

Board of Liquor License Commissioners for Baltimore City: Presentation on 1/21/2021 Virtual Hearing

Douglas K. Paige, Executive Secretary
Thomas R. Akras, Deputy Executive Secretary
Staci Russell, Assistant Executive Secretary
January 21, 2021

Outline of Packet

- Introduction to Webex Platform
- Materials, Evidence, and Related Items for 1/21/2021 Docket
- Procedures to be followed for 1/21/2021 Docket
- General Ground Rules and Helpful Information for 1/21/2021 Docket
- 1/21/2021 Short Docket
- 1/21/2021 Long Docket
- Adjournment

Introduction to the Webex Platform

- **Cisco Webex is the on-line meeting platform that the City of Baltimore uses to conduct all of its virtual meetings**
 - The Board of Estimates, City Council, and Planning Department have used Webex to hold virtual meetings since the outbreak of COVID-19
- **Cisco Webex Basics**
 - To fully utilize the Webex system, members of the general public should have access to a laptop, Ipad, smartphone or similar device with camera and microphone capabilities.
 - If your electronic device does not have microphone capabilities then you will need to utilize the phone number provided to dial in.
 - To participate in the Webex meeting, members of the public will have to download the Webex app to through their smartphones or click on the following link to access the hearing on-line:
 - <https://bmore.webex.com/bmore/onstage/g.php?MTID=efac69d37123ab78b565f7a09cf417ca0>
 - Access Code: 179 701 8299
 - Password: BLLC1234
 - The BLLC suggests that if you are going to use your smartphone, Ipad, or similar device that you download the application at least one day before the date of the 1/21/2021 hearing to ensure you have access to the program.
 - If a member of the general public does not have access to a computer, smartphone or similar device they can call the following number and enter the following access code to LISTEN ONLY to the hearing:
 - Phone Number - 1-408-418-9388
 - Access Code – 179 701 8299

Materials, Evidence and Related Items – 1/21/2021 Docket

- **Materials**

- Copies of the short docket, which provide a brief description of the cases before the Board, and long docket, which include all application materials can be found on the BLLC’s website under hyperlinks for “January 21, 2021”:
 - <https://llb.baltimorecity.gov/hearings-schedule>

- **Evidence – 48 Hour Rule for On-line Hearings**

- All of the evidence to be considered by the Board can be found in the long docket. The Board will be accepting evidence from any party to the hearing up until 48 hours before 11am on Thursday January 21, 2021.
 - **This means that all evidence for the hearing must be submitted NO LATER THAN 11am on Tuesday January 19, 2021.**
 - If any evidence is submitted to the Board later than this date and time it will not be considered by the Board during the hearing.
 - **All evidence should be submitted via email to Assistant Executive Secretary Ms. Staci Russell: Staci.Russell@baltimorecity.gov**
 - The Board will NOT BE ACCEPTING documents in-person

- **Related Items**

- Amendments to applications made by applicants or their representatives will not be accepted after January 7, 2021 for all cases to be heard on January 21, 2021
 - If an applicant or their representative attempts to amend an application to be heard on January 21, 2021 after January 19, 2021, the case will automatically be postponed.
- In addition to the posting of the 1/21/2021 docket on-line, licensees and applicants will be mailed a letter instructing them of the date and time of their virtual hearing.

Procedures for the 1/21/2021 Docket

- **Preliminary Reading of the Instructions**
 - The Deputy Executive Secretary will read the preliminary instructions and general ground rules for the hearing process
- **Calling of the Cases**
 - The Deputy Executive Secretary shall call each case in the order as listed on the short docket
 - The Deputy Executive Secretary will then ask for the applicant and his or her representative to identify themselves and if applicable have the applicant and/or any supporting witnesses be sworn in.
- **Case Hearing**
 - The Board will provide an opportunity for the applicant and his or her representative to present to the case to the Board. The Board may ask questions of the attorney or the applicant.
 - Upon the conclusion of the case, the Chairman ask individuals who are on the call (and who have access to the necessary computer, smartphone, Ipad, or similar device) if they would like to testify in support or opposition to the application.
 - If an individual would like to testify, then he or she will have use the “raise your hand feature” and be recognized, identify themselves, be sworn in, and then testify.
 - All individuals who testify are subject to questioning by the Board and cross examination by the attorney or applicant.
 - REMEMBER – If you only have access to a phone you will not have the opportunity to testify
 - After all testimony and evidence is presented to the Board, the Board will vote on the application before them. The Assistant Executive Secretary shall then read the exhibits into the record.
- **Board is NOT authorized to discuss Non-case related matters**
 - While serving in its quasi-judicial capacity the Board is authorized only to hear testimony and evidence related to cases that are before it. The Board is NOT authorized to discuss any other cases or policy related matters during these virtual hearings.

General Ground Rules and Helpful Information for 1/21/2021 Hearing

Ground Rules for Hearing Process

- Please mute yourself when you are not speaking. This will minimize feedback and extra noise.
- Please identify yourself and state the spelling of your name, before you speak.
- Please speak slowly and in a clear voice so that the Court Reporter understands exactly what is being said and who is saying it.
- Please note that this event will run live on Charm TV and a Court reporter will be present.
- Individuals who use profanity, are disrespectful, or unruly may be expelled from the virtual hearing.
- All attendees – applicants, licensees, and members of the public – that wish to provide testimony during the hearings must be sworn in prior to giving testimony.
- There will be no physical evidence taken at these proceedings.
- **Absolutely no amendments to the application may be made at the time of the hearing!**

Helpful Reminders to improve Webex Experience

- Be prepared - Read materials ahead of time, test the video conferencing platform ahead of time
- Location matters - Try to find a quiet space with good light and a strong internet connection so you can be seen and heard clearly
- Be present - don't multitask
- Be patient with yourself and others .

BLLC Short Docket – 1/21/2021

**BOARD OF LIQUOR LICENSE COMMISSIONERS FOR BALTIMORE CITY
DOCKET – THURSDAY, JANUARY 21, 2021 – 11:00 a.m.
WEBEX VIRTUAL MEETING**

Please note: If you are interested in a particular case, please call (410) 396-4380 the day before these hearings to verify that a particular case is still scheduled for this date.

11:00 a.m.

I. Regular Items:

- 1. Naomi H. Karzai, Charles Lanvale, LLC, T/a Pen and Quill at the Chesapeake, 1701-05 N. Charles Street** – Class “B” Beer, Wine & Liquor License – Request for a hardship extension under the provisions of the Alcoholic Beverages Article § 12-2202.
- 2. Franklin A. James, Interstate Maryland Beverage, LLC, T/a Tru Baltimore, 411 S. Central Avenue** – Class “B” Beer, Wine & Liquor Hotel-Motel License – Application for a new Class “B” Beer, Wine and Liquor Hotel-Motel license under the provisions of Alcoholic Beverages Article §12-903(c)(1)(2)(i) which allows the Board to issue a license for use by a Hotel or Motel that has: (1) at least seating between 75-100 individuals; and (2) a capital investment of \$500,000; requesting outdoor table service.
- 3. Ji Young Kim, Chul Mahn Kim, and Tiffanie Jeanine Griffin, JYK Liquors, Inc., T/a Fulton Liquor Store, 1801 W. Lexington Street** – Class “A” Beer, Wine & Liquor License – Application to transfer ownership.
- 4. Paul Nochumwitz, Secured Creditor, T/a No Trade Name, 4100-02 E. Lombard Street** – Class “BD7” Beer, Wine & Liquor License and Adult Entertainment “AE” License – Request for a hardship extension under the provisions of the Alcoholic Beverages Article § 12-2202.
- 5. Allan Rabineau, Secured Creditor, T/a No Trade Name, 10 S. Calvert Street** – Class “B” Beer, Wine & Liquor License – Request for a hardship extension under the provisions of the Alcoholic Beverages Article § 12-2202.
- 6. Justin Raymon Carlton Hunt, Brooke Stanley, and Lamont Macey, Dream at Legacy Bar & Bistro, LLC, T/a Dream at Legacy Bar & Bistro, 10 S. Calvert Street** – Class “B” Beer, Wine & Liquor License – Application to transfer ownership from a secured creditor with continuation of live entertainment.
- 7. Elaine Lee Young and Johanny Camilo, Johency, Inc., T/a Echo Bar & Grill, 3527-29 E. Baltimore Street** – Class “BD7” Beer, Wine & Liquor License – Amended application to transfer ownership.
- 8. Tekita Ali and Alexander Fleet, Angyls, LLC, T/a Trade Name Pending, 249 W. Chase Street** – Class “A” Beer, Wine & Liquor License – Application to transfer ownership requesting delivery of alcoholic beverages.
- 9. Yosief T. Tesfazion, Pigtown Wine, Beer & Liquor, Inc., T/a Sami Wines, 786 Washington Boulevard** – Class “A” Beer, Wine & Liquor License – Application to transfer ownership requesting delivery of alcoholic beverages.
- 10. Dennis A. Kistner, Jr., Bubs, LLC, T/a Mahaffey’s Pub, 2706 Dillon Street** – Class “B” Beer, Wine & Liquor License – Application to transfer ownership.
- 11. Alice Kistner, Alik’s, LLC, T/a Cardinal Tavern, 901 S. Clinton Street** – Class “BD7” Beer, Wine & Liquor License – Amended application to transfer ownership with continuation of outdoor table service.
- 12. Jada McCray and Chris Simon, BLK Swan Restaurant, LLC, T/a BLK Swan, 1100 Fleet Street #1302** – Class “B” Beer, Wine & Liquor License – Application to transfer ownership with continuation of outdoor table service.
- 13. Kittisak Pimput, Boonpipatt, LLC, T/a Jao Nine Thai, 2933 O’Donnell Street** – Class “B” Beer, Wine & Liquor License – Application to transfer ownership with continuation of live entertainment and outdoor table service.

January 21, 2021

Applicant(s): Naomi H. Karzai
Charles Larvale, LLC, T/a Pen and Quill at the Chesapeake
1701-05 N. Charles Street 21201

Class: "B" Beer, Wine & Liquor License

Request for a hardship extension.

(a) **Ownership Breakdown:** (1) Naomi H. Karzai (49%); and (2) Patricia Karzai (51%).

(b) **Corporate Standing:** Charles Larvale, LLC is a MD LLC and as of 1/5/2021 is in good standing.

(c) **Timeline of request:** On 12/3/2020 staff received hardship letter request from the licensee(s). According to request the establishment closed on 7/3/2020. Due to Governor's Executive Order regarding COVID-19 the 180-day rule begin to toll starting on 3/12/2020. As the hardship letter was filed within 180 days of the Executive Order, this hardship extension request meets the requirements of Alc. Bev. Art. 12-2202 as it was filed within the 180-day period.

Board's Decision:

January 21, 2021

Applicant(s): Franklin A. James
Interstate Maryland Beverage, LLC, T/a Tru Baltimore
411 S. Central Avenue 21224

Class: "B" Beer, Wine & Liquor Hotel-Motel License

Application for a new Class "B" Beer, Wine and Liquor Hotel-Motel license, requesting outdoor table service.

(a) **Applicant(s) Information:** (1) Franklin A. James was born in Baltimore, MD in November of 1977. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Franklin A. James (1%); (2) Linda Carter (1%); (3) Biruk Tadese (1%); and (4) Interstate ABC Corporation (97%).

(c) **Purchase Price of Business:** N/A

(d) **Qualified Voters:** Larry Smith, Verna Johnson and William Epps are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property as a new 8 – story hotel per BMZA 2018- 224 as per plans and code.

(f) **Corporate Standing:** Interstate Maryland Beverage, LLC is a MD LLC and as of 1/5/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/3/2020, and checked on 12/12/2020. This meets the 10-day rule. There are 15 licensed liquor establishment(s) in the 2x2 area: "B" BWL-11; "D"-BWL-1; "BD7" BWL-1; and "Hotel/Motel"-2.

(h) **Timeline:** N/A

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

In considering this request, under the provisions of Alcohol Beverages 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:

January 21, 2021

Applicant(s): Ji Young Kim, Chul Mahn Kim, and Tiffanie Jeanine Griffin
JYK Liquors, Inc., T/a Fulton Liquor Store
1801 W. Lexington Street 21223

Class: "A" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Ji Young Kim was born in South Korea in October of 1989. She lives in Ellicott City, MD; (2) Chul Mahn Kim was born in South Korea in October of 1957. He lives in Ellicott City, MD; and (3) Tiffanie Jeanine Griffin was born in Baltimore, MD in March of 1972. She lives in Baltimore, MD. Mr. Kim was a licensee at Guilford Liquors approximately 20 years ago.

(b) **Ownership Breakdown:** (1) Ji Young Kim (100%); (2) Chul Mahn Kim (0%); and (3) Tiffanie Jeanine Griffin (0%).

(c) **Purchase Price of Business:** The purchase price of the business was \$215,000. Deposit of \$2500 was made. Remaining balance of \$57,750 to be paid via personal savings and SBA loan for \$161,250.

(d) **Qualified Voters:** William Platter, Roslyn Fordbey, and Latrina Maple are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property front ground floor as a retail-package liquor/grocery store.

(f) **Corporate Standing:** JYK Liquors, Inc. is a MD Corporation and as of 1/5/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 11/10/2020, and checked on 11/19/2020. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "A-2" BWL-1; and "BD7" BWL-1.

(h) **Timeline:** Last inspection by BLLC was performed 11/19/2020. At that time, the establishment was open and operating.

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

In considering this request, under the provisions of Alcohol Beverages 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:

January 21, 2021

Applicant(s): Paul Nochumwitz
Secured Creditor, T/a No Trade Name
4100-02 E. Lombard Street 21224

Class: "BD7" Beer, Wine & Liquor License and Adult Entertainment "AE" License

Request for a hardship extension

(a) **Ownership Breakdown:** (1) Paul Nochumwitz (100%).

(b) **Corporate Standing:** N/A

(c) **Timeline of request:** On 12/3/2020 staff received hardship letter request from the attorney for licensee(s). According to request the establishment closed on or about 9/27/2019. The first 180 days of the hardship extension runs until 3/25/2020. License was transferred into the name of Secured Creditor on 5/1/2020. Due to COVID-19 the 180-day rule tolled starting on 3/12/2020. 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.

Board's Decision:

January 21, 2021

Applicant(s): Allan Rabineau
Secured Creditor, T/a No Trade Name
10 S. Calvert Street 21202

Class: "B" Beer, Wine & Liquor License

Request for a hardship extension

(a) **Ownership Breakdown:** (1) Allan Rabineau (100%).

(b) **Corporate Standing:** N/A

(c) **Timeline of request:** Hardship letter request from the attorney for licensee(s) was postdated 11/24/2020 and received by staff on 11/30/2020. According to request the establishment closed on 6/1/2020. The first 180 days of the hardship extension runs until 11/28/2020. Due to COVID-19 the 180-day rule tolled starting on 3/12/2020. 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.

Board's Decision:

Applicant(s): Justin Raymon Carlton Hunt, Brooke Stanley, and Lamont Macey
Dream at Legacy Bar & Bistro, LLC, T/a Dream at Legacy Bar & Bistro
10 S. Calvert Street 21201

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership from a secured creditor with continuation of live entertainment.

(a) **Applicant(s) Information:** (1) Justin Raymon Carlton Hunt was born in Norfolk, VA in September of 1983. He lives in Baltimore, MD; (2) Brooke Stanley was born in Baltimore, MD in May of 1989. She lives in Baltimore, MD; and (3) Lamont Macey was born in Baltimore, MD in September of 1991. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Justin Raymon Carlton Hunt (34%); (2) Brooke Stanley (33%) and; (3) Lamont Macey (33%).

(c) **Purchase Price of Business:** The purchase price of the business is 1 contingent on 5-year lease with Landlord/Secured Creditor.

(d) **Qualified Voters:** Jerry Hall, Theo Jones and James Torrence are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property as a restaurant bar lounge with live entertainment and dancing.

(f) **Corporate Standing:** Dream at Legacy Bar & Bistro, LLC is a MD LLC and as of 1/5/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/11/2020, and checked on 12/21/2020. This meets the 10-day rule. There are 12 licensed liquor establishment(s) in the 2x2 area: "D" BW-1; "B" BWL-3; "BD7" BWL-5; and "Hotel/Motel"-3.

(h) **Timeline:** Location was closed by BLLC on 11/4/2019 due to failure to pay property taxes. License was transferred into the name of secured creditor on 6/1/2020. Hardship request was received on 11/24/2020, and is pending board's approval. Due to COVID-19 the 180-day rule tolled starting on 3/12/2020. 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.

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

In considering this request, under the provisions of Alcohol Beverages 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:

January 21, 2021

Applicant(s): Elaine Lee Young and Johanny Camilo
Johenncy, Inc., T/a Echo Bar & Grill
3527-29 E. Baltimore Street 21224

Class: "BD7" Beer, Wine & Liquor License

Amended application to transfer ownership.

(a) **Applicant(s) Information:** (1) Elaine Lee Young was born in Baltimore, MD in November of 1974. She lives in Baltimore, MD; and (2) Johanny Camilo was born in Dominican Republic in January of 1979. She lives in Rosedale, MD. Ms. Camillo's husband is the licensee at 3537 E. Fairmount Ave T/A Aqua Bar & Grill since 2015.

(b) **Ownership Breakdown:** (1) Elaine Lee Young (0%); and (2) Johanny Camilo (100%).

(c) **Purchase Price of Business:** Purchase price is \$54,000 to be paid in cash at settlement.

(d) **Qualified Voters:** Juan Urena, Donald Turner, and Nina Dodd are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of first floor of property known as 3527-29 E. Baltimore Street as a tavern, and basement as storage.

(f) **Corporate Standing:** Johenncy, Inc is a MD LLC and as of 1/5/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/11/2020, and checked on 12/21/2020. This meets the 10-day rule. There are 9 licensed liquor establishment(s) in the 2x2 area "D" BWL-1; "A" BWL-1; "B" BWL-1; and "BD7" BWL-6.

(h) **Timeline:** Location closed on 7/24/2020. Application for transfer was filed on 8/4/2020, and heard and approved by the board on 9/10/2020. In interim the resident agent for license resigns from corporation. On 11/19/2020, a second application was filed to amend the request. Application is valid

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

In considering this request, under the provisions of Alcohol Beverages 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:

January 21, 2021

Applicant(s): Tekita Ali and Alexander Fleet
Angyls, LLC, T/a Trade Name Pending
249 W. Chase Street 21201

Class: "A" Beer, Wine & Liquor License

Application to transfer ownership requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Tekita Ali was born in Washington, DC in March of 1976. She lives in Bowie, MD; and (2) Alexander Fleet was born in Baltimore, MD in July of 1981. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Tekita Ali (100%); and (2) Alexander Fleet (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$65,000. Down payment of \$8,000 was made. Remaining balance of \$57,000 to be paid at closing.

(d) **Qualified Voters:** Brandon Barnett, Levurn Snipes and Adonus Green are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property as a package goods store.

(f) **Corporate Standing:** Angyls, LLC is a MD LLC and as of 1/5/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 11/10/2020, and checked on 11/19/2020. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area: "B" BWL-1; and "BD7" BWL-2.

(h) **Timeline:** According to Sales Tax Receipts and BGE Statements provided by Attorney Melvin Kodenski establishment closed sometime in August of 2020. Due to COVID-19 executive order issued 3/12/2020 extended timelines under Alc. Bev. Article 12-2202 indefinitely, and per attorney proffer and provided documentation, license is valid.

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

In considering this request, under the provisions of Alcohol Beverages 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:

January 21, 2021

Applicant(s): Yosief T. Tesfazion
Pigtown Wine, Beer & Liquor, Inc., T/a Sami Wines
786 Washington Boulevard 21230

Class: *A* Beer, Wine & Liquor License

Application to transfer ownership requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Yosief T. Tesfazion was born in Eritrea in March of 1974. He lives in Baltimore, MD. Mr. Tesfazion was a licensee at 132 S Carey Street from 2012 to 2020.

(b) **Ownership Breakdown:** (1) Yosief T. Tesfazion (100%).

(c) **Purchase Price of Business:** 100% of stock corporation is going to applicant as a gift from seller Tsega Tesfazion.

(d) **Qualified Voters:** Christina Engerman, Matan Dafia, and Goitom Habtzghi are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property as a liquor store with accessory storage in basement.

(f) **Corporate Standing:** Pigtown Beer, Wine & Liquor, Inc. is a MD Corporation and as of 1/5/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/14/2020, and checked on 12/23/2020. This meets the 10-day rule. There are 4 licensed liquor establishment(s) in the 2x2 area: *A* BWL-1; *BD7* BWL-2; and *Brewery*-1.

(h) **Timeline:** Last Inspection by BLLC was performed 11/6/2020. At that time, the establishment was open and operating.

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

In considering this request, under the provisions of Alcohol Beverages 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:

Applicant(s): Dennis A. Kistner, Jr.
Bubs, LLC, T/a Mahaffey's Pub
2706 Dillon Street 21224

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Dennis A. Kistner, Jr. was born in Baltimore, MD in November of 1985. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Dennis A. Kistner, Jr. (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$180,000 paid in full via 20-year commercial loan.

(d) **Qualified Voters:** Sean Dalina, Graham Peck, and Curtis Perzinski are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property as a restaurant, adding outdoor table service.

(f) **Corporate Standing** Bubs, LLC is a MD LLC and as of 1/5/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/11/2020, and checked on 12/20/2020. This meets the 10-day rule. There are 9 licensed liquor establishment(s) in the 2x2 area: "B" BWL-2; and "BD7" BWL-7.

(h) **Timeline:** Last Inspection by BLLC was performed 12/16/2020. At that time, the establishment was open and operating.

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

In considering this request, under the provisions of Alcohol Beverages 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:

Applicant(s): Alice Kistner
Alik's, LLC, T/a Cardinal Tavern
901 S. Clinton Street 21224

Class: "BD7" Beer, Wine & Liquor License

Amended application to transfer ownership with continuation of outdoor table service.

(a) **Applicant(s) Information:** (1) Alice Kistner was born in Baltimore, MD in October of 1981. She lives in Baltimore, MD. Ms. Kistner was a licensee at 2501 E. Baltimore Street from 2015 to 2017, and has been the licensee at 2706 Dillon Street T/a Mchaffey's Pub since 2018.

(b) **Ownership Breakdown:** (1) Alice Kistner (100%).

(c) **Purchase Price of Business:** The purchase price of the business was \$118,000 paid in full via personal savings.

(d) **Qualified Voters:** Erin Tyler, Krissten Bates and Alison Cooley are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property as a restaurant/tavern with outdoor dining.

(f) **Corporate Standing:** Alik's, LLC is a MD LLC and as of 1/5/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/11/2020, and checked on 12/20/2020. This meets the 10-day rule. There are 9 licensed liquor establishment(s) in the 2x2 area: "C" BW-1; "B" BWL-1; "BD7"- 7.

(h) **Timeline:** Last Inspection by BLLC was performed 12/16/2020. At that time, the establishment was open and operating.

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

In considering this request, under the provisions of Alcohol Beverages 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:

Applicant(s): Jada McCray and Chris Simon
BLK Swan Restaurant, LLC T/a BLK Swan
1100 Fleet Street #1302 21202

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership with continuation of outdoor table service.

(a) **Applicant(s) Information:** (1) Jada McCray was born in Baltimore, MD in October of 1980. She lives in Baltimore, MD; and (2) Chris Simon was born in Baltimore, MD in April of 1983. He lives in Owings Mill, MD.

(b) **Ownership Breakdown:** (1) Jada McCray (25%); and (2) Chris Simon (75%).

(c) **Purchase Price of Business:** Business to be paid at \$9,000 per month for 6 years.

(d) **Qualified Voters:** Deborah Simon, Douglas Schmidt, and Richard Manekin are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for use of portion of aka 1100 Fleet Street Unit 102 as restaurant with outdoor table service.

(f) **Corporate Standing:** BLK Swan Restaurant, LLC is a MD LLC and as of 1/5/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/11/2020, and checked on 12/20/2020. This meets the 10-day rule. There are 33 licensed liquor establishment(s) in the 2x2 area: "B" BWL-23; "D" BWL-1; and "BD7" BWL-5; and "Hotel/Motel- 4.

(h) **Timeline:** Last Inspection by BLLC was performed on 10/15/2020. At that time, the establishment was closed. According to inspection report, location closed on 10/13/2020. Due to COVID 19 executive order issued 3/12/2020 extended timelines under Alc. Bev. Article 12-2202 indefinitely. Request is valid.

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

In considering this request, under the provisions of Alcohol Beverages 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:

January 21, 2021

Applicant(s): Kittisak Pimput
Boonpipatt, LLC, T/a Jao Nine Thai
2933 O'Donnell Street 21224

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership with continuation of live entertainment and outdoor table service.

(a) **Applicant(s) Information:** (1) Kittisak Pimput was born in Thailand in December of 1971. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Kittisak Pimput (100%).

(c) **Purchase Price of Business:** Applicants have signed a 5-year commercial lease at a monthly rate of \$6,250 per month with a option to renew.

(d) **Qualified Voters:** John Koukides, Moskula Koukides and Victor Chungsakoon are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property first and second floor as a restaurant with live entertainment and outdoor dining.

(f) **Corporate Standing:** Boonpipatt, LLC is a MD LLC and as of 1/5/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/11/2020, and checked on 12/21/2020. This meets the 10-day rule. There are 13 licensed liquor establishment(s) in the 2x2 area: "D" BW-1; "A" BWL-1; "B" BWL- 3; "C" BWL-1; and "BD7" BWL-7.

(h) **Timeline:** Location closed on 4/1/2020. The first 180 days of the runs until 9/28/2020. Due to COVID-19 executive order issued 3/12/2020 extended timelines under Alc. Bev. Article 12-2202 indefinitely. Request is valid.

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

In considering this request, under the provisions of Alcohol Beverages 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:

Adjournment

- **The Board will be in recess until Thursday, January 28, 2020. The Board shall post on its website, provide notice to applicants and/or attorneys, and conduct a virtual hearing on these dates.**
- Please call our office at 410-396-4377 between 8:30 am and 4:30 pm with any questions or concerns that you have concerning this matter or any other!