

February 9, 2017

**Applicant(s):** Nardy Castellon and Ana Gladys Morejun  
Luz, LLC, T/a Tela Mares  
318 S. Broadway, 21231

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

Application to transfer ownership.

**(a) Applicant(s) Information:** (1) Nardy Castellon was born in Bolivia, South America in June of 1970. He lives in Owing Mills, MD; (2) Ana Gladys Morejun was born in El Salvador in April of 1965. She lives in Baltimore, MD. Applicant Ana Gladys Morejun is the current licensee at the above referenced location.

**(b) Violation History of Ana Gladys Morejun:** On 2/25/2016 the Board held a hearing for the following violations:

- Violation of Rule 4.05(a) & Rule 4.05(b)
- Admission of Guilt
- Fine \$250 + \$125 admin fee
- \$375 Total fine

**(c) Ownership Breakdown:** (1) Nardy Castellon (99.5%); (2) Ana Gladys Morejun (0.5%).

**(d) Purchase Price of Business:** Purchase price of business is \$160,000 with a deposit of \$145,000. The remaining balance of \$15,000 will be paid in 3 installments upon transfer.

**(e) Qualified Voters:** Kevin Manning, Jose Ribadeneira, and Manuel Argueta are qualified Baltimore City voters.

**(f) Zoning:** Applicants have applied for a USE permit, for the use of the 1<sup>st</sup> floor as a restaurant with no live entertainment or dancing.

**(g) Corporate Standing:** Luz, LLC is a MD LLC and as of 1/24/2017 is active and in good standing.

**(h) Posting Report:** The location was posted on 1/4/2017 and checked on 1/17/2017. This meets the 10-day rule. There are 8 licensed liquor establishments in the 4x4 area: "D" BW-1; "A" BWL-1; "B" BWL-1; "D" BWL-1; and "BD7" BWL-4.

**(i) Timeline:** Last Inspection of establishment was performed on 1/10/2017. At that time, the establishment was open and operating.

**(j) Letters of Support/Opposition:** At this time the Board has no letters of support or 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 \_\_\_\_\_  
 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 of Ownership CLASS TYPE: LB 238  
 LICENSE AT THE LOCATION: 318 S. BROADWAY IF TRANSFER, PREVIOUS LOCATION: \_\_\_\_\_  
 CORPORATE/LLC/LLP/PARTNERSHIP NAME: LUZ, LLC TRADE NAME: TELA MARIS  
 BUSINESS PHONE NUMBER: 410 276-8200 BUSINESS CONTACT/MANAGER: NARDY CASTELLON  
 ATTORNEY FOR THE APPLICANT: GARY KASLOFF ADDRESS: 7107 EASTERN AVE PHONE: 410-282-2700  
Amastan@mmandrill.com

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

Will Live Entertainment be provided?  Yes  No What Kind (Ex. D.J. 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)(i) 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**

Nardy Castellon \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
24 Hamlet Drive Owings Mills, MD 21117  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
6/1970 male South America - Bolivia  
 (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**

Ana Gladys Morejon \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
503 N. Highland Ave Balto, MD 21205 3 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
4/1965 female El Salvador  
 (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

[Redacted box]

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

Violation of Rule 4.05(a) and (b). A private party had been held at the establishment. The manager did not realize that he had stayed open past the required closing time. \$250 Fine imposed + paid. Nov. 2015 violation

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.

Hearing Feb. 25, 2016  
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

Ana Gladys Morejon is currently on Tela Mare's liquor license

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

[Redacted box]

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

[Redacted box]

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

[Redacted box]

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

[Redacted box]

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

[Redacted box]

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

[Redacted box]

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

[Empty box for explanation]

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

[Empty box for explanation]

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

[Empty box for explanation]

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

Ana Gladys Morejun is currently on Tela Mares's liquor license.

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

[Empty box for explanation]

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

[Empty box for explanation]

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

[Empty box for explanation]

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

[Empty box for explanation]

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

[Empty box for explanation]

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

[Empty box for explanation]

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

Name	Address	Phone	Email

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: Wardy Castellon ADDRESS: 24 Hamlet Drive TITLE: 99.5 % OF STOCK HELD RESIDENCE: 99.5  
 2) NAME: Ana Gladys Morejon ADDRESS: 503 N. Highland Ave TITLE: .05 % OF STOCK HELD RESIDENCE: .5  
 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]  
Signature of Applicant A

Ana G. Morejon  
Signature of Applicant B

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

State of Maryland: Baltimore County ss  
 THIS CERTIFIES, THAT ON THE 30th OF June 2016  
 before the subscriber a notary public of the State of Maryland, personally appeared  
Ana Gladys Morejon Wardy Castellon  
 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

Susan P. Rockstroh  
Notary Public  
State of Maryland  
Commission Expires  
October 18, 2017

(Witness my hand and seal)

Name and Address of the owners of the premise/landlord: Olympia Fairmount Corp. Phone Number: \_\_\_\_\_

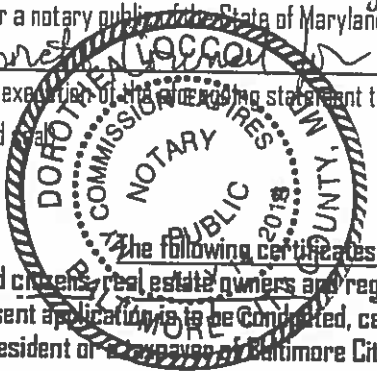
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND  
 (I, WE) Olympia Fairmount Corp. HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 318 S. Broadway, Baltimore, City with a Zip Code of 21231, which is named in the present application 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 2 day of August in the year of 2016  
Kelley H. James  
Olympic Fairmont Cor

WITNESS: \_\_\_\_\_  
 STATE OF MARYLAND  
 THIS CERTIFIES, THAT ON 2 day of August  
 Before the subscriber a notary public for the State of Maryland, personally appeared Orlando Pineda  
Corporate Secretary for Olympic Fairmont Corp

and acknowledge the execution of the foregoing statement to be his act. of the Corp  
 (Witness my hand and seal)  
 Notary Public Dorothea Locco  
Exp 7-14-18



The following certifies 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 of a house in 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)
Kevin Manning	1222 Pine Heights, Balto MD	[Signature]	01/1969	10
Heber Portillo	207 S. Broadway, Balto MD	[Signature]	01/1971	3
<del>Jonathan Levitt</del>	<del>2422 S. Wale Rd, Balto MD</del>	<del>[Signature]</del>	<del>5/1990</del>	<del>8</del>
EUGENE O'DUNN	4220 N. CHARLES ST 21218	[Signature]	08/1946	3

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:

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.\***

LUZ, LLC

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)
JOSE E. KIBADENIWA	21231 1811 E. LOMBARD	[Signature]	12-50	4 YRS.
Manuel Arqueta	1823 E Lombard	[Signature]	01-38	5 YRS.

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:

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.\***

# Telo Mares Resturant Table Plan

Kitchen

Entrance/Lobby

25 24 23 22

1

2

3

Bar

B1 B2 B3 B4 B5 B6 B7 B8 B9 B10

18 17 16 15

9 8 7 6 5 4

17 16 15 14 13 12 11 10

Basement

RESTAURANT





## 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 083**

Cert Num: **0390**

Fee: **\$1,320.00**

Status: **Renewed**

License Date: **5/1/2016**

License Year: **2016**

CR Number: **14415199**

Payment Date: **04-27-16**

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: **TELA MARES RESTAURANT**

Trade Name: **TELA MARES RESTAURANT, INC.**

Zone Code: **23**

Phone: **410-276-6200**

Block Num: **318**

City: **BALTIMORE**

Street: **BROADWAY SOUTH**

State: **MD**

Zip: **21231**

CR Number: **14415199**

Portion of Business Used:

USE FIRST FLOOR OF PREMISES AS A RESTAURANT NOT INCLUDING LIVE ENTERTAINMENT/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
PEDRO A.	AVALOS	2041 E. FAYETTE SREET	BALTIMORE	MD	21231	<a href="#">Edit</a>	<a href="#">Remove Owner</a>
ANA A.	MOREJON	503 N. HIGHLAND AVENUE	BALTIMORE	MD	21205	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

#### Comments

Date	Comment	Action
03/22/2016	PAID IN FULL \$375.00 VIOLATION HEARING February 25, 2016; Invoice #100877.... /sb	Delete
04/15/2015	Released State of MD Tax Hold on 04/14/15..... /sb	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
01/17/2012	1/12 Transfer of ownership, B-BWL restaurant license, Pedro Avalas, Tela Mares Restaurant, Inc.	Delete
08/05/2010	08/03/10 \$100 CONF.FEE PAID IN FULL #74631	Delete
07/13/2010	7/10 Transfer of ownership, B-BWL restaurant license, Jose A. Bulnes, Tela Mares Restaurant, Inc.	Delete
03/01/2004	2/28/02 Public hearing re: Application to transfer ownership of the Class "B" BWL restaurant license presently in the name of i George Karabelas, Karabelas, Inc. l/a Karabelas Cuisine to the i applicants at the same location where the premises has been i closed for more than 90 days APPROVED	Delete

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

License num: LB 083                      Address: 318 BROADWAY SOUTH  
 Trade Name: TELA MARES RESTAURANT, INC.

Comment: \_\_\_\_\_

[Add Comment](#)

**Hold Info**



Entity Name: LUZ, LLC

Department ID: W17408378

[General Information](#)    
 [Amendments](#)    
 [Personal Property](#)    
 [Certificate of Status](#)

Principal Office (Current):	318 S. BROADWAY BALTIMORE, MD 21231
Resident Agent (Current):	GARY R. MASLAN 7508 EASTERN AVENUE BALTIMORE, MD 21224
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:	07/27/2016
State of Formation:	MD
Stock/Nonstock:	N/A
Close/Not Close:	Unknown

PROPOSED LOCATION: 318 Broadway

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 8

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

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

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

"D" BEER & WINE 1

"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 4

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: John Chrusonolli DATE: 1/17/17

# 318 S BROADWAY LB

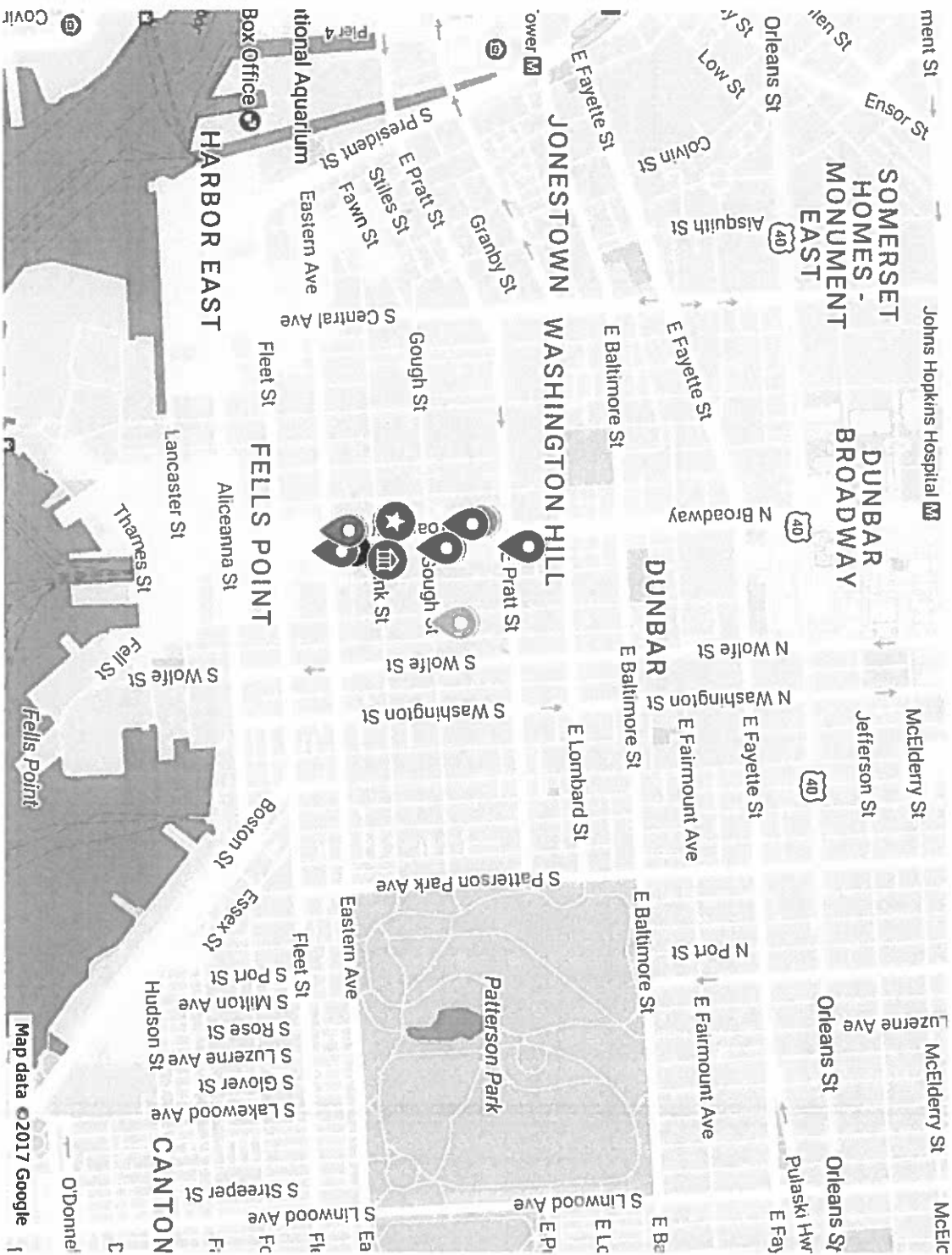
## LICENSED ESTABLISHMENTS

- ★ 318 S Broadway LB
- 📍 El Salvador Restaurant LD
- 📍 SHERRY'S PLACE BD7
- 📍 SANTA ANA WD
- 📍 SWEET CAROLINE LA
- 📍 Bristol Wine & Spirit BD7
- 📍 CAROLINA'S TEX-MEX LB
- 📍 NEW RITZ BD7
- 📍 BENDERS BD7

## CHURCHES AND SCHOOLS

- 📍 St Michael & St Patrick Catholic

## TRANSFER OF OWNERSHIP





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## 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):	Tela Mares
Corporation Name:	Luz LLC
Location Address:	318 South Broadway
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)	Yes ▼
Is the location within 300 feet of Church and/or School?	Yes ▼
Date Posted?	1/4/2017 
Date Removed?	1/17/2017 
Are there any other licensed establishments within a two block radius?	Yes ▼

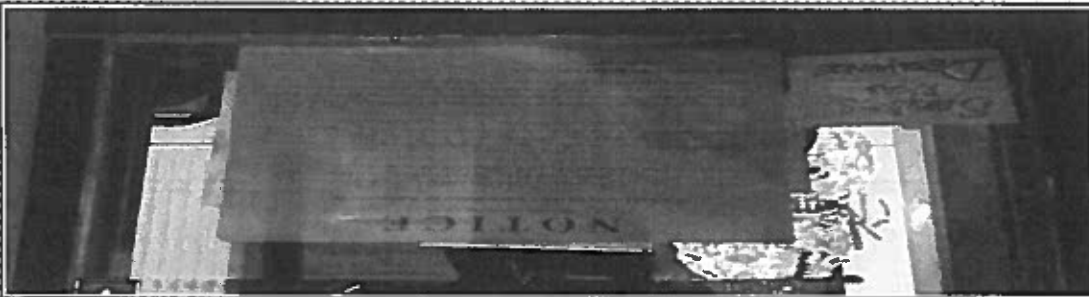
*Other licensed locations - Describe/Note:*

El Salvador Rest/ Sherry's Place/ Santa Ana/ Sweet Caroline/ Bristol Wine/ Carolina's Tex-Mex/ New Riff Benders

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

Church located 293 feet away St. Michael and St Patrick Catholic Church.

*Insert Photo of Sign and location:*



Attach Additional Photos

Inspector Name

i:\O#\w\baltimore\john.chrissomalliss

Date and Time

1/17/2017

12:43:54 PM

Name of Licensee (if present)

Submit





## 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>	<input type="text" value="Nardy Castellon"/>
<i>Address of Premises:</i>	<input type="text" value="318 South Broadway"/>
<i>Inspector:</i>	<input type="text" value="i:0#w baltimore\john.chrissomalliss"/>
<i>Date Posted:</i>	<input type="text" value="1/4/2017"/> 
<i>Time Posted:</i>	<input type="text" value="10:15 PM"/>
<i>Date Rechecked:</i>	<input type="text" value="1/17/2017"/> 
<i>Time Rechecked:</i>	<input type="text" value="9:50 AM"/>
<i>Manager or Owner when sign posted:</i>	<input type="text" value="Pedro"/>

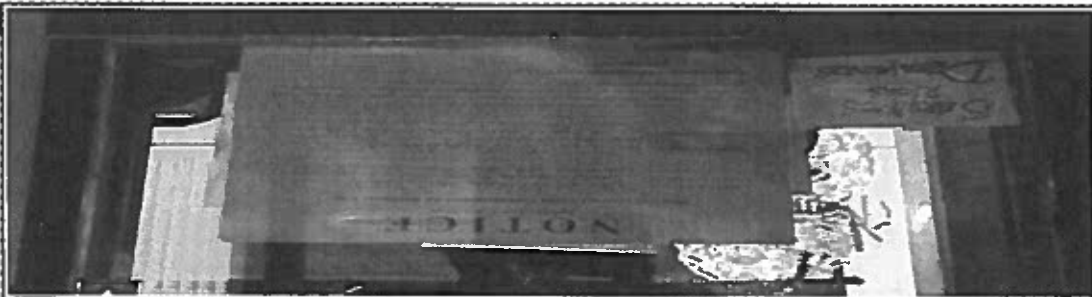
*Summary on location of sign posted:*

Front window next to front door

*Summary on location of sign rechecked:*

Front window next to the front door

*Insert Photo of Sign and location:*



Attach Additional Photos



Submit



[Back](#)

## BLLC Compliance Inspection

### Licensee Information

Address: 318 BROADWAY SOUTH 21231 ▼

Trade Name: TELA MARES RESTAURANT, INC.

Corporation Name: TELA MARES RESTAURANT

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

Date/Time of Inspection: 1/10/2017 11:49:14 AM

Manager/Licensee: PEDRO A. AVALOS

### Open/Closed Status

Open/Closed: Open ▼

Closed Date:

### External Appearance

Clean and Free of Debris: Satisfactory ▼

### Business Records

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 12/2/2015

### Public Safety

Exits Marked, Unobstructed: Yes ▼

Fire Capacity: 110

Outdoor Seating Capacity: NO

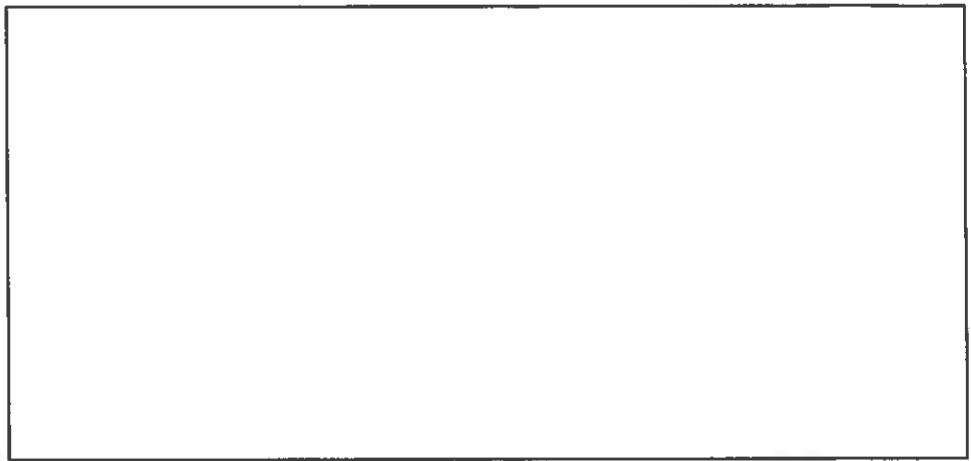
### Adult Entertainment - If Applicable

License is Valid: N/A ▼

### Violations

Violation Issued: No ▼

Violations Noted:



Wrap-Up

Instructions Given to Licensee:

[Empty text box for instructions]

Inspector's Comments:

SATISFACTORY

[Empty text box for comments]

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove



Department Of Housing And Community Development  
Division Of Construction And Building Inspection

Applicant Copy

No: USE2016-03695

Property Address: 318 S BROADWAY Block/Lot: 1428/033  
Applicant: KELLEY JAMES 410-282-2700  
7508 EASTERN AVE BALTIMORE MD 21224

1001-000000-2600-159400-400540	Filing Fee	50.00
1001-000000-1500-102800-400230	Tax	3.00
1001-000000-2600-158009-400480	Use&Occupancy	45.00
	Total:	98.00

Owner/Lessee:  
Owner OLYMPIA FAIRMOUNT CORPORATION  
1309 S POTOMAC ST BALTIMORE MD 21224  
Lessee LUZ, LLC  
318 S. BROADWAY BALTIMORE MD

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.

---

Expiration:	WORK COST:	District: 201	MINOR PRIVILEGE:
-------------	------------	---------------	------------------

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USE PORTION OF PREMISES 1ST FLOOR AS A RESTAURANT NO LIVE ENTERTAINMENT AND DANCING \* TELA MARES \*

\*\*\*DUPLICATE\*\*\*  
PD:8/4/2016 CR:005 LOC: WOLM WS: 012  
ID:00 TR: 0003 RCT #: 00271740  
8/3/2016 12:00PM  
PERMIT #:USE2016X03695B

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

February 9, 2017

**Applicant(s):** Stanley Boulden  
Sooner's Tavern, Inc., T/a Sooner's Tavern  
1600 Hazel Street, 21226

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

Application to transfer ownership.

**(a) Applicant(s) Information:** (1) Stanley Boulden was born in Baltimore, MD in June of 1936. He lives in Baltimore, MD.

**(b) Ownership Breakdown:** (1) Stanley Boulden (100%).

**(c) Purchase Price of Business:** Purchase price of business is \$80,000 with a deposit of \$10,000. The remaining balance of \$70,000 will be financed over a 2 year period at 6% interest.

**(d) Qualified Voters:** Robert Kozlowski, Joseph Imbierowicz, and Thomas Arasz are qualified Baltimore City voters.

**(e) Zoning:** Applicants have applied for a USE permit, for the use of property as a tavern.

**(f) Corporate Standing:** Sooner's Tavern, Inc. is a MD Corporation and as of 1/24/2017 is active and in good standing.

**(g) Posting Report:** The location was posted on 1/4/2017 and checked on 1/13/2017. This meets the 10-day rule. There are 4 licensed liquor establishments in the 4x4 area: "A" BWL-2; "B" BWL-1; and "BD7" BWL-1.

**(h) Timeline:** Last inspection of establishment was performed on 12/25/2016. At that time, the 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 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: transfer CLASS TYPE: LBD7  
 LICENSE AT THE LOCATION: 1600 Hazel St IF TRANSFER, PREVIOUS LOCATION: \_\_\_\_\_  
 CORPORATE/LLC/LLP/PARTNERSHIP NAME: Sooner's Tavern, Inc. TRADE NAME: Sooner's Tavern  
 BUSINESS PHONE NUMBER: 410 355-7226 BUSINESS CONTACT/MANAGER: \_\_\_\_\_  
 ATTORNEY FOR THE APPLICANT: Melvin J. Kodenski ADDRESS: \_\_\_\_\_ PHONE: 410 685-5100

Part of Premises Used (Note: Floors and Areas for Storage): 1st Floor for business 21202

Will Live Entertainment be provided?  Yes  No What Kind (Ex. D.J. 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** Stanley L. Boulden [REDACTED] N/A  
 (Full name) 2613 Fleet Street Baltimore, MD 21224 10 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
6/36 M Baltimore  
 (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 (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?

**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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]



**II. 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.) *Please note that all licensees MUST have a pecuniary interest in the license applied for as per Article 28 Section 10-103(b) (10)*

- 1) NAME: Stanley L. Boulden ADDRESS: 2613 Fleet St. TITLE: Pres. %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.

Stanley L. Boulden Signature of Applicant A  
 \_\_\_\_\_ Signature of Applicant B  
 \_\_\_\_\_ Signature of Applicant C

State of Maryland: Baltimore Co SS  
 THIS CERTIFIES, THAT ON THE 2nd OF December  
 before the subscriber, a notary public of the State of Maryland, personally appeared  
Stanley L. Boulden

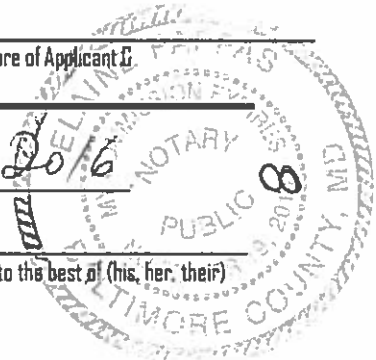
The applicant (s) names in the foregoing application, and made oath in due form of law that the statement therein are true to the best of (his, her, their) knowledge and belief.

Clairne Pappas  
 Notary Public

(Witness my hand and seal) 11/19/18

William A. Popa  
Julia M. Popa

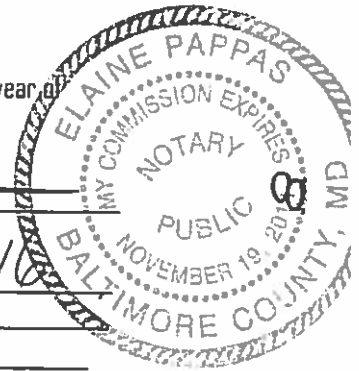
Name and Address of the owners of the premise/landlord: \_\_\_\_\_ Phone Number: \_\_\_\_\_



**STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND**  
 (I, WE) William A. Popa HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1600 Hazel Street, Baltimore, City with a Zip Code of 21226, 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 Dec. in the year of 2016.



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

STATE OF MARYLAND  
THIS CERTIFIES THAT ON 2nd day of December, 2016  
Before the subscriber a notary public of the State of Maryland, personally appeared \_\_\_\_\_

William A. Popa

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

Elaine Pappas

(Witness my hand and seal)

Notary Public

exp: 11/19/18

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)

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:

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.\***

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.

*Additional signatures for 1600 Hazel Street*

(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.

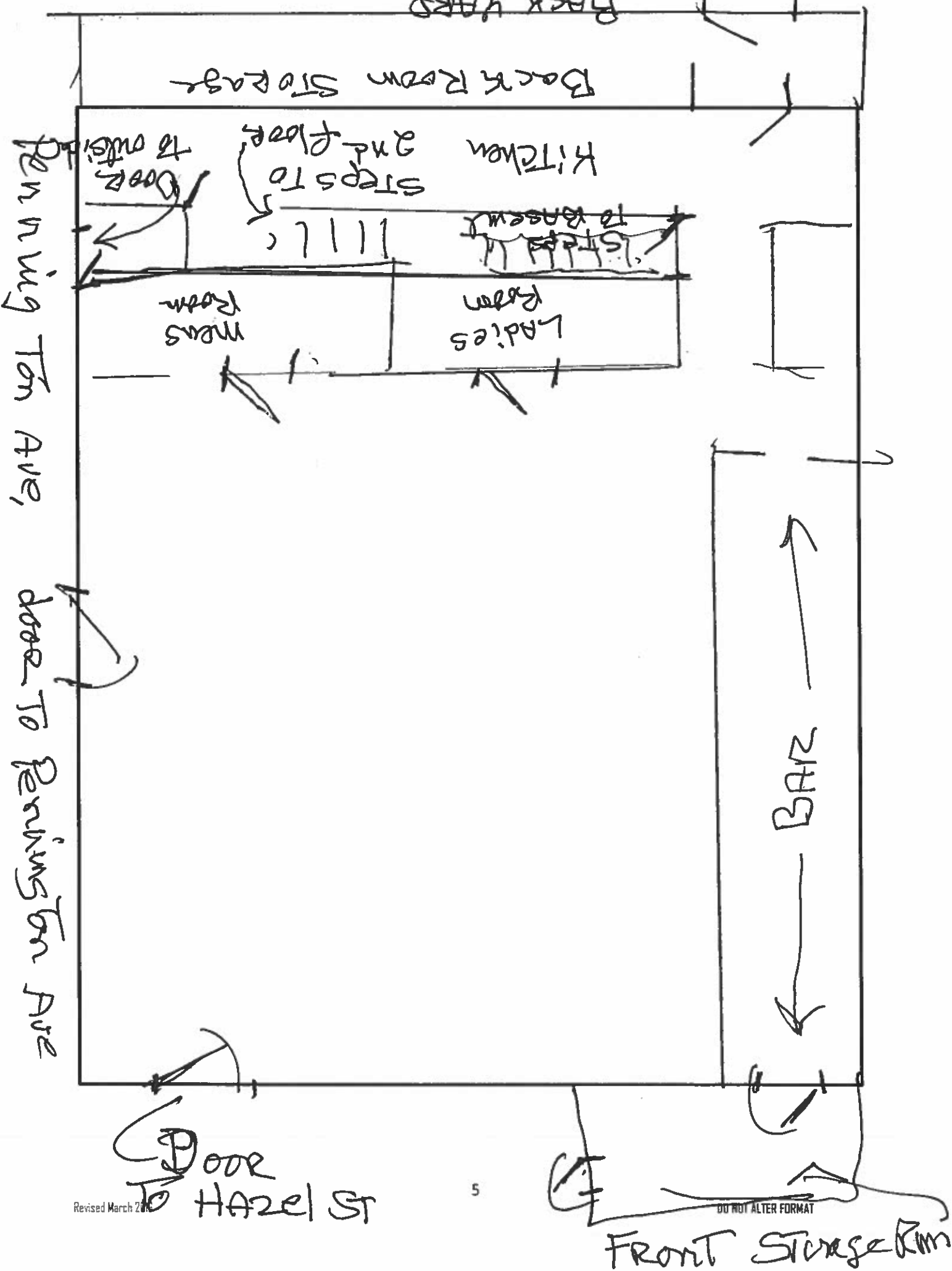
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
ROBERT P. KOZLOWSKI	2614 FAIT Ave	<i>Robert P. Kozlowski</i>	11/49	10 yrs
JOSEPH W. IMBIENKOWICZ	2445 LANIWOOD AVE	<i>Joseph W. Imbienkowitz</i>	4/35	50 yrs
Jim Trommler	8701 DEER ST	<i>Jim Trommler</i>	6/16	70 yrs
Tom Ansz	2671 Fleet St	<i>Tom Ansz</i>	4/88	5 years
JOHN ALTON	605 Fleet St	<i>John Alton</i>	3-53	10 YEARS
Bob LaFreniere	2615 Fleet St	<i>Bob LaFreniere</i>	11/50	14 yrs

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

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

Stamp Application Here  
**RECEIVED**  
 BOARD OF LIQUOR LICENSING COMMISSIONERS  
 06 DEC -6 PM 4:09

**\*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.\***





## Liquor Board System

Version 1.0

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

### License Detail





#### License Info

License Num: **LBD7 047**Cert Num: **0142**Fee: **\$1,320.00** Status: **Renewed**

License Date: 5/1/2016

License Year: 2016

CR Number: 01839270

Payment Date: 05-10-16

2015 - 2016 TPP Paid 2016 Trader's License 

[Click to Start License Renewal](#)

### Add Adult Entertainment License

#### Location

Corp Name: **CLUB 438, INC.**Trade Name: **SOONER'S TAVERN**

Zone Code: 2

Phone: 410-355-7226

Block Num: 1600

City: BALTIMORE

Street: HAZEL STREET

State: MD

Zip: 21226

CR Number: 01839270

Portion of Business Used:

FIRST FLOOR FOR BUSINESS &amp; BASEMENT FOR STORAGE

Restriction:



#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
LEONARD J	POPA	7862 BODKIN VIEW DRIVE	PASADENA	MD	21122	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
JOAN E.	POPA	7862 BODKIN VIEW DRIVE	PASADENA	MD	21122	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Comments

Date	Comment	Action
02/02/2015	01/29/15 Hearing date. Paid \$1,625.00 fine; \$1,500.00 fine + \$125.00 admin fee. Invoice #95669	Delete
10/07/2014	10/2/14 PUBLIC HEARING RE: VIOLATION OF RULE 4.15 (GAMBLING) 8/4/14 GUILTY. BOARD IMPOSSED A \$1500 FINE + \$125 ADMIN FEE . \$1625 TOTAL FINE, 4 MONTHS TO PAY	Delete
02/26/2013	2/21/2013 Public Hearing re: VIOLATION of Rule 4.01(a) Sale to minor 1/26/13. VIOLATION of Rule 4.18 Illegal conduct; smoking. Rule 4.01(a) GUILTY \$500. Rule 4.18 DISMISSED. Total Fine \$500	Delete
10/02/2012	9/20/2012 Public Hearing re: VIOLATION of Rule 4.18 Charter not in good standing. Submitted required documentation. Paid \$125 fine in lieu of hearing.	Delete
05/21/2008	11/21/06 \$1125 FINE PAID IN FULL #58114	Delete
11/20/2006	11/16/06 Public hearing re:Violation of rule 4.01(a)DECISION: GUILTY \$1000 OR 10 DAYS + \$125 ADM.FEE = \$1125	Delete

Print History (Print Card)

License num: LBD7 047

Address: 1600 HAZEL STREET

Trade Name: SOONER'S TAVERN

Comment:

Add Comment

Hold Info

Powered by:



**Maryland Department of Assessments and Taxation Business Services (w4)**

[Search Help](#)

Entity Name: SOONER'S TAVERN, INC.

Department ID: D17638602

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

Principal Office (Current):	1600 HAZEL ST. BALTIMORE, MD 21226		
Resident Agent (Current):	STANLEY LEONARD BOULDEN 2613 FLEET ST. BALTIMORE, MD 21224		
Status:	INCORPORATED		
Good Standing:	Yes		
Business Code:	What does it mean when a business is not in good standing or forfeited? Ordinary Business - Stock		
Date of Formation or Registration:	12/01/2016		
State of Formation:	MD		
Stock/Nonstock:	Stock		
Close/Not Close:	Close		

PROPOSED LOCATION: 1617 Hazel

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 4

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

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

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

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

"A" BEER, WINE & LIQUOR 2

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

"B" BEER, WINE & LIQUOR 1

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

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

"BD7" BEER, WINE & LIQUOR 1

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: John Martin DATE: 1/11/17

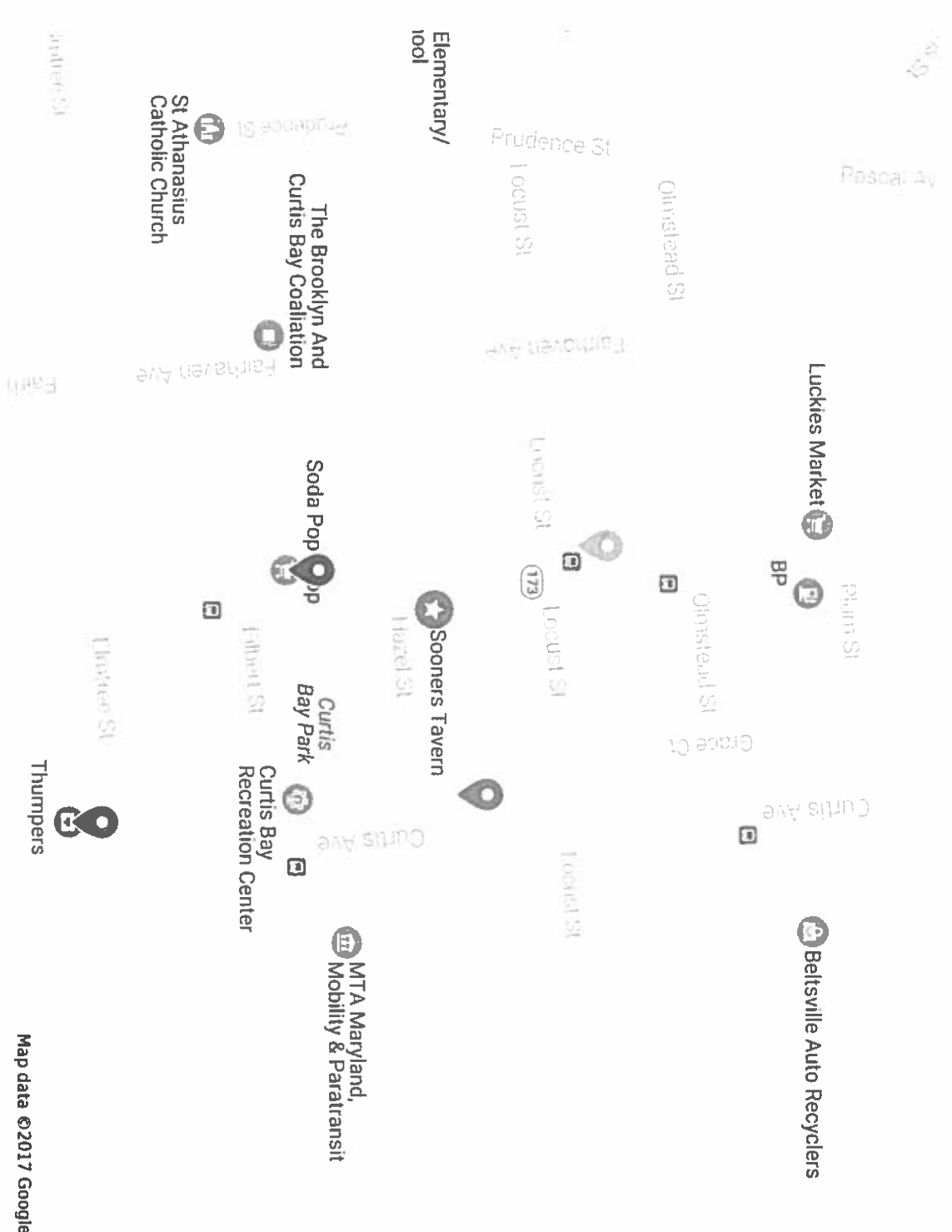


# 1600 Hazel

## Licensed Establishments

- ★ 1600 Hazel St
- 📍 7 Star Food Market-LA
- 📍 Soda Pop Shop-LA
- 📍 Taste International-LB
- 📍 Thumpers-LBD7

## transfer of Onwership



## 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="Stanley L. Boulden/ Sooner's Tavern"/>
<i>Corporation Name:</i>	<input type="text" value="Sooner's Tavern, Inc."/>
<i>Location Address:</i>	<input type="text" value="1600 Hazel St. Balto. 21225"/>
<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="1/4/2017"/>
<i>Date Removed?</i>	<input type="text"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

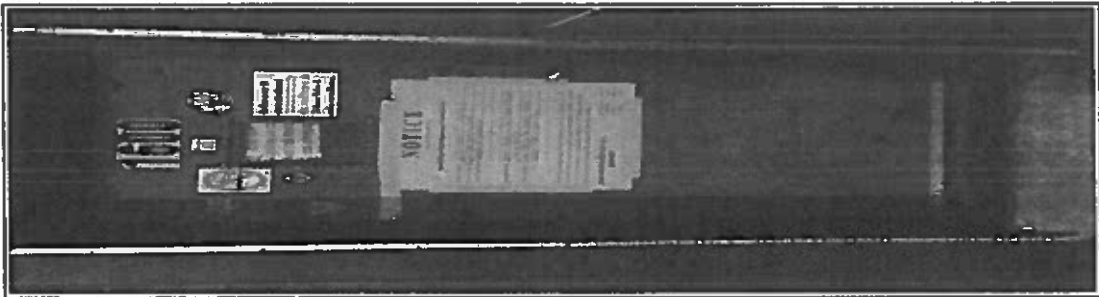
*Other licensed locations - Describe/Note:*

See map

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

Filed application for transfer of ownership

*Insert Photo of Sign and location:*



<b>Inspector Name</b>		<b>Date and Time</b>	
<input type="text" value="i:0#.w/baltimore\joann.martin"/>		<input type="text" value="1/10/2017"/>	<input type="text" value="11:44:13 AM"/>
<b>Name of Licensee (if present)</b>			
<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

*Applicant(s) Name:* Stanley L. Boulden

*Address of Premises:* 1600 Hazel St.

*Inspector:* i:0#.w|baltimore\joann.martin

*Date Posted:* 1/4/2017

*Time Posted:*

*Date Rechecked:* 1/13/2017

*Time Rechecked:*

*Manager or Owner when sign posted:*

*Summary on location of sign posted:*

Outside Front Door

*Summary on location of sign rechecked:*

Sign remained as posted for the ten period

*Insert Photo of Sign and location:*



# BLLC Compliance Inspection

*Address:* 1600 HAZEL STREET 21226

*Trade Name:*

*Corporation Name*

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

*Date/Time of Inspection:*

*Manager/Licensee*

*Open/Closed:* Open

*Closed Date:*

*Clean and Free of Debris:* Satisfactory

*Traders License:* Yes

*Alcohol Awareness Certification Date* 8/26/2014  
*Issued:*

*Exits Marked, Unobstructed:* N/A

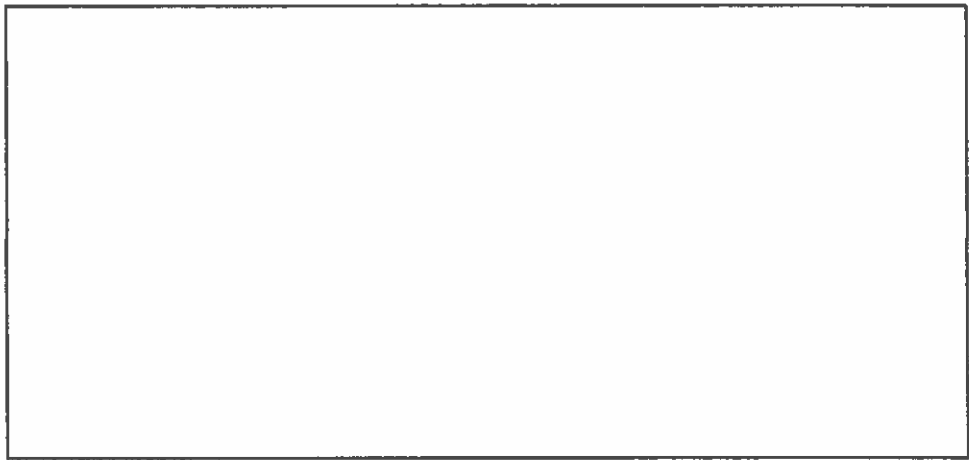
*Fire Capacity:*

*Outdoor Seating Capacity:*

*License is Valid:* N/A

*Violation Issued:* No

*Violations Noted:*



*Instructions Given to Licensee:*



*Inspector's Comments:*

*The establishment is open and operating. Compliance check per Joann Martin.*

*Photo Taken:*



*Owner Email:*

*Submitted by Inspector*

NPC 621-29

ZONING SUMMARY CARD

25 7225

28-2424-7389

ADDRESS 1600 Hazel ST

REF 8 21

DISTRICT B-2-2

AREA

POLICE SURVEY

FILE 1 DU + FALCAN

4

February 9, 2017

**Applicant(s):** Yonas Negash  
Negash, Inc., T/a Bayview Liquors  
3804 Eastern Avenue, 21224

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

Application to transfer ownership and location of a Class "BD7" Beer, Wine and Liquor license presently located at 718 S. Grundy Street to 3804 Eastern Avenue.

**(a) Applicant(s) Information:** (1) Yonas Negash was born in Ethiopia in April of 1975. He lives in Baltimore, MD. Mr. Negash is the current licensee of the Class "A" Beer, Wine, and Liquor license at the above listed location. License ownership will be sold upon approval of transfer.

**(b) Violation History of Yonas Negash:** On 6/23/2016 the Board held a hearing for the following violations:

- Violation of Rule 4.01(a) Sales to Minors
- Admission of Guilt
- \$500 fine +\$125 admin fee
- \$625 total fine

**(b) Ownership Breakdown:** (1) Yonas Negash (100%).

**(c) Purchase Price of Business:** Purchase price of license is \$30,000 contingent upon approval.

**(d) Qualified Voters:** Isaac Ewketu, Yosief Tesfazion, and Ermias Abbai are qualified Baltimore City voters.

**(e) Zoning:** Applicants have applied for a USE permit, for the use of the 1<sup>st</sup> and 2<sup>nd</sup> floors as a tavern and package goods.

**(f) Corporate Standing:** Negash, Inc. is a MD Corporation and as of 1/24/2017 is active and in good standing.

**(g) Posting Report:** The location was posted on 1/4/2017 and checked on 1/17/2017. This meets the 10-day rule. There are 8 licensed liquor establishments in the 4x4 area: "B" BW-1; "D" BW-2; "B" BWL-2; "D" BWL-1; and "BD7" BWL-2.

**(h) Timeline of 718 S. Grundy Street:** Hardship extension was granted on 7/14/16; also death of licensee application was filed within 180 days of hardship extension. License is valid.

**(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 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: TRANSFER FROM 718 S GRUNDY ST TO CLASS TYPE: B07

LICENSE AT THE LOCATION: 3804 Eastern Ave IF TRANSFER, PREVIOUS LOCATION: \_\_\_\_\_

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Negash Inc. TRADE NAME: BAYVIEW LIQUORS

BUSINESS PHONE NUMBER: 410-340-2500 BUSINESS CONTACT/MANAGER: \_\_\_\_\_

ATTORNEY FOR THE APPLICANT: Gary R. Maslan ADDRESS: 7508 Eastern Ave PHONE: 410 282 7000

Part of Premises Used (Note: Floors and Areas for Storage): 1<sup>st</sup> and 2<sup>nd</sup> Floors

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**

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

1703 W Lombard St Balto MD 21203 \_\_\_\_\_  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

04/1975 \_\_\_\_\_  
 (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 (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?

**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

[Redacted]

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

[Redacted]

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

SALE TO MINORS PRIOR VIOLATION

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

Has a license at address 3804 Eastern Ave which he will sell

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

[Redacted]

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

Present license at 3804 Eastern Ave  
License will be sold upon approval of transfer

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

[Redacted]

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

Present license at 3804 Eastern Ave

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

[Redacted]

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

[Redacted]

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

Name	Address	Phone	Email
Almaz Negash	1342 Foxglove Sq. 21017	[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: Yonas Negash ADDRESS: 1703 W. Lombard St. TITLE: Pres. % 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.

Signature of Applicant A: [Signature] Signature of Applicant B: \_\_\_\_\_ Signature of Applicant C: \_\_\_\_\_

State of Maryland: Balto County ss  
 THIS CERTIFIES, THAT ON THE 21st OF November 2016  
 before the subscriber a notary public of the State of Maryland, personally appeared  
Yonas Negash

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.

(Witness my hand and seal)  
[Signature] Notary Public  
 Susan P. Rockstr...  
 Notary Public  
 State of Maryland  
 Commission Expires  
 October 19 2017

Name and Address of the owners of the premise/landlord: Yonas Negash Phone Number: [REDACTED]

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND  
 (I, WE) Yonas Negash HEREBY CERTIFY, that (I am, we are) the owner(s) of the property located at 3804 Eastern Ave, Baltimore, City with a Zip Code of 21224, 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 21<sup>st</sup> day of Nov in the year of 2016

WITNESS: Jedios King

STATE OF MARYLAND  
THIS CERTIFIES, THAT ON 21<sup>st</sup> day of November 2016  
Before the subscriber a notary public of the State of Maryland, personally appeared Yonze Nkash

and acknowledge the execution of the foregoing statement to be his act.  
(Witness my hand and seal)  
Notary Public Susan P. Rockstroh  
Notary Public 10-18-17  
State of Maryland  
Commission Expires

The following persons 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)
ISAAC EWKETU	318 Central Ave, Baltimore, MD	<u>[Signature]</u>	4/69	18 years
Edgar Beaurmont	3800 Belmd. Eastman Ave Bal md	<u>[Signature]</u>	7-54	12 years
Yosief Tesfayion	1325 Carey St	<u>[Signature]</u>	03-74	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

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

Stamp Application Here:  
NOV 26 PM 1:42  
RECEIVED  
BOARD OF LIQUOR LICENSING COMMISSIONERS

**\*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.\***

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.

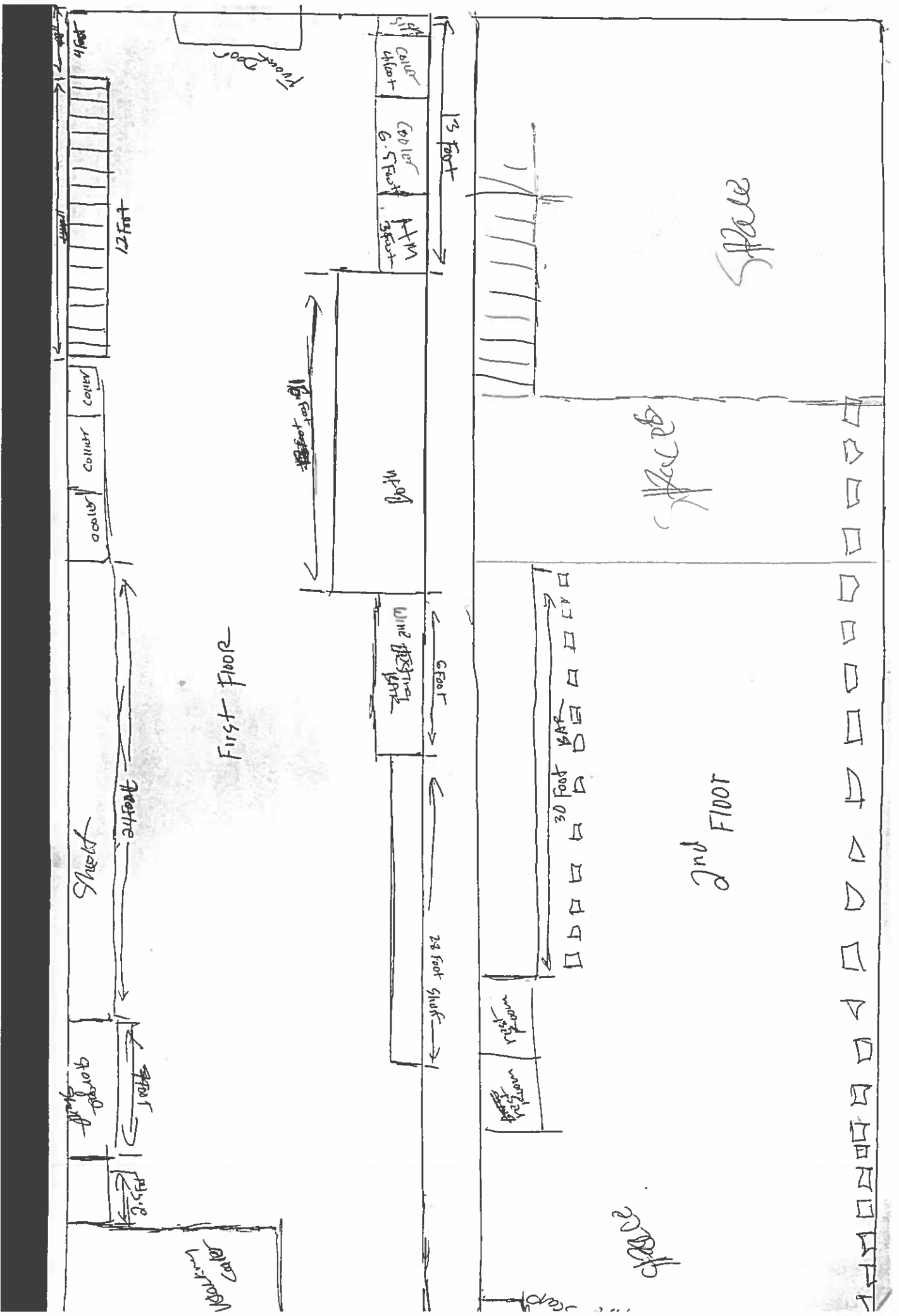
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Ermas H. Abbai	1134 Scott St.	Ermas Abbai	12/75	18

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:

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.\***







## 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 153**

Cert Num: **0441**

Fee: **\$1,320.00** Status: **Renewed**

License Date: **5/1/2016**

License Year: **2016**

CR Number: **08802972**

Payment Date: **11-28-16**

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: **N/A**

Trade Name: **GRUNDY'S**

Zone Code: **12**

Phone: **410-327-8686**

Block Num: **718**

City: **BALTIMORE**

Street: **GRUNDY STREET SOUTH**

State: **MD**

Zip: **21224**

CR Number: **08802972**

Portion of Business Used:

**RES. APPR. FIRST FLOOR FRONT FOR BUSINESS & BASEMENT FOR STORAGE**

Restriction:

**THERE IS TO BE NO SEPARATE PACKAGE GOODS STORE OR DEPARTMENT. ALL PACKAGE GOODS TO BE SOLD OVER THE BAR.**

Edit the License Location Info

Alternate Mailing Address

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
BARBARA	URBACH	944 DELRAY DRIVE	FOREST HILL	MD	21050	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

#### Comments

Date	Comment	Action



07/28/2016	7/14/2016 Public Hearing re: Request for hardship extension. APPROVED (3-0 vote)	Delete
01/19/2016	State of MD Tax Hold, letter sent... /sb	Delete
03/27/2015	Licensee Robert Urbach died on 2/8/15; 2015 renewal application filed in the name of Barbara Urbach as Surviving Spouse.	Delete
02/23/2009	02/19/08 Public Hearing re: Violationsrule 3.12,3.06 & 4.18 DECISION: RULE 3.12 (6/29/08) GUILTY \$500,RULE 312 (10/31/08) GUILTY \$500,RULE 3.06 GUILTY \$500 & RULE 4.18 NOT GUILTY.FINE.- WAVIED \$125 ADM.FEE - \$1500	Delete

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

License num: LBD7 153  
Trade Name: GRUNDY'S

Address: 718 GRUNDY STREET SOUTH

Comment:

[Add Comment](#)

**Hold Info**

Powered by:



Entity Name: NEGASH, INC.

Department ID: D07438641

[General Information](#)     
 [Amendments](#)     
 [Personal Property](#)     
 [Certificate of Status](#)

Principal Office (Current):	3804 EASTERN AVENUE BALTIMORE, MD 21229
Resident Agent (Current):	YONAS NEGASH 3804 EASTERN AVENUE BALTIMORE, MD 21224
Status:	REVIVED
Good Standing:	Yes
Business Code:	What does it mean when a business is not in good standing or forfeited? Ordinary Business - Stock
Date of Formation or Registration:	06/23/2003
State of Formation:	MD
Stock/Nonstock:	Stock
Close/Not Close:	Close

PROPOSED LOCATION: 3804 Easton Ave

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 8

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

"B" BEER & WINE 1

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

"D" BEER & WINE 2

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

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

"B" BEER, WINE & LIQUOR 2

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

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 2

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: John Chrusomalla DATE: 1/17/17

# 3804 EASTERN AVENUE

## LICENSED ESTABLISHMENTS

- ★ 3804 Eastern Ave LA
- 📍 MAIN STREET BAR BD7
- 📍 K&D Restaurant LB
- 📍 Spartan Pizzeria Restaurant WD
- 📍 G & A Restaurant WB
- 📍 EL PUERTO JAROCHO WD
- 📍 La Sirenita Restaurant LB
- 📍 El Oasis BD7
- 📍 Los Amigos Sport Bar LD

## TRANSFER OF 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>	Bayview Liquors
<i>Corporation Name:</i>	Negash Inc.
<i>Location Address:</i>	3804 Eastern Ave
<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>	1/4/2017 <input type="button" value="Calendar"/>
<i>Date Removed?</i>	1/17/2017 <input type="button" value="Calendar"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes ▼

*Other licensed locations - Describe/Note:*

Main Street Bar  
K and D  
Spartan Rest.  
G and A  
El Puerot Jarocho  
La Sirentia Rest

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

No issued observed at the location.

*Insert Photo of Sign and location:*



Attach Additional Photos

Inspector Name	Date and Time	
<i>i:\0#w\baltimore\john.chrissomalliss</i>	1/17/2017	11:38:13 AM
Name of Licensee (if present)		
<input type="button" value="Submit"/>		



## 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>	<input type="text" value="Yonas Negash"/>
<i>Address of Premises:</i>	<input type="text" value="3804 Eastern Ave"/>
<i>Inspector:</i>	<input type="text" value="i:0#.w baltimore\jahn.chrissomalliss"/>
<i>Date Posted:</i>	<input type="text" value="1/4/2017"/>
<i>Time Posted:</i>	<input type="text" value="8:30 PM"/>
<i>Date Rechecked:</i>	<input type="text" value="1/17/2017"/>
<i>Time Rechecked:</i>	<input type="text" value="9:00 AM"/>
<i>Manager or Owner when sign posted:</i>	<input type="text" value="Yonas"/>

*Summary on location of sign posted:*

Front window/Door

*Summary on location of sign rechecked:*

Front Window/Door

*Insert Photo of Sign and location:*



Approve

Disapprove





Back

# BLLC Compliance Inspection

## Licensee Information

Address: 3804 EASTERN AVENUE 21224

Trade Name: BAYVIEW LIQUORS

Corporation Name: NEGASH, INC.

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

Date/Time of Inspection: 1/10/2017 11:47:02 AM

Manager/Licensee: YONAS NEGASH

## Open/Closed Status

Open/Closed: Open

Closed Date:

## External Appearance

Clean and Free of Debris: Satisfactory

## Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 6/18/2016

## Public Safety

Exits Marked, Unobstructed: N/A

Fire Capacity:

Outdoor Seating Capacity: no

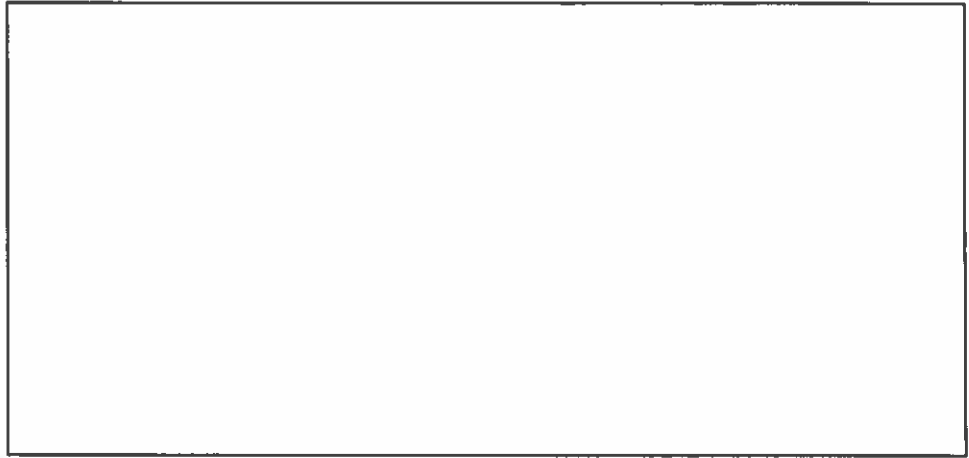
## Adult Entertainment - If Applicable

License is Valid: N/A

## Violations

Violation Issued: No

Violations Noted:



Wrap-Up

Instructions Given to Licensee:



Inspector's Comments:

SATISFACTORY



Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

Plan No: -

Property Address: 3804 EASTERN AVE  
Block/Lot: 6315B/003

1001-000000-2600-159400-400540	Filing Fee	50.00
1001-000000-1500-102800-400230	Tax	3.00
1001-000000-2600-158009-400480	Use&Occupancy	45.00
	Total:	98.00

Applicant:  
YONAS NEGASH 410-340-2500  
3804 EASTERN AVE. BALTIMORE MD 21224

Owner/Lessee:  
Owner YONAS NEGASH  
1703 W. LOMBARD

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.

---

Expiration:	WORK COST:	District: 201	MINOR PRIVILEGE:
-------------	------------	---------------	------------------

---

USE 1ST AND 2ND FLOOR AS A TAVERN AND PACKAGE GOODS

\*\*\*DUPLICATE\*\*\*  
PD:11/25/2016 CR:001 LOC: WOLM WS: 012  
ID:00 TR: 0112 RCT #: 00290406  
11/23/2016 2:40PM  
PERMIT #:USE2016X05448B

CO AMOUNT PAID:	\$98.00
Building Permits	\$50.00
Building Permits	\$3.00
Building Permits	\$45.00
CA	\$100.00
CHANGE	\$2.00

**February 9, 2017**

**Applicant(s):** Lonnie Paul Abdallah and Bernard Truesdale  
Itchy Palmz, LLC, T/a Loop  
4238 Frederick Avenue, 21229

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

Request for a hardship extension.

**Board's Information:**

(a) **Ownership Breakdown:** (1) Lonnie Paul Abdallah (51%); (2) Bernard Truesdale (49%).

(b) **Corporate Standing:** Itchy Palmz, LLC is a MD LLC and as of 1/24/2017 is not in good standing.

((c) **Timeline of request:** On 12/30/2016 staff received hardship letter request from the licensee for the license. According to BLLC records establishment was closed as of 7/30/2016. The first 180 days of the hardship extension runs until 1/26/2017. 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 January 26, 2017).

**Board's Decision:**

Itchy Palmz, LLC dba The Loop  
4238 Frederick Avenue  
Baltimore MD 21229

December 30, 2016

Mr. Thomas R. Akras, Esq.  
Deputy Executive Secretary  
Board of Liquor License Commissioners  
231 E. Baltimore Street, 6<sup>th</sup> Floor  
Baltimore, MD 21202

To Mr. Akras (Or To Whom It May Concern):

This letter is a request for a six month hardship extension for our business. Since the end of July/beginning of August of 2016, we closed our doors to serving patrons in our physical dining space to commence renovations. For a period of time we continued to perform some catering and continued to pay our Sales and Use taxes as required. During phase I - we did perform a complete gut of the premises and dug down three feet to allow for additional headspace, all with permits. Unfortunately, the commencement of phase II renovations were delayed for two reasons (1) unexpected family obligations to address the immediate medical needs of two family members and (2) delays with the City of Baltimore due to changes with personnel assigned to review our plans and the lot consolidation.

We have been working with the City of Baltimore, who has now approved almost all areas of our architectural plans - , mechanical, electrical, plumbing and health portions. It has taken longer for the City to finalize the lot consolidation, which BG&E recently notified us of its processing approval, needed for the City to move forward with finalizing all of our plans and related permits.

In spite of everything, in our efforts to remain in compliance, our business has:

1. Filed our federal and state taxes
2. Filed and continue to file our sales and use taxes
3. Filed our Personal Property Taxes

As the medical needs of family members have been addressed and the last portion of items needed by the City of Baltimore addressed, we are now ready to move forward with the renovations beginning in 2017.

Based on all information provided above, we humbly request the hardship extension. Should you have any questions regarding the renovations, our Architect, Gayll Worsley of W&W Associates Architects PC, is ready to provide any information you require regarding this project, City approvals and permit status. Her number is

BOARD OF LIQUOR  
LICENSING COMMISSIONERS

2016 DEC 30 PM 3:12

RECEIVED

(office)202-291-1666 or (cell) [REDACTED]. Additionally, feel free to contact us directly with any questions or concerns at [REDACTED] or [REDACTED].

For all future correspondence, we have some address changes. Kindly update your records to use the following two addresses:

KEEP -

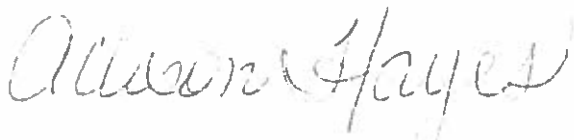
[REDACTED]

ADD -

[REDACTED]

Thank you for your consideration.

Sincerely,



Allison Hayes and Lonnie Paul Abdallah  
On behalf of the Partners for Itchy Palmz, LLC dba The Loop  
Lonnie Paul Abdallah, Bernard Truesdale

Cc: Mark Fosler, Chief Inspector – Board of Liquor License Commissioners  
Melvin Kodenski, Esq.



## Liquor Board System

Version 1.0

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

### License Detail





#### License Info

License Num: LBD7 137

Cert Num: 0393

Fee: \$1,320.00 Status: Renewed

License Date: 5/1/2016

License Year: 2016

CR Number: 12551563

Payment Date: 05-02-16

### Add Adult Entertainment License

#### Location

Corp Name: ITCHY PALMZ, LLC

Trade Name: LOOP

Zone Code: 33

Phone: 410-646-5345

Block Num: 4238

Street: FREDERICK AVENUE

City: BALTIMORE

State: MD

Zip: 21229

CR Number: 12551563

Portion of Business Used:

USE LOWER LEVEL FOR TAVERN/RESTAURANT WITHOUT LIVE ENTERTAINMENT OR DANCING

Restriction:

NO SALE OF ALCOHOLIC BEVERAGES IS PERMITTED ON PREMISES 4236 FREDERICK AVENUE.



#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
LONNIE PAUL	ABDALLAH	484 LAKE PARK AVENUE #181	OAKLAND	CA	94610	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
BERNARD	TRUESDALE	1707 POPLAR GROVE STREET	BALTIMORE	MD	21216	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Comments

Date	Comment	Action
01/23/2017	All new correspondence for Lonnie Paul Abdallah should be mailed to: c/o Allison Hayes, 1000 Lakefront Commons, #414, Newport News, VA 23606 /kk	<input type="button" value="Delete"/>
	Attorney Mel Kodenski, provided personal property tax clearance paperwork for this	

12/12/2016	establishment. It was forwarded to Department of finance for their records. The suspension has been lifted from this license. TRA.	Delete
12/02/2016	SUSPENSION NOTICE HAS BEEN ISSUED AND PLACED ON BUILDING UNTIL FURTHER NOTICE..... /sb	Delete
12/02/2016	HOLD - Owes Personal Property Tax to City of Balto.... /sb	Delete
11/15/2016	11/15/16 - Mailed letter to Licensee about "Personal Property Tax Owed to the City of Baltimore".... /sb	Delete
08/17/2016	Mail was returned "Return to Sender Not Deliverable as Addressed Unable to Forward"	Delete
07/26/2016	07/25/16 - Mailed letter to Licensee about "Personal Property Tax Owed to the City of Baltimore".... /sb	Delete
08/01/2012	7/26/2012 Public Hearing re: VIOLATION of Rule 4.18 Corp charter not in good standing. Submitted proper documentation and PAID fine in lieu of hearing.	Delete
08/01/2012	7/26/2012 Public Hearing re: VIOLATION of Rule 4.18 Corp charter not in good standing. VIOLATION of Article 2B section 10-301(j)(1). CANCELED Provided proper documentation.	Delete
10/27/2009	10/22/09 Public hearing to consider request to reopen after being closed for more than three consecutive months AS REQUIRED BY aRT.2b,SEC.10-301(j)(4).DECISION: PERMISSION GRANTED TO REOPEN.HEARING FEE WAIVED. LATE RENEWAL FEE REDUCED TO \$500	Delete

Print History (Print Card)

License num: LBD7 137  
Trade Name: LOOP

Address: 4238 FREDERICK AVENUE

Comment:

Add Comment

Comment is Added

Hold Info





Entity Name: ITCHY PALMZ, LLC

Department ID: W11440427

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

Principal Office (Current): 4238 FREDERICK RD  
BALTIMORE, MD 21229

Resident Agent (Current): BERNARD TRUESDALE  
#2  
4238 FREDERICK AVE.  
BALTIMORE, MD 21229

Status: FORFEITED

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: 08/07/2006

State of Formation: MD

Stock/Nonstock: N/A

Close/Not Close: Unknown

**February 9, 2017**

**Applicant(s):** Joshua Foti and Lilia Poldmae  
18 Cross, LLC T/a Crossbar  
18 E. Cross Street, 21230

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

Application to transfer ownership and location of a Class "BD7" Beer, Wine and Liquor license presently located at 1015-19 S. Charles Street to 18 E. Cross Street.

**(a) Applicant(s) Information:** (1) Joshua Foti was born in Baltimore, MD in July of 1977. He lives in Baltimore, MD; and (2) Lilia Poldmae was born in New York in January of 1972. She lives in Cockeysville, MD.

**(b) Ownership Breakdown:** (1) Joshua Foti (99%); and (2) Lilia Poldmae (1%).

**(c) Purchase Price of Business:** The purchase price of the license was \$225,000. The property will be leased at \$10,000 per month for 5 years.

**(d) Qualified Voters:** Paul Dolaway, Michael Quindlen, and Ben Johnson are qualified Baltimore City voters.

**(e) Zoning:** The property is located in a B-2-3 business district and has been consolidated with the properties previously known as 12, 14, 16, and 18 E Cross Street. The use of the premise as a restaurant is a permitted use in the B-2 District. A use permit was applied for on 9/13/2016 for use of property as a restaurant.

**(f) Corporate Standing:** 18 Cross, LLC is a MD LLC and as of 1/12/2016 is in good standing.

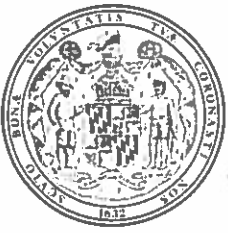
**(g) Posting Report:** The location was posted on 1/4/2017. There are 31 licensed liquor establishments in the 4x4 area: "B" BW-1; "D" BW-8; "A" BWL-2; "B" BWL-8; "D" BWL-4; and "BD7"- 8.

**(h) Timeline:** Application for transfer was filed with the Board on 12/3/2014. On 6/26/2014 the Board granted 180 day hardship extension for this license until 12/23/2014. An application for transfer was filed within the hardship extension period, thus tolling the expiration of the license. Hearing scheduled 2/25/2016 was postponed to reach agreement with community association as per then Executive Secretary Michelle Bailey Hedgepeth. There has been no action or hearings on this case since that time. Zoning Board verification was received on 11/4/16 enabling the case to go forward. During the time period between-12/3/2014 to present day- the license has been renewed and paid. As such, application for transfer is still pending, and license is valid until heard before the Board.

**(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**



STATE OF MARYLAND  
**BOARD OF LIQUOR LICENSE COMMISSIONERS**  
 FOR BALTIMORE CITY  
 231 E. BALTIMORE STREET, 6TH FLOOR  
 BALTIMORE, MARYLAND 21202-3258  
 (410) 396-4377  
 FAX (410) 396-4382

Zoning District B23 no required for herein  
 Date: 12/19/14 RB  
 ZONING DIVISION  
 Department of Housing and Community Development

**Alcoholic Beverage License Application**

Application for a Class BD-7 License at the location 18 E. CROSS ST. <sup>TRANSFER ID:</sup>  
 Corporate/LLC name 18 CROSS LLC Trade name CROSSBAR  
 Attorney for Applicant(s) JOE WOODMAN Address: 111 S CALVERT ST Phone: 410-385-5328

To the Board of Liquor License Commissioners for Baltimore City:  
 Application is made by the undersigned for the above license under the provisions of Article 2B of the Annotated Code of Maryland as amended, and the following information is submitted as required by the Article:

**1. Applicants**

(A) Name: JUSTIN  
 Address: 419 CHESTNUT AVE, Towson MD Zipcode: 21204  
 Home phone number [REDACTED] Date of birth 8-59 Sex M  
 Place of birth CHAMBERSBURG, PA How long at current address? 20 MONTHS  
 Have you been a resident or taxpayer of Baltimore City for 2 years preceding the filing of this application? YES  
 City resident: Yes X No     or Address of property on which tax is paid in your individual name:  
103 MONTGOMERY ST BALTIMORE, MD 21230

Have you ever been convicted of a felony? Yes     No X Been found guilty of violation of alcoholic beverage laws? Yes     No X Been found guilty of violating gambling laws? Yes     No X Been found guilty of any offense against the laws of the United States? Yes     No X If yes, provide details:    

What financial interest do you have in the business to be conducted under this license? PARTNER

Are you financially interested in any other alcoholic beverage business for which a license has been applied, granted or issued? Yes     No X Do you have any indebtedness or other financial obligations to any manufacturer, brewer, distiller, or wholesaler at the time of making this application? Yes     No X Have you previously held a license for the sale of alcoholic beverages? Yes     No X If yes, state when and where:    

Is there anyone else who has a financial interest in this license or the business to be conducted under it? Yes X No    

If granted a license, will you incur any indebtedness or financial obligation to any manufacturer, brewer, distiller or wholesaler other than for the purchase of alcoholic beverages? Yes     No X

If granted a license, will you conform to all laws and regulations relating to the business in which you propose to engage? Yes or No     Do you consent to the Board of Liquor License Commissioners being furnished with a copy of your arrest record, if any? Yes X No    

(B) Name: Joshua N. Foti

Address: 1509 RACE ST. Baltimore, MD Zipcode: 21230  
 Home phone number [REDACTED] Date of birth 7-1977 Sex M  
 Place of birth Baltimore, MD How long at current address? 3 YRS

Have you been a resident or taxpayer of Baltimore City for 2 years preceding the filing of this application? YES  
 City resident: Yes X No     or Address of property on which tax is paid in your individual name:

1509 RACE ST. Baltimore MD 21230

Have you ever been convicted of a felony? Yes     No X Been found guilty of violation of alcoholic beverage laws? Yes     No X Been found guilty of violating gambling laws? Yes     No X Been found guilty of any offense against the laws of the United States? Yes     No X If yes, provide details:    

What financial interest do you have in the business to be conducted under this license? GM / PARTNER

Are you financially interested in any other alcoholic beverage business for which a license has been applied, granted or issued? Yes     No X Do you have any indebtedness or other financial obligations to any manufacturer, brewer, distiller, or wholesaler at the time of making this application? Yes     No X Have you previously held a license for the sale of alcoholic beverages? Yes     No X If yes, state when and where:    

Is there anyone else who has a financial interest in this license or the business to be conducted under it? Yes X No    

If granted a license, will you incur any indebtedness or financial obligation to any manufacturer, brewer, distiller or wholesaler other than for the purchase of alcoholic beverages? Yes     No X

If granted a license, will you conform to all laws and regulations relating to the business in which you propose to engage? Yes or No     Do you consent to the Board of Liquor License Commissioners being furnished with a copy of your arrest record, if any? Yes X No    

Office use only  
TRANSFER OF OWNERSHIP & LOCATION 1015-19 S. Charles St.

(C) Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Zipcode: \_\_\_\_\_  
Home phone number \_\_\_\_\_ Date of birth \_\_\_\_\_ Sex \_\_\_\_\_  
Place of birth \_\_\_\_\_ How long at current address? \_\_\_\_\_  
Have you been a resident or taxpayer of Baltimore City for 2 years preceding the filing of this application? \_\_\_\_\_  
City resident: Yes \_\_\_ No \_\_\_ or Address of property on which tax is paid in your individual name: \_\_\_\_\_

Have you ever been convicted of a felony? Yes \_\_\_ No \_\_\_ Been found guilty of violation of alcoholic beverage laws? Yes \_\_\_ No \_\_\_  
Been found guilty of violating gambling laws? Yes \_\_\_ No \_\_\_ Been found guilty of any offense against the laws of the United States? Yes \_\_\_ No \_\_\_ If yes, provide details: \_\_\_\_\_  
What financial interest do you have in the business to be conducted under this license? \_\_\_\_\_  
Are you financially interested in any other alcoholic beverage business for which a license has been applied, granted or issued? Yes \_\_\_ No \_\_\_ Do you have any indebtedness or other financial obligations to any manufacturer, brewer, distiller, or wholesaler at the time of making this application? Yes \_\_\_ No \_\_\_ Have you previously held a license for the sale of alcoholic beverages? Yes \_\_\_ No \_\_\_ If yes, state when and where: \_\_\_\_\_  
Is there anyone else who has a financial interest in this license or the business to be conducted under it? Yes \_\_\_ No \_\_\_  
If granted a license, will you incur any indebtedness or financial obligation to any manufacturer, brewer, distiller or wholesaler other than for the purchase of alcoholic beverages? Yes \_\_\_ No \_\_\_  
If granted a license, will you conform to all laws and regulations relating to the business in which you propose to engage? Yes or No Do you consent to the Board of Liquor License Commissioners being furnished with a copy of your arrest record, if any? Yes \_\_\_ No \_\_\_

2. Address of the place to be licensed 18 E. CROSS ST Zipcode 21230  
Phone number N/A Part of the building in which the business will be conducted FIRST AND SECOND FLOOR  
Will you provide live entertainment? N/A What kind? N/A  
Outdoor table service? NO Off premises catering of food and alcohol? NO  
Will you offer delivery of food and/or alcohol? NO  
The name, address and telephone number of the owner of the real property in which the business is to be operated FEDERAL HILL PARTNERS II, LLC 222 COWBOY CT #300 TOWSON, MD  
What merchandise will be handled in connection with sale of alcoholic beverages? N/A

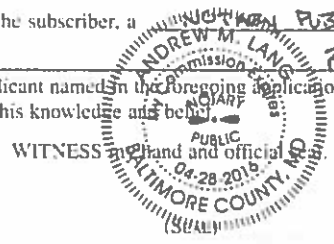
I submit herewith a statement duly executed and acknowledged by the owner of the premises in which the business is to be conducted, assenting to the granting of the license applied for, authorizing the Comptroller, the duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees and any peace officer of Baltimore City, 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. I also submit herewith, and as a part hereof, a certificate signed by at least three citizens whom I know to be owners of real estate and registered voters of the city in which the business is to be conducted, containing the voting residence of each and the real estate situated in the city where the business is to be conducted of which each is the owner, and setting forth the length of time each has been acquainted with the applicant; and certifying that they have examined this application, that they have good reason to believe that all of the statements contained herein are true, that they are of the opinion that the applicant is a suitable person to obtain the license applied for, and that they are familiar with the premises upon which the proposed business is to be conducted and believe them suitable for the conduct of the business of a retail dealer in alcoholic beverages.

Extract from Law - If any signed statement, report, affidavit or oath, required under any of the provisions of this Article shall contain any false statement, the offender shall be deemed guilty of perjury, and upon conviction thereof shall be subject to the penalties provided by law for that crime.

(A) \_\_\_\_\_  
(B) \_\_\_\_\_  
Applicant

AFFIDAVIT

STATE OF MARYLAND, City of Baltimore.  
THIS CERTIFIES, That on the FIRST day of DECEMBER, 20 14,  
before the subscriber, a NOTARY PUBLIC of the State of Maryland, personally appeared  
BRETT AUSTIN & JOSHUA M FOTE  
the applicant named in the foregoing application, and made oath in due form of law that the statements therein are true to the best of his knowledge and belief.



WITNESS my hand and official seal  
\_\_\_\_\_

(Statement of owner of premises required by the Alcoholic Beverages Law of Maryland)

(CONSOLIDATED)  
12-14-16-18  
E. CROSS ST.

I HEREBY CERTIFY, That I am the owner(s) of property known as 18 E. CROSS ST.  
We are FEDERAL HILL PARTNERS, II LLC

named in the application made by 18 CROSS LLC  
to the Board of Liquor License Commissioners of Baltimore City, under the Alcoholic Beverages Law of Maryland, for a  
BD7

License expiring April 30, 2015; that I We assent to the granting of the license applied for, and that I We 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 Baltimore City 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 FIRST day of DECEMBER, 2014

WITNESS: Michael Clark

Address 1646 Washington Heights Hwy  
Cockeysville, MD 21030

222 COURTHOUSE CT  
TOWSON, MD 21286



### READ CAREFULLY

(The following certificate must be signed by at least THREE CITIZENS.)

We, the undersigned reputable citizens, certify:

- (1) That we are the owners of real estate situated in the City of Baltimore.
- (2) That we are registered voters in the City of Baltimore.
- (3) That we have been acquainted with the applicant for a period of more than two years.
- (4) That we have examined the application and have good reason to believe that all of the statements contained therein are true.
- (5) That we are of the opinion that the applicant is a suitable person to obtain the license for which application is made.
- (6) That the applicant herein has been a taxpayer or resident of the City of Baltimore for more than two years, and a resident of the State of Maryland for two years and a registered voter of the State.

Name	Address	Length of time acquainted with applicant
<u>Paul W. DeLong</u> Paul W. DeLong	Voting Residence <u>1429 HARPER ST 21230</u> Property Owned <u>1429 HARPER ST 21230</u>	<u>10 YRS</u>
<u>Michael B. Quindlen</u> Michael B. Quindlen	Voting Residence <u>4018 ZOLAND AVE 21211</u> Property Owned <u>4018 ZOLAND AVE 21211</u>	<u>8 YRS</u>
<u>Brian Johnson</u> Brian Johnson	Voting Residence <u>1032 E. FORT AVE 21230</u> Property Owned <u>1032 E. FORT AVE 21230</u>	<u>13 YRS (A)</u> <u>6 YRS (B)</u>
	Voting Residence _____ Property Owned _____	
	Voting Residence _____ Property Owned _____	

(The names and addresses of the signers must be printed or typewritten above their signatures)

FOR CLUBS, CORPORATIONS, PARTNERSHIPS AND ASSOCIATIONS

Name of Corporation, Partnership, Club or Association 18 CROSS LLC

Trade Name CROSSBAR

Address 18 E. CROSS ST. BALTIMORE, MD 21230

Names of all officers or partners:

BRETT AUSTIN

JOSHUA Foti

Names and addresses of all Stockholders

Percentage of Stock Ownership

BRETT AUSTIN 99%

JOSHUA Foti 1%

President or Vice-President

NOTE:—If application is made on behalf of a corporation or a Limited Liability Company at least one of the individuals applying must be a resident or taxpayer of the City of Baltimore for two years next preceding the filing of this application, will continue to be a resident or taxpayer of the City of Baltimore, and has been a resident of the state of Maryland for two years and a registered voter of the State.

Give name, voting residence and property upon which tax if any is paid of at least one of the individuals so applying.

NAME JOSHUA .M. Foti

VOTING ADDRESS 1509 RACE ST. BALTIMORE, MD 21230

PROPERTY ON WHICH TAX IS PAID 1509 RACE ST. BALTIMORE, MD 21230

IF THIS APPLICATION IS FOR A TRANSFER FROM ANOTHER LICENSEE(S), please have that licensee(s) sign below to indicate his or their consent to the transfer and have their signatures witnessed.

WITNESS:

[Signature] [Signature]

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

December 13, 2016

Thomas R. Akras, Esquire, Deputy Executive Secretary  
Board of Liquor License Commissioners  
231 E. Baltimore Street, 6<sup>th</sup> Floor  
Baltimore, MD 21202

RE: 18 E. Cross Street Amendment to Application

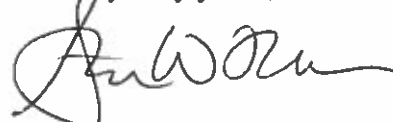
Dear Mr. Akras:

I am writing to inform you that Lilia Poldmae has no financial interest in any other liquor-licensed establishments, including the Neo Pizzeria (LP Management LLC), Green Turtle (Hunt Valley GT LLC) and Myth & Moonshine (M&M Shine, LLC) business interests held by her husband, Leho Poldmae. I have attached SDAT print outs on each entity.

I would like to note that I have initialed changes to the amendment. Initially, the plan was for Mr. Foti to remove himself from the license at 36 E. Cross Street after hopeful approval of the 18 E. Cross Street location. We were informed that we needed to remove Mr. Foti from that license before the 18 E. Cross Street application was considered ready to docket for a hearing. During the interim, the applicants decided that Ms. Lilia Poldmae would come onto the license as manager. The current amendment requests that Mr. Foti and Ms. Poldmae proceed on the application and Mr. Brett Austin be removed. The ownership section was also corrected and initialed to note that Mr. Foti will have a 99% interest in the LLC, not Mr. Austin.

Thank you for your time and diligence in this matter. Please do not hesitate to contact me immediately should you have any other questions regarding this application.

Very truly yours,



Stephan W. Fogleman

BOARD OF LIQUOR  
LICENSING COMMISSIONERS

2016 DEC 13 AM 11:02

SWF/kv

RECEIVED

Douglas K. Paige/Thomas R. Akras  
November 22, 2016  
Page Two

Since the application substitutes a new co-licensee, I have verified that Mr. Johnson and Mr. Dolaway have been familiar with applicant Poldmae for more than two years. Mr. Quindlen is on an international vacation at the present time, so I have not been able to contact him to verify his having been acquainted with the applicant for the requisite period of time. Therefore, I have added Ms. Maret Poldmae as witness, who has been confirmed by SDAT and the Board of Elections to also be a person who owns City real estate and who is a resident and a registered voter.

Please schedule this hearing as soon as possible. The original application was filed on December 3, 2014, and for business reasons, it is imperative that the application proceed to a timely hearing. As soon as my office receives notice of the hearing date, I will immediately reach out to the applicable community associations.

Thank you for your time and diligence in this matter and I hope you both have a happy Thanksgiving. Please do not hesitate to contact me immediately should you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Stephan W. Fogleman', with a long horizontal flourish extending to the right.

Stephan W. Fogleman

SWF/kv  
attachments



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: Amendment of Transfer Application of December 3, 2014 (Add L. Poldmae as Applicant. Remove ~~from~~ <sup>B: Austin</sup> CLASS TYPE: 807 <sub>12/12/16</sub>

LICENSE AT THE LOCATION: 18 E. CROSS STREET 21230 IF TRANSFER, PREVIOUS LOCATION: 1015 S. CHARLES STREET 21230

CORPORATE/LLC/LLP/PARTNERSHIP NAME: 18 CROSS LLC TRADE NAME: CROSSBAR

BUSINESS PHONE NUMBER: 443-253-8620 BUSINESS CONTACT/MANAGER LILIAN POLDMAE

ATTORNEY FOR THE APPLICANT: STEPHAN W. FOGLEMAN, ESQUIRE ADDRESS: 1720 THAMES STREET, BALTIMORE, MD 21231 PHONE: 410-258-8500

Part of Premises Used (Note: Floors and Areas for Storage): FIRST AND SECOND FLOOR FOR BUSINESS

Will Live Entertainment be provided?  Yes  No What Kind (Ex. D.J. 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

(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?

2. Applicant B

LILIA KAI POLDMAE \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_

1705 GARDNER ROAD COCKEYSVILLE MD 21030 \_\_\_\_\_ N/A \_\_\_\_\_

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

01/72 \_\_\_\_\_ F \_\_\_\_\_ New York, New York

(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

[Redacted]

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

[Redacted] B. Austin

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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. Spouse  
Applicant A  B  C  Leho Poldmae

Licensee: Hunt Valley Green Turtle, 118 Shavano Rd 21030  
Co-licensee: Nco Pizza, 220 Hater Pl 21403 / Myth & Monshine, 2300 Bask St. 21224

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

Name	Address	Phone	Email
LILIA POLDMAE	1705 GARDNER ROAD 21030	[REDACTED]	[REDACTED]

AWZ  
12/12/16

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 28 Section 10-103(b) (10)

- Joshua Rofi 1509 Rice St 21230
- 1) NAME: BRETT AUSTIN ADDRESS: 103 E. MONTGOMERY ST. BALTIMORE MD 21230 TITLE: MEMBER %OF STOCK HELD 99% RESIDENCE: MD
- 2) NAME: LILIA POLDMAE ADDRESS: 1705 GARDNER ROAD, COCKEYSVILLE MD 21030 TITLE: MEMBER %OF STOCK HELD 1% RESIDENCE: MD
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD \_\_\_\_\_ RESIDENCE: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD \_\_\_\_\_ RESIDENCE: \_\_\_\_\_

JMF  
12/12/16

\*\*\*\*\*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: LPoldmae  
 Signature of Applicant C: \_\_\_\_\_

State of Maryland: City of Baltimore SS  
 THIS CERTIFIES, THAT ON THE 27 OF November 2016  
 before the subscriber a notary public of the State of Maryland, personally appeared  
Lilia Poldmae

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

Stephan W. Fogleman, Jr.  
 Notary Public

STEPHAN W. FOGLEMAN, JR.  
 NOTARY PUBLIC STATE OF MARYLAND  
 My Commission Expires 12/14/19

(Witness my hand and seal)

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.**

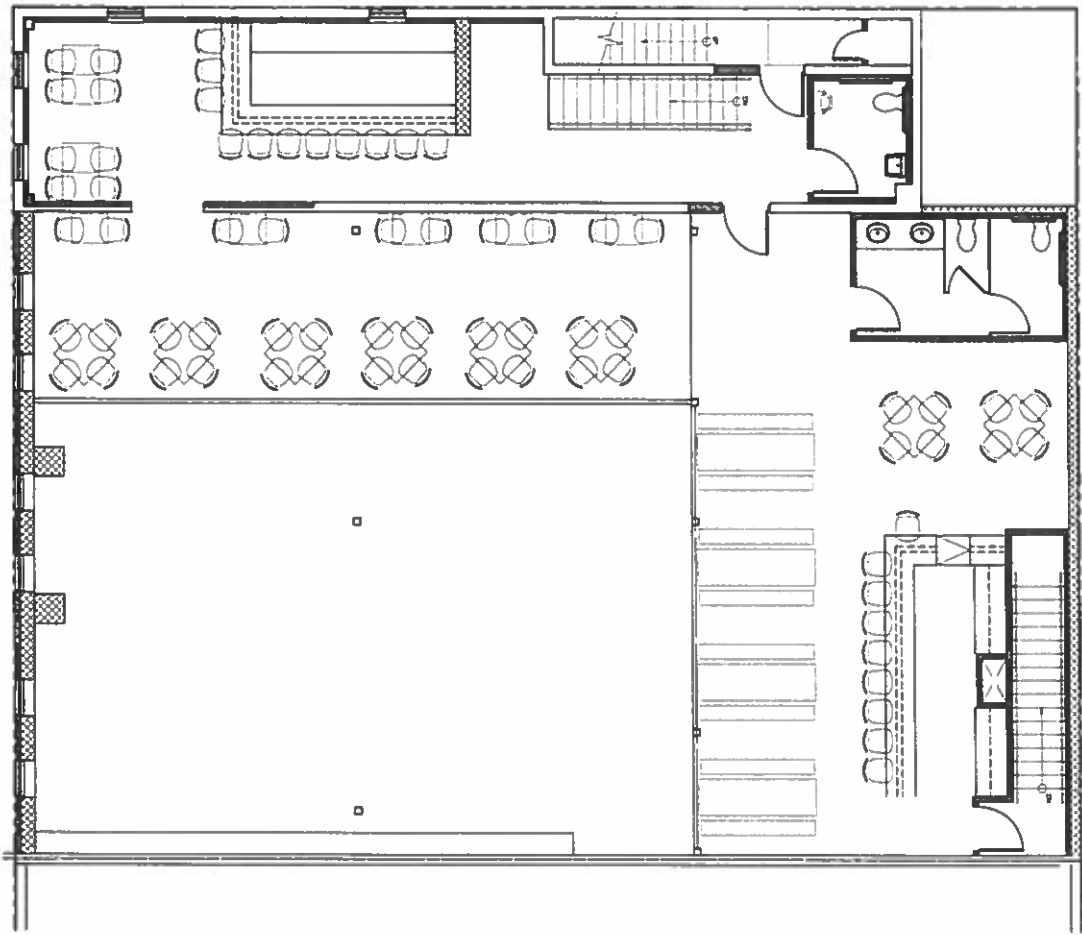
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and 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)
Marut Poldmae	1301 W. Northern Pky.	Marut Poldmae	4-35	25 yrs.

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:

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



NOTES

1. SEE CONSTRUCTION TO FINISH  
 2. SEE CONSTRUCTION TO FINISH  
 3. SEE CONSTRUCTION TO FINISH  
 4. SEE CONSTRUCTION TO FINISH  
 5. SEE CONSTRUCTION TO FINISH  
 6. SEE CONSTRUCTION TO FINISH  
 7. SEE CONSTRUCTION TO FINISH  
 8. SEE CONSTRUCTION TO FINISH  
 9. SEE CONSTRUCTION TO FINISH  
 10. SEE CONSTRUCTION TO FINISH

© Design Evolution Architects, LLC 2013  
 Project Number: 13023

A1.3

Sheet Number  
**SECOND FLOOR PLAN**

Rev	Date	By	Check
1	3/26/13	JAC	JAC
Description			
3000	CONSTRUCTION - REV 1		
3100	CONSTRUCTION - REV 1		
3200	CONSTRUCTION - REV 1		
3300	CONSTRUCTION - REV 1		
3400	CONSTRUCTION - REV 1		
3500	CONSTRUCTION - REV 1		
3600	CONSTRUCTION - REV 1		
3700	CONSTRUCTION - REV 1		
3800	CONSTRUCTION - REV 1		
3900	CONSTRUCTION - REV 1		
4000	CONSTRUCTION - REV 1		

**CROSSBAR**  
 12-18 E. CROSS STREET  
 BALTIMORE, MD 21230





# 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 128

Cert Num: 0371

Fee: \$1,320.00 Status: Renewed

License Date: 5/1/2016

License Year: 2016

CR Number: 15155018

Payment Date: \*\*\*\*

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: LL CHARLES LLC

Trade Name: JOEY B'S BAR & GRILLE

Zone Code: 7

Phone: 443-388-9653

Block Num: 1015-19

City: BALTIMORE

Street: CHARLES STREET SOUTH

State: MD

Zip: 21230

CR Number: 15155018

Portion of Business Used:

USE PORTION OF PREMISES 1ST FLOOR AS A BAR AND GRILLE

Restriction:

LICENSEES MUST OPERATE ACCORDING TO LETTER OF AGREEMENT WITH FEDERAL HILL NEIGHBORHOOD ASSOCIATION. OUTDOOR TABLE SERVICE LIMITED TO 3 TABLES & 6 PATRONS.

[Edit the License Location Info](#)

[Alternate Mailing Address](#)

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
B.AUSTIN & J.FOTI	CONTACT PURCHAER	1015-19 S. CHARLES ST	BALTIMORE	MD	21230	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

### Comments

Date	Comment	Action

04/06/2016	RENEWED APPLICATION FOR 2015-2016 UNDER BRETT AUSTIN AND JOSHUA FOTI (CONTRACT PURCHASER). \$1500.00 LATE FEE WAS PAID AND 2015-2016 LICENSE FEE PAID (\$1320.00)...K/R	Delete
10/15/2015	Sent letter to licensee about past due administration fee of \$100.00 from hearing date June 26, 2014.... /sb	Delete
06/26/2015	6/25/2015 Protest of Renewal (3-0 vote) RENEWED	Delete
02/24/2015	06/26/14 Public Hearing re: Request for hardship extension . GRANTED 180 days from hearing date	Delete
02/19/2015	Sent 2nd sales tax hold letter to Licensee home address.	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
02/02/2015	12/03/14 - Paid \$1,320.00 License Fee, invoice #95385.	Delete
11/19/2014	06/26/2014 Request for hardship extension. Board granted 180 day extension from hearing date.	Delete
04/09/2013	3/21/2013 Public Hearing re: VIOLATION of Rule 4.01(a) Sale to Minor. VIOLATION of Rule 3.03(c) Records. Rule 4.01(a) GUILTY \$2000 suspended \$1000. Rule 3.03(c) GUILTY \$125. TOTAL FINE \$1125.	Delete
04/09/2013	3/21/2013 Public Hearing re: Application to transfer ownership with request for live entertainment, outdoor table service and off premises catering. APPROVED.	Delete
02/27/2013	Application for transfer with off premises catering filed 2/11/13	Delete
05/29/2012	5/24/2012 Public Hearing re: Request for live entertainment. GRANTED subject to the terms & conditions set forth by the BMZA.	Delete
04/20/2012	4/12 Request to add live entertainment, BD7-BWL, Antoine Pettaway, Clark Hudak, Jr., 1015 Charles, LLC	Delete
11/13/2009	11/13/09 \$625 FINE PAID IN FULL #70368	Delete
11/02/2009	10/29/09 Public Hearing re: Violation of rules 4.01(a)DECISION: RULE 4.01(a)GUILTY \$500..FINE \$500 + \$125 = \$625	Delete
11/19/2008	10/9/08 Public hearing re: application to transfer ownership from contract purchaser & add basement for storage & add outdoor table service and to remove restriction on license. DECISION: APPROVED.LICENSEES MUST OPERATE ACCORDING TO LETTER OF AGREEMENT WITH FEDERAL HILL NEIGHBORHOOD ASSOC. INC.WAIVED ADM.FEE.	Delete
07/17/2008	07/15/08 \$100 CONF.FEE PAID IN FULL #64456	Delete
07/17/2008	07/10/08 Hardship extension requested.DECISION; EXTENSION GRANTED.EXTENSION GRANTED UNTIL 1/18/09.MUST PAY CONF.FEE \$100	Delete

Print History (Print Card)

License num: LBD7 128                      Address: 1015-19 CHARLES STREET SOUTH  
Trade Name: JOEY B'S BAR & GRILLE

Comment:

Add Comment

Hold Info

Powered by:



**Entity Name: 18 CROSS, LLC**

**Department ID: W15089857**

General Information

Amendments

Personal Property

Certificate of Status

**Principal Office (Current):**

18 EAST CROSS STREET  
BALTIMORE, MD 21230

**Resident Agent (Current):**

D. DUSKY HOLMAN  
600 WASHINGTON AVENUE  
SUITE 200  
TOWSON, MD 21204

**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:**

02/21/2013

**State of Formation:**

MD

**Stock/Nonstock:**

N/A

**Close/Not Close:**

Unknown



PROPOSED LOCATION: 18 E. Cross St.

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 31

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

"B" BEER & WINE 1

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

"D" BEER & WINE 8

"A" BEER, WINE & LIQUOR 2

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

"B" BEER, WINE & LIQUOR 8

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

"D" BEER, WINE & LIQUOR 4

"BD7" BEER, WINE & LIQUOR 8

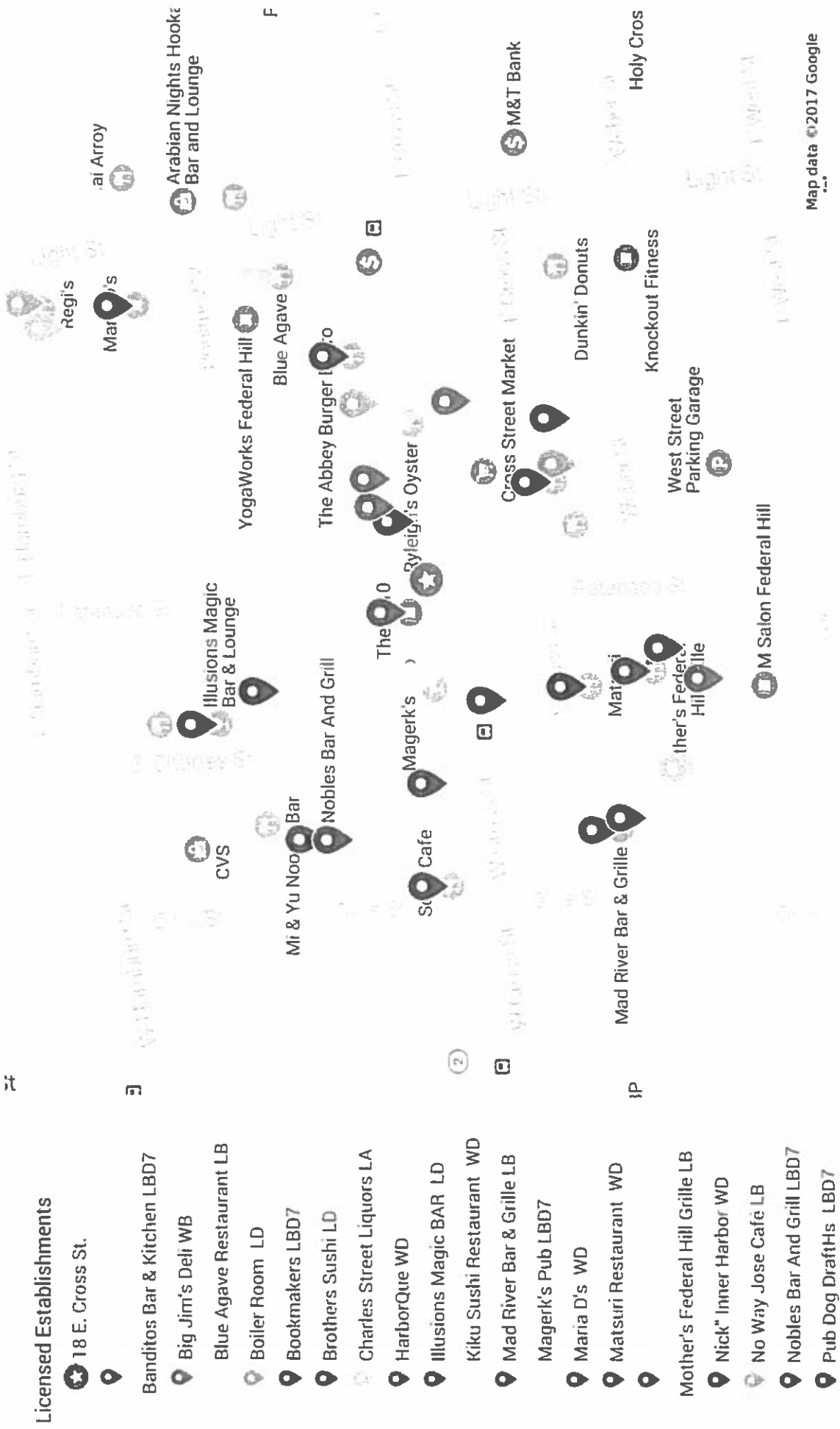
ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: *John M. [Signature]* DATE: 1/10/17

# 18 E. Cross St.




## Licensed Establishments

- ★ 18 E. Cross St.
- Banditos Bar & Kitchen LBD7
- Big Jim's Deli WB
- Blue Agave Restaurant LB
- Boiler Room LD
- Bookmakers LBD7
- Brothers Sushi LD
- Charles Street Liquors LA
- HarborQue WD
- Illusions Magic BAR LD
- Kiku Sushi Restaurant WD
- Mad River Bar & Grille LB
- Magerk's Pub LBD7
- Maria D's WD
- Matsuri Restaurant WD
- Mother's Federal Hill Grille LB
- Nick's Inner Harbor WD
- No Way Jose Cafe LB
- Nobles Bar And Grill LBD7
- Pub Dog DraftHs LBD7

Other / No value LB  
*Ryleigh's*

## Licensed Establishments

 Regi's LB


 Smitty's Liquors LA

 SoBo Café WD

 Social Pub & Pie LBD7

 Spoons WD

 Stalking Horse LBD7

 Thai Yum WD

 The 8x10 LBD7

 The Abbey Burger Bistro LB

 The Joint Bar And Patio LD

 Wayward - LB

## 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>	<input type="text" value="Lilia Kai Poldmae"/>
<i>Address of Premises:</i>	<input type="text" value="18 E. Cross Street"/>
<i>Inspector:</i>	<input type="text" value="i:0#w baltimore\mark.fosler"/>
<i>Date Posted:</i>	<input type="text" value="1/4/2017"/>
<i>Time Posted:</i>	<input type="text" value="12:00 PM"/>
<i>Date Rechecked:</i>	<input type="text"/>
<i>Time Rechecked:</i>	<input type="text"/>
<i>Manager or Owner when sign posted:</i>	<input type="text"/>

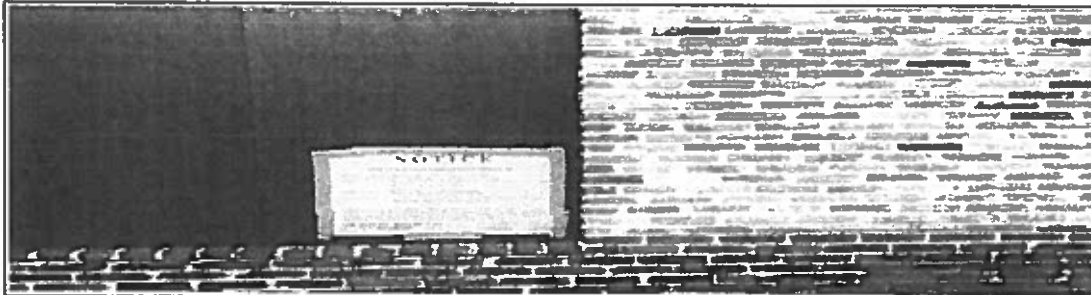
*Summary on location of sign posted:*

Posted outside on boarded up window. Building was being renovated. No fixtures inside. Inside appe...

*Summary on location of sign rechecked:*

Sign remained posted on ninth day of ten day period 1/12/17

*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>	<input type="text" value="Joshua Foti/Lilia Kai Poldmae t/a Crossbar"/>
<i>Corporation Name:</i>	<input type="text" value="18 Cross LLC"/>
<i>Location Address:</i>	<input type="text" value="18 E. Cross St."/>
<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>	No
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	<input type="text" value="1/4/2017"/>
<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

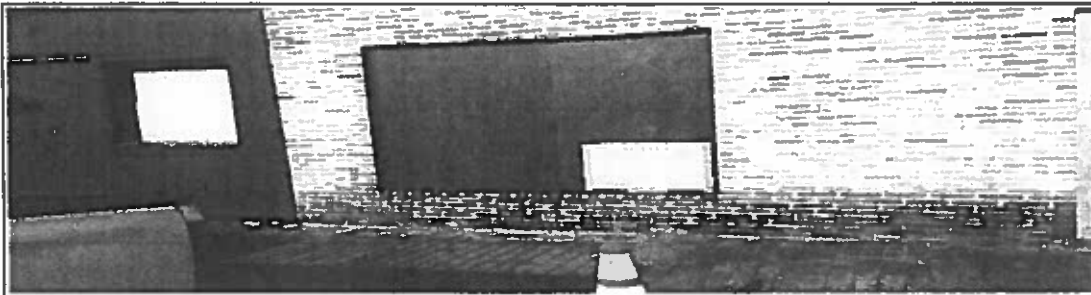
*Comments and Follow-up Items(s) (please note any issues or concerns about the location):*

Transfer of location from 1015 S. Charles St., Balto. 21230 to 18 E. Cross St. and transfer of ownership

18 E. Cross St. still under construction.

1015 S. Charles St. contract purchaser

*Insert Photo of Sign and location:*



Inspector Name	Date and Time	
<i>i:0#.w/baltimore\joann.martin</i>	1/9/2017	11:15:47 AM
Name of Licensee (if present)		
<i>Contract purchaser</i>		

# BLLC Routine Inspection

Address: 1015-19 CHARLES STREET SOUTH 21230

Trade Name: JOEY B'S BAR & GRILLE

Corporation Name: LL CHARLES LLC

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

Date/Time of Inspection: 8/3/2016

12:19:11 PM

Manager/Licensee

Open/Closed: Closed

Closed Date:

Clean and Free of Debris: N/A

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

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: N/A

*Handwritten notes:*  
Closed  
not operating  
Handship file  
7/29/15  
①  
② removed  
into contact  
purchase

*Selling Household/Grocery:* N/A

*Capacity:*

*Location of Dining Area:*

*Condition of Dining Area/Floors:* N/A

*Sanitation:* N/A

*Menu:* N/A

*Traders License:* N/A

*Alcohol Awareness Certification Date  
Issued:*

*Employee Records:* N/A

*Alcohol Beverage Information Invoice  
Numbers and Date:*

*Inspector Comments:*

*Inspector Comments:*

*Exits Marked, Unobstructed:* N/A

*Fire Capacity:*

*Outdoor Seating Capacity:*

*License is Valid:*



N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Live Entertainment (Describe):

Outdoor Table Service N/A

Violation Issued: No

Violations Noted:

Instructions Given to Licensee:

Inspector's Comments:

On not inspected list for 2016-17 .Establishment out of business since 2014....in name of Contract P

Photo Taken:



Owner Email:

Submitted by Inspector



## BALTIMORE HOUSING

STEPHANIE RAWLINGS-BLAKE  
Mayor

PAUL T. GRAZIANO  
Executive Director, HABC  
Commissioner, HCD

August 1, 2016

Fogleman & Ransom  
c/o Stephan W. Fogleman  
1720 Thames Street  
Baltimore, MD 21231

Re: 18 E. Cross Street

Ladies and Gentlemen:

This is in response to your zoning inquiry with reference to the above property. A review of the zoning records of Baltimore City revealed the following.

The property 18 E. Cross Street is located in a B-2-3 Community Business District. The property was last authorized as a single family dwelling. To use the premises as a restaurant/tavern without live entertainment and dancing would be a permitted use in the B-2-3 zoning district under the zoning ordinance of Baltimore City subject to an occupancy permit and if all other applicable regulations are in compliance.

There are currently no outstanding zoning violations with respect to this property. The property complies with applicable zoning regulations.

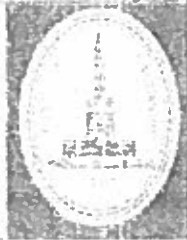
If you should require additional information regarding this property, you may contact this office at 410-396-4126.

Sincerely,

Geoffrey Veale  
Zoning Administrator

GV:RB:sk





May 14, 2014

Federal Hill Partners II, LLC  
222 Courthouse Court, Suite 300  
Towson, Maryland 21204

RE: CONSOLIDATION REQUEST #021-14

Block: 935A Lots: 25, 26 & 27  
Dated: 9/13/13

TO WHOM IT MAY CONCERN:

The above-mentioned Consolidation Request has been approved by all agencies involved and will be forwarded to the State Department of Assessments and Taxation for processing to be entered on the Tax Rolls for the (14/15) tax year. The consolidated address will now be known as 18 East Cross Street.

In addition, please contact Ms. Karen McCargo, Revenue Measurement and Billing Division at (410) 396-5533 so she may advise you if any steps need to be taken regarding the water services on the properties included in this consolidation.

If you have any questions concerning this consolidation, please feel free to contact Dawn Flanary at (410) 396-3800.

Sincerely,

WESLEY SHAW  
SUPERVISOR  
PROPERTY LOCATION

WS:dlf

cc: Revenue Measurement & Billing Division  
Ms. Karen McCargo  
Ms. Vivian Smith  
Ms. Agnes Alston  
Mr. Michael Clark



Division Of Construction And Building Inspection

Applicant Copy

No: USE2016-04318

Property Address:

Block/Lot: 0935A/025

Plan No: -

18 E CROSS 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:

KEITH NESSICK 410-984-0652  
320 BELL RD WESTMINSTER MA 21158

Owner/Lessee:

Owner FEDERAL HILL PARTNERS II LLC  
222 COURTHOUSE CT. # 300

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.

Expiration:	WORK COST:	District: 901	MINOR PRIVILEGE:
USE AS A RESTAURANT			

\*\*\*DUPLICATE#

PD:9/15/2016 CR:034 LOC: WOLM WS: 01  
ID:08 TR: 0020 RCT #: 002785  
9/13/2016 4:46PM  
PERMIT #:USE2016X043108

CO AMOUNT PAID:	\$98.00
Building Permits	\$50
Building Permits	\$3
Building Permits	\$45
CK	\$3,289.1
CHANGE	\$8

**Division Of Construction And Building Inspection**

**Permit No.: COM2016-19898**

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 300 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.
23	04	0935A	025	9/13/16	3/13/17	901		N	-

PROPERTY ADDRESS: 18 E CROSS ST  
K/A ADDRESS:

OWNER: FEDERAL HILL PARTNERS II, LLC

ADDR: 222 COURTHOUSE CT STPHONE:

LESSEE:

ADDR: PHONE:

PRIME CONTR: COMMERCIAL DYNAMICS, LLC

PHONE: 410-984-0652 LIC. NO.: 06006702

ELECTRICAL CONTRACTOR: RICHARD J GARBER

PHONE: 443-896-8484 LIC. NO.: M5405

PLUMBING CONTRACTOR: THOMAS A DIMAGGIO

PHONE: LIC. NO.: 21451

GAS FITTER: THOMAS A DIMAGGIO

PHONE: 717-524-9530 LIC. NO.: M12030

HVAC & R CONTR.: GEORGE A LINK

PHONE: 410-296-7188 LIC. NO.: 8814

ARCHITECT:

PHONE: LIC. NO.:

ENGINEER:

PHONE: LIC. NO.:

WORK COST: \$100,000.00	LAND USE CODES: 1113 0000 0000 0000	UNDERPINNING: N	INTERIOR DEMOLITION: N
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CONSTRUCT NEW WALLS, ROOF AND ALTERATIONS FOR NEW RESTAURANT/TAVERN. NEW MEP SYSTEMS AS PER PLANS AND PER CODE.

(NOTE: PER JIGWE PERMIT PREVIOUSLY PROCESSED AND ISSUED UNDER PERMIT#COM2014-09541 W/PLANS#2014-916 FEES TO BE PROCESSED PER COM2014-09541

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.

1001-000000-2600-158900-400560 PER INSP	1001-000000-2600-158909-400480 MISC	1001-000000-2600-158909-400480 CH. USE	1001-000000-2600-158301-400490 NEW BLDG	1001-000000-2600-158302-400490 ADDITIONS	240.00
1001-000000-2600-158302-400490 ALTERATIONS 663.00	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158305-400490 MISC CONST.	1001-000000-2600-158800-400500 ELECT.	1001-000000-2600-158901-400510 HYDRONIC/STEAM HEAT	522.00
1001-000000-2600-158902-400510 DISTRIB/EXH 100.00	1001-000000-2600-158902-400510 AIR COND 255.00	1001-000000-2600-158204-400510 DISP. TANKS 70.00	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT	350.00
1001-000000-2600-159300-400530 ELEVATOR	1001-000000-2600-159000-400520 PLUMBING 690.00	1001-000000-2600-158307-400490 S & E CONTROL	1001-000000-2600-508801-401811 CHAP	1001-000000-1590-102800-400230 TAX	146.00
1001-000000-2600-158306-400490 RAZING	1001-000000-2600-159400-400540 GUARANTY FUND AND FILING FEE 50.00	1001-000000-2600-158302-400490 LOW VOLTAGE/TELECOM 25.00	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES:	3,111.00

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 1950. PROTECT WORKERS AND TENANTS BY USING THE LEAD-SAFE WORK PRACTICES FOUND IN THE CODE OF MARYLAND REGULATIONS SECTION 26.02.07.

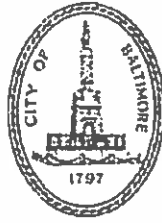
THE AUTHORITY CONTAINED HEREIN DOES NOT AUTHORIZE THE PERFORMANCE OF ANY WORK IN, ON, UNDER OR OVER ANY STREET, HIGHWAY, ALLEY, SIDEWALK OR ANY OTHER PUBLIC WAY, UNLESS PERMISSION TO DO SO HAS BEEN FIRST SECURED FROM THE PROPER AUTHORITY. FOR MORE INFORMATION ABOUT RIGHT-OF-WAY PERMITS, TO ACQUIRE ONE, OR TO REPORT AN EMERGENCY EXCAVATION CALL 410-396-2889, EMAIL STREETCUTS@BALTIMORECITY.GOV, OR VISIT 200 N. HOLLIDAY STREET - LOBBY COUNTER 4.

\* \* \* \* \*

IN THE MATTER OF THE  
PETITION FOR: IAN SOKOLOSKI

12-18 EAST CROSS STREET

Appeal No. 2013-391  
Hearing Date: February 25, 2014



APR 04 2014

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 of Municipal and Zoning Appeals (Board or BMZA) on an appeal of the final decision of the Zoning Administrator for Baltimore City denying Ian Sokoloski's (Appellant) application to consolidate 12/14 East Cross Street, 16 East Cross Street and 18 East Cross Street; to change the use of 16 East Cross Street and 18 East Cross Street to a tavern; to raze 14-18 East Cross street but retain the front walls; to raze the rear portion of 12/ 14 East Cross Street; and to construct a two story rear addition with open courtyard.

**BACKGROUND**

12/14 East Cross Street is located on the northeast corner of the intersection with Patapsco Street. This property measures approximately 29' by 73' and is currently improved with a three-story semi-detached residential building covering the entire lot. 16 East Cross Street is located on the north side of the street, approximately 29' east of the intersection with Patapsco Street. This property measures approximately 14'6" by 73' and is currently improved with a three-story attached residential building covering nearly all of the lot. 18 East Cross Street is located on the north side of the street, approximately 43'6" east of the intersection with Patapsco Street. This property measures approximately 14'6" by 73' and is currently improved with a three-story attached residential building covering almost all of the lot. This site is zoned B-2-3 and is located within the South Baltimore Business Area Urban Renewal Plan area and the Federal Hill National Register Historic District. Throughout this resolution, in light of the consolidation, the abovementioned properties will be referred to as "property".

A hearing was held before the Board on February 11, 2014. Appellant was present and was represented by Joseph Woolman. The Board staff and the Planning Department were present and each submitted memoranda evaluating the appeal. Letters of support and opposition were also presented to the Board. Additionally, a number of neighbors were present as Opposition. At the conclusion of the hearing, the Board voted on the proposal- three in support of granting the requisite variances and use request, two against granting the requisite variances and use request. Approval of the variances and use request needed four votes; therefore, for the reasons stated below, Appellant's appeal was denied.

## DISCUSSION

In B-2-3 zoning districts, taverns, not including live entertainment and dancing, are a permitted use. Zoning Code (ZC) §6-306. Appellant proposes to consolidate, selectively raze and construct a two-story structure with an open courtyard and operate the structure as a tavern. To accomplish this, the Appellant is seeking variances with respect to rear yard, parking and conditional use for outdoor table service.<sup>1</sup>

In support of Appellant's request, letters from the Federal Hill South Neighborhood Association and the South Baltimore Neighborhood Association (SBNA) were presented to the Board. Testimony was offered that the Appellant worked with those community associations for many months and eventually signed a memorandum of understanding (MOU) with the SBNA. In opposition to Appellant's request, many neighbors residing in the immediate vicinity of the project offered testimony regarding their objections. The Opposition's objections to the project centered on problems with parking and the addition of another tavern in a neighborhood. Most importantly, the Opposition was concerned about the level of noise that would be produced from Appellant's proposed open courtyard beer garden as well as the prospect of increased parking demand created by the size of the proposed establishment. The requested variances, the conditional use request for outdoor table service and the Board's findings are addressed in turn below.

### **A. Rear Yard**

Under the bulk regulation requirement, a rear yard of no less than 30 feet in depth is required in a B-2-3 Zoning District. ZC§6-312(e). According to Appellant's documents, the two-story rear addition will project to the rear lot line. Appellant testified that the existing structures on the property extend to the rear yard line and that the new structure will maintain the footprint of the existing structures. The Board, under ZC §15-203, may grant a variance to authorize a yard or setback less than what is otherwise required by the applicable regulation.

To grant a variance, the Board must make findings detailed in ZC §§15-217 to 15-219. Notably, the Board must find that because of the particular physical surroundings, shape, or topographical conditions of the specific structure or land involved, an unnecessary hardship or practical difficulty would result, as distinguished from a mere inconvenience, if the strict letter of the applicable requirement were carried out. ZC §15-218.

After listening to all the evidence presented during the hearing and reviewing the plans, the Board found that a rear yard variance is not needed. The Board found that the current structures, like many found on this section of Cross Street, extend to the rear yard line and the new structure will have the same rear yard line as the existing structure. Further, the applicant proffered that the existing walls of the structure extending to the lot line would remain. Existing

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<sup>1</sup> Appellant filed an appeal before retaining Woolman as an attorney. At the hearing and in his memorandum, Woolman made clear that he did not believe a variance was needed for parking or that a conditional use for outdoor seating was applicable in this case.



noncomplying structures only need a variance if they seek to increase the degree of compliance, ZC §13-506. Since Appellant's project does not increase the degree of noncompliance with respect to rear yard, the Board, upon consideration of the evidence submitted, review of the plans, plat map and pictures submitted, found that a rear yard variance is not required.

### B. Parking Spaces

Appellant's completed project will be approximately 3,000 square feet, not including the courtyard, and was cited by the Zoning Administrator for not providing the required number of off street parking spaces. It was determined by Board staff that eight off street parking spaces need to be provided. Appellant's proposal did not include any provisions for off street parking. The Board has the authority to grant a variance that reduces the number of off street parking spaces required by no more than 75%. ZC §15-208(b). Appellant's proposal requires a 100% parking variance.

Though he was cited by the Zoning Administrator for not having the requisite amount of off-street parking for his proposal, Appellant does not believe he needs a parking variance. Appellant avers that ZC §10-405, which dictates the parking requirement for various establishments, does not specifically list taverns; therefore taverns are not a use that require off-street parking. Lastly, Appellant asserts that the Planning Department is in agreement with his assertions.

It is the responsibility of the Zoning Administrator to interpret the zoning code. It is the Zoning Administrator's responsibility to read, apply and enforce the zoning code, which has been amended numerous times since its 1971 inception and occasionally has minor inconsistencies. When the current code was passed, it did not make a distinction between taverns and restaurants. Both could serve food and both could serve liquor. The ordinance which enacted ZC §1-182.2, previously ZC §1-182.1, did not even become effective until December 29, 2004. Under Appellant's interpretation, a tavern would never have to provide off street parking or at best, taverns would have to comply with ZC §10-405(17)(ii), which establishes parking requirements for commercial establishments not otherwise listed in §10-405. ZC §10-405(17)(ii) states that other commercial establishments, not otherwise provided for in §10-405, located in a B-2-3 zoning district, should have one parking space per 800 square feet of floor area in excess of 4,000 square feet. A tavern in a business district, applying the §10-207 exception<sup>2</sup>, would have to be at least 6,400 square feet in order to have a parking requirement. The practical implication of such an interpretation is untenable and the Zoning Administrator and the Board do not believe it was City Council's intention to grant such a sweeping exception to taverns. Therefore, despite taverns not being explicitly mentioned in §10-405, it has been the standard practice and operating procedure of the Zoning Administrator and the Board, since the enactment of the Zoning Code in 1971, to apply the parking requirement established under ZC §10-405(21)(i), 'prepared food', to restaurants *and* taverns. The Board so finds in this case as well.

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<sup>2</sup> 10-207(a)(1): Except as specified in paragraph (2) of this subsection, if the application of this title results in a requirement of no more than 2 vehicle parking spaces on a single lot in a Business or Industrial District, those off-street parking spaces need not be provided.

Appellant, while maintaining that a parking variance is not needed, mentioned in his memorandum, and at the hearing, that the property owner agreed in his MOU with SBNA to provide an approved parking plan. The Board was not provided a copy of the aforementioned approved parking plan. Appellant presented no details to the Board regarding this approved parking plan nor did the Appellant present a valet parking agreement or parking lot lease. Thus, as far as the Board is concerned, Appellant still needs a 100% parking variance. Pursuant to ZC §15-208(b) the Board does not have the authority to grant 100% parking variances and Appellant's requests for such is hereby DENIED.

### C. Outdoor Seating

Appellant's plan proposes to have outdoor seating in an open courtyard. Outdoor table service as accessory to a tavern use is not listed as a permitted, accessory or conditional use in the B-2-3 zoning district. ZC §§6-306-308. Pursuant to ZC §3-106, any use that is not expressly allowed in a district is prohibited. Appellant contends that the courtyard seating is not accessory, but part of the principal use. More importantly, Appellant avers that the courtyard seating is contained in an enclosed structure, as such; the outdoor table service conditional use exception to enclosed structures is not applicable in this case. ZC §1-139 defines enclosed structures as a "structure that is separated on all sides from the adjoining yards or other open space, or from other structures, by exterior walls or approved party walls pierced only by normal windows and doors." Businesses must be located in an enclosed structure. ZC §6-305(c)(1). Outdoor table service is an exception to the enclosure requirement for businesses. ZC 6-305(c)(2)(ii). Appellant argues that since an enclosed structure does not require a roof, the open courtyard is enclosed and therefore does not trigger the need for outdoor table service conditional use exception.

The Board is not persuaded by Appellant's argument. The Zoning Administrator has never viewed a structure without a roof as being enclosed. If the Board were to find, as argued by the Appellant, that an enclosed structure only required four walls to enclose it, and not a ceiling or roof, any business could propose to house themselves within four walls and without a ceiling and thereby expose the surrounding communities to unrestrained noise and other intrusive effects (odors, etc.) which would escape without the presence of a ceiling or roof to confine them. Indeed, it is likely that other taverns (which cannot offer outdoor table service) around the City, and possibly within this community, would seek to follow Appellant's model and operate without a roof, thereby circumventing the prohibition against taverns with outdoor table service. It is not rational to conclude that was intended by the Mayor and City Council in enacting the Zoning Code. Considering the fact that the courtyard is exposed to the elements; the fact that the MOU with SBNA states the "outdoor portion of the facility will close" at specific hours suggesting it is an accessory use not primary; that the tables in the courtyard is referred to as "exterior tables"; and most importantly the fact that the Zoning Administrator and the Board have never considered having four walls without a roof an enclosed structure, the Board finds that the open courtyard is not enclosed per the meaning and intent of the zoning code. Outdoor table service as accessory to a tavern use is not listed as a permitted, accessory or conditional use in the B-2-3 district, therefore Appellant's request for such is DENIED.

### CONCLUSION

For the reasons set forth above, and after giving public notice, reviewing the zoning records, holding a public hearing, considering all data and testimony submitted, it is by the authority of Ordinance No. 1051, approved April 21, 1971, known as the Zoning Code of Baltimore City, that on this 4<sup>th</sup> day of April, 2014, that Appeal No. 2013-391, an application to consolidate 12/14 East Cross Street, 16 East Cross Street and 18 East Cross Street; to change the use of 16 East Cross Street and 18 East Cross Street to a tavern; to raze 14-18 East Cross street but retain the front walls; to raze the rear portion of 12/ 14 East Cross Street; and to construct a two story rear addition with open courtyard is hereby:

DENIED by the Board of Municipal and Zoning Appeals.

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



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

