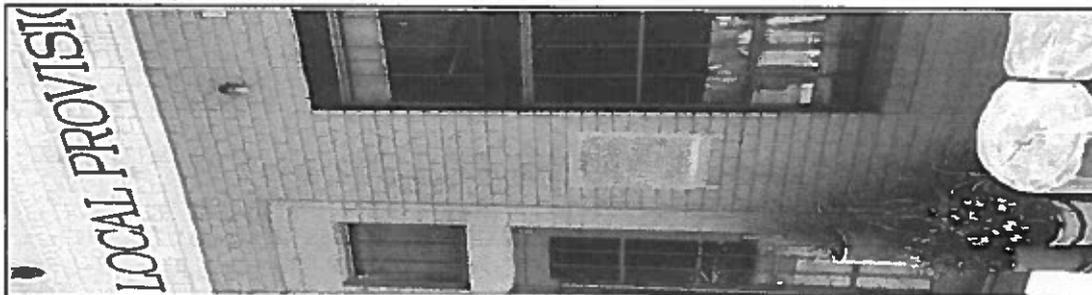
*Other licensed locations - Describe/Note:*

See map

*Comments and Follow-up Items(s) (please note any issues or concerns about the location):*

Filed application for expansion to include outdoor table service.

*Insert Photo of Sign and location:*



6/13/2016

Inspection Reports - Transfer\_New ApplicationParts \_ Labor 2016-06-09T12\_20\_08

Attach Additional Photos

<b>Inspector Name</b>	<b>Date and Time</b>
<input type="text" value="i:0#w baltimore\darryl.clark"/>	<input type="text" value="6/9/2016"/> <input type="text" value="12:20:08 PM"/>
<b>Name of Licensee (if present)</b>	
<input type="text"/>	
<input type="button" value="Submit"/>	

\*\*\*\*\* \***COPY**\* \*\*\*\*\*

IN THE MATTER OF THE  
PETITION OF: CAROLINE  
HECKER

**2600-2606 NORTH HOWARD  
STREET**

Appeal No. 2016-86  
Hearing Date: April 19, 2016



APR 28 2016

Baltimore City Board of Municipal  
& Zoning Appeals

David C. Tanner  
Executive Director  
417 E. Fayette Street, 14th floor  
Baltimore, MD 21202  
Phone: 410-396-4301

\*\*\*\*\*

**RESOLUTION**

This matter comes before the Board on referral from the Zoning Administrator for Baltimore City on Caroline Hecker's (Petitioner" or "Appellant") application to add outdoor table service as accessory to the existing restaurant within a mixed-use building.

**BACKGROUND**

This property is located in a B-2-2 Zoning District and is improved by a one-story brick corner building with current authorization as a restaurant, offices, and other uses.

Appellant filed this appeal to the Board on March 24, 2016, and appeared for a public hearing on April 19, 2016. No one appeared in opposition to the appeal and the file contains two Memoranda of Understanding ("MOU") that were admitted into evidence along with a letter from the Charles Village Civic Association in support of this appeal. The Planning Department and Board staff prepared memoranda evaluating the appeal. Specifically, the Planning Department recommended approval of the application.

**DISCUSSION**

Appellant proposes to add outdoor table service as accessory to the existing restaurant within a mixed-use building. Restaurants with outdoor table service as accessory to a restaurant use are listed as a conditional use in the B-2-2 Business District under ZC §6-308. Under the provisions of ZC §3-306(b)(2), any change to a conditional use, including any expansion, relocation, and structural alteration is subject to the same procedures and requirements imposed by [this Article] on conditional uses. The Board may approve a conditional use subject to the requirements and provisions of ZC §§14-102, 14-103, 14-204, 14-205.

**Conditional Use: Accessory Outdoor Table Service**

Under ZC §14-204, the Board may not approve a conditional use unless, after public notice and hearing, and on consideration of the standards prescribed in this title, it finds that: (1) the establishment, location, construction, maintenance, and operation of the conditional use will not be detrimental to or endanger the public health, security, general welfare, or morals; (2) the use is not in any way precluded by any other law, including an Urban Renewal Plan; (3) the authorization is not otherwise in any way contrary to the public interest; and (4) the authorization is in harmony with the purpose and intent of this article. Upon review of the file, testimony, and evidence submitted at the hearing, the Board finds by competent evidence that the establishment,

location, construction, maintenance, and operation of outdoor table service accessory to the existing restaurant will not be detrimental to or endanger the public health, security, general welfare, or morals, is not in any way precluded by any other law, and the authorization of a this conditional use is not contrary to the public interest and is in harmony with the purpose and intent of the Zoning Code of the City of Baltimore.

As a further guide to its decision on the facts of each case, the Board must consider the following, where appropriate: (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures; (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading; (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development; (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering; (5) accessibility of the premises for fire and police protection; (6) accessibility of light and air to the premises and to the property in the vicinity; (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided; (8) the preservation of cultural and historic landmarks; (9) the provisions of the City Master Plan; (10) the provisions of any applicable Urban Renewal Plan; (11) all applicable standards and requirements of this article; (12) the intent and purpose stated in § 1-401 {"Purposes of article"} of this article; and (13) any other matters considered to be in the interest of the general welfare. ZC §14-205. In consideration of these standards, and on review of the file, testimony, and evidence submitted in proposing to add outdoor table service accessory to the existing restaurant use, the Board finds by competent evidence that Appellant's request meets the requirements of the Zoning Code of the City of Baltimore.

Under ZC §14-103, before the Board approves any conditional use, it may impose on the establishment, location, construction, maintenance, and operation of the conditional use any conditions, restrictions, or limitations that the Board considers necessary or desirable to: (1) reduce or minimize any effect of the use on other properties in the neighborhood; (2) secure compliance with the standards and requirements of this title; and (3) better carry out the intent and purposes of this article. In consideration of the MOUs submitted in support of the application and the testimony on the record, the Board applies this discretion by imposing the conditions listed below.

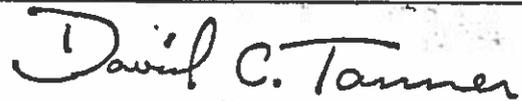
For the reasons set forth above, and after giving public notice, reviewing the zoning records, holding a public hearing, considering all data submitted, and by authority of Ordinance No. 1051, approved April 21, 1971, known as the Zoning Ordinance, it is this 28<sup>th</sup> day of April, 2016, by the Baltimore City Board of Municipal and Zoning Appeals, hereby

**RESOLVED**, that Petitioner's request to add outdoor table service as accessory to the existing restaurant use within a mixed-use building is **GRANTED** subject to the following **CONDITION(S)**:

- (1) A minimum of six feet of any public sidewalk must remain clear and unobstructed for pedestrian use;
- (2) The capacity of the outdoor seating area will not be more than nineteen (19) tables and eighty-six (86) patrons;
- (3) The tables will be arranged in accordance with the submitted site plan;
- (4) There will be no outdoor bar, outdoor music, jukebox, or other form of entertainment;

- (5) All patrons making use of designated restaurant tables must be seated for dining and served by wait staff;
- (6) The two Memoranda of Understanding dated April 14, 2016 are incorporated into this Resolution; and
- (7) Appellant is to make reasonable efforts to facilitate the off-street parking recommendations as stated on the record.

DO NOT START WORK OR USE THE PROPERTY UNTIL YOU OBTAIN A BUILDING OR A USE & OCCUPANCY PERMIT FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT. YOU HAVE ONE YEAR FROM THE DATE OF THIS RESOLUTION TO OBTAIN A BUILDING PERMIT OR A USE & OCCUPANCY PERMIT.



David C. Tanner  
Executive Director  
Board of Municipal & Zoning Appeals

