

January 4, 2018

**Applicant(s):** John Zorzit  
Secured Creditor, T/a Trade Name Pending  
347 S. Gilmor Street 21223

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

Request for a hardship extension.

**Board's Information:**

(a) **Ownership Breakdown:** (1) John Zorzit (100%).

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

(c) **Timeline of request:** On 2/22/2017, the former licensee surrendered his license to the BLLC. The Board received a substitution application transferring the license to a contract purchaser on 4/28/2017. On 5/1/2017, the former licensee filed a claim for bankruptcy. As of that date, 68 days had passed since the closure of the establishment. Once bankruptcy was filed, the 180 day time period to file a hardship extension was tolled. On 9/14/2017, the bankruptcy court released the asset from bankruptcy and the 180 day time period began again. On 10/2/2017, the attorney for the Contract Purchaser submitted a hardship request on. Due to the bankruptcy filing and subsequent release of the asset, the establishment had ceased operations for 86 days as per the law. Accordingly, this hardship extension request meets the requirements of Alc. Bev. Art. 12-2202 as it was filed within the 180 day period (filed on or before January 4, 2018).

**Board's Decision:**

RECEIVED

2017 OCT -2 PM 3:17

SHAWN R. HARBY

ATTORNEY AT LAW  
309 S. CONKLING STREET  
BALTIMORE, MD 21224

BOARD OF LIQUOR  
LICENSING COMMISSIONERS

(410) 675-4461  
FAX (410) 675-4728

Email: SRHARBY@AOL.COM

September 30, 2017

**BY TELEFAX TO 410-396-4382 AND BY FIRST CLASS MAIL**

Baltimore City Liquor Board  
231 E. Baltimore Street  
6<sup>th</sup> Floor  
Baltimore, MD 21202-3258

Attention: Douglas Paige,  
Acting Deputy Executive Secretary

**RE: Substitute Licensee: John Zorzit, Trustee  
Maryjane Zorzit, LLC  
Gilmor Pleasure Club  
347 S. Gilmor Street  
Baltimore, MD 21223  
REQUEST FOR HARDSHIP EXTENSION**

Dear Mr. Paige:

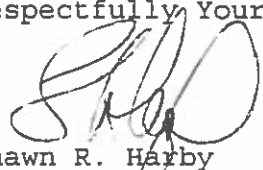
I represent John Zorzit, Trustee for the benefit of Maryjane Zorzit, LLC, secured creditor/Substitute Licensee to the above licensed premises.

My client foreclosed upon a secured note and security agreement given by the former licensee, Mr. Mario L. Vaccaro and a Substitute Application was filed in your office on April 28, 2017.

A public auction has now been set for October 12, 2017. It does not appear that a transfer of that license can take place before the expiration of 180 days from the date the substitute application was filed (4/28/2017). Accordingly to preserve the viability of this license for sale, I am requesting on behalf of my client a hardship extension to allow an additional 180 days to complete a sale of this license. The hardship, in this case, being the loss which my client would suffer if he were denied the ability to recoup some or all of the funds advanced as a business loan to the former licensee. This is only the first request for such extension and it is timely filed. I am enclosing my check in the amount of \$100.00 as advance payment for the Board's hearing costs.

Thank you for your consideration in this regard.

Respectfully Yours,



Shawn R. Harby

SRH:bml  
cc: John Zorzit, Trustee

**Information to identify the case:**

Debtor 1	<b>Mario Leonard Vaccaro</b>	Social Security number or ITIN
	First Name Middle Name Last Name	EIN ---
Debtor 2		Social Security number or ITIN -----
(Spouse, if filing)	First Name Middle Name Last Name	EIN ---
United States Bankruptcy Court	District of Maryland	Date case filed for chapter 13 5/1/17
Case number: 17-16018 JS	Chapter: 13	

**Official Form 309I**

**Notice of Chapter 13 Bankruptcy Case**

12/15

For the debtors listed above, a case has been filed under chapter 13 of the Bankruptcy Code. An order for relief has been entered.

This notice has important information about the case for creditors, debtors, and trustees, including information about the meeting of creditors and deadlines. Read both pages carefully.

The filing of the case imposed an automatic stay against most collection activities. This means that creditors generally may not take action to collect debts from the debtors, the debtors' property, and certain codebtors. For example, while the stay is in effect, creditors cannot sue, garnish wages, assert a deficiency, repossess property, or otherwise try to collect from the debtors. Creditors cannot demand repayment from debtors by mail, phone, or otherwise. Creditors who violate the stay can be required to pay actual and punitive damages and attorney's fees. Under certain circumstances, the stay may be limited to 30 days or not exist at all, although debtors can ask the court to extend or impose a stay.

Confirmation of a chapter 13 plan may result in a discharge. Creditors who assert that the debtors are not entitled to a discharge under 11 U.S.C. § 1328(f) must file a motion objecting to discharge in the bankruptcy clerk's office within the deadline specified in this notice. Creditors who want to have their debt excepted from discharge may be required to file a complaint in the bankruptcy clerk's office by the same deadline. (See line 13 below for more information.)

To protect your rights, consult an attorney. All documents filed in the case may be inspected at the bankruptcy clerk's office at the address listed below or through PACER (Public Access to Court Electronic Records at [www.pacer.gov](http://www.pacer.gov)).

The staff of the bankruptcy clerk's office cannot give legal advice. Consult a lawyer to determine your rights in this case. Visit <http://www.mdb.uscourts.gov> and click on Filing Without An Attorney for additional resources and information.

To help creditors correctly identify debtors, debtors submit full Social Security or Individual Taxpayer Identification Numbers, which may appear on a version of this notice. However, the full numbers must not appear on any document filed with the court.

Do not file this notice with any proof of claim or other filing in the case. Do not include more than the last four digits of a Social Security or Individual Taxpayer Identification Number in any document, including attachments, that you file with the court.

	About Debtor 1:	About Debtor 2:
1. Debtor's full name	Mario Leonard Vaccaro	
2. All other names used in the last 8 years		
3. Address	347 South Gilmer Street Baltimore, MD 21223	
4. Debtor's attorney Name and address	Stephen L. Prevas Prevas and Prevas American Bldg., Ste. 702 231 E. Baltimore St. Baltimore, MD 21202	Contact phone (410) 752-2340 Email: <a href="mailto:prevasandprevas@verizon.net">prevasandprevas@verizon.net</a>
5. Bankruptcy trustee Name and address	Nancy Spencer Grigsby 185 Admiral Cochrane Dr. Suite 240 Annapolis, MD 21401	Contact phone (301) 805-4700 Email: <u>None</u>
6. Bankruptcy clerk's office Documents in this case may be filed at this address. You may inspect all records filed in this case at this office or online at <a href="http://www.pacer.gov">www.pacer.gov</a> .	Baltimore Division 101 West Lombard Street, Ste. 8530 Baltimore, MD 21201  Clerk of the Bankruptcy Court. Mark A. Neal	Visit <a href="http://www.mdb.uscourts.gov">http://www.mdb.uscourts.gov</a> for court hours Contact phone (410) 962-2688 Date: 5/1/17

For more information, see page 2 >

Debtor **Mario Leonard Vaccaro**Case number **17-16018**

<b>7. Meeting of creditors</b> Debtors must attend the meeting to be questioned under oath. In a joint case, both spouses must attend. Creditors may attend, but are not required to do so.	<b>June 15, 2017 at 09:00 AM</b>	<b>Location:</b> 101 W. Lombard Street, Garmatz Courthouse, 2nd Fl., #2650, Baltimore, MD 21201
The meeting may be continued or adjourned to a later date. If so, the date will be on the court docket.		
<b>8. Deadlines</b> The bankruptcy clerk's office must receive these documents and any required filing fee by the following deadlines.	<b>Deadline to file a complaint to challenge dischargeability of certain debts:</b>	<b>Filing deadline: 8/14/17</b>
<b>You must file:</b> <ul style="list-style-type: none"> <li>• a motion if you assert that the debtors are not entitled to receive a discharge under U.S.C. § 1328(f) or</li> <li>• a complaint if you want to have a particular debt excepted from discharge under 11 U.S.C. § 523(a)(2) or (4).</li> </ul>		
<b>Deadline for all creditors to file a proof of claim (except governmental units):</b>		<b>Filing deadline: 9/13/17</b>
<b>Deadline for governmental units to file a proof of claim:</b>		<b>Filing deadline: 10/30/17</b>
<b>Deadlines for filing proof of claim:</b> A proof of claim is a signed statement describing a creditor's claim. A Proof of Claim may be filed electronically from the court's web site at <a href="http://www.mdb.uscourts.gov/content/electronic-filing-claims">http://www.mdb.uscourts.gov/content/electronic-filing-claims</a> . A proof of claim form may be obtained at <a href="http://www.uscourts.gov">www.uscourts.gov</a> or any bankruptcy clerk's office. If you do not file a proof of claim by the deadline, you might not be paid on your claim. To be paid, you must file a proof of claim even if your claim is listed in the schedules that the debtor filed. Secured creditors retain rights in their collateral regardless of whether they file a proof of claim. Filing a proof of claim submits the creditor to the jurisdiction of the bankruptcy court, with consequences a lawyer can explain. For example, a secured creditor who files a proof of claim may surrender important nonmonetary rights, including the right to a jury trial.		
<b>Deadline to object to exemptions:</b> The law permits debtors to keep certain property as exempt. If you believe that the law does not authorize an exemption claimed, you may file an objection.		<b>Filing deadline:</b> 30 days after the conclusion of the meeting of creditors
<b>Deadline to object to plan:</b> Creditor's objections to the plan must be filed and copies served on the Chapter 13 Trustee, the debtor, and the debtor's attorney no later than 7 days before the date set for hearing on confirmation of the plan.		
<b>Deadline to file certain pleadings:</b> Debtor's motions to value collateral, motions to avoid liens, and all other motions which may impact the debtor's plan, should be filed by 6/15/17		
<b>9. Filing of plan</b>	<b>The debtor has not filed a plan as of this date. A copy of the plan will be sent to you under separate cover by the debtor.</b> If the chapter 13 trustee recommends confirmation, and no timely objections to confirmation are filed, then the court may confirm the plan, and there will be no confirmation hearing. Timely filed objections to confirmation of the plan and motions to convert or dismiss, will be taken up at the Plan Confirmation Hearing. The Plan Confirmation Hearing will be held: Date: 7/12/17 Time: 10:00 AM Location: 101 W. Lombard Street, Courtroom 9-C, Baltimore, MD 21201	
<b>10. Creditors with a foreign address</b>	If you are a creditor receiving a notice mailed to a foreign address, you may file a motion asking the court to extend the deadline in this notice. Consult an attorney familiar with United States bankruptcy law if you have any questions about your rights in this case.	
<b>11. Filing a chapter 13 bankruptcy case</b>	Chapter 13 allows an individual with regular income and debts below a specified amount to adjust debts according to a plan. A plan is not effective unless the court confirms it. You may object to confirmation of the plan and appear at the confirmation hearing. A copy or summary of the plan, if not enclosed, will be sent to you later, and if the confirmation hearing is not indicated on this notice, you will be sent notice of the confirmation hearing. The debtor will remain in possession of the property and may continue to operate the business, if any, unless the court orders otherwise.	
<b>12. Exempt property</b>	The law allows debtors to keep certain property as exempt. Fully exempt property will not be sold and distributed to creditors, even if the case is converted to chapter 7. Debtors must file a list of property claimed as exempt. You may inspect that list at the bankruptcy clerk's office or online at <a href="http://www.pacer.gov">www.pacer.gov</a> . If you believe that the law does not authorize an exemption that debtors claimed, you may file an objection by the deadline.	
<b>13. Discharge of debts</b>	Confirmation of a chapter 13 plan may result in a discharge of debts, which may include all or part of a debt. However, unless the court orders otherwise, the debts will not be discharged until all payments under the plan are made. A discharge means that creditors may never try to collect the debt from the debtors personally except as provided in the plan. If you want to have a particular debt excepted from discharge under 11 U.S.C. § 523(a)(2) or (4), you must file a complaint and pay the filing fee in the bankruptcy clerk's office by the deadline. If you believe that the debtors are not entitled to a discharge of any of their debts under 11 U.S.C. § 1328(f), you must file a motion by the deadline.	
<b>14. Debtor electronic bankruptcy noticing</b>	The U.S. Bankruptcy Court for the District of Maryland offers debtors the ability to receive court notices and orders via email, instead of U.S. mail, through the Debtor Electronic Bankruptcy Noticing or DeBN program. To participate in this program, debtors must complete and file a DeBN request form with the Court. For additional information, please go to Programs & Services of <a href="http://www.mdb.uscourts.gov">http://www.mdb.uscourts.gov</a> .	

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF MARYLAND  
at Baltimore**

IN RE: Mario Leonard Vaccaro

\*

\*

Case No. \_\_\_\_\_  
Chapter 13

\*

Debtor

\*

**CHAPTER 13 PLAN**

**Original Plan**       **Amended Plan**       **Modified Plan**

The Debtor proposes the following Chapter 13 plan and makes the following declarations:

1. The future earnings of the Debtor are submitted to the supervision and control of the Trustee, and Debtor will pay as follows (select only one):
  - a. \$ 1650.00 per month for a term of 60 months. OR
  - b. \$ \_\_\_\_\_ per month for \_\_\_\_\_ month(s),  
\$ \_\_\_\_\_ per month for \_\_\_\_\_ month(s),  
\$ \_\_\_\_\_ per month for \_\_\_\_\_ month(s), for a  
total term of \_\_\_\_\_ months. OR
  - c. \$ \_\_\_\_\_ per month prior to confirmation of this plan, and \$ \_\_\_\_\_  
per month after confirmation of this plan, for a total term of \_\_\_\_\_ months (if this  
option is selected, complete 2.e.i).
  
2. From the payments received, the Trustee will make the disbursements in the order described below:
  - a. Allowed unsecured claims for domestic support obligations and trustee commissions.
  - b. Administrative claims under 11 U.S.C. § 507(a)(2), including attorney's fee balance of \$ 3800.00 (unless allowed for a different amount by an order of the Court).
  - c. Claims payable under 11 U.S.C. § 1326(b)(3). Specify the monthly payment:  
\$ \_\_\_\_\_.
  - d. Other priority claims defined by 11 U.S.C. § 507(a)(3)-(10). The Debtor anticipates the following priority claims:
  
  - e. Concurrent with payments on non-administrative priority claims, the Trustee will pay secured creditors as follows:

- i. Until the plan is confirmed, adequate protection payments and/or personal property lease payments on the following claims will be paid directly by the Debtor; and, after confirmation of the plan, the claims will be treated as specified in 2.e.ii and 2.e.iii, below (designate the amount of the monthly payment to be made by the Debtor prior to confirmation, and provide the redacted account number (last 4 digits only), if any, used by the claimant to identify the claim):

<u>Claimant</u>	<u>Redacted Acct. No.</u>	<u>Monthly Payment</u>
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- ii. Pre-petition arrears on the following claims will be paid through equal monthly amounts under the plan while the Debtor maintains post-petition payments directly (designate the amount of anticipated arrears, and the amount of the monthly payment for arrears to be made under the plan):

<u>Claimant</u>	<u>Anticipated Arrears</u>	<u>Monthly Payment</u>	<u>No. of Mos.</u>
John Zorzit	\$70,000.00		
Mayor & City Council	\$11,200.00		

- iii. The following secured claims will be paid in full, as allowed, at the designated interest rates through equal monthly amounts under the plan:

<u>Claimant</u>	<u>Amount</u>	<u>% Rate</u>	<u>Monthly Payment</u>	<u>No. of Mos.:</u>
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- iv. The following secured claims will be satisfied through surrender of the collateral securing the claims (describe the collateral); any allowed claims for deficiencies will be paid pro rata with general unsecured creditors; upon confirmation of the plan, the automatic stay is lifted, if not modified earlier, as to the collateral of the listed creditors:

- v. The following secured claims are not affected by this plan and will be paid outside of the plan directly by the Debtor:

- vi. If any secured claim not described in the previous paragraphs is filed and not disallowed, that claim shall be paid or otherwise dealt with outside the plan directly by the Debtor, and it will not be discharged upon completion of the plan.

- vii. In the event that the trustee is holding funds in excess of those needed to make the payments specified in the Plan for any month, the trustee may pay secured

claims listed in paragraphs 2.e.ii and 2.e.iii in amounts larger than those specified in such paragraphs.

- f. After payment of priority and secured claims, the balance of funds will be paid pro rata on allowed general, unsecured claims. (If there is more than one class of unsecured claims, describe each class.)

3. The amount of each claim to be paid under the plan will be established by the creditor's proof of claim or superseding Court order. The Debtor anticipates filing the following motion(s) to value a claim or avoid a lien. (Indicate the asserted value of the secured claim for any motion to value collateral.):

4. Payments made by the Chapter 13 trustee on account of arrearages on pre-petition secured claims may be applied only to the portion of the claim pertaining to pre-petition arrears, so that upon completion of all payments due under the Plan, the loan will be deemed current through the date of the filing of this case. For the purposes of the imposition of default interest and post-petition charges, the loan shall be deemed current as of the filing of this case.

5. Secured Creditors holding claims subject to cramdown will retain their liens until the earlier of the payment of the underlying debt determined under nonbankruptcy law, or discharge under § 1328; and if the case is dismissed or converted without completion of the plan, the lien shall also be retained by such holders to the extent recognized under applicable nonbankruptcy law.

6. The following executory contracts and/or unexpired leases are assumed (or rejected, so indicate); any unexpired lease with respect to personal property that has not previously been assumed during the case, and is not assumed in the plan, is deemed rejected and the stay of §§ 362 and/or 1301 is automatically terminated:

7. Title to the Debtor's property shall revert in the Debtor when the Debtor is granted a discharge pursuant to 11 U.S.C. §1328, or upon dismissal of the case, or upon closing of the case.

8. Non-standard Provisions:

June 6, 2017

Date

/s/Mario Leonard Vaccaro

Debtor

/s/Stephen L. Prevas

Attorney for Debtor

N/A

Joint Debtor

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF MARYLAND

IN RE:

Mario Leonard Vaccaro

Debtor

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Case No: 17-160185

Chapter 13

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**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY, that on this 8th day of June 2017, I reviewed the Court's CM/ECF system and it reports that an electronic copy of the Chapter 13 Plan will be served electronically by the Court's CM/ECF system on the following:

Nancy L. Spencer, Chapter 13 Trustee

Craig B. Leavers, Esquire

I HEREBY FURTHER CERTIFY that on the 8th day of June 2017, a copy of the Chapter 13 Plan was also mailed by first class, postage prepaid to all creditors per matrix attached.

/s/

STEPHEN L. PREVAS  
Federal Bar No: 01678  
Prevas and Prevas  
American Building, Suite 702  
231 East Baltimore Street  
Baltimore, MD 21202  
410-752-2340-ph  
410-332-0474-fax  
[prevasandprevas@verizon.net](mailto:prevasandprevas@verizon.net)  
Attorney for Debtor



**Fill in this information to identify your case**

United States Bankruptcy Court for the  
**DISTRICT OF MARYLAND**

Case Number (if known) \_\_\_\_\_ Chapter you are filing under

Chapter 7  
 Chapter 11  
 Chapter 12  
 Chapter 13

Check if this an amended filing

**Official Form 101**  
**Voluntary Petition for Individuals Filing for Bankruptcy**

12/15

The bankruptcy forms use you and Debtor 1 to refer to a debtor filing alone. A married couple may file a bankruptcy case together—called a *joint case*—and in joint cases, these forms use you to ask for information from both debtors. For example, if a form asks, "Do you own a car," the answer would be yes if either debtor owns a car. When information is needed about the spouses separately, the form uses *Debtor 1* and *Debtor 2* to distinguish between them. In joint cases, one of the spouses must report information as *Debtor 1* and the other as *Debtor 2*. The same person must be *Debtor 1* in all of the forms.

Be as complete and accurate as possible. If two married people are filing together, both are equally responsible for supplying correct information. If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write your name and case number (if known). Answer every question.

**Part 1: Identify Yourself**

	About Debtor 1:	About Debtor 2 (Spouse Only in a Joint Case):
<b>1. Your full name</b>		
Write the name that is on your government-issued picture identification (for example, your driver's license or passport)	<p><u>Mono</u> First name</p> <p><u>Leonard</u> Middle name</p> <p><u>Vaccaro</u> Last name and Suffix (Sr., Jr., II, III)</p>	<p>_____ First name</p> <p>_____ Middle name</p> <p>_____ Last name and Suffix (Sr., Jr., II, III)</p>
Bring your picture identification to your meeting with the trustee		
<b>2. All other names you have used in the last 8 years</b> Include your married or maiden names		
<b>3. Only the last 4 digits of your Social Security number or federal individual taxpayer identification number (ITIN)</b>		

Debtor 1 Marie Leonard Veccaro

Case number 17-16018

About Debtor 1:

About Debtor 2 (Spouse Only in a Joint Case):

4. Any business names and Employer Identification Numbers (EIN) you have used in the last 8 years.

I have not used any business name or EINs.

I have not used any business name or EINs.

(Include trade names and doing business as names.)

Business name(s)

Business name(s)

EINs

EINs

6. Where you live

If Debtor 2 lives at a different address:

347 South Gilmor Street  
Baltimore, MD 21223

Number, Street, City, State & ZIP Code

Baltimore City  
County

County

If your mailing address is different from the one above, fill it in here. Note that the court will send any notices to you at this mailing address.

If Debtor 2's mailing address is different from yours, fill it in here. Note that the court will send any notices to this mailing address.

Number, P.O. Box, Street, City, State & ZIP Code

Number, P.O. Box, Street, City, State & ZIP Code

8. Why you are choosing this district to file for bankruptcy

Check one:

Check one:

- Over the last 180 days before filing this petition, I have lived in this district longer than in any other district.
- I have another reason. Explain. (See 28 U.S.C. § 1408.)

- Over the last 180 days before filing this petition, I have lived in this district longer than in any other district.
- I have another reason. Explain. (See 28 U.S.C. § 1408.)

Debtor: Mario Leonard Veccaro

Case number (if known) \_\_\_\_\_

**Part 2 Tell the Court About Your Bankruptcy Case**

7. The chapter of the Bankruptcy Code you are choosing to file under *Check one. (For a brief description of each, see Notice Required by 11 U.S.C. § 342(b) for Individuals Filing for Bankruptcy (Form 2010)). Also, go to the top of page 1 and check the appropriate box.*

- Chapter 7
- Chapter 11
- Chapter 12
- Chapter 13

8. How you will pay the fee  I will pay the entire fee when I file my petition. Please check with the clerk's office in your local court for more details about how you may pay. Typically, if you are paying the fee yourself, you may pay with cash, cashier's check, or money order. If your attorney is submitting your payment on your behalf, your attorney may pay with a credit card or check with a pre-printed address.

I need to pay the fee in installments. If you choose this option, sign and attach the *Application for Individuals to Pay The Filing Fee in Installments (Official Form 103A)*.

I request that my fee be waived (You may request this option only if you are filing for Chapter 7. By law, a Judge may, but is not required to, waive your fee, and may do so only if your income is less than 150% of the official poverty line that applies to your family size and you are unable to pay the fee in installments). If you choose this option, you must fill out the *Application to Have the Chapter 7 Filing Fee Waived (Official Form 103B)* and file it with your petition.

9. Have you filed for bankruptcy within the last 8 years?  No.

Yes.

District _____	When _____	Case number _____
District _____	When _____	Case number _____
District _____	When _____	Case number _____

10. Are any bankruptcy cases pending or being filed by a spouse who is not filing this case with you, or by a business partner, or by an affiliate?  No.

Yes.

Debtor _____	Relationship to you _____
District _____	When _____
Case number, if known _____	
Debtor _____	Relationship to you _____
District _____	When _____
Case number, if known _____	

11. Do you rent your residence?  No.

Yes.

Go to line 12.

Has your landlord obtained an eviction judgment against you and do you want to stay in your residence?

No. Go to line 12.

Yes. Fill out *Initial Statement About an Eviction Judgment Against You (Form 101A)* and file it with this bankruptcy petition.

Debtor: Mario Leonard Vaccaro

Case number (if known): \_\_\_\_\_

**Part 3 Report About Any Businesses You Own as a Sole Proprietor**

12. Are you a sole proprietor of any full- or part-time business?

- No. Go to Part 4.
- Yes. Name and location of business

A sole proprietorship is a business you operate as an individual, and is not a separate legal entity such as a corporation, partnership, or LLC.

If you have more than one sole proprietorship, use a separate sheet and attach it to this petition.

Name of business, if any \_\_\_\_\_

Number, Street, City, State & ZIP Code \_\_\_\_\_

Check the appropriate box to describe your business:

- Health Care Business (as defined in 11 U.S.C. § 101(27A)).
- Single-Asset Real Estate (as defined in 11 U.S.C. § 101(51B)).
- Stockbroker (as defined in 11 U.S.C. § 101(53A)).
- Commodity Broker (as defined in 11 U.S.C. § 101(8)).
- None of the above.

13. Are you filing under Chapter 11 of the Bankruptcy Code and are you a small business debtor?

If you are filing under Chapter 11, the court must know whether you are a small business debtor so that it can set appropriate deadlines. If you indicate that you are a small business debtor, you must attach your most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. 1116(1)(B).

For a definition of small business debtor, see 11 U.S.C. § 101(51D).

- No. I am not filing under Chapter 11.
- No. I am filing under Chapter 11, but I am NOT a small business debtor according to the definition in the Bankruptcy Code.
- Yes. I am filing under Chapter 11 and I am a small business debtor according to the definition in the Bankruptcy Code.

**Part 4 Report If You Own or Have Any Hazardous Property or Any Property That Needs Immediate Attention**

14. Do you own or have any property that poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety? Or do you own any property that needs immediate attention?

- No.
- Yes. What is the hazard? \_\_\_\_\_
- If immediate attention is needed, why is it needed? \_\_\_\_\_

For example, do you own perishable goods, or livestock that must be fed, or a building that needs urgent repairs?

Where is the property? \_\_\_\_\_  
Number, Street, City, State & Zip Code \_\_\_\_\_

Debtor 1 **Mario Leonard Vaccaro**

Case number **17-16018**

**Part 2 Explain Your Efforts to Receive a Briefing About Credit Counseling**

15. Tell the court whether you have received a briefing about credit counseling.

The law requires that you receive a briefing about credit counseling before you file for bankruptcy. You must truthfully check one of the following choices. If you cannot do so, you are not eligible to file.

If you file anyway, the court can dismiss your case, you will lose whatever filing fee you paid, and your creditors can begin collection activities again.

**About Debtor 1:**

You must check one:

I received a briefing from an approved credit counseling agency within the 180 days before I filed this bankruptcy petition, and I received a certificate of completion.

Attach a copy of the certificate and the payment plan, if any, that you developed with the agency.

I received a briefing from an approved credit counseling agency within the 180 days before I filed this bankruptcy petition, but I do not have a certificate of completion.

Within 14 days after you file this bankruptcy petition, you MUST file a copy of the certificate and payment plan, if any.

I certify that I asked for credit counseling services from an approved agency, but was unable to obtain those services during the 7 days after I made my request, and exigent circumstances merit a 30-day temporary waiver of the requirement.

To ask for a 30-day temporary waiver of the requirement, attach a separate sheet explaining what efforts you made to obtain the briefing, why you were unable to obtain it before you filed for bankruptcy, and what exigent circumstances required you to file this case.

Your case may be dismissed if the court is dissatisfied with your reasons for not receiving a briefing before you filed for bankruptcy. If the court is satisfied with your reasons, you must still receive a briefing within 30 days after you file. You must file a certificate from the approved agency, along with a copy of the payment plan you developed, if any. If you do not do so, your case may be dismissed.

Any extension of the 30-day deadline is granted only for cause and is limited to a maximum of 15 days.

I am not required to receive a briefing about credit counseling because of:

**Incapacity.**  
I have a mental illness or a mental deficiency that makes me incapable of realizing or making rational decisions about finances.

**Disability.**  
My physical disability causes me to be unable to participate in a briefing in person, by phone, or through the internet, even after I reasonably tried to do so.

**Active duty.**  
I am currently on active military duty in a military combat zone.

If you believe you are not required to receive a briefing about credit counseling, you must file a motion for waiver of credit counseling with the court.

**About Debtor 2 (Spouse Only in a Joint Case):**

You must check one:

I received a briefing from an approved credit counseling agency within the 180 days before I filed this bankruptcy petition, and I received a certificate of completion.

Attach a copy of the certificate and the payment plan, if any, that you developed with the agency.

I received a briefing from an approved credit counseling agency within the 180 days before I filed this bankruptcy petition, but I do not have a certificate of completion.

Within 14 days after you file this bankruptcy petition, you MUST file a copy of the certificate and payment plan, if any.

I certify that I asked for credit counseling services from an approved agency, but was unable to obtain those services during the 7 days after I made my request, and exigent circumstances merit a 30-day temporary waiver of the requirement.

To ask for a 30-day temporary waiver of the requirement, attach a separate sheet explaining what efforts you made to obtain the briefing, why you were unable to obtain it before you filed for bankruptcy, and what exigent circumstances required you to file this case.

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**Disability.**  
My physical disability causes me to be unable to participate in a briefing in person, by phone, or through the internet, even after I reasonably tried to do so.

**Active duty.**  
I am currently on active military duty in a military combat zone.

If you believe you are not required to receive a briefing about credit counseling, you must file a motion for waiver of credit counseling with the court.

Debtor 1 Mario Leonard Vaccaro

Case number 17-16018

**Part 6: Answer These Questions for Reporting Purposes**

16. What kind of debts do you have?
- 16a. Are your debts primarily consumer debts? *Consumer debts are defined in 11 U.S.C. § 101(B) as "incurred by an individual primarily for a personal, family, or household purpose."*
- No. Go to line 16b.
- Yes. Go to line 17.
- 16b. Are your debts primarily business debts? *Business debts are debts that you incurred to obtain money for a business or investment or through the operation of the business or investment.*
- No. Go to line 16c.
- Yes. Go to line 17.
- 16c. State the type of debts you owe that are not consumer debts or business debts

17. Are you filing under Chapter 7?
- No. I am not filing under Chapter 7. Go to line 18.
- Yes. I am filing under Chapter 7. Do you estimate that after any exempt property is excluded and administrative expenses are paid that funds will be available to distribute to unsecured creditors?
- No
- Yes
- Do you estimate that after any exempt property is excluded and administrative expenses are paid that funds will be available for distribution to unsecured creditors?*

18. How many creditors do you estimate that you owe?
- 1-49
- 50-99
- 100-199
- 200-999
- 1,000-5,000
- 5,001-10,000
- 10,001-25,000
- 25,001-50,000
- 50,001-100,000
- More than 100,000

19. How much do you estimate your assets to be worth?
- \$0 - \$50,000
- \$50,001 - \$100,000
- \$100,001 - \$500,000
- \$500,001 - \$1 million
- \$1,000,001 - \$10 million
- \$10,000,001 - \$50 million
- \$50,000,001 - \$100 million
- \$100,000,001 - \$500 million
- \$500,000,001 - \$1 billion
- \$1,000,000,001 - \$10 billion
- \$10,000,000,001 - \$50 billion
- More than \$50 billion

20. How much do you estimate your liabilities to be?
- \$0 - \$50,000
- \$50,001 - \$100,000
- \$100,001 - \$500,000
- \$500,001 - \$1 million
- \$1,000,001 - \$10 million
- \$10,000,001 - \$50 million
- \$50,000,001 - \$100 million
- \$100,000,001 - \$500 million
- \$500,000,001 - \$1 billion
- \$1,000,000,001 - \$10 billion
- \$10,000,000,001 - \$50 billion
- More than \$50 billion

**Part 7: Sign Below**

For you

I have examined this petition, and I declare under penalty of perjury that the information provided is true and correct.

If I have chosen to file under Chapter 7, I am aware that I may proceed, if eligible, under Chapter 7, 11, 12, or 13 of title 11, United States Code. I understand the relief available under each chapter, and I choose to proceed under Chapter 7.

If no attorney represents me and I did not pay or agree to pay someone who is not an attorney to help me fill out this document, I have obtained and read the notice required by 11 U.S.C. § 342(b).

I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I understand making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$250,000, or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

/s/ Mario Leonard Vaccaro

Mario Leonard Vaccaro

Signature of Debtor 1

\_\_\_\_\_  
Signature of Debtor 2

Executed on May 1, 2017  
MM / DD / YYYY

Executed on \_\_\_\_\_  
MM / DD / YYYY

Debtor 1 Mario Leonard Vaccaro

Case number known

For your attorney, if you are represented by one

If you are not represented by an attorney, you do not need to file this page.

I, the attorney for the debtor(s) named in this petition, declare that I have informed the debtor(s) about eligibility to proceed under Chapter 7, 11, 12, or 13 of title 11, United States Code, and have explained the relief available under each chapter for which the person is eligible. I also certify that I have delivered to the debtor(s) the notice required by 11 U.S.C. § 342(b) and, in a case in which § 707(b)(4)(D) applies, certify that I have no knowledge after an inquiry that the information in the schedules filed with the petition is incorrect.

/s/ Stephen L. Prevas

Signature of Attorney for Debtor

Date

May 1, 2017

MM/DD/YYYY

Stephen L. Prevas

Printed name

Prevas and Prevas

Firm name

American Building, Suite 702  
231 East Baltimore Street  
Baltimore, MD 21202

Number, Street, City, State & ZIP Code

Contact phone 410-752-2340

Email address

prevasandprevas@verizon.net

01678

Bar number & State

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF MARYLAND  
BALTIMORE DIVISION

In re: <b>MARIO LEONARD VACCARO</b>  Debtor(s)	Case No. 17-16018-MMH
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**CHAPTER 13 STANDING TRUSTEE'S FINAL REPORT AND ACCOUNT**

NANCY L. SPENCER GRIGSBY, chapter 13 trustee, submits the following Final Report and Account of the administration of the estate pursuant to 11 U.S.C. § 1302(b)(1). The trustee declares as follows:

- 1) The case was filed on 05/01/2017.
- 2) The plan was confirmed on NA.
- 3) The plan was modified by order after confirmation pursuant to 11 U.S.C. § 1329 on NA.
- 4) The trustee filed action to remedy default by the debtor in performance under the plan on NA.
- 5) The case was dismissed on 09/14/2017.
- 6) Number of months from filing to last payment: 2.
- 7) Number of months case was pending: 7.
- 8) Total value of assets abandoned by court order: NA.
- 9) Total value of assets exempted: \$28,200.00.
- 10) Amount of unsecured claims discharged without payment: \$0.00.
- 11) All checks distributed by the trustee relating to this case have cleared the bank.



<b>Receipts:</b>	
Total paid by or on behalf of the debtor	\$1,650.00
Less amount refunded to debtor	\$1,532.85
<b>NET RECEIPTS:</b>	<b>\$117.15</b>

<b>Expenses of Administration:</b>	
Attorney's Fees Paid Through the Plan	\$0.00
Court Costs	\$0.00
Trustee Expenses & Compensation	\$117.15
Other	\$0.00
<b>TOTAL EXPENSES OF ADMINISTRATION:</b>	<b>\$117.15</b>
Attorney fees paid and disclosed by debtor:	\$700.00

<b>Scheduled Creditors:</b>						
Creditor Name	Class	Claim Scheduled	Claim Assessed	Claim Allowed	Principal Paid	Int. Paid
AMERICAN INFOSOURCE LP	Unsecured	NA	150.43	150.43	0.00	0.00
BALTIMORE CITY BOARD OF LIQUOR	Unsecured	2,500.00	NA	NA	0.00	0.00
COMMONWEALTH FINANCIAL SYST	Unsecured	685.00	NA	NA	0.00	0.00
COMPTROLLER OF TREASURY	Priority	NA	856.00	856.00	0.00	0.00
COMPTROLLER OF TREASURY	Unsecured	NA	77.00	77.00	0.00	0.00
MARYJANE ZORZIT, LLC	Secured	70,000.00	73,005.50	73,005.50	0.00	0.00
MAYOR & CITY COUNCIL OF BALTIM	Secured	11,200.00	NA	11,200.00	0.00	0.00
REV-I SOLUTIONS LLC	Unsecured	447.00	NA	NA	0.00	0.00
ST AGNES HEALTHCARE INC	Unsecured	3,776.35	3,776.35	3,776.35	0.00	0.00
STANISLAUS CREDIT CONTROL	Unsecured	683.00	NA	NA	0.00	0.00

<b>Summary of Disbursements to Creditors:</b>			
	<u>Claim Allowed</u>	<u>Principal Paid</u>	<u>Interest Paid</u>
<b>Secured Payments:</b>			
Mortgage Ongoing	\$0.00	\$0.00	\$0.00
Mortgage Arrearage	\$0.00	\$0.00	\$0.00
Debt Secured by Vehicle	\$0.00	\$0.00	\$0.00
All Other Secured	\$84,205.50	\$0.00	\$0.00
<b>TOTAL SECURED:</b>	<b>\$84,205.50</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Priority Unsecured Payments:</b>			
Domestic Support Arrearage	\$0.00	\$0.00	\$0.00
Domestic Support Ongoing	\$0.00	\$0.00	\$0.00
All Other Priority	\$856.00	\$0.00	\$0.00
<b>TOTAL PRIORITY:</b>	<b>\$856.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>GENERAL UNSECURED PAYMENTS:</b>	<b>\$4,003.78</b>	<b>\$0.00</b>	<b>\$0.00</b>

<b>Disbursements:</b>	
Expenses of Administration	<u>\$117.15</u>
Disbursements to Creditors	<u>\$0.00</u>
<b>TOTAL DISBURSEMENTS :</b>	<b><u>\$117.15</u></b>

12) The trustee certifies that, pursuant to Federal Rule of Bankruptcy Procedure 5009, the estate has been fully administered, the foregoing summary is true and complete, and all administrative matters for which the trustee is responsible have been completed. The trustee requests a final decree be entered that discharges the trustee and grants such other relief as may be just and proper.

Dated: 12/06/2017

By: /s/ NANCY L. SPENCER GRIGSBY  
Trustee

STATEMENT: This Unified Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

Entered: December 6, 2017  
Signed: December 6, 2017

**SO ORDERED**



*Michelle L. Harner*  
MICHELLE L. HARNER  
U.S. BANKRUPTCY JUDGE

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF MARYLAND  
at Baltimore**

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In re: Case No.: 17-16018 - MMH Chapter: 13

**Marlo Leonard Vaccaro**  
Debtor

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**ORDER DISCHARGING TRUSTEE AND CLOSING CASE**

It appearing to the Court that the Trustee in the above-entitled case has performed all duties required of him/her in the administration of said estate;

**ORDERED**, that the said estate be and it hereby is closed; that the Trustee be and he/she hereby is discharged from and relieved of his/her trust.

cc: Case Trustee - Nancy Spencer Grigsby

**End of Order**

oedcir - amebenna



## Liquor Board System

Version 1.0

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

### License Detail

#### License Info

License Num: **LBD7 381**      Cert Num: **T1104**      Fee: **\$200.00**      Status: **Transferred**  
 License Date: 4/28/2017 10:44:03 AM      License Year: 2017  
 CR Number: 04754057  
 Payment Date: 04-28-17

2016 - 2017 TPP Paid   
 2017 Trader's License

### Add Adult Entertainment License

#### Location

Corp Name: **SECURED CREDITOR**  
 Trade Name: **N/A**  
 Zone Code: **28**  
 Phone: 443-695-5113

Block Num: 347      Street: GILMOR STREET SOUTH  
 City: BALTIMORE      State: MD      Zip: 21223

CR Number: 04754057

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

Restriction:

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JOHN	ZORZIT	8100 HARFORD RD	Baltimore	MD	21234	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Comments

Date	Comment	Action

05/19/2017	01/19/2017 Received a request for a hardship extension from the secured creditor in this matter. However, on 1/19/2017 an applicant for transfer was approved for this very address. I informed the attorney, Shawn Harby, of the inconsistency of the request and he informed me that he was attempting to preserve the license for the secured creditor. Harby stated that he would send correspondence to the office rescinding the hardship extension request. TRA	Delete
05/19/2017	05/03/2017 Received letter on 4/13/17 about the notice of a proposed foreclosure sale (MD Code, Real Property Art. 7-105(b) & MD RULE 14-210(b) - letter is in parent file.	Delete
05/19/2017	04/28/2017 ***2017 Renewal Note*** Substitute Contract Purchaser application submitted in the name of John Zorzil.	Delete
05/19/2017	02/22/2017 Due to unpaid Violation Fees, Licensee brought Liquor License into office and gave to Mr. Paige... /sb	Delete
05/19/2017	02/06/2017 Gave invoice to Chief Inspector, M. Foster, to take to establishment that Violation Hearing Fine dated on January 19, 2017 is due on February 21, 2017, in the amount of \$2625.00..... /sb	Delete
05/19/2017	1/19/17 Violation of Rule 4.01 (a) , Violation of Rule 3.09(a), Violation of Rule 3.03(c)- \$2,500 + \$125 admin fee - 30 days to pay	Delete
01/18/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
12/28/2016	12/18/16- In review of file it was found that Mr. Mario Vaccaro should no longer be personal representative and the license should reflect the corporate name "Gilmore Pleasure Club, LLC".per T. Akras- personal representaive has been removed from Mr. Vaccaro's name and "Gilmore Pleasure Club, LLC" has been added to the Corp Name field. New license will be issued to licensee reflecting the change-S.R	Delete
09/01/2016	Dropped off 2016-17 Traders License and proof of paying PPT. Copies in Parent file /kk	Delete
05/06/2016	***** RELEASED STATE TAX HOLD ***** /sb	Delete
01/19/2016	State of MD Tax Hold, letter sent... /sb	Delete
05/29/2015	Mario paid & picked up license, invoices #98910, 98911, 98912.... /sb	Delete
05/29/2015	Released State of MD Tax Hold.... /sb	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
10/15/2014	10/2/14 Public Hearing re: Violation of Rule 4.18 (Illegal Conduct) GUILTY \$500 Fine -\$125 admin fee \$625 Total 30 days to pay	Delete
06/11/2013	06/06/13 Public Hearing re: Application to transfer ownership. Board APPROVED the transfer	Delete
05/24/2013	4/4/2013 Public Hearing re: Status of license. LICENSE VIABLE. Ordered personal representative to pay 2012 license fee within 30 days of hearing date.	Delete
02/17/2012	2/9/2012 Public Hearing re: Request for hardship extension. GRANTED 18 month extension from hearing date.	Delete
08/08/2011	8/4/11 Public Hearing re: as required under the provisions of Article 2B section 10-301(j)(4) concerning request to reopen after being closed for more than three consecutive months. APPROVED.	Delete
02/14/2011	2/11 Transfer of ownership, BD7-BWL, Yoojun Kim, James Vaccaro, YJK, Inc.	Delete
08/02/2010	07/29/10 Public Hearing re: Violation of rule 4.15. DECISION: NOT GUILTY -NO FINE IMPOSED	Delete
08/22/2008	08/22/08 \$3000 FINE PAID IN FULL #64704	Delete
07/17/2008	07/10/08 Public Hearing re: Violation of rule 4.01(a) DECISION: GUILTY \$3000 + WAIVED \$125 ADM.FEE =\$3000.	Delete

Print History (Print Card)

License num: LBD7 381

Address: 347 GILMOR STREET SOUTH

Trade Name: N/A

Comment:

Add Comment

January 4, 2018

**Applicant(s):** Kwang E. Lee and Vincent Edwards  
eeLeat, Inc., T/a Jason's Liquor  
1209 W. North Avenue 21217

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

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Kwang E. Lee was born in Seoul, Korea in December of 1944. He lives in Lutherville, MD; and (2) Vincent Edwards was born in Baltimore, MD in August of 1955. He lives in Chester, PA. Mr. Lee was the licensee of Lowell Liquors located at 3201 Woodland Ave from 1995 – 2016.

(b) **Ownership Breakdown:** (1) Kwang E. Lee (99.5%); and (2) Vincent Edwards (0.5%).

(c) **Purchase Price of Business:** The purchase price of the business was \$70,000 to be paid in full at closing.

(d) **Qualified Voters:** James Watkins, Kevin Jenkins, and Gloria Loney are qualified Baltimore City voters.

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

(f) **Corporate Standing:** eeLeat, Inc. is a MD Corporation and as of 12/21/2017 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/4/2017, and checked on 12/13/2017. This meets the 10-day rule. There are 3 licensed liquor establishments in the 4x4 area: "A" BWL-1; and "BD7" BWL-2.

(h) **Timeline:** Last inspection by BLLC was performed 12/5/2017. 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:**

# Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

NEW/TRANSFER/EXPANSION/AMENDMENT(S) APPLICATION FEE - \$600.00

\*\*\*Place cursor on the field to enter text Do Not tab.

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

EXPLANATION OF REQUEST: Transfer of Ownership CLASS TYPE: LA

IF NEW LICENSE REQUEST, THEN ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_

IF TRANSFER OF OWNERSHIP ONLY, THEN ADDRESS OF CURRENT LICENSE: 1209 W. North Ave - Baltimore, MD 21219

IF TRANSFER OF OWNERSHIP AND LOCATION, THEN CURRENT ADDRESS OF LICENSED LOCATION: \_\_\_\_\_

IF TRANSFER OF OWNERSHIP AND LOCATION, THEN ADDRESS OF PROPOSED RELOCATION: \_\_\_\_\_

CORPORATE/LLC/LLP/PARTNERSHIP NAME: eeLeaT Inc. TRADE NAME: Jason's Liquor

BUSINESS PHONE NUMBER: 410-669-5726 BUSINESS EMAIL ADDRESS: \_\_\_\_\_

ATTORNEY FOR THE APPLICANT: David B. Woo ADDRESS: 9603 Deercro Rd #6333 Luthersville, MD 21093 PHONE: 410-419-7755

Part of Premises Used (Note: Floors and Areas for Storage): Main floor and basement

Live Entertainment provided?  Yes  No What Kind (Ex. D.J. Band, Etc.)? \_\_\_\_\_

Outdoor Table Service Provided?  Yes  No Off Premise Catering of Food and Alcohol?  Yes  No Catering Application filed with BLLC?  Yes  No

Delivery of alcohol?  Yes  No Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No

Please note that as per Alc. Bev. Art. § 12-1407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Administration (BMZA)

### 1. Applicant A

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

1023 Adcock Rd. Lutherville MD 21093 \_\_\_\_\_  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

12/1944 Male Seoul, Korea  
 (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

Vincent Eugene Edwards \_\_\_\_\_ N/A  
 (Full name) (Telephone no.) E-mail (Required)

2416 Entaw Pl. Baltimore, MD 21217 40 Years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

08/1955 Male Chester PA  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

### 3. Applicant C

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

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

\_\_\_\_\_  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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



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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

Used to be owner of Lowell Liquors in Park Heights, Maryland 50% OWNERSHIP  
3201 Woodland Ave, 21215 yrs 1995-2016

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

9. Is the licensed premise currently open and operating?  Yes  No If no, then please explain when the establishment ceased operations.

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

Applicant A  B  C



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

Name	Address	Phone	Email
Kwang E. Lee	1023 Adcock Road Lutherville, MD 21093	[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 FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-109 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own more than 5% of the outstanding stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

- 1) NAME: Kwang Lee ADDRESS: 1023 Adcock RD Lutherville, MD 21093 TITLE: President %OF STOCK HELD: 99.570
- 2) NAME: Vincent Eugene Edwards ADDRESS: 2416 Eutaw Place Baltimore, MD 21217 TITLE: Vice-Pres %OF STOCK HELD: 0.570
- 3) NAME: ADDRESS: TITLE: %OF STOCK HELD:
- 4) NAME: ADDRESS: TITLE: %OF STOCK HELD:

\*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.

*[Handwritten Signature]*

Signature of Applicant A

I hereby certify that on the 12<sup>th</sup> day of September 2017 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Kwang Lee the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: *Juanita E. Sowell* (Notary Seal) My Commission expires 10/08/2020

Printed Name: Juanita E. Sowell

Signature of Applicant B

I hereby certify that on the 12<sup>th</sup> day of September 2017 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Vincent Eugene Edwards the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: *Juanita E. Sowell* (Notary Seal) My Commission expires 10/08/2020

Printed Name: Juanita E. Sowell

Signature of Applicant C

I hereby certify that on the \_\_\_ day of \_\_\_ 20\_\_\_ before me, the subscriber, a notary public of the State of \_\_\_ in and for \_\_\_ personally appeared \_\_\_ the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: (Notary Seal) My Commission expires

Printed Name:

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

Signature Page 5b

Name	Address	Phone	Etc.
Kwang E. Lee	1023 Adcock Road Lutherville, MD 21093	[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 FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-103 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own more than 5% of the outstanding stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

- 1) NAME: Kwang Lee ADDRESS: 1023 Adcock Rd Lutherville, MD 21093 TITLE: President %OF STOCK HELD: 99.5%
- 2) NAME: Vincent Eugene Edwards ADDRESS: 2416 Eutaw Place Baltimore, MD 21217 TITLE: Vice-Pres. %OF STOCK HELD: 0.5%
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

\*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

I hereby certify that on the 12<sup>th</sup> day of September, 2017, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Kwang Lee the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Juanita E. Sowell (Notary Seal) My Commission expires 10/08/2020  
Printed Name: Juanita E. Sowell

Vincent E Edwards  
Signature of Applicant B

I hereby certify that on the 18<sup>th</sup> day of October, 2017, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Vincent Eugene Edwards the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Juanita E. Sowell (Notary Seal) My Commission expires 10/05/2020  
Printed Name: Juanita E. Sowell

Signature of Applicant C

I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a notary public of the State of \_\_\_\_\_ in and for \_\_\_\_\_ personally appeared \_\_\_\_\_ the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: \_\_\_\_\_ (Notary Seal) My Commission expires \_\_\_\_\_  
Printed Name: \_\_\_\_\_

Name and Address of the owners of the premise/landlord: Hae Ki Kim  
1209 W. North Ave - Baltimore, MD Phone Number: [REDACTED]  
21217

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

(I, WE) Hae Ki Kim Hae Ki Kim HEREBY  
 CERTIFY, That (I am, we are) the owner(s) of the property located at 1209 W. North Avenue,  
 Baltimore, City with a Zip Code of 21217, 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.

I hereby certify that on the 12<sup>th</sup> day of September, 2017, before me, the subscriber, a notary public of the State of Maryland, in and  
 for Baltimore, MD, personally appeared Hae Ki Kim the  
 applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Signature: Juanita E. Sowell  
 Printed Name: Juanita E. Sowell

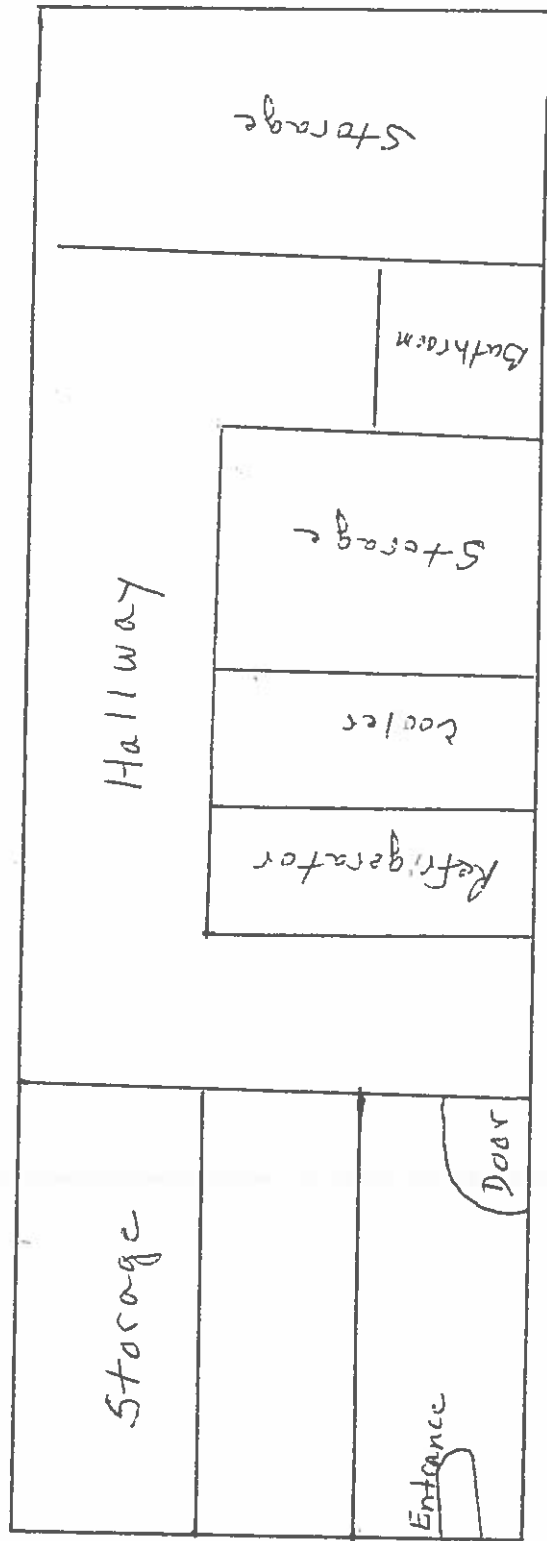
[Notary Seal] My Commission expires 10/08/2020

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)
James Watkins	2431 Druid Hill Ave - 21217	<u>James Watkins</u>	7- <u>[REDACTED]</u> -34	20 Years
Kevin Jenkins	3109 Chesley Ave - 21234	<u>K Jenkins</u>	4- <u>[REDACTED]</u> -88	4 Years
Gloria A. Loney	911 E. Preston St - 21203	<u>Gloria A. Loney</u>	11- <u>[REDACTED]</u> -1962	37 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.



North Avenue



# Liquor Board System

OLD

Version 1.0

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

## License Detail

### License Info

License Num: LA 139      Cert Num: 0763      Fee: \$858.00      Status: Renewed  
 License Date: 5/1/2017      License Year: 2017  
 CR Number: 06162517  
 Payment Date: 04-26-17

2016 - 2017 TPP Paid   
 2017 Trader's License

### Add Adult Entertainment License

### Location

Corp Name: OIC LIQUORS, INC.  
 Trade Name: JASONS LIQUORS  
 Zone Code: 19  
 Phone: 410-669-5726

Block Num: 1209      Street: NORTH AVENUE WEST  
 City: BALTIMORE      State: MD      Zip: 21217

CR Number: 06162517

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

Restriction:

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JIN MO	CHONG	101 ST. PAUL STREET #2012	BALTIMORE	MD	21202	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
CHI HO	OH	4384 DONCASTER DRIVE	ELLCOTT CITY	MD	21043	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

### Sunday License

License Num:      Cert Num:      Fee:  
 License Date:

Notes:

**Comments**

Date	Comment	Action
05/06/2015	Alcohol Awarness exprise on 3/10/2019 ( Carolyn Frenkil and Michael Scecter)	Delete
10/01/2008	09/23/08 COMPLIANCE CONF. APPROVED ALL FEES WAIVED	Delete
03/01/2004	5/6/99 Public hearing re: Violation of Rule 4.01(a) (sale to i minor) Case dismissed - police officer failed to appear 5/11/99 \$125 administrative fee paid BT 1353	Delete

Print History (Print Card)

License num: LA 139

Address: 1209 NORTH AVENUE WEST

Trade Name: JASONS LIQUORS

Comment:

Add Comment

**Hold Info**

Powered by:





## Maryland Business Express

[Home](#) [Log In / Create Account](#)

### EELEAT, INC.: D17803875

General Information

Filing History

Personal Property

### General Information

**Department ID Number:**

D17803875

**Business Name:**

EELEAT, INC.

**Principal Office:**

1209 W. NORTH AVE.  
BALTIMORE MD 21217

**Resident Agent:**

TAE HO LEE  
1209 W. NORTH AVE.  
BALTIMORE MD 21217

**Status:**

INCORPORATED

**Good Standing:**

THIS BUSINESS IS IN GOOD  
STANDING

[Order Certificate of Status](#)

**Business Type:**

CORPORATION

**Business Code:**

ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

02/21/2017

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

YES

[New Search](#)

[Order Documents](#)

[Privacy and Security Policy](#) | [Accessibility Policy](#)

**FOR FILING AND BUSINESS RELATED QUESTIONS**

Maryland Department of Assessments & Taxation

410-767-1184 | Outside the Baltimore Metro Area: 888-246-5941

Maryland Relay: 800-735-2258

**FOR TECHNICAL QUESTIONS AND SUPPORT**

NIC Maryland eGov Services Partner of the Department of Information Technology (DoIT) and Maryland.gov

PROPOSED LOCATION. 1209 W. North Ave

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

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

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

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

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

"A" BEER, WINE & LIQUOR 1

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

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

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

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

"BD7" BEER, WINE & LIQUOR 2

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: J. RAY Date December 15, 2017



# 1209 W. North Ave

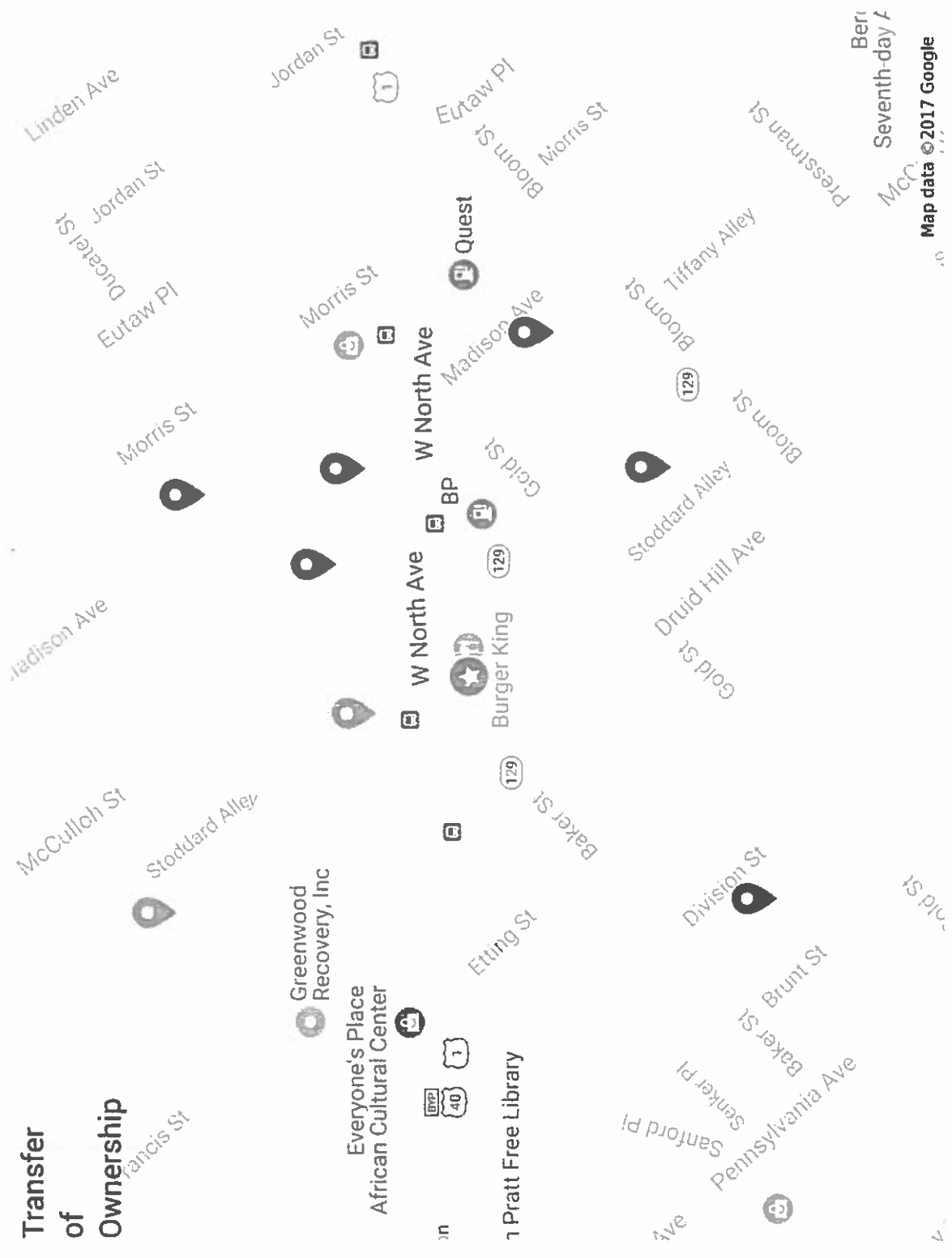
## Transfer of Ownership

### Licensed Establishments

- Jason Liquor ABWL
- Sugar Hill Tavern BD7
- BAKCHUS BAR & LIQUORS
- LBE17

### Churches and Schools

- St Abraham Baptist Church
- Union Temple Baptist Church
- Remnant Church-God In Christ
- Madison Avenue Presbyterian
- United Brethren For Christ
- Ray's Temple Apostolic Faith



## 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>	Jason's Liquor
<i>Corporation Name:</i>	eeLeaT Inc
<i>Location Address:</i>	1209 W North Ave
<i>License Type:</i>	Class "A" Beer, Wine and Liquor ▼
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes ▼
<i>Is the location within 300 feet of Church and/or School?</i>	No ▼
<i>Date Posted?</i>	12/4/2017 <input type="text"/>
<i>Date Removed?</i>	12/13/2017 <input type="text"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes ▼

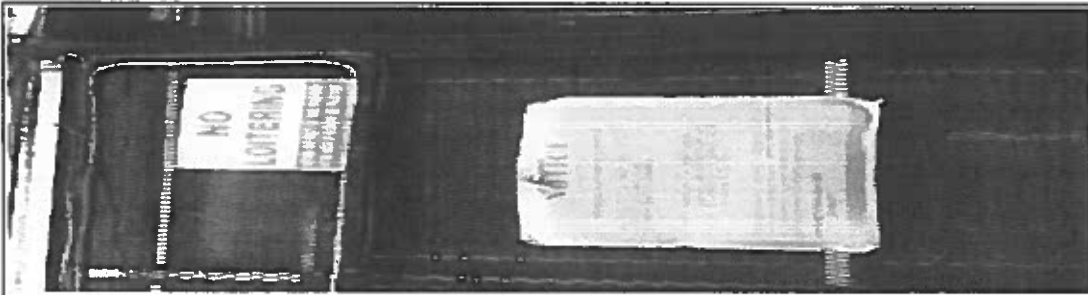
**Other licensed locations - Describe/Note:**

Please see map for additional locations

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

Filled application for the transfer of ownership- amendments

**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

### POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	Kwang E Lee; Vincent; Eugene Edwards
<i>Address of Premises:</i>	1209 W North Ave
<i>Inspector:</i>	i:0#w/baltimore\darryl.clark
<i>Date Posted:</i>	12/4/2017 <input type="checkbox"/>
<i>Time Posted:</i>	2:00 PM
<i>Date Rechecked:</i>	12/13/2017 <input type="checkbox"/>
<i>Time Rechecked:</i>	5:00 PM
<i>Manager or Owner when sign posted:</i>	OK Soon Lee

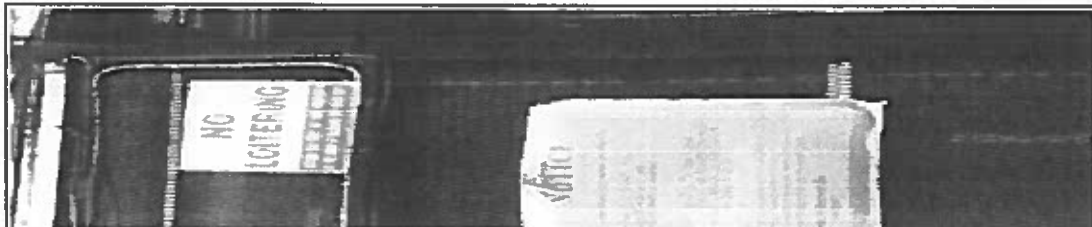
*Summary on location of sign posted:*

Sign is posted on front of the establishment.

*Summary on location of sign rechecked:*

Sign is still posted on the front of the establishment.

*Insert Photo of Sign and location:*



Back

# BLLC Routine Inspection

Address: 1209 NORTH AVENUE WEST 21217 ▼

Trade Name: JASONS LIQUORS

Corporation Name: OIC LIQUORS, INC.

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

Date/Time of Inspection: 12/5/2017 10:33:59 AM

Manager/Licensee: Ok Soon Lee

Open/Closed: Open ▼

Closed Date:

Clean and Free of Debris: Satisfactory ▼

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: Yes ▼

Separate Pkg. Goods Dept.: N/A ▼

Separate Pkg. Goods Store: Yes ▼

Bar/Tavern Open and Operating: N/A ▼

Selling Household/Gracery: N/A ▼

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A ▼

Sanitation: N/A ▼

Menu: N/A ▼

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 10/25/2017

Employee Records: N/A ▼

Alcohol Beverage Information Invoice Numbers and Date:

Inspector Comments:

Inspector Comments:

Exits Marked, Unobstructed: Yes ▼

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 ▼

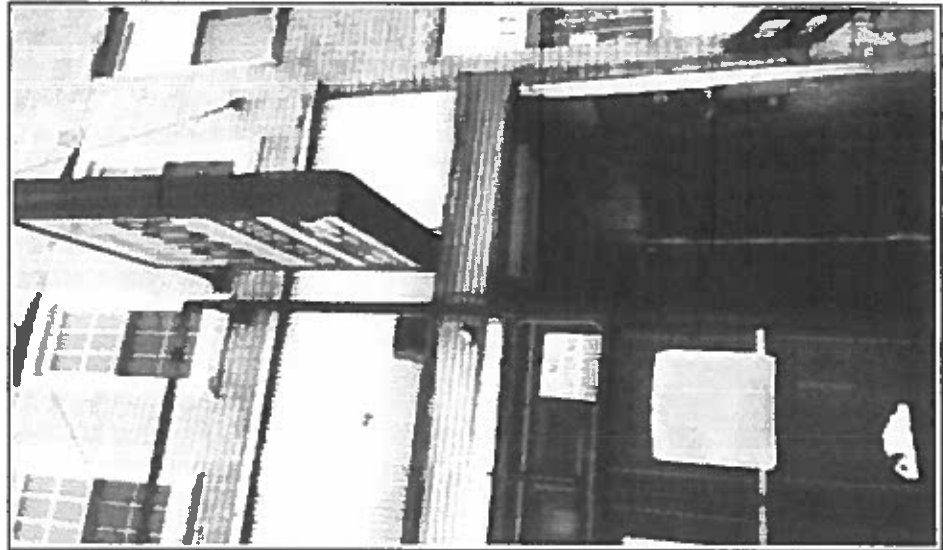
Violations Noted:

Instructions Given to Licensee:

Inspector's Comments:

Staff performed a routine inspection. Staff posted a sign for the transfer of ownership.  
All licenses are up to date.  
12/4/17

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove

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

Property Address:

1209 W NORTH AVE

Block/Lot: 0304/018

Applicant:

JUANITA SOWELL 410-235-1478  
2632 N CHARLES ST BALTIMORE MD 21218

Owner/Lessee:

Owner HAE KI KIM  
10672 HILLINGDON ROAD WOODSTOCK MD 21163

Lessee EELEAT, INC  
1209 W, NORTH AVENUE

Contractor:

Applicant Copy

No: USE2017-00796

Plan No: -

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

Filing Fee	50.00
Tax	3.00
Use&Occupancy	45.00
Total :	98.00

# 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: 101

MINOR PRIVILEGE:

USE PORTION OF PREMISES 1ST FLOOR AS A LIQUOR STORE NEW OPERATOR

\*\*\*DUPLICATE\*\*\*

PD:2/23/2017 CR:020 LOC: WOLM WS: 206  
ID:00 TR: 0091 RCT #: 00005253  
2/22/2017 11:26AM  
PERMIT #:USE2017X00796B

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



**January 4, 2018**

**Applicant(s):** John Kovacevich, Jr.  
Amendment 21, Inc., T/a Amendment 21  
4924 Harford Road 21214

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

Application to transfer ownership requesting delivery of alcoholic beverages.

**(a) Applicant(s) Information:** (1) John Kovacevich, Jr. was born in Chelsea, MA in June of 1968. He lives in Baltimore, MD.

**(b) Ownership Breakdown:** (1) John Kovacevich, Jr. (50%); and (2) Brooks Wase (50%).

**(c) Purchase Price of Business:** The purchase price of the business was \$240,000. A down payment of \$50,000 to was made. The remaining balance of \$190,000 to be paid by promissory note for 60 months at 5% interest.

**(d) Qualified Voters:** Harrison Long, Esq, Janelle Cousino, and Regina Lansinger are qualified Baltimore City voters.

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

**(f) Corporate Standing:** Amendment 21, Inc. is a MD Corporation and as of 12/21/2017 is active and in good standing.

**(g) Posting Report:** The location was posted on 12/4/2017, and checked on 12/14/2017. This meets the 10-day rule. There are no licensed liquor establishments in the 4x4 area.

**(h) Timeline:** Last Inspection by BLLC was performed 8/22/2017. At that time, the establishment was open and operating.

**(i) Letters of Support/Opposition:** At this time the Board has letters of support from Councilman Ryan Dorsey, and HARBEL Community Organization.

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:**

# Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

NEW/TRANSFER/EXPANSION/AMENDMENT(S) APPLICATION FEE - \$600.00

\*\*\*Place cursor on the field to enter text Do Not tab.

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

EXPLANATION OF REQUEST: TRANSFER & Expansion to include 4924 Harford Rd CLASS TYPE: A Bwl

IF NEW LICENSE REQUEST, THEN ADDRESS OF PROPOSED LOCATION: 26 N/A

IF TRANSFER OF OWNERSHIP ONLY, THEN ADDRESS OF CURRENT LICENSE: 4924 HARFORD RD

IF TRANSFER OF OWNERSHIP AND LOCATION, THEN CURRENT ADDRESS OF LICENSED LOCATION: N/A

IF TRANSFER OF OWNERSHIP AND LOCATION, THEN ADDRESS OF PROPOSED RELOCATION: N/A

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Amendment 21 inc. TRADE NAME: Amendment 21

BUSINESS PHONE NUMBER: \_\_\_\_\_ BUSINESS EMAIL ADDRESS: Amendment21.MD@gmail.com

ATTORNEY FOR THE APPLICANT: Melvin J Kuderski ADDRESS: 19 E Fayette St PHONE: 410 685-7700

Part of Premises Used (Note: Floors and Areas for Storage): 1st Floor (Retail) + storage + Basement (Storage)

Live Entertainment provided?  Yes  No What Kind (Ex. D.J. Band, Etc.): \_\_\_\_\_

Outdoor Table Service Provided?  Yes  No Off Premise Catering of Food and Alcohol?  Yes  No Catering Application filed with BLLC?  Yes  No

Delivery of alcohol?  Yes  No Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No

Please note that as per Alc. Bev. Art. § 12-1407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Administration (BMZA)

1. Applicant A

John Joseph Kovacevich Jr. (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_

3009 Montebello Ter (Residence) Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ (period of residency in Baltimore City) 14y

06-1968 (Month/Year of Birth) \_\_\_\_\_ (Sex: Male or Female) \_\_\_\_\_ (Place of Birth) Chelsea MA.

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?

RECEIVED  
 Board of Liquor License Commissioners

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

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

3. State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State within the United States, or against the United States (Federal Crime)?  Yes  No - If yes, mark applicant and explain.  
Applicant A  B  C

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

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

6. Does the applicant(s) have a financial 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

Distillery. But currently in the process of having assigned interest in that business put in an irrevocable trust for my children.

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

SEE ABOVE

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

9. Is the licensed premise currently open and operating?  Yes  No If no, then please explain when the establishment ceased operations.

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

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


Name	Address	Phone	Email
John J. Kovacevich	3008 Overland Ave	[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 FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-103 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own more than 5% of the outstanding stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

- 1) NAME: <sup>John</sup> Kovacevich Jr ADDRESS: 3008 Overland 21214 TITLE: Member %OF STOCK HELD: 50%
- 2) NAME: Brooks Wase ADDRESS: 805 Fairway Dr 21214 TITLE: Member %OF STOCK HELD: 50%
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

\*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.

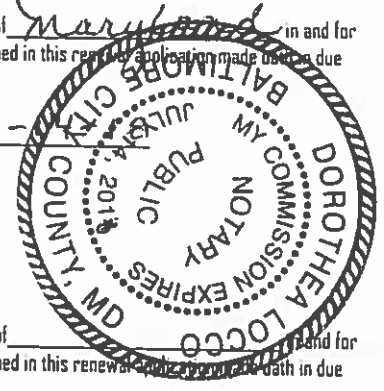
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied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

I hereby certify that on the 12 day of Sept, 2017, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore personally appeared John J. Kovacevich Jr the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Dorothea Looco  
Printed Name: Dorothea Looco

(Notary Seal) My Commission expires 7 -



\_\_\_\_\_  
Signature of Applicant B

I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a notary public of the State of \_\_\_\_\_ in and for \_\_\_\_\_ personally appeared \_\_\_\_\_ the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

(Notary Seal) My Commission expires \_\_\_\_\_

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

I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the subscriber, a notary public of the State of \_\_\_\_\_ in and for \_\_\_\_\_ personally appeared \_\_\_\_\_ the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_

(Notary Seal) My Commission expires \_\_\_\_\_

Name and Address of the owners of the premise/landlord: 4924 Harford, LLC Phone Number: \_\_\_\_\_

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

(I, WE) 4924 Harford, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 4924 Harford Rd Baltimore, City with a Zip Code of 21214, 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.

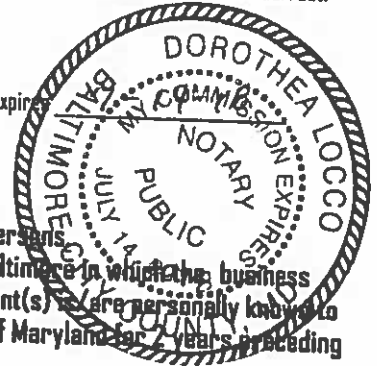
I hereby certify that on the 12<sup>th</sup> day of Sept, 2017 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Brooks Wase, Member 4924 Harford LLC the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Signature: Dorothea Locco

(Notary Seal) My Commission expires

Printed Name: Dorothea Locco



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) 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 \_\_\_\_\_ years preceding this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Harrison Long, Esq.	1725 Guilford Ave Baltimore, 21202	<i>Harrison Long</i>	6/1979	3
Regina Lansinger	3206 Gibbons Ave Balto. MD 21214	<i>Regina Lansinger</i>	10/1953	10
DAVID LANSINGER	3206 GIBBONS AV BALTO MD 21214	<i>David Lansinger</i>	11/1952	10
Daniel P. Doty	4609 Elsrade Ave. Baltimore, MD 21214	<i>Daniel P. Doty</i>	5/1975	7
Melissa J. Doty	4609 Elsrade Ave Baltimore, MD 21214	<i>Melissa J. Doty</i>	11/1977	5

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.

Name and Address of the owners of the premise/landlord: 4924 Harford, LLC Phone Number: [REDACTED]

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

(I, WE) Brooks Wase, Member - 4924 Harford Rd 21214 HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 4924-26 Harford Rd, Baltimore, City with a Zip Code of 21214, 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.

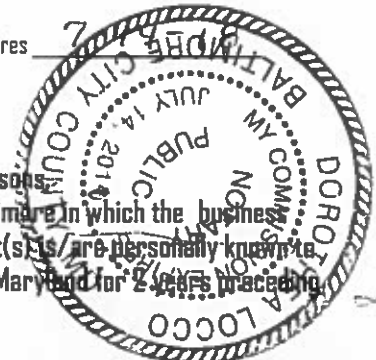
I hereby certify that on the 12 day of Sept, 2017 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Brooks Wase, Member 4924 Harford Rd the applicant(s) named in this renewal application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Signature: Dorothea Locco

[Notary Seal] My Commission expires 7

Printed Name: Dorothea Locco



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.

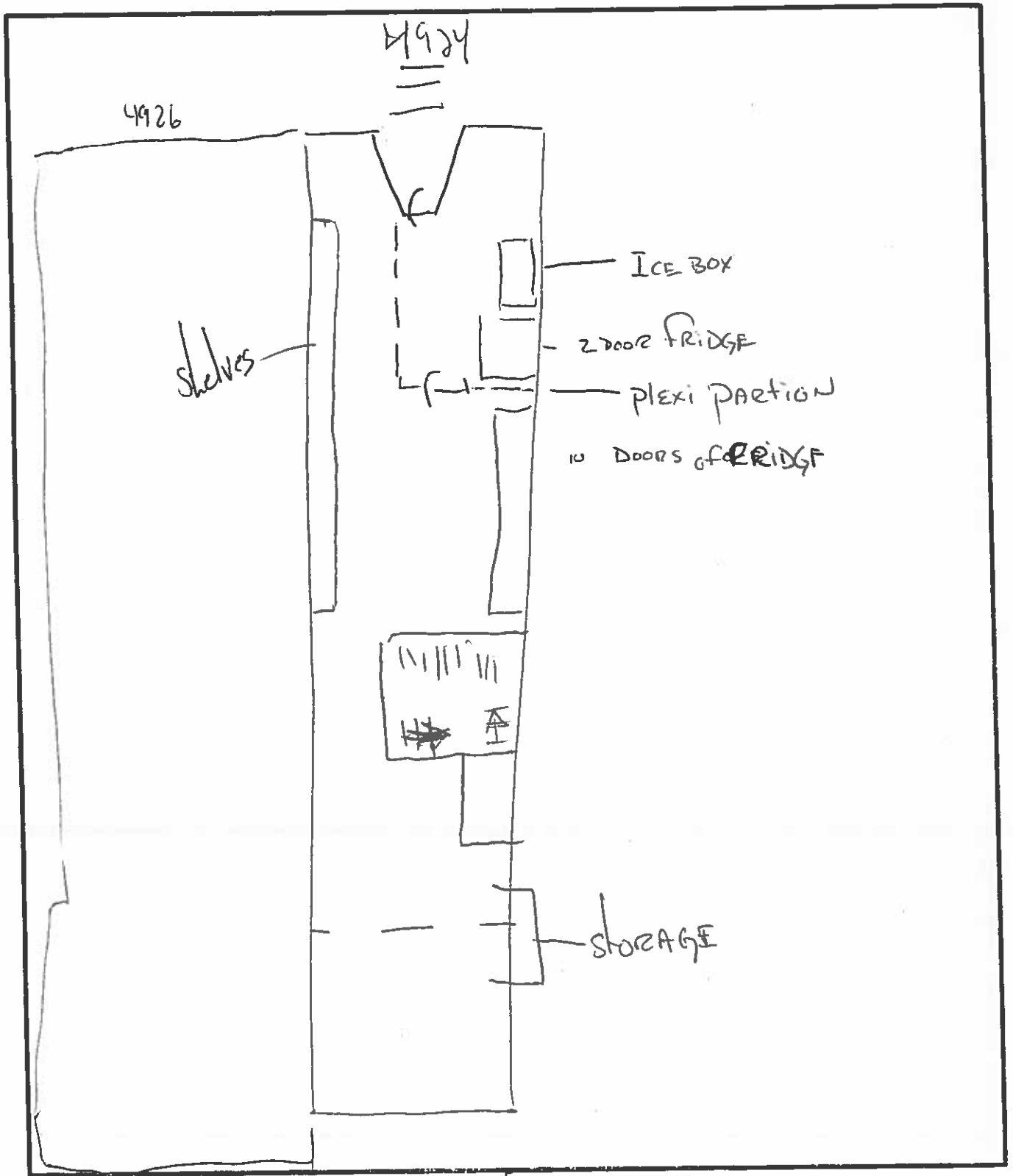
	Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
①	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
②	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]	[REDACTED]
③	Vanelle Cousino	2410 Mayfield 21213	[Signature]	7/1950	10
④	Regina Lansinger Regina Lansinger	3206 Gibbons Ave 21214	[Signature]	6/1953	10
⑤	Daniel Doty	4609 Elsrade Ave. 21214	[Signature]	5/1975	7 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.

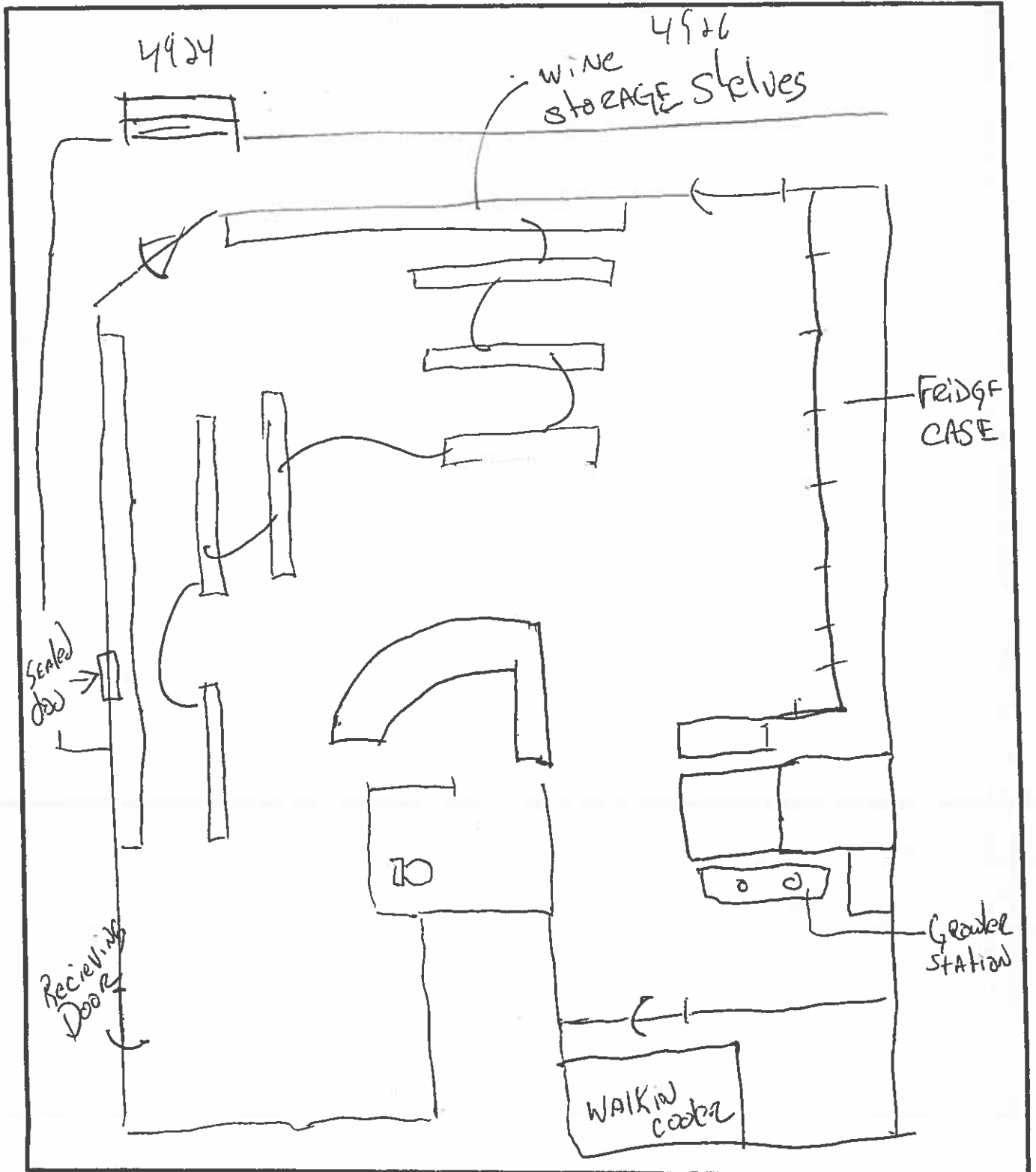
As is

\*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.\*



Proposed with Addition of 49HC

\*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.\*





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

TELEPHONE (410-685-5100)  
FACSIMILE (410-685-5825)  
[melvinjcodenski@hotmail.com](mailto:melvinjcodenski@hotmail.com)

November 22, 2017

Thomas Akras  
Baltimore City-Liquor Board  
231 E. Baltimore Street – 6<sup>th</sup> Floor  
Baltimore, Maryland 21202

Re: 4924 Harford Road  
Amendment 21, Inc.

Dear Mr. Akras:

As a follow-up to our conversation, there seems to be some questions regarding the expansion and addition to the other building. Please consider this letter as a request for a hearing to transfer the existing license to the existing building and at a later time, we will decide whether or not we will request the addition of another building at another hearing.

Please schedule the transfer hearing as time is of the essence.

Thank you for your kind cooperation.

Very truly yours,



Melvin J. Kodenski

MJK:dl  
MJK\4170

RECEIVED  
2017 NOV 28 PM 2:30  
BALTIMORE CITY LIQUOR  
LICENSES AND COMMISSIONERS



## 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: LA 181

Cert Num: 0842

Fee: \$858.00

Status: Renewed

License Date: 5/1/2017

License Year: 2017

CR Number: 12602270

Payment Date: 04-21-17

2016 - 2017 TPP Paid

2017 Trader's License

Update Info

Click to Start License Renewal

### Add Adult Entertainment License

Add New Adult Entertainment License

#### Location

Corp Name: KHUM D, LLC

Trade Name: EVEREST LIQUORS

Zone Code: 45

Phone: 410-426-0431

Block Num: 4924

Street: HARFORD ROAD

City: BALTIMORE

State: MD

Zip: 21214

CR Number: 12602270

Portion of Business Used:

FIRST FLOOR FOR BUSINESS & 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
KHUM DEVI	CHHANTYAL	6183 KARAS WALK	ELKRIDGE	MD	21075	Edit	Remove Owner

#### Sunday License

License Num:

Cert Num:

Fee:

License

Dates:

**Comments**

Date	Comment	Action
09/25/2017	Given an Invoice to Chief Inspector M. Foster for Violation Hearing fee dated on September 7, 2017; Fine Fee to be paid for \$875.00.... /mb.	Delete
09/11/2017	09/07/17 - Public Hearing re: Violation of Rule 4.01 (a) - Sales to Minors-June 22, 2017. ADMISSION OF GUILT (3-0 VOTE). Fined \$750.00 + \$125.00 Admin fee = \$875.00, 30 days to pay.... /sb	Delete
03/08/2017	*****STATE OF MD TAX HOLD***** /sb	Delete
11/17/2008	06/19/08 Public Hearing re: Violation of rule 4.01 (a).DECISION: CASE DISMISSED -CADET FAILED TO APPEAR.	Delete
06/24/2008	02/11/08 \$2000 FINE PAID IN FULL #61978	Delete
01/14/2008	01/10/08 Public Hearing re: Violation of rule 4.01 (a) DECISION:RULE 4.01 (a) GUILTY \$3000/SUSPENDED \$1000-\$125 WAIVED.FINE \$2000 = \$2000	Delete

Print History (Print Card)

License num: LA 181                      Address: 4924 HARFORD ROAD  
 Trade Name: EVEREST LIQUORS

Comment:

Add Comment

**Hold Info**

Powered by:





# Maryland Business Express

[Home](#) [Log In / Create Account](#)

## AMENDMENT 21, INC.: D18117697

**General Information** | [Filing History](#) | [Personal Property](#)

### General Information

**Department ID Number:**  
D18117697

**Business Name:**  
AMENDMENT 21, INC.

**Principal Office:**  
4924 HARFORD RD.  
BALTIMORE MD 21214

**Resident Agent:**  
JAY ESTABROOK  
4904 HARFORD RD  
BALTIMORE MD 21214

**Status:**  
INCORPORATED

**Good Standing:**  
THIS BUSINESS IS IN GOOD  
STANDING  
[Order Certificate of Status](#)

**Business Type:**  
CORPORATION

**Business Code:**  
ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**  
07/06/2017

**State of Formation:**  
MD

**Stock Status:**  
STOCK

**Close Status:**  
NO

[New Search](#) [Order Documents](#)

[Privacy and Security Policy](#) | [Accessibility Policy](#)

#### FOR FILING AND BUSINESS RELATED QUESTIONS

Maryland Department of Assessments & Taxation  
410-767-1184 | Outside the Baltimore Metro Area 888-246-5941  
Maryland Relay: 800-735-2258

#### FOR TECHNICAL QUESTIONS AND SUPPORT

NIC Maryland, eGov Services Partner of the Department of Information Technology (DoIT) and Maryland.gov

PROPOSED LOCATION: 4924 Harford Road

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 0

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

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

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

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

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

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

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

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

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

"BD7" BEER, WINE & LIQUOR \_\_\_\_\_

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: John Chussonatto DATE: 12/15/17

# 4924 Harford Road / Transfer and Expansion



Untitled layer

★ 4924 Harford Rd

[Back](#)

## 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="Amendment 21"/>
<i>Corporation Name:</i>	<input type="text" value="Amendment 21 Inc."/>
<i>Location Address:</i>	<input type="text" value="4924 Harford Road"/>
<i>License Type:</i>	Class "A" Beer, Wine and Liquor ▼
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes ▼
<i>Is the location within 300 feet of Church and/or School?</i>	Select... ▼
<i>Date Posted?</i>	<input type="text" value="12/4/2017"/>
<i>Date Removed?</i>	<input type="text" value="12/14/2017"/>
<i>Are there any other licensed establishments within a two block radius?</i>	No ▼

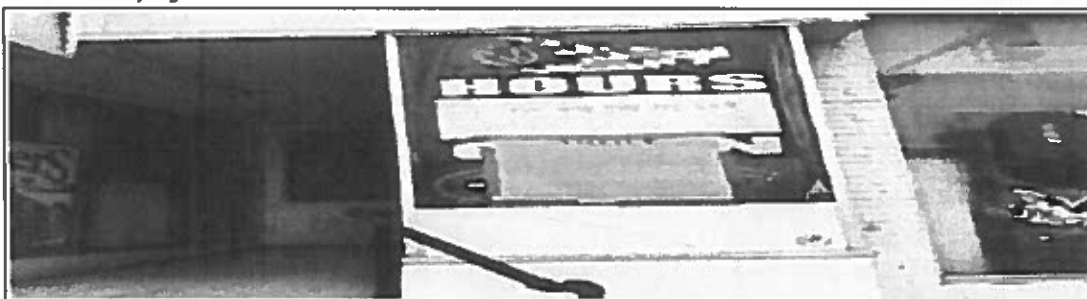
*Other licensed locations - Describe/Note:*

none

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

none

*Insert Photo of Sign and location:*



Attach Additional Photos

Inspector Name

*i:\0#.w\baltimeare\john.chrissomalliss*

Date and Time

12/20/2017

10:41:22 AM

Name of Licensee (if present)

Submit





Back

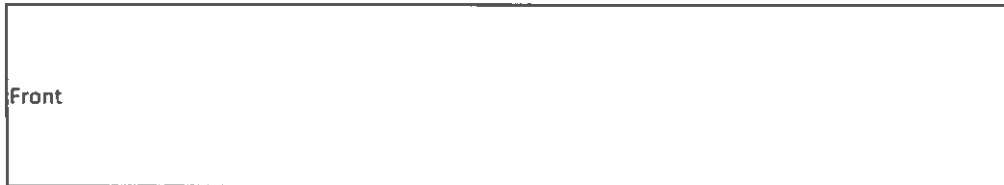
### Board of Liquor License Commissioners

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

### POSTING SIGNS REPORT

Applicant(s) Name:	John Joseph Kovacevich Jr.
Address of Premises:	4924 Harford Road
Inspector:	i:0#w baltimore\john.chrissomalliss
Date Posted:	12/4/2017
Time Posted:	10:00 AM
Date Rechecked:	12/14/2017
Time Rechecked:	10:00 AM
Manager or Owner when sign posted:	establishment was not open at time of posting

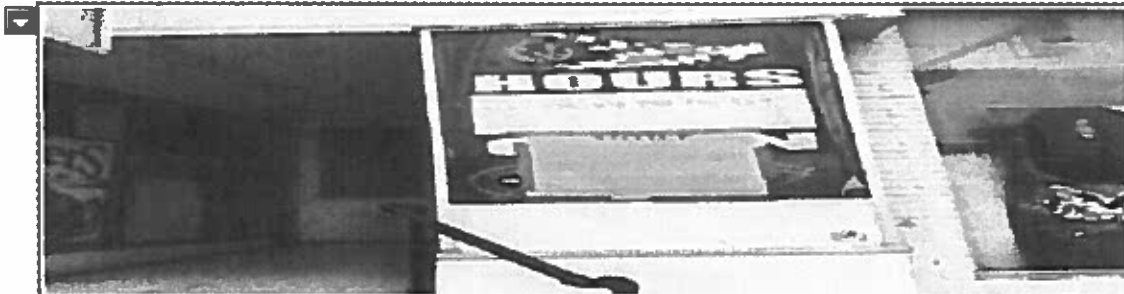
Summary on location of sign posted:



Summary on location of sign rechecked:



Insert Photo of Sign and location:



Attach Additional Photos

Submit



Back

# BLLC Compliance Inspection

## Licensee Information

Address: 4924 HARFORD ROAD 21214

Trade Name: EVEREST LIQUORS

Corporation Name KHUM D, LLC

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

Date/Time of Inspection: 8/22/2017 10:43:17 AM

Manager/Licensee Wase

## 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: 6/29/2014

## Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

## Adult Entertainment - If Applicable

License is Valid: N/A

## Violations

Violation Issued: No

Violations Noted:

none

Wrap-Up

Instructions Given to Licensee: none

Inspector's Comments: Served a hearing notice.  
Completed a Compliance Check.  
All Records in good order.

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

ZONING SUMMARY CARD

ADDRESS 4924 Harford Road REF. 5366A-5

DISTRICT B-3-1 AREA \_\_\_\_\_

POLICE SURVEY Liquor Store & family

3-22-99 ZVN: #951203-Window coverage by

signage greater than 50%.

*2/25/15 app to consolidate 4924 & 4924  
Harford Road lots 5 & 6 to be  
4924 Harford Road*

1101-40-1

ZONING SUMMARY CARD

ADDRESS 4924 Harford Road REF. 5366A-OC

DISTRICT B-3-1 AREA \_\_\_\_\_

POLICE SURVEY Liquor Store & family

4-9-01 ZVN #951314-Signs advertising alcoholic

beverages in a publicly visible location

not permitted.

1101-40-1

# HARBEL

COMMUNITY ORGANIZATION

5807 Harford Road  
Baltimore, Maryland 21214  
410-444-2100

info@harbel.org | www.harbel.org | Fax 410-426-1140

Executive Board Members  
Janelle Cousino • Board Chair  
Karmen Smith • Vice Chair  
David Lansinger • Treasurer  
Nomiki Weitzel • Secretary

Richard Mersiglia • Executive Director

November 15, 2017

Thomas Akras, Deputy Executive Secretary  
Board of Liquor License Commissioners for Baltimore City  
231 E. Baltimore Street, 6th Floor  
Baltimore, Maryland 21202

Dear Mr. Akras:

**IN SUPPORT OF:** John Kovacevich's request to transfer the ownership of the Class "A" beer, wine, and liquor license of Amendment 21 at 4924 Harford Road and requesting delivery of alcoholic beverages and expansion of premises to include 4926 Harford Road

As the Community Relations Director of the HARBEL Community Organization Inc., a non-profit organization serving the needs of over 80 communities and organizations in Northeast Baltimore, I am writing you concerning John Kovacevich's request to transfer the ownership of the Class "A" beer, wine, and liquor license of Amendment 21 at 4924 Harford Road and requesting delivery of alcoholic beverages and expansion of premises to include 4926 Harford Road.

Mr. Kovacevich is a longtime resident of the Arcadia Improvement Association. He has for over a decade successfully operated a business located within the Beverly Hills Community Association. He is a member of the Lauraville Business Association. He is currently the Chair of the Community Review Panel of the Greater Lauraville Urban Renewal Plan. He is active in the Hamilton Lauraville Main Street, and he has been a key person in the organization and operation of the Greater Lauraville Fair. He is an excellent example of a community oriented business person that HARBEL and its members would like to see operating a liquor establishment in Northeast Baltimore. HARBEL whole heartedly supports this application for the transfer of this liquor license and its expansion into the adjacent building.

Thank you in advance for your assistance in this matter, and please know the efforts of the Board of Liquor License Commissioners for Baltimore City to maintain and improve this city's neighborhoods have been greatly appreciated by HARBEL and its members.

Sincerely,



Michael H. Hilliard  
Director, Community Services



**BALTIMORE CITY COUNCIL**

**RYAN DORSEY, 3<sup>rd</sup> District**

ryan.dorsey@baltimorecity.gov  
410-396-4812  
Room 552, City Hall  
100 N. Holliday Street  
Baltimore, Maryland 21202  
Office: 410-396-4812

November 28, 2017

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

Dear Mr. Akras,

**IN SUPPORT OF:** John Kovacevich's request to transfer the ownership of the Class "A" beer, wine, and liquor license of Amendment 21 at 4924 Harford Road and requesting delivery of alcoholic beverages and expansion of premises to include 4926 Harford Road.

As the Councilman for the 3<sup>rd</sup> Baltimore City Council District, I am writing you concerning Mr. John Kovacevich's request to transfer the ownership of the Class "A" beer, wine, and liquor license of Amendment 21 at 4924 Harford Road and requesting delivery of alcoholic beverages and expansion of premises to include 4926 Harford Road.

Mr. Kovacevich is a longtime resident of the Arcadia Neighborhood. He has for over a decade successfully operated a business located within the Beverly Hills Community Association. He is a member of the Lauraville Business Association. He is currently the Chair of the Community Review Panel of the Greater Lauraville Urban Renewal Plan. He is active in the Hamilton Lauraville Main Street, and he has been a key person in the organization and operation of the long running Greater Lauraville Fair, Hamilton Festival, Mayfield Block Party, and many other community events. He is an excellent example of a community oriented business person that I would like to see operating a liquor establishment in Northeast Baltimore. I fully support this application for the transfer of this liquor license and its expansion in the adjacent building.

Thank you in advance for your assistance in this matter, and please know the efforts of the Board of Liquor License Commissioners for Baltimore City to maintain and improve this City's neighborhoods have been greatly appreciated.

Sincerely,

Ryan L. Dorsey

RECEIVED  
2017 DEC 12 AM 11:05  
BALTIMORE CITY  
LICENSING COMMISSIONERS