

**December 8, 2016**

**Applicant(s):** Johanna Stenberg and Ziad Maalouf  
816 Cathedral, LLC, T/a Café Fili  
816 Cathedral Street, 21201

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

Application for a New Class "B" Beer, Wine, and Liquor restaurant license, and request for outdoor table service.

(a) **Applicant(s) Information:** (1) Johanna Stenberg was born in Washington State in February of 1979. She lives in Baltimore, MD; and (2) Ziad Maalouf was born in Lebanon in April of 1963. He lives in Alexandria, VA.

(b) **Ownership Breakdown:** (1) Johanna Stenberg (1%); (2) Ziad Maalouf (49%); (3) James Campbell (25%); and (4) Nancy Hooff (25%).

(c) **Purchase Price of Business:** This is a new Class "B" Restaurant to be issued in the 40<sup>th</sup> Legislative District. Under Alc. Bev. Art. §12-1603(c)(II), the applicant(s) shall show at the public hearing a minimum capital investment, not including the cost of land and buildings, of \$200,000 for restaurant facilities; and a facility that has a minimum seating capacity of 75 individuals.

(d) **Qualified Voters:** Michael Hogan, Sean Flanagan, and Arthur Foster are qualified Baltimore City voters.

(e) **Zoning:** In 2010 BMZA provided approval for accessory outdoor table service for this location. There is an application with Zoning to continue to use the space with a new operator and café with outdoor table service: USE2016-04213.

(f) **Corporate Standing:** 816 Cathedral, LLC is a MD Corporation and as of 10/26/2016 is active and in good standing.

(g) **Posting Report:** The location was posted on 10/12/2016 and checked on 10/24/2016. This meets the 10-day rule. There are 15 licensed liquor establishments in the 4x4 area: "A" BWL -1; "B" BWL-12; "BD7" BWL-1.

(h) **Timeline:** N/A this would be a new license.

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

In considering this request, under the provisions of Alcohol Beverage Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

**Board's Decision**

OFFICE USE ONLY

Date Filed: \_\_\_\_\_  
Posting Date: \_\_\_\_\_  
Approved  Yes  No \_\_\_\_\_  
Withdrawn  Yes  No \_\_\_\_\_  
WC Information: \_\_\_\_\_  
Policy/Binder#: \_\_\_\_\_

# Application for Alcoholic Beverages License

## Board of Liquor License Commissioners for Baltimore City

NEW/TRANSFER/EXPANSION/AMENDMENT(S) APPLICATION FEE - \$500.00  
After June 1, 2016 \$600.00 includes Hearing Fee

OFFICE USE ONLY

Status of Zoning Verification  
Approved: Yes  No   
Date Sent to Zoning: \_\_\_\_\_  
Initials: \_\_\_\_\_  
Zoning Info: \_\_\_\_\_

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

EXPLANATION OF REQUEST: NEW CLASS B CLASS TYPE: B

LICENSE AT THE LOCATION: 816 Cathedral St 21201 IF TRANSFER, PREVIOUS LOCATION: N/A

CORPORATE/LLC/LLP/PARTNERSHIP NAME: 816 Cathedral, LLC TRADE NAME: Café Filr

BUSINESS PHONE NUMBER: 202-294-8704 BUSINESS CONTACT/MANAGER: Ziad Maalouf

ATTORNEY FOR THE APPLICANT: Stephan W. Fogleman, Esquire ADDRESS: 1720 Thames St, 21231 PHONE: 410-258-8500

Part of Premises Used (Note: Floors and Areas for Storage): Ground Floor Retail Store

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. 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. Please attach Use and Occupancy Permit or letter from BMZA approving use.

### 1. Applicant A

Johanna Stenberg \_\_\_\_\_ E-mail (Required) \_\_\_\_\_

(Full name) (Telephone no.)

728 S Clinton Street Baltimore MD 21224 8 years

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

02/79 F WA

(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

Ziad Maalouf \_\_\_\_\_ E-mail (Required) \_\_\_\_\_

(Full name) (Telephone no.)

5615 Ridge View Drive Alexandria VA 22310 \_\_\_\_\_

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

04/1963 Male Lebanon

(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?

### 3. Applicant C

\_\_\_\_\_  
(Full name) (Telephone no.) E-mail (Required)

\_\_\_\_\_  
(Residence) Street City State Zip Code (period of residency in Baltimore City)

\_\_\_\_\_  
(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?

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

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

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

Applicant A  B YES  C

Applicant Maalouf owns and operates Cafe Ole, 4000 N 15<sup>th</sup> Court, Ave NW WDC

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

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

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

Name	Address	Phone	Email
Not yet open, not hired			

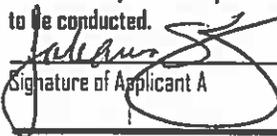
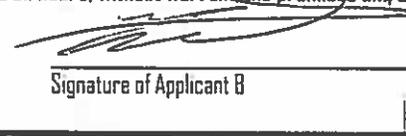
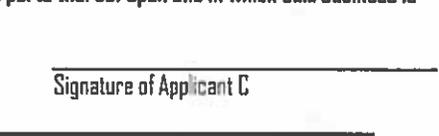
Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licensees MUST have a pecuniary interest in the license applied for as per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

- 1) NAME: Ziad Maalouf ADDRESS: 5615 Ridge View Dr Alexandria, VA TITLE: Member %OF STOCK HELD 49% RESIDENCE: VA
- 2) NAME: James Campbell ADDRESS: 5516 Uppingham St Chevy Chase MD TITLE: Mng Member %OF STOCK 25% HELD RESIDENCE: MD
- 3) NAME: Nancy Hooff ADDRESS: 5516 Uppingham St Chevy Chase MD TITLE: Mng Member %OF STOCK HELD 25% RESIDENCE: MD
- 4) NAME: Johanna Stenberg ADDRESS: 728 S Clinton St Baltimore MD 21224 TITLE: Member %OF STOCK HELD 1% RESIDENCE: MD

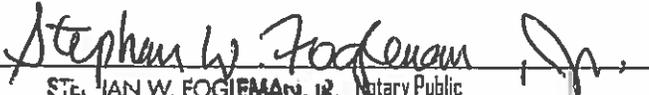
\*\*\*\*\*Attached is a list of the names and addresses of all outstanding stockholders who on the day of this application own more than 5% of the outstanding stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.\*\*\*\*\*

*\*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 2ND OF September 2016  
 before the subscriber a notary public of the State of Maryland, personally appeared  
Johanna Stenberg and Ziad Maalouf  
 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.

  
 STE. IAN W. FOGLEMAN, JR. Notary Public  
 (Witness my hand and seal) NOTARY PUBLIC STATE OF MARYLAND  
 My Commission Expires: 12/16/19

Name and Address of the owners of the premise/landlord: Professional Arts Builders LLC Phone Number: 

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND  
 (I, WE) James Campbell HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 816 Cathedral St., 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 2ND day of Sept. in the year of 2016

X WITNESS: [Signature]

STATE OF MARYLAND  
THIS CERTIFIES, THAT ON 2ND day of September, 2016

Before the subscriber a notary public of the State of Maryland, personally appeared

James Campbell  
and acknowledge the execution of the foregoing statement to be his act.

(Witness my hand and seal) STEPHAN W. FOGLEMAN, JR.  
Notary Public  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires 12/16/19

**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.

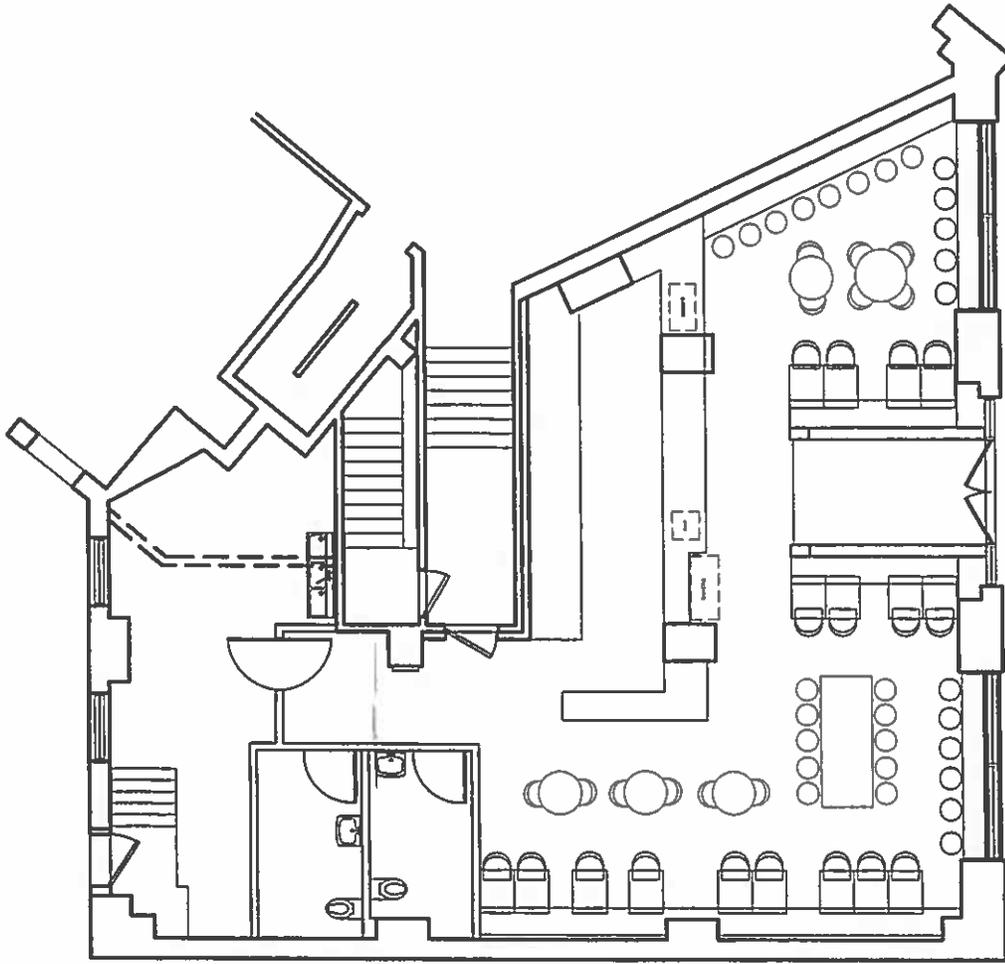
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Michael Hogan	407 Pagley St Baltimore, MD 21234	[Signature]	03/89	3 years
Sean T. Flanagan	2639 Bolton Street #105 Baltimore, MD 21224	[Signature]	03/71	5 years
ARTHUR B FOSTER	1106 S CLINTON ST BALTIMORE MD 21224	[Signature]	05/69	4 years
Robert T. Murray	3223 Fair Ave Balt MD 21224	[Signature]	07/68	5 years

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

Stamp Application Here:  
9/6/16  
KK

Please note that this is a public document and upon request will be provided to the general members of the public.

**\*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.\***



**FLOOR PLAN**

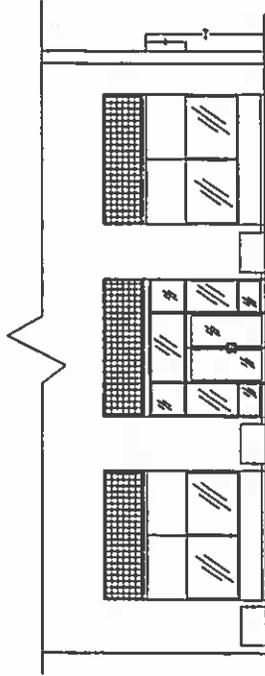
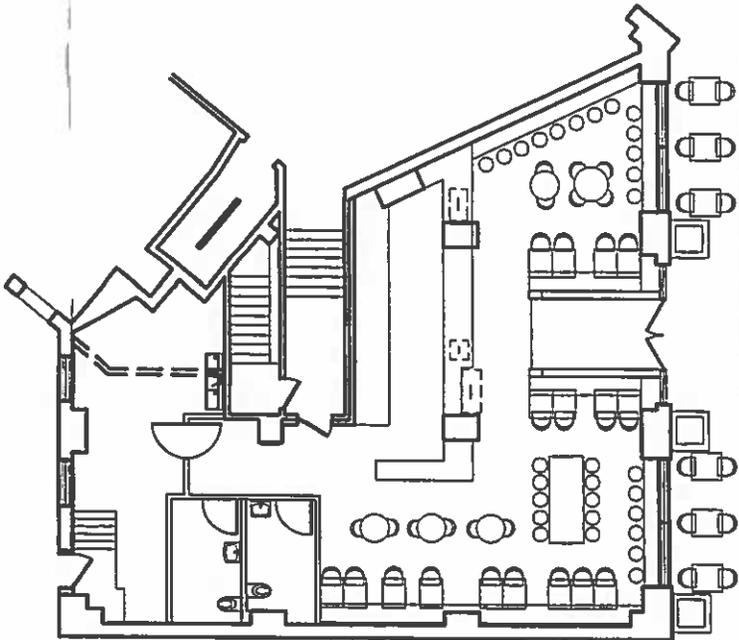
Project Number:	16232	Date:	08/18/16
Drawn by:	NS	Scale:	3/32" = 1'-0"
COPYRIGHT - ALL RIGHTS RESERVED THESE DRAWINGS ARE PROTECTED UNDER THE COPYRIGHT ACT OF 1976 AND SHALL NOT BE REUSED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.			

**PAB CAFE**  
 816 CATHEDRAL STREET  
 BALTIMORE, MD

FLOOR PLAN - 75 OCC.  
 NEW 3-COMP SINK LOCATION & EXPOSED ELEC PANEL  
 KITCHEN - 276SF

**MARX, THOMAS ARCHITECTS**

1414 KEY HIGHWAY, BALTIMORE, MD 21230  
 PHONE: 410-539-4300 FAX: 410-539-0660



**FLOOR PLAN**

Project Number: 16232 Date: 08/28/16  
 Drawn by: NS Scale: 1/16" = 1'-0"

COPYRIGHT - ALL RIGHTS RESERVED  
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 THE COPYRIGHT ACT OF 1976 AND SHALL  
 NOT BE REUSED WITHOUT THE WRITTEN  
 PERMISSION OF THE ARCHITECT.

**PAB CAFE**  
 816 CATHEDRAL STREET  
 BALTIMORE, MD

OUTDOOR SEATING OPTION 1  
 12 OCCUPANTS  
 AWNING ELEVATION

**MARIS, THOMAS ARCHITECTS**

1414 KEY HIGHWAY, BALTIMORE, MD 21230  
 PHONE: 410-539-4300 FAX: 410-539-0660

Maryland Department of Assessments and Taxation Business Services (w2)

[Search Help](#)

Entity Name: 816 CATHEDRAL, LLC

Department ID: Z17456435

<a href="#">General Information</a>	<a href="#">Amendments</a>	<a href="#">Personal Property</a>	<a href="#">Certificate of Status</a>
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Principal Office (Current): 101 W. READ ST  
BALTIMORE, MD 21201

Resident Agent (Current): NANCY HOOFF  
5516 UPPINGHAM ST  
CHEVY CHASE, MD 20815

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: 07/28/2016

State of Formation: DE

Stock/Nonstock: N/A

Close/Not Close: Unknown

PROPOSED LOCATION: 816 Cathedral St

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 15

"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 12

"C" BEER, WINE & LIQUOR 1

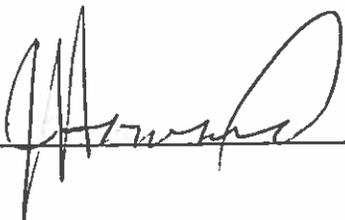
"D" BEER, WINE & LIQUOR \_\_\_\_\_

"BD7" BEER, WINE & LIQUOR 1

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY:  DATE: 10/24/2016

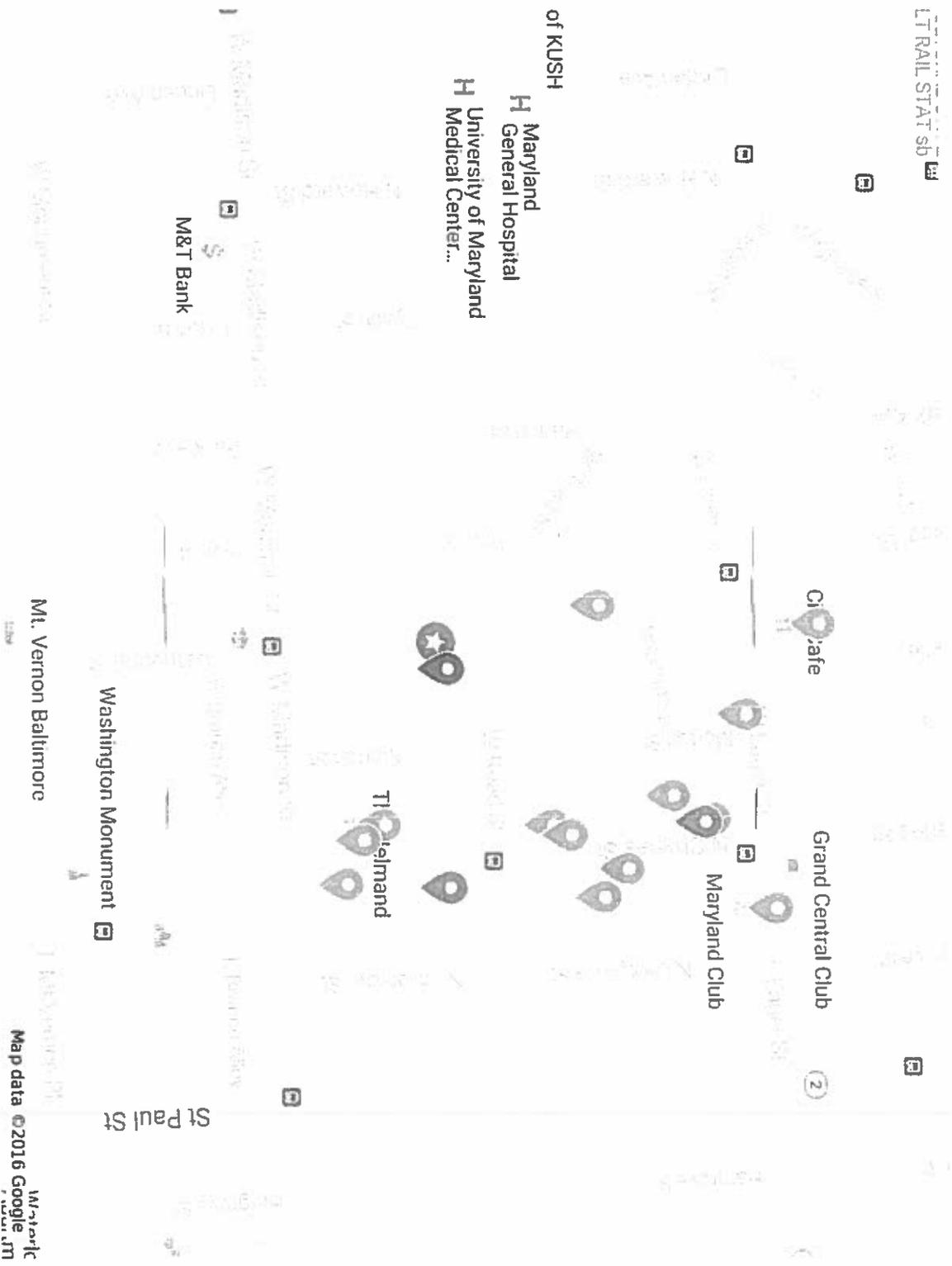
# 816 Cathedral Street

## Licensed Establishments

- 816 Cafe-Fill BBWL Proposed Loc
- Tavern on the Hill LB
- Indigma LB
- The Helmand LB
- Dooby's LB
- Spirits of Mount Vernon BD-7
- Nepal House LB
- Eddie's of Mount Vernon LA
- Maryland Club LC
- Mount Vernon Stable & Saloon LB
- Kumari Restaurant & Bar LB
- Marie Louise Bistro LB
- City Café LB
- Akbar Restaurant LB
- RED MAPLE LB
- The Elephant LB

## School /Churches

- Emmanuel Episcopal Church



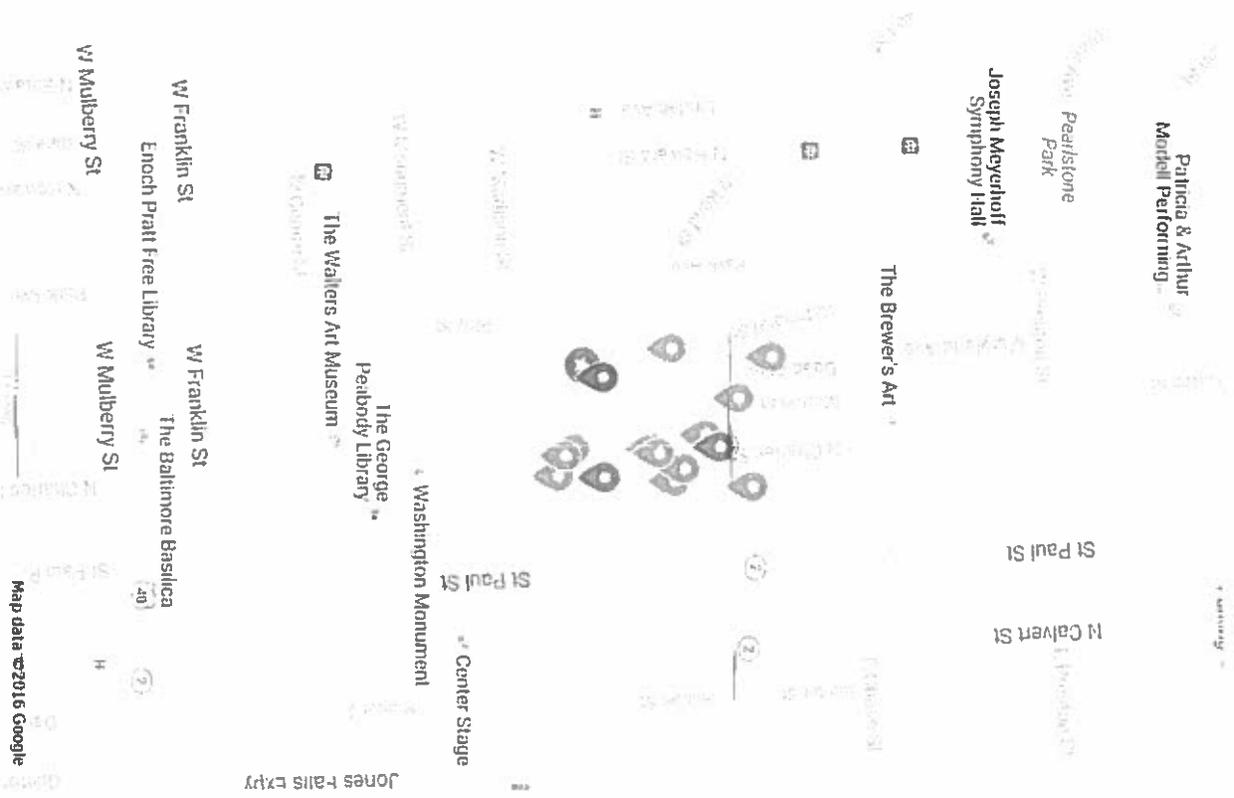
# 816 Cathedral Street

## Licensed Establishments

- \* \* 816 Cafe Fill BBWL, Proposed  
 Loc
- \* Tavern on the Hill LB
- \* Indigna LB
- \* The Helmand LB
- \* Dooby's LB
- \* Spirits of Mount Vernon BD-7
- \* Nepal House LB
- \* Eddie's of Mount Vernon LA
- \* Maryland Club LC
- \* Mount Vernon Stable & Saloon LB
- \* Kumari Restaurant & Bar LB
- \* Marie Louise Bistro LB
- \* City Cafe LB
- \* Akbar Restaurant LB
- \* RED MAPLE LB
- \* The Elephant LB

## School /Churches

- \* Emmanuel Episcopal Church



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**

Licensee Information (Trade Name):	Cafe Fili
Corporation Name:	816 Cathedral, LLC
Location Address:	816 Cathedral Street
License Type:	Class "B" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No
Is the location within 300 feet of Church and/or School?	Yes
Date Posted?	10/12/2016
Date Removed?	10/24/2016
Are there any other licensed establishments within a two block radius?	Yes

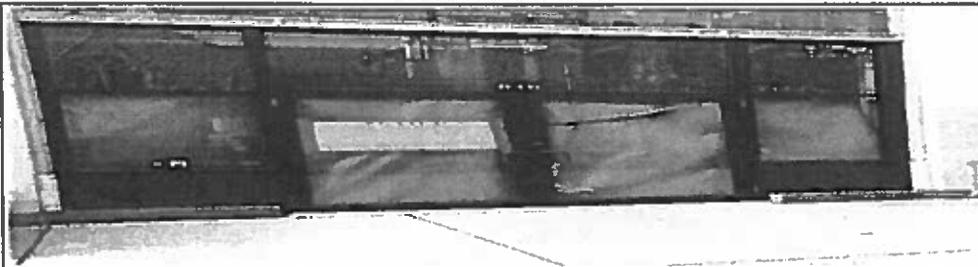
Other licensed locations - Describe/Note:

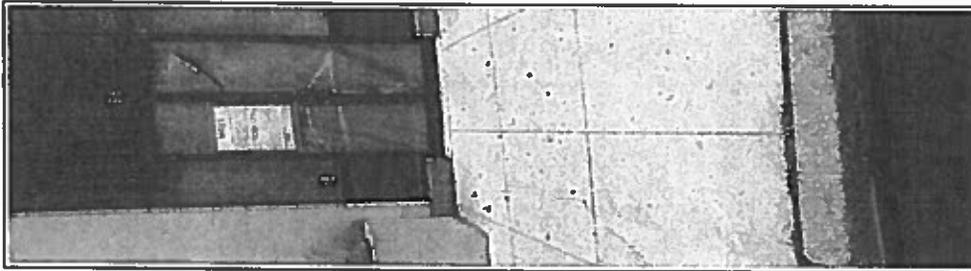
See Attached Map.

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

Application for a NEW Class B license.  
\*\*Proposed location is directly accross Emmanuel Espiscopal Chruch.  
Creation of this license is allowed and exempt under 28: 12.1605.

Insert Photo of Sign and location:





Inspector Name	Date and Time	
<input type="text" value="i:\OH.w\baltimore\andy.perez"/>	<input type="text" value="10/19/2016"/>	<input type="text" value="12:29:33 PM"/>
Name of Licensee (if present)		
<input type="text"/>		
<input type="text"/>		

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>	Johanna Stenberg/Ziad Maalouf
<i>Address of Premises:</i>	816 Cathedral Street
<i>Inspector:</i>	i:0#.w baltimore\andy.perez
<i>Date Posted:</i>	10/12/2016
<i>Time Posted:</i>	2:00 PM
<i>Date Rechecked:</i>	10/24/2016
<i>Time Rechecked:</i>	3:45 PM
<i>Manager or Owner when sign posted:</i>	Closed

*Summary on location of sign posted:*

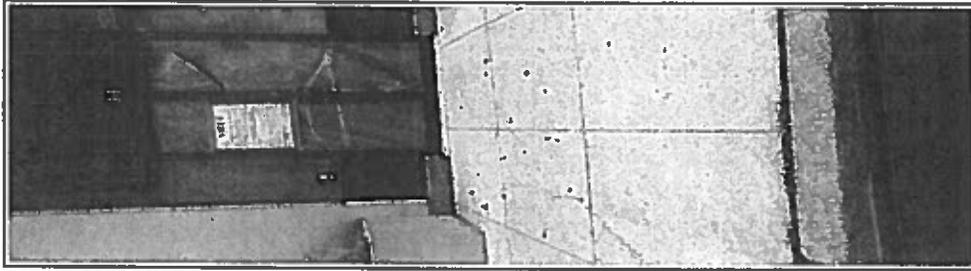
Sign posted on front entry door.

*Summary on location of sign rechecked:*

Sign remained in place for specified period of time.

*Insert Photo of Sign and location.*





**Division Of Construction And Building Inspection**

**Applicant Copy**

NO: **USE2016-04213**

Property Address:

Block/Lot: 0515/025

Plan No: -

101 W READ ST

1001-000000-2600-159400-400540  
1001-000000-1500-102800-400230  
1001-000000-2600-158009-400480

Filing Fee  
Tax  
Use&Occupancy

50.00  
3.00  
45.00  
Total : 98.00

Applicant:

NATE PRETL

201 E. Baltimore St. #1150 Baltimore MD 21202

Owner/Lessee:

Owner **PROFESSIONAL ARTS BUILDING PARTNERS, LLC**  
0101 W READ ST

Lessee **816 CATHEDRAL LLC**  
101 W READ ST

Contractor:

# Use & Occupancy Draft

THIS IS NOT A PERMIT. THIS DOCUMENT IS PROOF OF APPLICATION FOR A PERMIT. YOU MUST OBTAIN THE ACTUAL PERMIT OR CERTIFICATE OF OCCUPANCY BEFORE THE BELOW STATED WORK OR USE CAN BEGIN. FOR MORE INFORMATION CONTACT THE ONE STOP SHOP PERMIT CENTER AT 443-984-1809.

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Expiration:                      WORK COST:                      District: 101                      MINOR PRIVILEGE:

---

(USE) CONTINUE TO USE PORTION OF PREMISIES (GROUND LEVEL) FOR A CAFE WITH OUTDOOR TABLE SERVICE (NEW OPERATOR).

**\*\*\*DUPLICATE\*\*\***  
PD:9/7/2016 CR:020 LOC: WOLM WS: 012  
ID:08 TR: 0175 RCT #: 00277369  
9/6/2016 2:32PM  
PERMIT #:USE2016X04213B

CO AMOUNT PAID:	\$98.00
Building Permits	\$50.00
Building Permits	\$3.00
Building Permits	\$45.00
CK	\$98.00
CHANGE	\$0.00

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Department Of Housing And Community Development

**December 8, 2016**

**Applicant(s):** John Chenery and Alesia Chenery  
JR's Bar & Grill, Inc., T/a N/A  
1229 Hull Street, 21230

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

Application to transfer ownership and continuation of live entertainment.

**(a) Applicant(s) Information:** (1) John Chenery was born in Ojai, CA in June of 1962. He lives in Severna Park, MD; and (2) Alesia Chenery was born in Jackson, TN in January of 1988. She lives in Baltimore, MD.

**(b) Ownership Breakdown:** (1) John Chenery (99%); and (2) Alesia Chenery (1%).

**(c) Purchase Price of Business:** Cost of business was a total of \$138,000. The original agreement to purchase the business via a total stock transfer was signed in 2013. As per the purchase agreement the owner was to make payments over the course of three years for the purchase of the business and liquor license. In September of 2016 the last payment of \$2,000 was paid to the seller finalizing the purchase of the business and license through a stock transfer.

**(d) Qualified Voters:** William Lear, Edward Vogel, and Kevin Mosler are qualified Baltimore City voters.

**(e) Zoning:** There is a current use permit issued to this location that is active. The applicants have filed an application for a use permit to continue its use as a tavern with live entertainment: USE2016-04679.

**(f) Corporate Standing:** JR's Bar & Grill, Inc. is a MD Corporation and as of 10/26/2016 has been revived and in good standing.

**(g) Posting Report:** The location was posted on 10/12/2016 and checked on 10/24/2016. This meets the 10-day rule. There are 7 licensed liquor establishments in the 4x4 area: "D" BW-1; "B" BWL-1; "C" BWL-1; "BD7" BWL-3.

**(h) Timeline:** Last inspection of establishment was performed on 7/27/2016. At that time, the establishment was open and operating.

**(i) Letters of Support/Opposition:** The Board has received various letters of opposition.

In considering this request, under the provisions of Alcohol Beverage Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

**Board's Decision**

**OFFICE USE ONLY**  
 Date Filed: 9/6/16  
 Posting Date: \_\_\_\_\_  
 Approved  Yes  No \_\_\_\_\_  
 Withdrawn  Yes  No \_\_\_\_\_  
 WC Information: \_\_\_\_\_  
 Policy/Binder #: \_\_\_\_\_

## Application for Alcoholic Beverages License

### Board of Liquor License Commissioners for Baltimore City

**NEW/TRANSFER/EXPANSION/AMENDMENT(S) APPLICATION FEE - \$500.00**  
*After June 1, 2016 \$600.00 includes Hearing Fee*

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

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

EXPLANATION OF REQUEST: Transfer CLASS TYPE: BD7 Tavern

LICENSE AT THE LOCATION: 1229 Hull St. IF TRANSFER, PREVIOUS LOCATION: N/A

CORPORATE/LLC/LLP/PARTNERSHIP NAME: JR's Bar & Grill, Inc. TRADE NAME: N/A

BUSINESS PHONE NUMBER: 410-244-6442 BUSINESS CONTACT/MANAGER: Christopher Allison

ATTORNEY FOR THE APPLICANT: Melvin Kodanski ADDRESS: 19 E. Fayette Street, #400, Baltimore, MD 21202 PHONE: 410-685-5100

Part of Premises Used (Note: Floors and Areas for Storage): entire

Will Live Entertainment be provided?  **Yes**  **No** What Kind (Ex. DJ, Band, Etc.)? 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. 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. Please attach Use and Occupancy Permit or letter from BMZA approving use.*

**1. Applicant A**

John Tate Chenery (Full name) \_\_\_\_\_ (Telephone no) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
43 Emerson Road (Residence) Street Severna Park City MD State 21146 Zip Code \_\_\_\_\_ (period of residency in Baltimore City) \_\_\_\_\_  
06/1962 (Month/Year of Birth) \_\_\_\_\_ Male Sex \_\_\_\_\_ (Place of Birth) CA \_\_\_\_\_  
 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**

Alesia Marie Chenery (Full name) \_\_\_\_\_ (Telephone no) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
1453 Hull Street (Residence) Street Baltimore City MD State 21230 Zip Code \_\_\_\_\_ (period of residency in Baltimore City) \_\_\_\_\_  
01/1988 (Month/Year of Birth) \_\_\_\_\_ Female Sex \_\_\_\_\_ (Place of Birth) Jackson, TN \_\_\_\_\_  
 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 (Required) \_\_\_\_\_  
 \_\_\_\_\_  
 (Residence) Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ (period of residency in Baltimore City) \_\_\_\_\_  
 \_\_\_\_\_  
 (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?

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

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

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

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

Name	Address	Phone	Email
Christopher Allison	124 North Carolina Avenue Pasadena, MD 21122	[REDACTED]	[REDACTED]

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: John I. Chenery ADDRESS: 43 Emerson Road, Severna Park, MD 21146 TITLE: Chairman of Board %OF STOCK HELD RESIDENCE: 99
- 2) NAME: Alesia Chenery ADDRESS: 1453 Hull St., Baltimore, MD 21230 TITLE: Acting Secretary %OF STOCK HELD RESIDENCE: 1
- 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.*

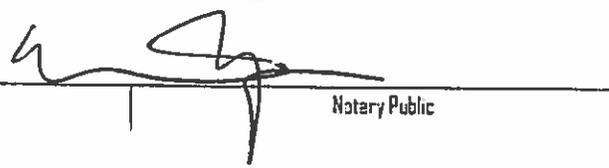
**CERTIFICATE OF APPLICANTS:** At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license 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.

  
Signature of Applicant A

  
Signature of Applicant B

\_\_\_\_\_  
Signature of Applicant C

State of Maryland Baltimore City ss  
 THIS CERTIFIES, THAT ON THE 1 OF September  
 before the subscriber a notary public of the State of Maryland, personally appeared  
Alesia chenery and John Chenery  
 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.

  
Notary Public

Emily Lauren Zankman  
 NOTARY PUBLIC  
 BALTIMORE CITY  
 MARYLAND  
 MY COMMISSION EXPIRES OCT 29, 2017

Name and Address of the owners of the premise/landlord: Little Rockies Property Management LLC Phone Number: [REDACTED]

**STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND**  
 (I, WE) Little Rockies Property Management LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1229 Hull Street, 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

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 hand(s) and seal(s) this 1 day of 9 in the year of 2016.

WITNESS: JOHN T. CHENERY, LITTLE ROCKIES PROPERTY  
 STATE OF MARYLAND  
 THIS CERTIFIES, THAT ON 1 day of September 2016  
 Before the subscriber a notary public of the State of Maryland, personally appeared John Chenery  
 and acknowledge the execution of the foregoing statement to be \_\_\_\_\_ act  
 (Witness my hand and seal) \_\_\_\_\_  
 Notary Public: \_\_\_\_\_  
 John Chenery  
 Manager, Little Rockies  
 Property  
 Management,  
 LLC

Emily Lauren Zankman  
 NOTARY PUBLIC  
 BALTIMORE CITY  
 MARYLAND  
 MY COMMISSION EXPIRES OCT 29, 2017

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)
WILLIAM LEAR	1415 REYNOLDS ST. BALTO. 21230	William Lear	04/1959	2.5 YRS.
ED VOGEL	159 E. FORA AVE. 21230	Ed Vogel	4/1949	3 YRS
Melanie Santiago-Mosier	1228 Cooksle St. Baltimore, MD 21230	Melanie Mosier	9/1976	3 years
Kevin Mosier	1228 Cooksle St. Baltimore MD 21230	Kevin Mosier	9/1969	3 years
James W. Soto	1444 Boyle St. Baltimore MD 21230	James W. Soto	9/1956	3 years

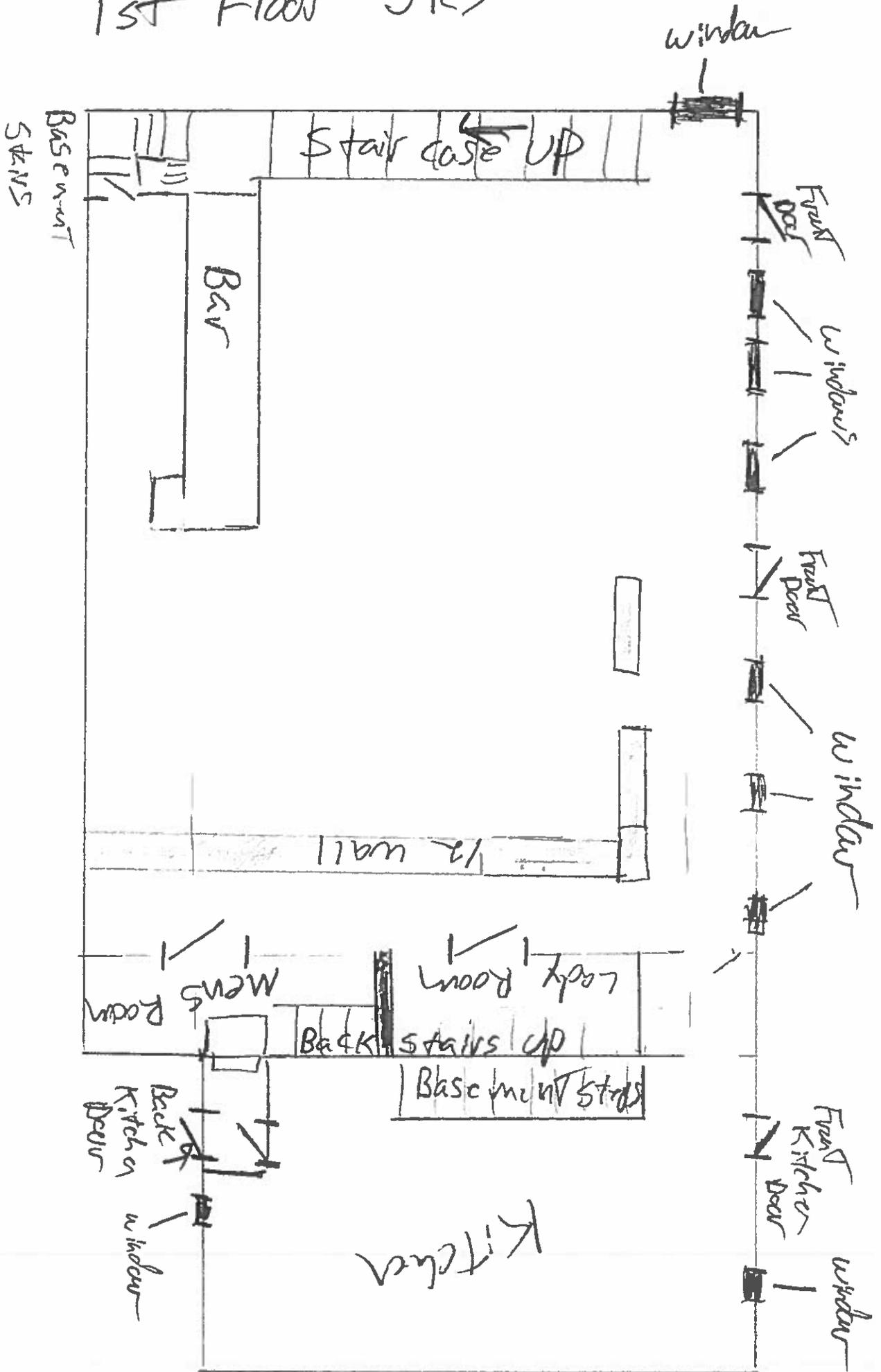
Board of Liquor License Commissioners for the City of Baltimore.  
 231 East Baltimore Street, 6<sup>th</sup> Floor, Baltimore, Maryland 21202  
 Phone: 410-396-4377 Fax: 410-393-4382

Stamp Application Here:

Please note that this is a public document and upon request will be provided to the general members of the public.

\*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.\*

# 1ST FLOOR JKS



# 2nd Floor JRS

Window

Window

Stairs  
to  
2nd Floor

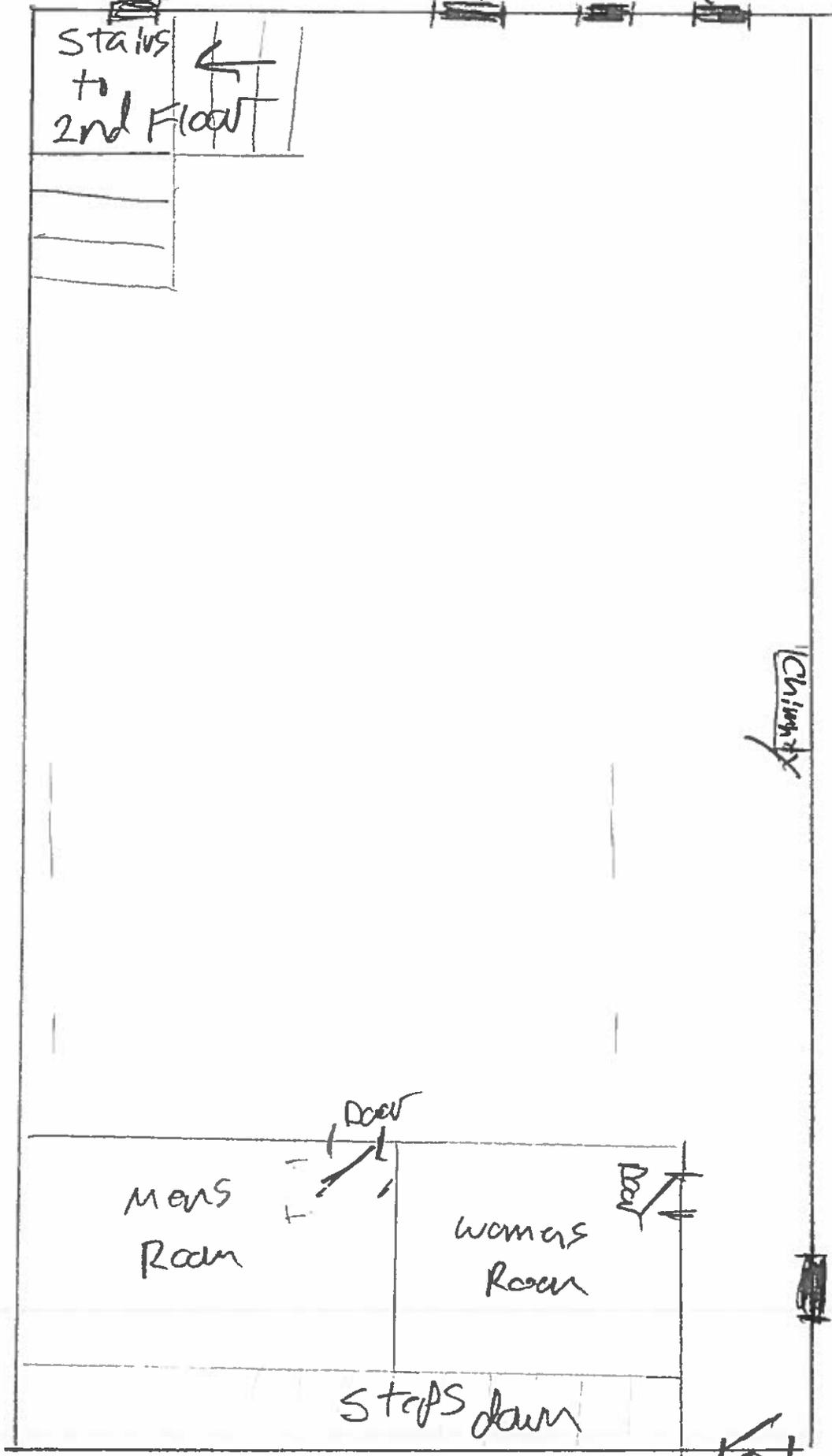
Chimney

Mens  
Room

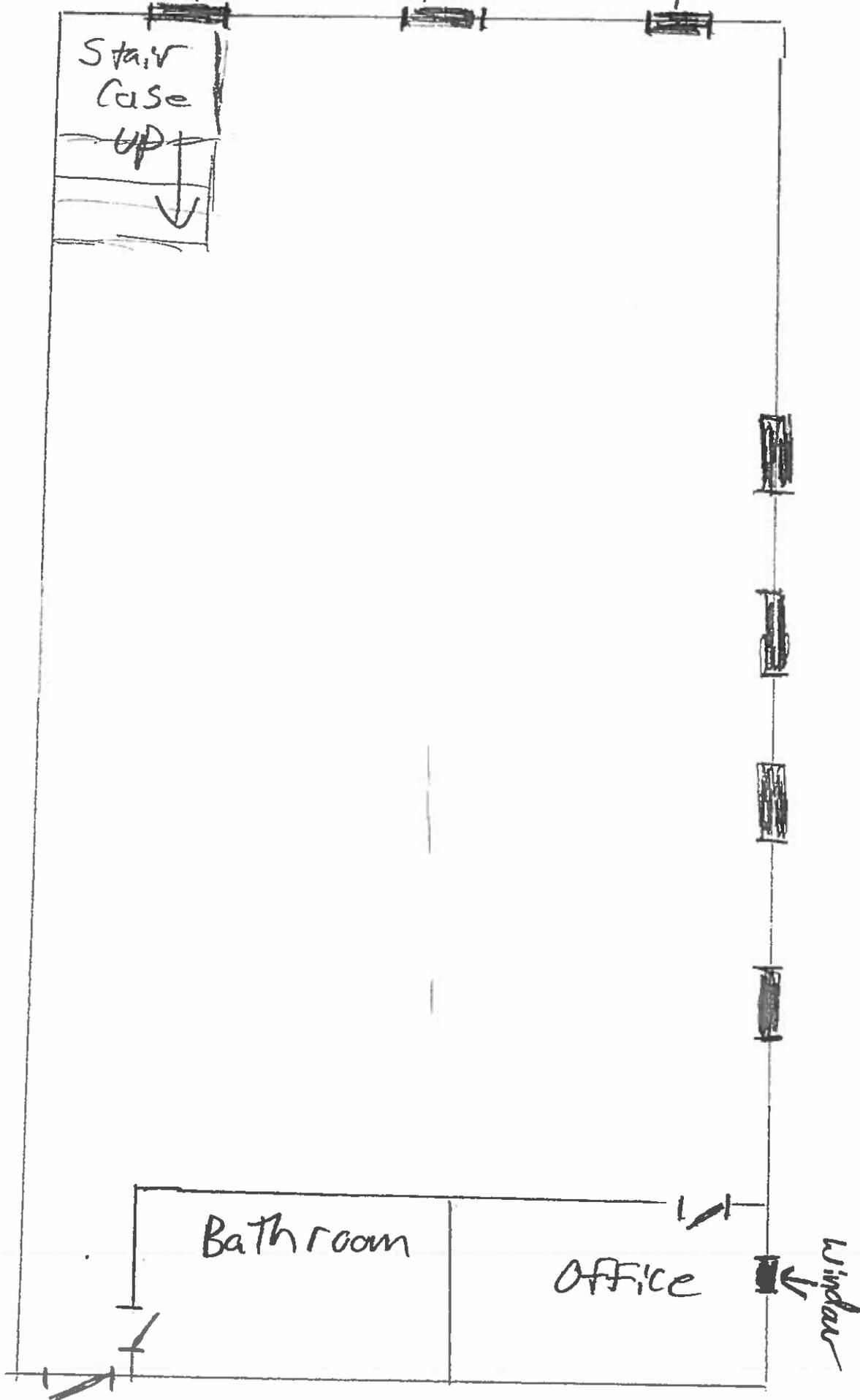
Womens  
Room

Steps down

Door



Window 3rd Floor JRS Window





# 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: **LBD7 094**      Cert Num: **0271**      Fee: **\$1,320.00**      Status: **Renewed**  
 License Date: **5/1/2016**      License Year: **2016**  
 CR Number: **08892791**  
 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: **JR'S BAR & GRILL, INC.**  
 Trade Name: **JR'S BAR & GRILL**  
 Zone Code: **8**  
 Phone: **410-244-6442**

Block Num: **1229**      Street: **HULL STREET**  
 City: **BALTIMORE**      State: **MD**      Zip: **21230**

CR Number: **08892791**

Portion of Business Used:  
 (USE) USE ENTIRE PREMISES FOR AS A TAVERN AND RESTAURANT BOTH WITH LIVE ENTERTAINMENT AND DANCING, AND , ACCESSORY OFFICES AND STORAGE.  
 Restriction:

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

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MARY K.	ARMSTRONG S.S.	1333 ANDRE STREET	BALTIMORE	MD	21230	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

### Comments

Date	Comment	Action

03/30/2016	received corrected 2016 renewal application.remove hold. ND	Delete
03/16/2016	reviewed 2016 renewal application, adding two licensees-transfer application must be submitted, renewal application on hold. ND	Delete

[ Print History (Print Card) ]

License num: LBD7 094

Address: 1229 HULL STREET

Trade Name: JR'S BAR & GRILL

Comment:

[ Add Comment ]

Hold Info

Powered by:



Maryland Department of Assessments and Taxation Business Services (w2)

[Search Help](#)

Entity Name: JR'S BAR & GRILL, INC.

Department ID: D04933990

General Information      Amendments      Personal Property      Certificate of Status

Principal Office (Current):      1229 HULL STREET  
BALTIMORE, MD 21230

Resident Agent (Current):      MARY K. ARMSTRONG  
1229 HULL STREET  
BALTIMORE, MD 21225

Status:      REVIVED

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:      03/05/1998

State of Formation:      MD

Stock/Nonstock:      Stock

Close/Not Close:      Close

**STATE OF MARYLAND**  
**Department of Assessments and Taxation**

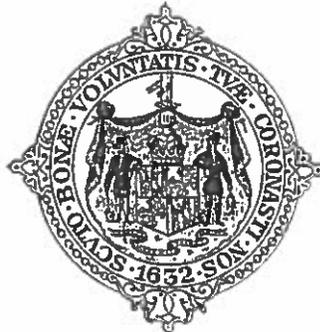
I, HEIDI DUDDERAR OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE DEPARTMENT, BY LAWS OF THE STATE, IS THE CUSTODIAN OF THE RECORDS OF THIS STATE RELATING TO THE FORFEITURE OR SUSPENSION OF CORPORATIONS, OR THE RIGHTS OF CORPORATIONS TO TRANSACT BUSINESS IN THIS STATE, AND THAT I AM THE PROPER OFFICER TO EXECUTE THIS CERTIFICATE.

I FURTHER CERTIFY THAT JR'S BAR & GRILL, INC., INCORPORATED MARCH 05, 1998, IS A CORPORATION DULY INCORPORATED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF MARYLAND AND THE CORPORATION HAS FILED ALL ANNUAL REPORTS REQUIRED, HAS NO OUTSTANDING LATE FILING PENALTIES ON THOSE REPORTS, AND HAS A RESIDENT AGENT. THEREFORE, THE CORPORATION IS AT THE TIME OF THIS CERTIFICATE IN GOOD STANDING WITH THIS DEPARTMENT AND DULY AUTHORIZED TO EXERCISE ALL THE POWERS RECITED IN ITS CHARTER OR CERTIFICATE OF INCORPORATION, AND TO TRANSACT BUSINESS IN MARYLAND.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY SIGNATURE AND AFFIXED THE SEAL OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND AT BALTIMORE ON THIS AUGUST 02, 2016.



Heidi Dudderar  
Associate Director



301 West Preston Street, Baltimore, Maryland 21201  
Telephone Balto. Metro (410) 767-1340 / Outside Balto. Metro (888) 246-5941  
MRS (Maryland Relay Service) (800) 735-2258 TT/Voice

PROPOSED LOCATION: 1729 HULL ST.

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 7

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

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

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

"D" BEER & WINE 1

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

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

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR 1

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 3

ARENA \_\_\_\_\_

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

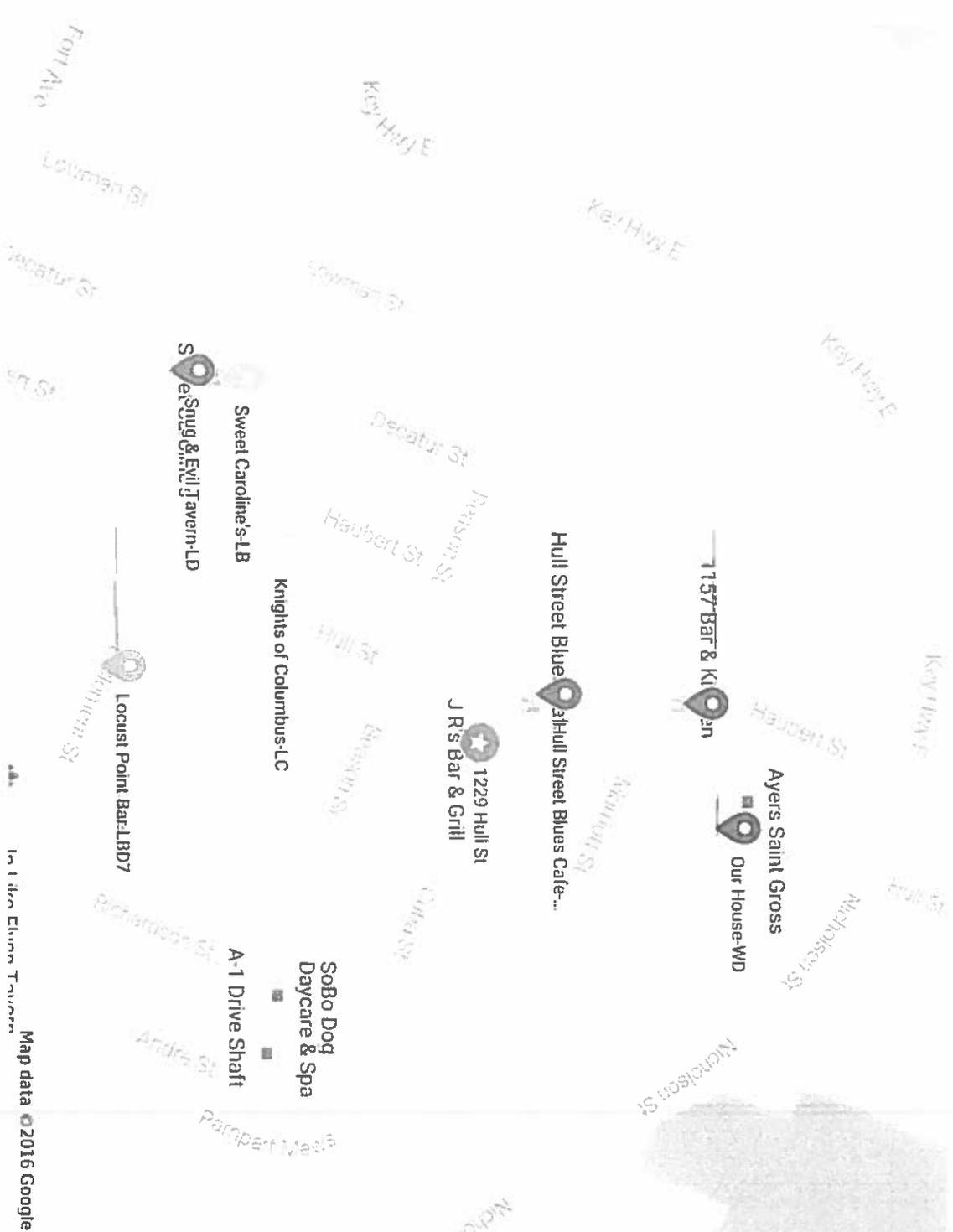
RACING \_\_\_\_\_

PREPARED BY: *James White* DATE: 10/12/16

# 1229 Hull St.

## Licensed Establishments

- 1157 Bar & Kitchen-LBD7
- 1229 Hull St
- Hull Street Blues Cafe-LBD7
- Knights of Columbus-LC
- Locust Point Bar-LBD7
- Our House-WD
- Snug & Evil Tavern-LD
- Sweet Carolines-LB



## 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>	<input type="text" value="John Tate Chenery/Alesia Marie Chenery t/a Pending"/>
<i>Corporation Name:</i>	<input type="text" value="JR's Bar &amp; Grill, Inc"/>
<i>Location Address:</i>	<input type="text" value="1229 Hull St. 21230"/>
<i>License Type:</i>	Class "BD7" 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>	No
<i>Date Posted?</i>	<input type="text" value="10/12/2016"/>
<i>Date Removed?</i>	<input type="text"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

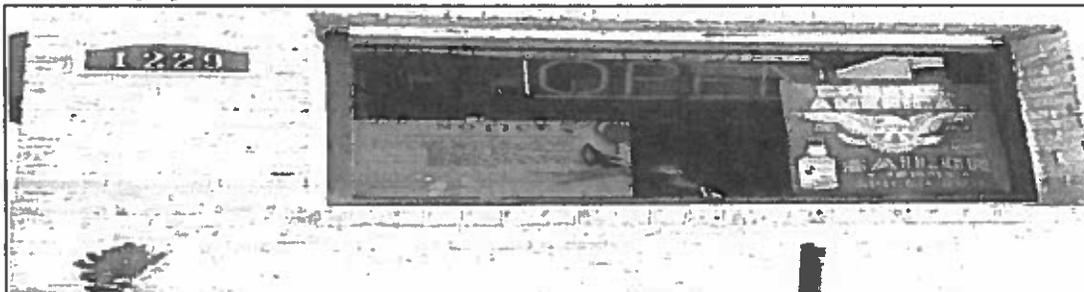
*Other licensed locations - Describe/Note:*

See Map

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

Filed application for transfer of ownership with expansion for Live entertainment, and entire building.

*Insert Photo of Sign and location:*



Inspector Name	Date and Time	
<input type="text" value="i:O#.w/baltimore\joann.martin"/>	<input type="text" value="10/13/2016"/>	<input type="text" value="11:28:33 AM"/>
Name of Licensee (if present)		
<input type="text"/>		
<input type="text"/>		

### 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>	John Tate Chenery/Alesia Marie Chenery
<i>Address of Premises:</i>	1229 Hull St.
<i>Inspector:</i>	l:0#w baltimore\joann.martin
<i>Date Posted:</i>	10/12/2016
<i>Time Posted:</i>	
<i>Date Rechecked:</i>	10/24/2016
<i>Time Rechecked:</i>	
<i>Manager or Owner when sign posted:</i>	Chris Allsa

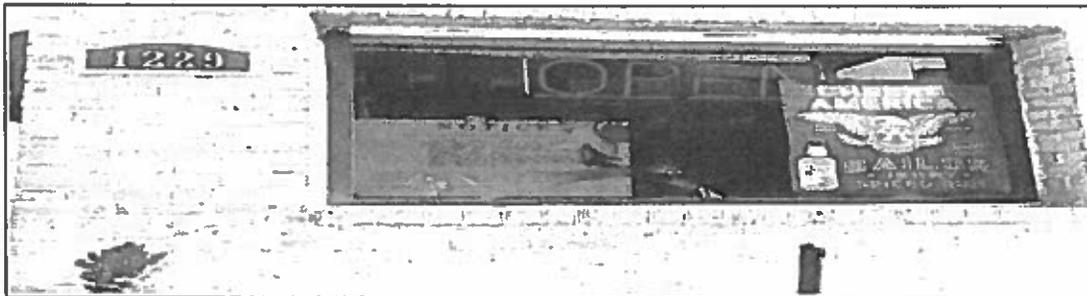
*Summary on location of sign posted:*

Front window( inside)

*Summary on location of sign rechecked:*

Compliance check...sign remained posted for the ten day period

*Insert Photo of Sign and location:*



# BLLC Routine Inspection

*Address:* 1229 HULL STREET 21230

*Trade Name:* JR'S BAR & GRILL

*Corporation Name:* JR'S BAR & GRILL, INC.

*Type of License:* Class "BD7" Beer, Wine and Liquor

*Date/Time of Inspection:* 7/27/2016

10:10:28 AM

*Manager/Licensee:* Sebastein Trossbach

*Clean and Free of Debris:* Satisfactory

*Location of Bar:* Front

*Shape of Bar:* Straight

*Condition of Bar Area/Floors:* Satisfactory

*Hot Water:* Yes

*Disinfectant Solution:* Yes

*Three Compartment/Washer:* Yes

*Bulletproof Partitioning:* N/A

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

*Separate Pkg. Goods Store:* N/A

*Bar/Tavern Open and Operating:* Yes

*Selling Household/Grocery:* N/A

Capacity: 135

Location of Dining Area: throughout bldg.

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Traders License: Yes

Alcohol Awareness Certification Date Issued: 7/23/2015

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date: Rep. Nat'l 2290783 7/14/2016

Inspector Comments: first floor rear fully operational  
Health 61611

Inspector Comments: First rear and second rear

Exits Marked, Unobstructed: Yes

Fire Capacity: 135

Outdoor Seating Capacity: N/A

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Live Entertainment (Describe):

yes

Outdoor Table Service N/A

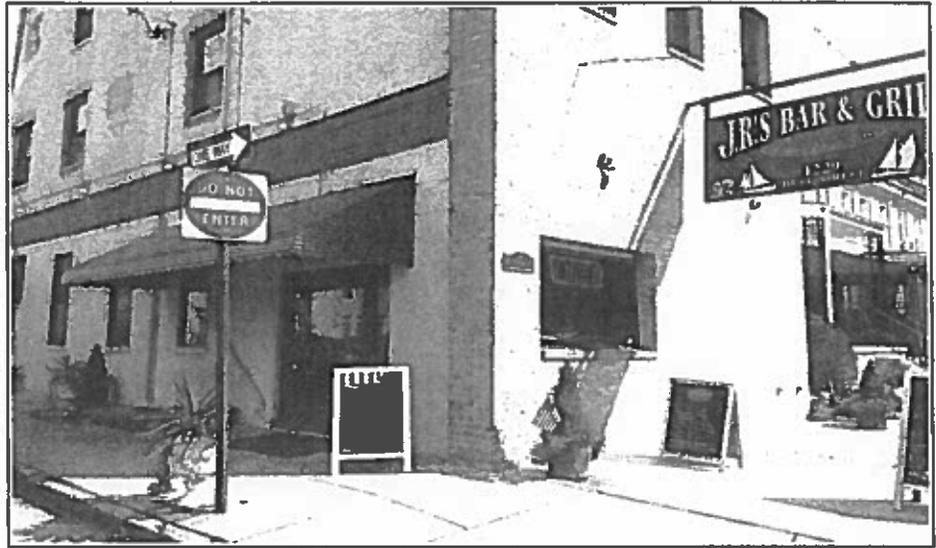
Violation Issued: No

Violations Noted:

Instructions Given to Licensee:

Inspector's Comments:

Photo Taken:



Owner Email:

Submitted by Inspector

THIS WRITTEN INSTRUMENT, WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY AND ALL THINGS TO BE DONE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICATION HERETOFORE FILED IN THIS DEPARTMENT FOR THE AUTHORITY CONTAINED HEREIN, INCLUDING ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED THERETO, AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND REGULATIONS IN EFFECT IN THE CITY OF BALTIMORE AND THE STATE OF MARYLAND. WARNING: IT IS UNLAWFUL TO WORK BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM WITHIN 200 FEET OF A DWELLING.

WARNING: IT IS UNLAWFUL TO CONCEAL ANY WORK UNTIL INSPECTED AND APPROVED BY THIS DEPARTMENT.

WARD	SEC.	BLOCK	LOT	ISSUE DATE	EXP. DATE	DISTRICT	MINOR PRIVILEGE	DRAWINGS ATTACHED	PLANS NO.
24	12	1991	007	6/2/98		1	P049450		

PROPERTY ADDRESS: 1229 HULL ST

K/A ADDRESS:

OWNER: FORREST & MARY ARMSTRONG

ADDR: 1333 ANDRE STREET, 21230 PHONE:

LESSEE: T/A J.R.'S BAR & GRILL

ADDR: 1229 HULL STREET, 21230 PHONE:

PRIME CONTR:

PHONE: LIC. NO.:

ELECTRICAL CONTRACTOR:

PHONE: LIC. NO.:

PLUMBING CONTRACTOR:

PHONE: LIC. NO.:

GAS FITTER:

PHONE: LIC. NO.:

HVAC & R CONTR.:

PHONE: LIC. NO.:

ARCHITECT:

PHONE: LIC. NO.:

ENGINEER:

PHONE: LIC. NO.:

WORK COST:	LAND USE CODES: 6173 5814 5813 0000	UNDERPINNING:	INTERIOR DEMOLITION:
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(USE) USE ENTIRE PREMISES FOR/AS A TAVERN AND RESTAURANT BOTH WITH LIVE ENTERTAINMENT AND DANCING, AND, ACCESSORY OFFICES AND STORAGE. CHANGE OF OPERATOR.

Property site must be kept clean of trash & debris & maintained secured as per code for the duration of the construction project. A building permit DOES NOT constitute approval by or compliance with any deed restrictions, covenants, easements, or funding sources.

1001-000000-2800-158000-400580 PER. INSP.	1001-000000-2800-158000-400460 MISC.	1001-000000-2800-158000-400480 CH. USE	1001-000000-2800-158301-400450 NEW BLDG.	1001-000000-2800-158302-400490 ADDITIONS
		20.00		
1001-000000-2800-158302-400490 ALTERATIONS	1001-000000-2800-158304-400490 REPAIRS	1001-000000-2800-158303-400490 MISC. CONST.	1001-000000-2800-158600-400900 ELECT.	1001-000000-2800-158901-400910 HYDRONMIC/STEAM HEAT
1001-000000-2800-158902-400910 DISTRIB. EXH.	1001-000000-2800-158902-400910 AIR COND.	1001-000000-2800-158904-400910 DRIP TANKS	1001-000000-2800-158903-400910 FIRE	1001-000000-2800-158904-400910 FUEL-BURNING EQUIPMENT
1001-000000-2800-158300-400630 ELEVATOR	1001-000000-2800-158900-400620 PLUMBING	1001-000000-2800-158307-400490 E & E CONTROL	1001-000000-3700-308401-401811 CHAP	1001-000000-1500-102800-400230 TAX
	0.00			1.00
1001-000000-2800-158308-400490 RAZING	1001-000000-2800-158400-400540 GUARANTY FUND AND FILING FEE	1001-000000-2800-158302-400490 LOW VOLTAGE/TELECOM	1001-000000-2800-158000-400490 PENALTY	TOTAL FEES:
				21.00

THE AUTHORITY CONTAINED HEREIN MAY NOT BE VALIDLY EXERCISED UNTIL AND AFTER ALL OF THE FEES APPEARING HEREON HAVE BEEN PAID AND EVIDENCE THEREOF APPEARS IN THIS SPACE.



*Michael Braverman*  
MICHAEL BRAVERMAN  
BUILDING OFFICIAL

PLEASE BE ADVISED THAT THERE IS A PRESUMPTION OF LEAD-BASED PAINT IN PROPERTIES CONSTRUCTED PRIOR TO 1980. PROTECT WORKERS AND TENANTS BY USING THE LEAD-SAFE WORK PRACTICES FOUND IN THE CODE OF MARYLAND REGULATIONS SECTION 28.02.07.

THE AUTHORITY CONTAINED HEREIN DOES NOT AUTHORIZE THE PERFORMANCE OF ANY WORK IN, ON, UNDER OR OVER ANY STREET, HIGHWAY, ALLEY, SIDEWALK OR ANY OTHER PUBLIC WAY, UNLESS PERMISSION TO DO SO HAS BEEN FIRST SECURED FROM THE PROPER AUTHORITY. FOR MORE INFORMATION ABOUT RIGHT-OF-WAY PERMITS, TO ACQUIRE ONE, OR TO REPORT AN EMERGENCY EXCAVATION CALL 410-396-2889, EMAIL STREETCUTS@BALTIMORECITY.GOV, OR VISIT 208 N. HOLLIDAY STREET - LOBBY COUNTER 4.

## Edward Myers and Molly Wagster

[REDACTED]

---

Baltimore Liquor Board  
231 Baltimore Street  
Baltimore, MD 21202

October 20, 2016

Re: Transfer of liquor license for 1229 Hull Street to John and Alesig Chenery and request for live entertainment and outdoor table service

To whom it may concern:

As residents of [REDACTED] for 7 years, my wife and I, as well as many of our neighbors, vehemently oppose the expansion of this liquor license to include live entertainment and outdoor table service at 1229 Hull Street. Our neighborhood is not Fells Point, Canton, or even Federal Hill. Locust Point is a community of middle class residents, many with small children, and only a handful of small taverns with a quiet clientele of mostly local people. J.R.'s is a poorly managed establishment with a loud, raucous clientele who routinely spill out onto the street, obviously intoxicated, to smoke and talk, often with obscenity-laced dialogue. Frequently, the exchanges escalate to shouting. Loud music is broadcast on many occasions in the evening (and into the late evening) with doors and windows open. Outdoor speakers have been mounted on the building exterior on the Cuba Street side and music is frequently playing through them at levels that are audible a ½ block or more away and in the early morning (5:00 AM; 6:30 AM, etc.) when the bar is not open, clearly having been left on from the night before. Patrons of J.R.'s are not from Locust Point for the most part and show no respect for the neighbors' sensibilities. The bar's manager and assistant manager ignore requests to monitor their behavior. During a severe snowstorm last winter, the managers filled a specific portion of a city street with snow, purposefully blocking the only exit from our home and 9 other homes. Their attitude is to do as they please and "the hell with the neighborhood." Non-present owner, John Chenery, has expressed interest in receiving complaints/concerns from neighbors regarding any inappropriate behavior at the bar regarding patrons or employees. Our phone calls to Mr. Chenery have gone unanswered. Equally disturbing is that 311 and 911 calls (as we have been instructed to do at the local Community Association meetings) to request police intervention regarding the vulgar behavior and noise nuisance appear to go unanswered, e.g., the behavior does not stop.

We ask the liquor board to keep in mind that there is very little commercial business now in Locust Point other than Domino Sugar and Under Armour. Many new homes, mostly very nice, are being built in the blocks surrounding J.R.'s. The homes are being purchased by nice families, including many Under Armour employees. It is hard to imagine that the long-standing residents or any new residents would want a poorly managed, offensive nightclub in the middle of an otherwise quiet residential neighborhood. Such an establishment is unprecedented in Locust Point and would be an ominous precedent going forward for our neighborhood. It will

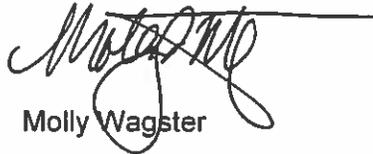
adversely affect property values and will detract from, instead of enhance, the desirability and family-friendly environment that has long been emblematic of the Locust Point Community.

Please thoroughly investigate the concerns of my wife and I, and many of our fellow homeowners. This is so important for the future of Locust Point.

Sincerely,



Edward Myers



Molly Wagster

# JOHN AND MARIE WELLS

[REDACTED]  
[REDACTED]

---

Via USPS  
Baltimore Liquor Board  
231 Baltimore Street  
Baltimore, MD 21202  
October 17, 2016

Re: Transfer of Liquor License for 1229 Hull Street to John and Alesig Cheney and Request for Live Entertainment and Outdoor Table Service

Dear Sir or Madam:

We live at [REDACTED] and are writing in opposition to the transfer of the above referenced liquor license as well as the request for live entertainment and outdoor table service. Since July of 2013, Mr. John Cheney has been the property owner of this establishment and has operated this establishment.

Since John Cheney took over management of this establishment, the following has occurred:

- Reserving parking for bar staff and patrons on a public street-this is Cuba street.
  - Routinely, bar staff will place orange cones in the street to reserve parking spaces.
  - During the Blizzard of 2016, the bar staff threatened and harassed residents who were dealing with snow removal for their cars. It took the city five days to deal with the snow removal for Cuba Street and during this time, bar staff decided that they owned the side of Cuba street where the bar is located for the parking their cars. Bar staff even contacted the police to complain about the residents dealing with snow removal and claimed that one of the residents had damaged the tail light of a car that bar staff owned. The policeman refused to get involved in this dispute.
    - Bar staff hired a contractor to block the exit of the townhouses driveway with snow after the residents removed the snow because they disagreed with the placement of the snow on the street by the residents who own the townhouses. Residents of these townhouses include medical personnel who had to be able to go to work.
  - JR owns a large blue food truck which they routinely park on Cuba street blocking the street entirely or use the orange cones to block traffic for the food truck.
- There are outdoor speakers under the awnings which the bar uses to broadcast loud music.
- The bar has loud music and when residents contact the bar to ask if the music can be turned down, bar staff refuse to consider such actions. Often the bar has its doors open with such music. Karaoke night is especially problematic with patrons who cannot sing and use a PA system.
- Bar staff conduct much of their business on Cuba Street with vendors and patrons in loud voices and often use profanity.

BOARD OF LIQUOR  
LICENSING COMMISSIONERS

2016 OCT 17 PM 1:52

RECEIVED

# JOHN AND MARIE WELLS

- o The neighbors who live near this establishment have called this establishment to complain about the patrons being too noisy outside the bar and bar staff are unwilling to speak with their patrons.
- On October 12, 2016, this establishment blocked off Cuba Street at Hull Street to hold a block party and since this is a one-way street, it meant that the residents who live and park along Cuba Street could not leave and that fire and police could not respond.
- Bar staff do not attempt to cleaning up outside the bar. On almost a daily basis, I have to clean up cigarette butts, drinking cups, beer bottles and other garbage from Cuba Street.

This is a family neighborhood with young children. I spoke with John Chenery about the snow removal issues and the behavior of his staff. While he expressed a desire to work with neighbors who live close to the bar, it is clear that his intentions are otherwise.

I ask that the Liquor Board do some due diligence to understand how Mary Armstrong who is the present licensee is managing this business and to ascertain the business qualifications of John Chenery as a potential licensee of this establishment.

Sincerely,

*John Wells*  
*Marie Wells*

John and Marie Wells

[REDACTED]

October 15, 2016

Baltimore Liquor Board  
231 Baltimore Street  
Baltimore, MD 21202

RE: Establishment Name: JRs Public House/ "JRs"  
Establishment Address: 1229 Hull Street Baltimore, MD 21230  
Beer, Wine and Liquor Transfer of Ownership from Mary Armstrong to John and Alesig Chenery  
Request for Live Entertainment and Outdoor Table Service

To Whom It May Concern:

I would like to submit the following letter as a written notification of protest regarding the Beer, Wine and Liquor Transfer of Ownership request from Mary Armstrong to John and Alesig Chenery and Request for Live Entertainment and Outdoor Table Service regarding the establishment known as "JRs Public House" (JRs) located at 1229 Hull Street, Baltimore, MD 21230. I am the homeowner of [REDACTED] [REDACTED]. Access to my home is via the public street, Cuba Street. JRs is located on the corner of Hull Street and Cuba Street. This street is located to the north of the establishment. Cuba Street is a narrow, one-way street, which presently allows parking on both sides.

My family and I are residents of the Locust Point neighborhood and neighbors to JRs. We have lived in the neighborhood since 2009 and are great supporters of our local businesses and restaurants. We love having local neighborhood restaurants and believe in the value that they add to the neighborhood experience and character of Locust Point and Baltimore City. As residents and supporters of local business and community events, I expect that our local businesses are also friendly, respectable neighbors to the citizens and community of Locust Point.

Locust Point is a neighborhood of family homes and young children. The local bars/restaurants are immersed within the neighborhood and, as such, surrounded by family homes, not other bars/restaurants. The permits provided to these establishments should be reflective of their surroundings and conscientious of the community in which they are a part of.

The pending request regarding Live Entertainment and Outdoor Table Service at JRs will add to the frustrations of surrounding families and detract from the family atmosphere of Locust Point. Live Entertainment and Outdoor Table Service will also undoubtedly contribute to increased noise levels that already affect the surrounding homes and families. This request is not aligned with the surrounding community in which JRs is located.

Since living in Locust Point, we have seen the management of JRs change. Under the current management/ownership, believed to be Mr. John Cheney since approximately July 2013, and particularly the last year, I have experienced JRs as a frustrating establishment and no longer a respectful neighbor. The following events have occurred:

- Over the past year, specifically September and October 2016, the late night noise levels at JRs have been outrageous and completely unacceptable. This includes loud music levels and karaoke events which can be heard outside of the establishment. Complaints by neighbors have been made.

- Outdoor speakers have been installed, amplifying loud music into the street throughout the day and night.
- Bar staff conduct business outside of the establishment on Cuba Street often using loud voices and profanity.
- Parking on Cuba Street, a public street, is routinely "reserved" with orange cones for bar staff, patrons, and a large blue van/commercial vehicle.
- Parking on Cuba Street of large blue van/commercial vehicle in the middle of Cuba Street completely blocking the roadway.
- Patrons of JRs disregard posted parking signs in the neighborhood.
- Patrons of JRs are heard outside yelling and using profanity.
- During Fleet Week 2016, on October 12, 2016, JRs held an event which brought patrons, drinks, food, and fencing into the street, partially blocking the street. "No Parking" signs were posted on Cuba Street. No notification of an event of this nature was provided to the neighbors.
- During the Blizzard of 2016, bar staff threatened and harassed residents due to a disagreement of the snow removal process. Bar staff asserted that they "owned" the side south side of Cuba Street, parallel to the establishment, for parking. Bar staff contacted the Baltimore City Police to complain about residents and residents' snow removal process. Bar staff claimed to the Police that one resident had damaged the tail light of a car owned by the bar staff. Police did not get involved in this dispute. Councilman Eric Costello was notified of this disagreement and behavior of JRs' management.
  - Bar staff subsequently hired a contractor for snow removal. Contractor was instructed to block the parking exit of neighboring townhome driveway with snow. Residents of the townhomes blocked by this action include medical professionals.

The permits granted to neighborhood bars and restaurants must be reflective of the community in which they reside. Specifically, the request for Live Entertainment and Outdoor Table Service is not in line with the atmosphere and character of Locust Point. JRs is surrounded by family homes and young children and the behavior of the bar staff and patrons demonstrates a clear disrespect for the community.

It has also come to my attention that the management of JRs has not sought support of the Locust Point Civic Association. This disregard for the community association further demonstrates that this establishment does not have the best interest of the neighborhood in mind.

I strongly urge the Baltimore City Liquor Board to carefully examine and strongly consider the behavior of this establishment, its management, and how the expansion of this permit will affect the atmosphere of the community of Locust Point and its residents' experience.

If you require any additional information regarding my protest of this matter, please do not hesitate to contact me. I can be reached via email at [REDACTED] or by phone at [REDACTED]

Sincerely,

*Kerrie Amirault Moyseenko*

Kerrie Amirault Moyseenko

[REDACTED]

[REDACTED]

[REDACTED]

Baltimore Liquor Board

231 Baltimore Street

Baltimore, MD 21202

October 17, 2016

Re: Transfer of Liquor License for 1229 Hull Street to John and Alesig Chenery and  
Request for Live Entertainment and Outdoor Table Service

*To whom it may concern,*

I am writing to you to formally appeal the proposal for outdoor seating and live music put forth by JRs Public House located in Locust Point. Let me start by saying that as my profession I am a realtor at Berkshire Hathaway and have a vested interest in seeing Locust Points businesses grow and thrive. I have also been an nearby neighbor of JRs for the last 7 years and can therefore say that I have an interest in this topic on both a professional and personal level. I fully support JRs as a local bar and restaurant; however I feel that adding outdoor seating and live music will not benefit the area and in fact will be detrimental. My opposition comes for the following reasons:

First and foremost, Cuba street is a one way narrow street with a single lane and parking on both sides. The side walk adjacent to JRs is also very narrow and can only accommodate one or two people at time. Currently the sidewalk is used by residents to walk their dogs, push strollers etc. If table seating is added the whole walk space will be unusable for the community. 2. As someone who has lived in Locust Point for the last 7 years, I can say that since the new ownership has taken over there has been a huge increase in the noise level coming from JRs. The new owner, his employees and patrons don't seem to have any regard for the fact that they are in a RESIDENTIAL area surrounded by families. I point that out because this bar is not located next to other bars, it is surrounded by families with small children, such as myself. The noise has gotten so bad from loud music, karaoke and patrons outside that it keeps my 13 month old daughter up and makes it very difficult to get her to sleep. I am not the only one facing these problems. There are families located in homes on every side of JRs. I cannot imagine how horrible things are going to get if outdoor seating and live music is added the list of privileges that JRs already has. This will not only directly affect much of the

surrounding community but will also impact the value of our homes in a negative way.

Furthermore, the owner, manager and even patrons of JRs park illegally on a consistent basis, blocking private parking spaces and making turning on to Hull street dangerous. They have had several verbal altercations with neighbors and seem to have no regard for appealing to simple requests made by the surrounding neighbors that would make a big difference to their quality of life. I believe that given their current attitude towards the community, the situation will get far worse with outdoor seating and live music.

I plead to you take my formal appeal into serious consideration. This is a family neighborhood, not a bar district and JRs should receive permits to reflect that.

Thank you very much for your time,

*Charlotte Eyring*  
Charlotte Eyring

Berkshire Hathaway Homesale Realty  


RECEIVED  
MAY 10 2011  
CITY OF BOSTON

**December 8, 2016**

**Applicant(s):** Frank Petillo  
2218 Boston Street Ventures, LLC T/a Secured Creditor  
3301 Foster Ave 21224

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

Request for a hardship extension

**Board's Information:**

(a) **Ownership Breakdown:** (1) Frank Petillo (Secured Creditor) (100%).

(b) **Corporate Standing:** 2218 Boston Street Ventures, LLC is a MD LLC and as of 9/28/2016 is in good standing.

(c) **Timeline of request:** On 10/14/2016 staff received hardship letter request from the secured creditor for the license. According to BLLC records establishment was closed as of 4/30/2016. The first 180 days of the hardship extension runs until 10/27/2016. As the hardship letter was filed within 180 days, this hardship extension request meets the requirements of Alc. Bev. Art. 12-2202 as it was filed within the 180 day period (on or before October 27, 2016).

**Board's Decision:**

Dec 8<sup>th</sup> 2016

LAW OFFICES  
**MELVIN J. KODENSKI, ESQUIRE**  
19 E. FAYETTE STREET  
SUITE 400  
BALTIMORE, MARYLAND 21202

**RECEIVED**

2016 OCT 18 PM 4:37

TELEPHONE (410-685-5100)  
FACSIMILE (410-685-5825)  
melvinjkodenski@hotmail.com

**BOARD OF LIQUOR  
LICENSING COMMISSIONERS**

October 14, 2016

Baltimore City Liquor Board  
231 E. Baltimore Street – 6<sup>th</sup> Floor  
Baltimore, Maryland 21202  
Attn.: Douglas Paige

Re: Rama Enterprises, LLC  
t/a Mojito  
3301 Foster Avenue

Dear Mr. Paige:

Enclosed please find a renewal filed on behalf of the Secured Creditor which has taken repossession of the property 3301 Foster Avenue. I am enclosing a copy of the Petition for Warrant of Restitution, copy of the UCC filing and a copy of the lease creating a security interest.

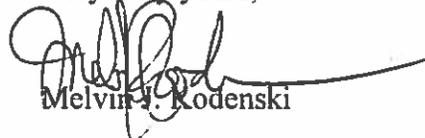
According to the information that the Landlord has, the last date of operation was April 30, 2016, and I am requesting a hardship extension.

This license is an asset of the Landlord and they want to be able to reassign the license at the appropriate time and not being able to do so would create a severe hardship to the Landlord and diminish the value of the property.

I am enclosing a check in the amount of \$50.00 for the renewal fee and the renewal was stamped in but not completed due to the fact that the Tenant kept promising that they would bring the lease up to date, which they have not. I am enclosing additional checks for the filing of the transfer to the Secured Party, 2218 Boston Street Ventures, LLC.

Thank you for your kind cooperation.

Very truly yours,

  
Melvin J. Kodenski

MJK\ep  
MJK\4039  
cc: Thomas Akras

T-1 INU 261



## 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: LBD7 452

Cert Num: 1348

Fee: \$1,320.00

Status: Renewed

License Date: 5/1/2016

License Year: 2016

CR Number: 1495582

Payment Date: 10-31-16

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: 2218 BOSTON STREET VENTURES, LLC

Trade Name: SECURE CREDITOR

Zone Code: 12

Phone: 703-597-3737

Block Num: 3301

City: BALTIMORE

Street: FOSTER AVENUE

State: MD

Zip: 21224

CR Number: 1495582

Portion of Business Used:

USE FIRST FLOOR FOR A TAVERN WITHOUT LIVE ENTERTAINMENT OR DANCING;  
BASEMENT FOR STORAGE

Restriction:

Edit the License Location Info

Alternate Mailing Address

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
FRANK	PETILLO	7215 ROLLING MILL RD	Baltimore	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Comments

Date	Comment	Action

02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
08/01/2012	7/26/2012 Public Hearing re: Application to transfer ownership where establishment has been closed for more that 90 days; application includes request for outdoor table service. APPROVED transfer. DENIED outdoor table service.	Delete
02/16/2012	2/12 Transfer of ownership from secured creditor, request for outdoor table service, BD7-BWL, Nurlign M. Nurlign, Yamef Asress, Rama Enterprises, LLC	Delete
11/03/2010	10/28/10 HEARING CONF. RE: HARDSHIP EXTENSION.DECISION: GRANTED 180 SAYS EXTENSION UNTIL 4/26/11. MUST PAY CONF.FEE \$100	Delete

Print History (Print Card)

License num: LBD7 452

Address: 3301 FOSTER AVENUE

Trade Name: SECURE CREDITOR

Comment:

Add Comment

Hold Info

Powered by:



Maryland Department of Assessments and Taxation Business Services (w3)

[Search Help](#)

Entity Name: 2218 BOSTON ST. VENTURES, LLC

Department ID: W05591003

General Information      Amendments      Personal Property      Certificate of Status

Principal Office (Current):      2119 YORK ROAD  
TIMONIUM, MD 21093

Resident Agent (Current):      MICHAEL S. DELLIS  
2119 YORK ROAD  
TIMONIUM, MD 21093

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:      12/14/1999

State of Formation:      MD

Stock/Nonstock:      N/A

Close/Not Close:      Unknown

**December 8, 2016**

**Licensee(s):** Shannon Glanville and Lores Glanville  
Glanville, Inc., T/a Savanna's Island Bar & Grill  
4017-19 Eastern Avenue, 21224

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

**Violation of Rule 3.12 General Welfare – October 2, 2016** – At approximately 1:23 AM Baltimore City Police Officer Tiffany Vlard responded to the establishment for a report of an aggravated assault. Upon arrival, Officer Vlard spoke with security personnel Donte Taylor who explained that at approximately 1:18 am there had been a physical altercation within the establishment. Taylor stated that he attempted to stop the altercation verbally with no success. At that time he then sprayed mace on the dancefloor toward the ground in an effort to disperse the crowd. The effects of the mace helped to move the patrons out of the club. While on scene Officer Vlard noticed that one of the establishment's patrons was experiencing an asthma attack after inhaling the fumes of the mace. The patron was transported to Bayview Hospital for attention.

**Board's Information:**

- (a) **Service on Licensee:** Summons issued to the licensee on 10/24/2016.
- (b) **Witness Summoned:** Summons issued to Baltimore City Police Dept.: Police Officer Tiffany Vlard on 10/24/2016.
- (c) **Violation History of Current Licensee:** The current licensee(s) have no history of violations.
- (d) **License Transfer Date:** The license transferred to the above named licensee(s) on 3/26/2009.

**Board's Decision**

State of Maryland

Board of Liquor License Commissioners

for Baltimore City  
231 E. Baltimore Street, 6<sup>th</sup> Floor  
Baltimore, Maryland, 21202-3258  
Phone: (410) 396-4377

**NOTICE**

To: Glanville, Inc  
T/A Savanna's Island Bar & Grill  
4017-19 Eastern Avenue

Date: October 22, 2016

**Licensee may be represented by  
Counsel before board**

You are hereby notified to appear before the Board of Liquor License Commissioners for Baltimore City at 1 o'clock PM on the 10th day of November 2016, in Room 215, City Hall, Baltimore Maryland to show cause why your Alcoholic Beverages License and other permits issued by this Board to you under the provisions of the Alcoholic Beverages Article, as amended, should not be suspended or revoked as required by this Board by Section 4-604 of said Article, following your conviction and/or violation of said law, to wit:

**Location of Incident:** T/A Savanna's Island Bar & Grill, 4017-19 Eastern Avenue, Baltimore, MD ("the establishment").

**Violation of Rule 3.12 General Welfare – October 2, 2016** – At approximately 1:23 AM Baltimore City Police Officer Tiffany Vlard responded to the establishment for a report of an aggravated assault. Upon arrival, Officer Vlard spoke with security personnel Donte Taylor who explained that at approximately 1:18 am there had been a physical altercation within the establishment. Taylor stated that he attempted to stop the altercation verbally with no success. At that time he then sprayed mace on the dancefloor toward the ground in an effort to disperse the crowd. The effects of the mace helped to move the patrons out of the club. While on scene Officer Vlard noticed that one of the establishment's patrons was experiencing an asthma attack after inhaling the fumes of the mace. The patron was transported to Bayview Hospital for attention.

**City Hall security provisions require all persons entering the City Hall to present a photo ID.**

**If you fail to appear at the time and place designated above, the board will proceed with the hearing and will take such action regarding the suspension or revocation of your license and permits as warranted by evidence. If you have any questions concerning the specific rules or code cited, please refer to Rules and Regulations for the Board of Liquor License Commissioners for Baltimore City or Article 2B of the Annotated Code of Maryland for reference purposes. If you have any questions or concerns regarding this matter please contact Deputy Executive Secretary, Thomas R. Akras at 410-396-4377.**

**BY ORDER OF THE BOARD OF LIQUOR LICENSE  
COMMISSIONERS FOR BALTIMORE CITY**

**Albert Matricciani, Jr., Chairman**

**BOARD OF LIQUOR LICENSE  
COMMISSIONERS**



# Liquor Board System

Version 1.0

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

## License Detail

### License Info

License Num: **LBD7 129**      Cert Num: **0373**      Fee: **\$1,820.00**      Status: **Renewed**  
 License Date: **5/1/2016**      License Year: **2016**  
 CR Number: **15478828**  
 Payment Date: **05-02-16**

2015 - 2016 TPP Paid  N  
 2016 Trader's License  Y     

*10/22*  
*"Pending"*  
*CORP NOT in Board stand by*  
*TL ✓*  
*TR*

### Add Adult Entertainment License

### Location

Corp Name: **GLANVILLE, INC.**  
 Trade Name: **SAVANNA'S ISLAND BAR & GRILL**  
 Zone Code: **12**  
 Phone: **301-219-9582**  
 Block Num: **4017-19**      Street: **EASTERN AVENUE**  
 City: **BALTIMORE**      State: **MD**      Zip: **21224**  
 CR Number: **15478828**

Portion of Business Used:  
 CONTINUE TO USE AS A TAVERN WITH LIVE ENTERTAINMENT AND DANCING WITH  
 CATERING (OFF PREMISE CATERING ) LICENSEE PROVIDES DELIVERY OF ALCOHOLIC  
 RESTRICTION: **BEVERAGE**

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
SHANNON	GLANVILLE	4205 WENTWORTH ROAD	BALTIMORE	MD	21207	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
LORES	GLANVILLE	1220 SHEPHERD STREET	WASHINGTON	DC	20010	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

### Comments

---

Date	Comment	Action
05/18/2016	Submitted Delivery Registration Form.... /sb	Delete
04/12/2016	MUST COMPLETE DELIVERY REGISTRATION FORM. ND	Delete
05/05/2015	RELEASED STATE OF MD TAX HOLD.... /sb	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
11/17/2014	08/7/2014 Public Hearing re: Review of an application pending for more than 180days under the provision of Article 2B Section 10-504(d). Board GRANTED 30-day extension from hearing date	Delete
01/28/2014	1/9/2014 Pblc Hearing re: Application to transfer ownership, request for live entertainment. Board APPROVED transfer; live entertainment is conditionally approved-applicant must meet with Hollintown Community Assoc	Delete
08/25/2011	8/18/11 Public Hearing re: VIOLATION OF RULE 4.18 Adult entertainment without license. VIOLATION OF RULE 4.18 Unauthorized live entertainment. VIOLATION OF RULE 3.06 Health department violation. VIOLATION OF RULE 4.18 Illegal conduct. VIOLATION OF ARTICLE 2B section 12-102(b)(2) Unauthorized liquor on a licensed premises. VIOLATION OF RULE 3.02 Failure to cooperate. VIOLATION OF ARTICLE 2b section 12-108(d) Underage possession. Rule 4.18 GUILTY \$500. Rule 4.18 GUILTY \$500. Rule 3.06 NOT GUILTY. RULE 4.18 GUILTY \$500 Article 2B section 12-107(b) GUILTY \$500. Rule 3.02 GUILTY \$500 suspended. Article 2B section 12-108(d) GUILTY \$500 suspended. Total Fine \$2000	Delete
08/02/2011	7/28/11 Public Hearing re: VIOLATIONS OF RULE 4.18: on June 4, 2011, Inspectors responded for complaint of adult entertainment and interviewd an individual who appeared to be an exotic dancer at the licensed premises waiting to perform. VIOLATION OF RULE 4.18: on June 5, 2011, Inspectors observed a dance floor, disc jockey with a booth, coordinated laser light show, and patrons dancing without Liquor Board or Zoning Board approval since license indicates "not including live entertainment." VIOLATION OF RULE 3.06: Health Department Violation, unused propane tank stored at licensed premises. VIOLATION OF RULE 4.18: Health Department Violation, Inspectors observed two patrons in possession of a Hookah that they were smoking in violation of Baltimore City Health Code section 12-105. VIOLATION OF ARTICLE 2B section 12-107(B)(2): Unauthorized liquor on a licensed premises, on June 5, 2011, patron in possession of bottle of liquor that he brought onto licensed premises with him. VIOLATION OF RULE 3.02: Failure to Cooperate, on June 5, 2011, Establishment permitted patron dancing after being warned earlier by Liquor Board Inspectors. POSTPONED.	Delete
07/25/2011	7/21/2011 Public Hearing re: VIOLATION OF RULE 4.18 (3 counts), VIOLATION OF RULE 3.06, VIOLATION OF ARTICLE 2B section 12-107(b)(2), VIOLATION OF RULE 3.02. Licensees failed to appear. Show cause entered. License to be picked up.	Delete
02/10/2009	02/10/09 \$100 CONF.FEE PAID IN FULL #65724	Delete
02/10/2009	02/05/09 Hearing Conf.re: Application to transfer ownership and request for live entertainment. DECISION: APPLICATION GRANTED-LIVE ENTERTAINMENT APPROVED SUBJECT TO ZONING.MUST PAY CONF.FEE \$100	Delete

Print History (Print Card)

License num: LBD7 129

Address: 4017-19 EASTERN AVENUE

Trade Name: SAVANNA'S ISLAND BAR & GRILL

Comment:

Add Comment

Hold Info

Powered by:



Maryland Department of Assessments and Taxation Business Services (w4)

[Search Help](#)

Entity Name: GLANVILLE, INC.

Department ID: D15630759

General Information      Amendments      Personal Property      Certificate of Status

Principal Office (Current):      4017-19 EASTERN AVE.  
BALTIMORE, MD 21224

Resident Agent (Current):      SHANNON GLANVILLE  
4205 WENTWORTH RD.  
BALTIMORE, MD 21207

Status:      PENDING

Good Standing:      No  
What does it mean when a business is not in good standing or forfeited?

Business Code:      Ordinary Business - Stock

Date of Formation or Registration:      01/14/2014

State of Formation:      MD

Stock/Nonstock:      Stock

Close/Not Close:      Close



1 Crime / Incident <b>SICK CASE</b>	Attempt <input type="checkbox"/>	2 Complaint Number 2-161000423
3 Location of Offense / Incident (Exact Street Address) 4017 EASTERN AVE 21224		Page 1 of 2
4 Date / Time Occurred 10/2/16 @ 0118 HRS	5 Date / Time Reported 10/2/16 @ 0123HRS	
11 Location Given by Dispatcher SAME		12 Companion Report No
13 Case Status <input type="checkbox"/> Open <input type="checkbox"/> Closed	14 Case Disposition <input type="checkbox"/> Cleared <input type="checkbox"/> Not Cleared	15 Follow-up <input type="checkbox"/> Yes <input type="checkbox"/> No
16 Crime Code	17 Crime Classification	18 Describe Location of Offense or Type of Premise CLUB
		19 Reported by Crime Watcher <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

6 Unit 2A33	7 Post of Occurrence 231	8 Reporting Area	9 Street Code	10 CAD Number 179
<input type="checkbox"/> Person <input type="checkbox"/> Vehicle <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Domestic Related <input type="checkbox"/> Gang Related <input type="checkbox"/> Juvenile Related <input type="checkbox"/> Hate Crime				

20 Complainant / Victim Name (Last, First, MI), or Firm Name if Business MORTON, MELISSA	Residence / Address (Include City, County, State, Zip)		Sex F	Race B	Age 33	DOB 10/2/82
Where Employed or School Attending (Include City Located)		Occupation	Hours of Employment	Residence Phone	Other Phone	Secretary

21 Injuries and Location on Body ASTHMA ATTACK	Victim's Condition STABLE	Victim Hospitalized Facility <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No BAYVIEW HOSPITAL	22 Victim / Assailant Relationship N/A	23 Current / Former Cohabitant <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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24 Reporting Person Name (Last, First, MI) P/O TIFFANY VLARD	Sex F	Race B	Age 33	DOB 10/2/82	Address (Include City, County, State, Zip)	Residence Phone	Other Phone
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25 Witness Parent/Guardian <input type="checkbox"/>	Name (Last, First, MI)	Address (Include City, County, State, Zip)	Residence Phone	Other Phone
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28 Suspect Name (Last, First, MI)	Address (Include City, County, State, Zip)		Sex	Race	Age	DOB	Height	Weight
Complexion	Hair Color/Length/Style	Hat	Eyes	Facial Hair	Teeth	Shirt/Coat	Arrest Number	
Pants	Shoes	Additional Descriptors (Tattoos, Piercings, Scars, Marks, Accent, etc.)					Arrest Number	

27 Trademarks of Suspect(s) (Action / Conversation)	28 Point of Entry	29 Location Last Seen	30 Manner of Escape	31 Direction of Escape
32 Weapon / Means of Attack	33 Method Used to Commit Crime	34 Type of Property Taken	35 Total Loss Value	

36 Vehicle Information <input type="checkbox"/> Suspect <input type="checkbox"/> Victim <input type="checkbox"/> Stolen <input type="checkbox"/> Towed <input type="checkbox"/> Other	Tag Number	State	Expiration	Vehicle Year/Make	Model	Body Style/Color	Mileage		
Vehicle Identification Number (VIN)		Ignition Locked	Keys in Ignition	Doors Locked	Windows Closed	Radio in Car	Battery in Car	Spare Tire in Car	Trunk Locked
37 Registered Owner Name (Last, First, MI)		Sex	Race	Age	DOB	Address (Include City, County, State, Zip)			

38 Recovered by	39 Method of Theft	40 Evidence of Snipping / Tampering	41 Repo. Check <input type="checkbox"/> Yes <input type="checkbox"/> No	42 Tow List Check <input type="checkbox"/> Yes <input type="checkbox"/> No	43 Owner Notified <input type="checkbox"/> Yes <input type="checkbox"/> No
44 Tow Information Location Towed From	Location Towed To	Towed by	Tow Truck Operator Signature		

45 Detective Notified	Sequence No.	Assignment	Unit Number	Date	Time	46 Medical Examiner Notified	Date	Time
47 Crime Lab Technician Name	Unit Number	Time	48 Hot Desk Person Notified		Time	309 FORM		
49 Communications Supervisor Notified <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	50 Citywide Broadcast <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	51 Victim Assistance/Incident Information Explain Form(s) Provided <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						

52 Copies Forwarded To

Conf'd Sections

Narrative (1) Continuation of any preceding items (2) Property Listing to include property taken and seized/submitted evidence/property list property inventory number(s) when applicable (3) Describe details of incident include all steps taken in preliminary investigation (4) List all additional notifications including name, agency or assignment, unit number, telephone number, date, time (5) List of arrests, including Arrest Numbers and charges

On 10/2/16 at 0123 hrs I was dispatched to 4017 Eastern Ave, Savannah Bar and Grill, for a report of an aggravated assault. Upon my arrival to the club I spoke with security officer Donte Taylor who explained that at approximately 0118 hrs an altercation started on the dance floor of the club. Officer Taylor advised the individuals involved in the altercation began to grow and after trying to stop the altercation several times verbally with no success he sprayed mace on the dancefloor toward the ground, not directly at any persons, in an effort to disperse the crowd. Officer Taylor advised the effects of the mace helped work to move people out of the club therefore de-escalating the altercation. It was brought to my attention while on scene outside the club that Ms. Melissa Morton, a club-goer that evening, was experiencing an asthma attack after inhaling the fumes of the mace. The victim explained her pre-existing asthma condition was triggered by the mace. The victim was transported to Bayview Hospital in stable condition by Medic 2 for further medical attention.

53 Reporting Officer Name (PRINT CLEARLY) P/O TIFFANY VLARD	Sequence No. 1904	Assignment SED	Signature <i>[Signature]</i>
54 Approving Supervisor Rank and Name SGT J FEDD	Sequence No. 1476	Assignment SED	Signature <i>[Signature]</i>
55 RMS Data Entered By	Sequence No.	Date	Time
56 Reviewer	57 Referred To		