

January 12, 2023

**Applicant(s):** Yonatan Gebrezibher  
The Garden Rooftop, LLC T/a The Garden  
411 N. Paca Street 21201

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

Application for a new Class "B" Beer, Wine and Liquor restaurant license, requesting live entertainment and off-premises catering.

(a) **Applicant(s) Information:** (1) Yonatan Gebrezibher was born in Ethiopia in January of 1980. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Yonatan Gebrezibher (100%).

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

(d) **Qualified Voters:** Satina Pearce, Arif Jan, and Mary Uttenreither are qualified Baltimore City voters.

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

(f) **Corporate Standing:** The Garden Rooftop, LLC is a MD LLC and as of 12/27/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 11/22/2022 and checked on 12/1/2022. This meets the 10-day rule. There are 4 licensed liquor establishments in the 4x4 area: "A" BW-1; "B" BWL-1; "D" BWL-1; and "BD7" BWL-1.

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

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

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

**Board's Decision:**

2022 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

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

EXPLANATION OF REQUEST: Restaurant License, seating and capital expenditure CLASS TYPE: B

*Please select one option and fill out the requested information*

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 411 N Paca St

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: \_\_\_\_\_

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: \_\_\_\_\_  
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: \_\_\_\_\_

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: \_\_\_\_\_

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: The Garden Rooftop, LLC TRADE NAME: The Garden

BUSINESS PHONE NUMBER: 4106608311 BUSINESS EMAIL ADDRESS: affomyu80@gmail.com

ATTORNEY FOR THE APPLICANT: A L Hurdle ADDRESS: 614 Bosley Ave, Towson, MD 21204 PHONE: 4106855100 alh@alhurdlelaw.com

Part of Premises Used (Note: Floors and Areas for Storage): 1st, 2nd, basement storage Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.)? Musical Acts Off Premise Catering of Food and Alcohol?  Yes  No  
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 100

*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 Appeals (BMZA)*

1. Applicant A

Yonatan Gebrezibher \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
1242 Washington Blvd Baltimore MD 21230 4  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
01/1980 M Ethiopia  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of 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 Are you currently a resident of the City of Baltimore?

RECEIVED: BLLC  
 AUG 3 2022 AM 7:39

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 Are you currently a resident of the City of Baltimore?

ABRAHAM L. HURDLE, ESQ  
 410 685 5100  
 alh@alhurdlelaw.com  
 Liquor Attorney

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

[Redacted area]

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

[Redacted area]

3. State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, 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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

6. Does the applicant(s) have a 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 (address of location and trade name).  
Applicant A  B  C

[Redacted area]

7. Do the spouses or dependent 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 (address of location and trade name).  
Applicant A  B  C

[Redacted area]

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

[Redacted area]

9. Is the licensed premise currently open and operating?  Yes  No If no, then provide date of last day of operation of the establishment.

NEW LICENSE NEW LICENSE

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

Applicant A  B  C

[Redacted area]

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

Name	Address	Phone	Email

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)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Yonatan Gebrezibher ADDRESS: 1242 Weeghs Blvd TITLE: member %OF STOCK HELD: 100
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 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.*

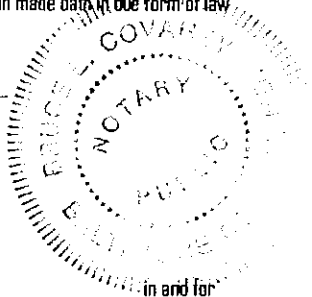
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform 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. If license is issued, the applicants must ensure that at least one licensee remains a resident of Baltimore City throughout the duration of this license.

X [Signature]  
Signature of Applicant A

I hereby certify that on the 1st day of April, 2012, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore County, personally appeared Yonatan Gebrezibher the applicant(s) named in this 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: [Signature] (Notary Seal) My Commission expires 5/28/13

Printed Name: Bruce Stovary



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 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: \_\_\_\_\_

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 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.

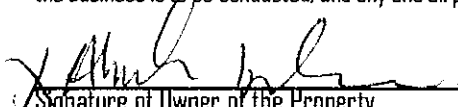
Signature: \_\_\_\_\_ (Notary Seal) My Commission expires \_\_\_\_\_

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

Name and Address of the owners of the premise/landlord: Alex Wolde Phone Number:   
411 North Poca, LLC

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

(I, WE) 411 North Poca LLC HEREBY CERTIFY,  
 That (I am, we are) the owner(s) of the property located at 411 North Poca, Baltimore, City with a Zip Code of 21201, which is named in the present application made to the 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.

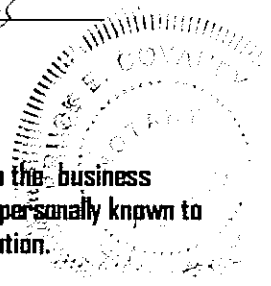
  
 Signature of Owner of the Property

I hereby certify that on the 1st day of August, 2022 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore County, personally appeared Alex Wolde the landlord/property owner named in this 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.

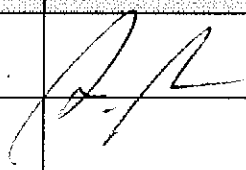
Notary Signature:  [Notary Seal] My Commission expires 8/28/23

Notary Printed Name: Brian E. Conway



**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. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application.

Name	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
SATINA PEARCE	1951 EUTAW ST.		11/1975	3 yrs

Board of Liquor License Commissioners for the City of Baltimore  
 1 North Charles Street, Suite 1500, Baltimore, Maryland 21201  
 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: \_\_\_\_\_ Phone Number: 410-396-4377

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

(I, WE) \_\_\_\_\_ HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at \_\_\_\_\_, Baltimore, City with a Zip Code of \_\_\_\_\_, which is named in the present application made to the 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.

  
Signature of Owner of the Property \_\_\_\_\_

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 landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

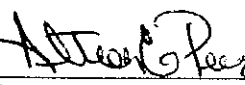
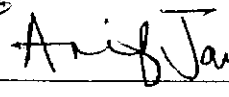
As witness, my hand and notarial seal.

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

Notary Printed Name: \_\_\_\_\_

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Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Alton G Peeples	441 W. 24th St 1902 GRINWALD AVE		04/██/██	4 yrs
ARIF JAN	BALTIMORE, MD 21230		12/██/56	6 years

Board of Liquor License Commissioners for the City of Baltimore  
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201  
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.

401 W Paca

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

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

(I, WE) \_\_\_\_\_ HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at \_\_\_\_\_, Baltimore, City with a Zip Code of \_\_\_\_\_, which is named in the present application made to the 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.

Signature of Owner of the Property \_\_\_\_\_

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 landlord/property owner named in this 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.

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

Notary Printed Name: \_\_\_\_\_

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. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application.

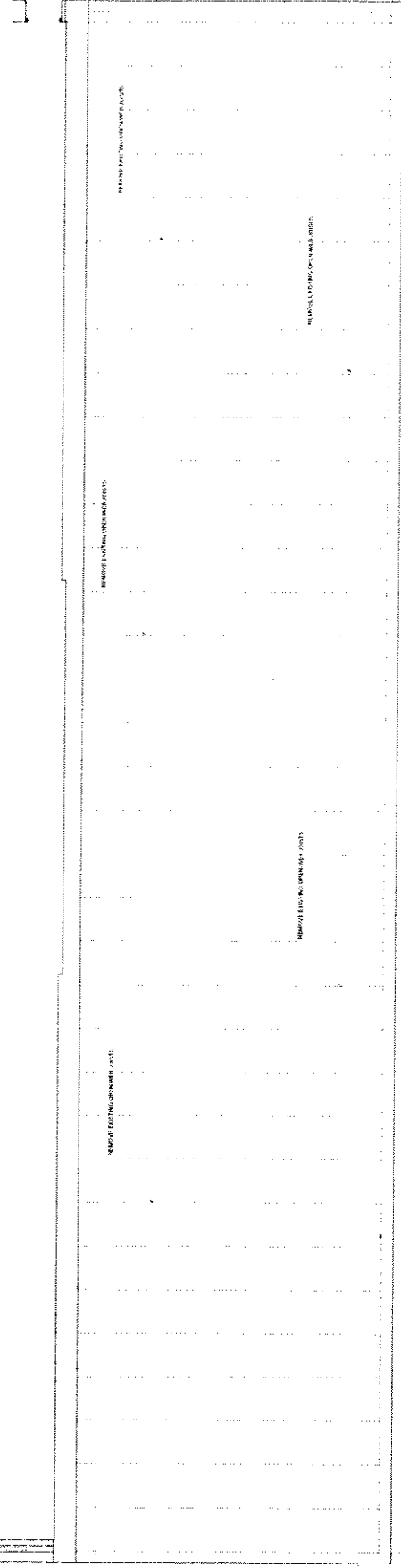
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Charles W. Uttenreither	626 S. Kenwood	Charles Uttenreither	12/55	2 yrs.
Mary Uttenreither	626 S. Kenwood	Mary Uttenreither		"

Board of Liquor License Commissioners for the City of Baltimore  
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201  
Phone: 410-396-4377 Fax: 410-396-4382

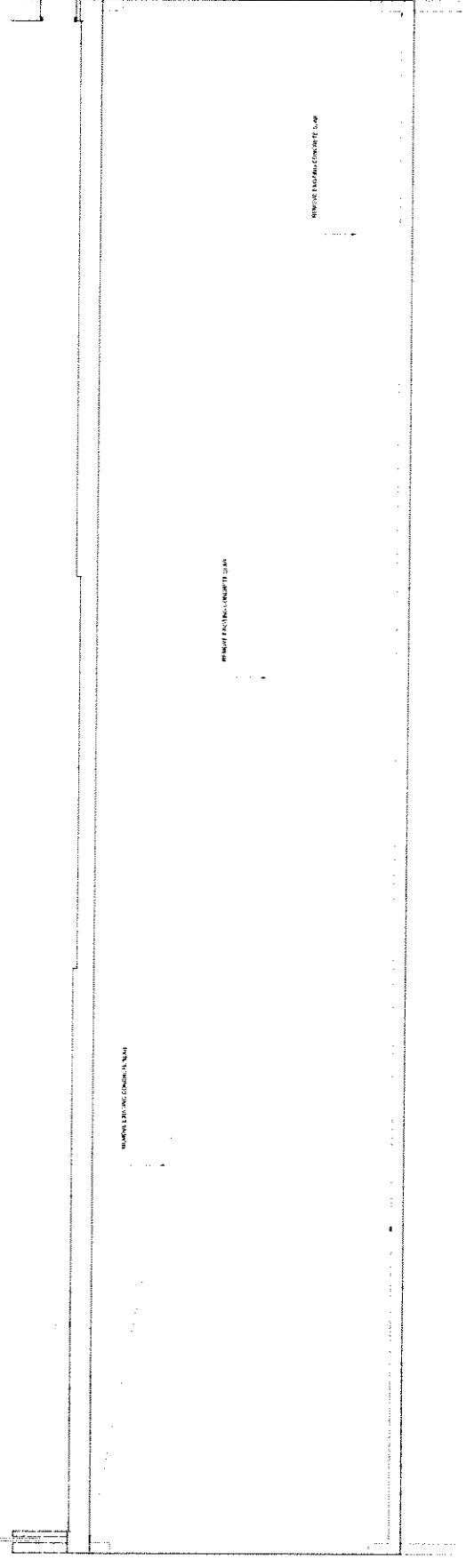
Please note that this is a public document and upon request will be provided to the general members of the public.







ROOF DEMOLITION PLAN  
SCALE: 1/8" = 1'-0"



LOWER LEVEL DEMOLITION PLAN (ON GRADE)  
SCALE: 1/8" = 1'-0"

FOR PERMIT

218 E. Chase Street, 1st Floor  
Baltimore, MD 21202  
(410) 542-8800  
info@jerrydesigns.com

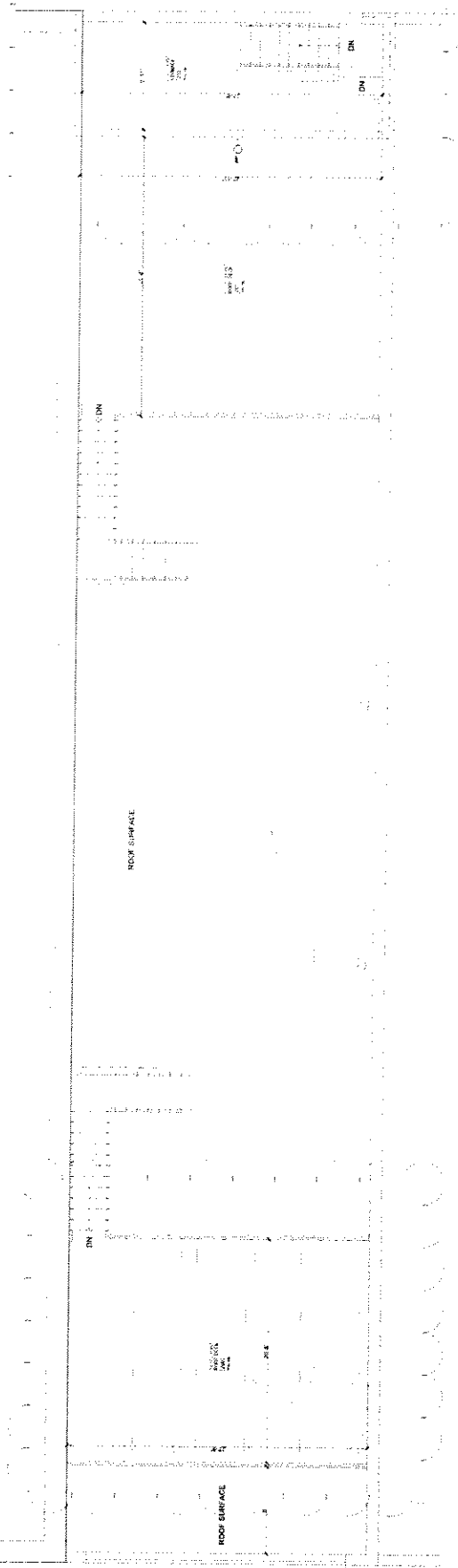
"MEMO" LOUNGE - URBAN NIGHTCLUB  
411 N. PACA STREET  
BALTIMORE, MD 21201

DEMOLITION PLANS  
Date: 03.07.15  
Scale: AS NOTED  
Project No: 415 N. PACA  
Checked: [ ]  
Sheet: 02

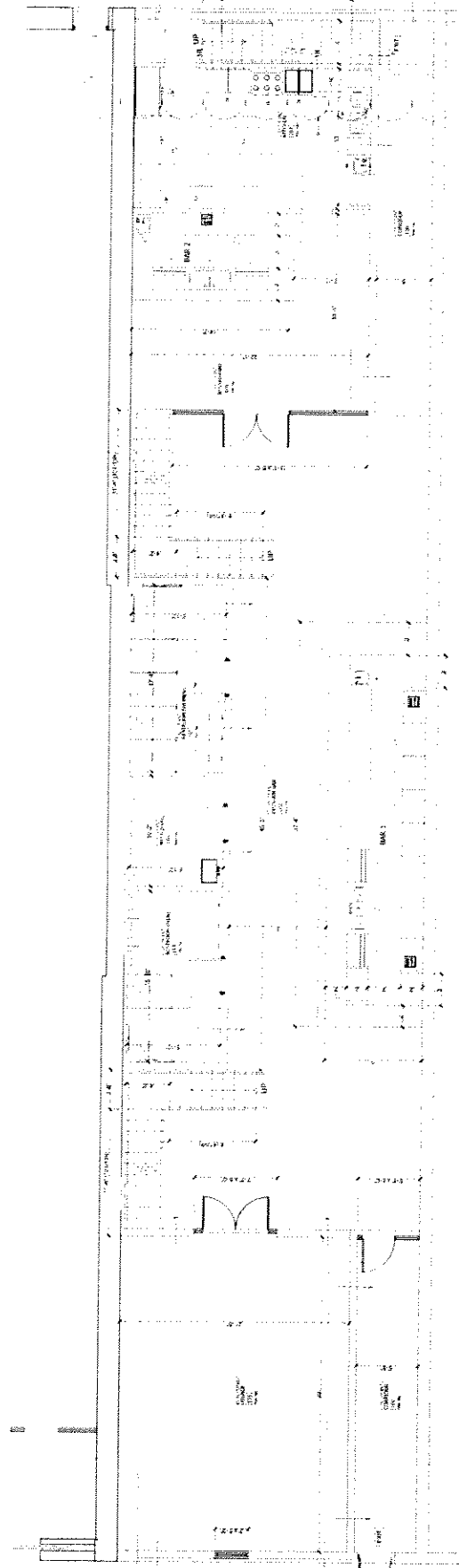
Sheet No: D100

LEVEL LOUNGE | URBAN NIGHTCLUB (INTERIOR W/ COURTYARD)

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**ROOF PLAN**  
SCALE: 1/8" = 1'-0"



**LOWER LEVEL PLAN (ON GRADE)**  
SCALE: 1/8" = 1'-0"

**LEVEL LOUNGE | URBAN NIGHTCLUB (INTERIOR W/ COURTYARD)**

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**FOR PERMIT**

**PERMIT NUMBER:**

**PROJECT NAME:** "MEMO" LOUNGE - URBAN NIGHTCLUB  
411 N. PACA STREET  
BALTIMORE, MD 21201

**DATE:** 03/27/16

**PROJECT NO.:** 415 N. PACA

**SCALE:** AS NOTED

**CHECKED:** [Signature]

**DRAWN:** [Signature]

**DATE:** 03/27/16

**PROJECT NO.:** 415 N. PACA

**SHEET NO.:** A100

**TOTAL SHEETS:** 06

218 E. Chase Street, 14th Floor  
Baltimore, MD 21202  
Tel: (410) 528-8973  
Fax: (410) 528-8974  
jerry@jerrydesign.com

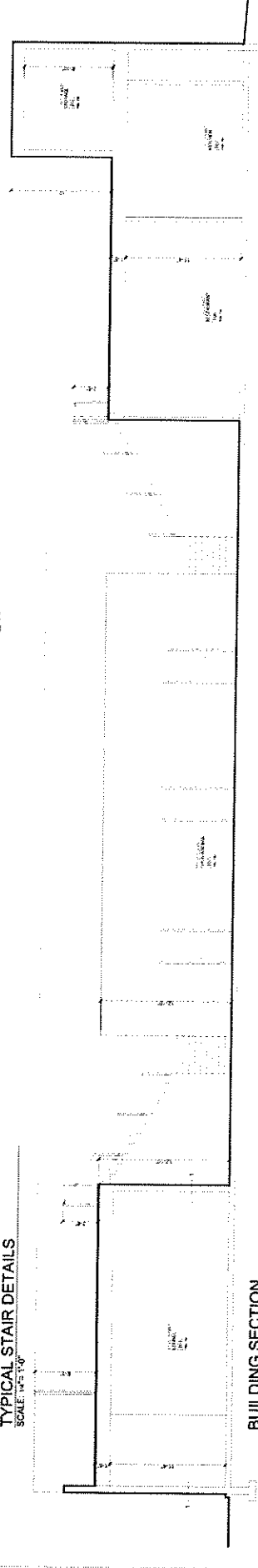
# LEVEL LOUNGE | URBAN NIGHTCLUB (INTERIOR W/ COURTYARD)

Sheet No: **A101**  
 Drawing Name: **SECTION, STAIR DETAILS & PART. ROOF PLAN, MISC**  
 Date: **03/11/18**  
 Project No: **415 N. PACA**  
 Designer: **DR**

**"MEMO" LOUNGE - URBAN NIGHTCLUB**  
 411 N. PACA STREET  
 BALTIMORE, MD 21201

**FOR PERMIT**  
 201 E. Chase Street, 8th Floor  
 Baltimore, MD 21202  
 (410) 528-5000  
 info@jacobson.com

Professional Certification: I verify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 11336, registration date 03/23/2017.



**PARTIAL ROOF PLAN (UPPER ROOF)**  
 SCALE 1/4" = 1'-0"

**TYPICAL STAIR DETAILS**  
 SCALE 1/4" = 1'-0"

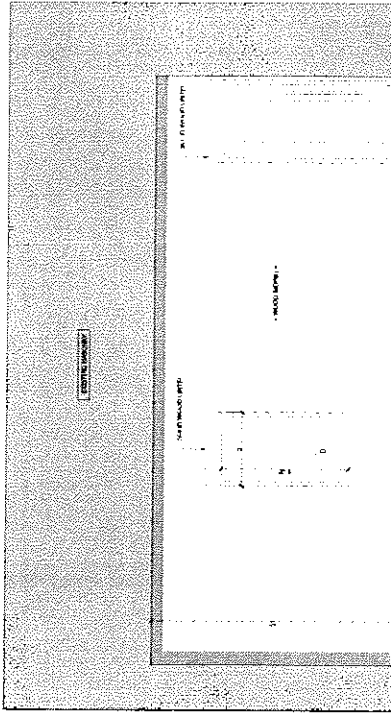
**BUILDING SECTION**  
 SCALE 1/4" = 1'-0"



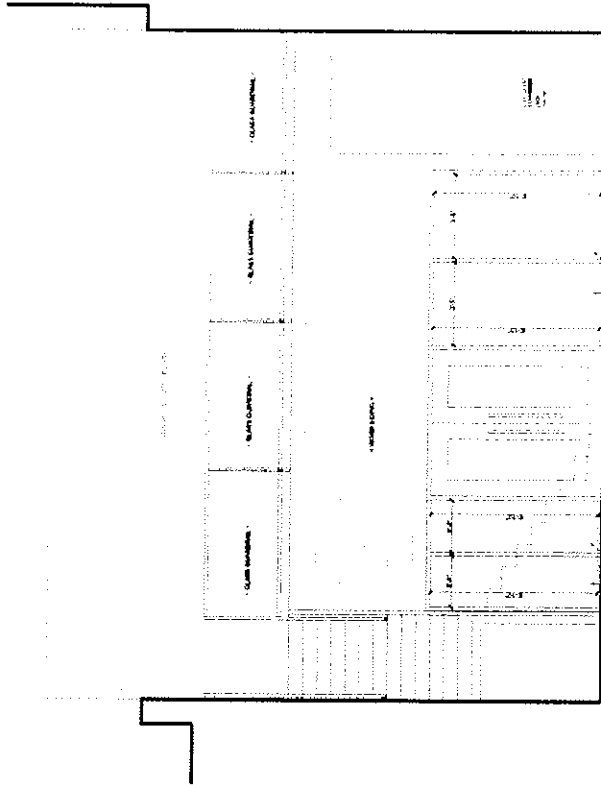
**KITCHEN EQUIPMENT SCHEDULE**

NO.	QTY.	BAR EQUIPMENT	MANUFACTURER
1	1	STOVE	PER OWNER SPECIFICATION
2	1	SINK	PER OWNER SPECIFICATION
3	1	REF	PER OWNER SPECIFICATION
4	1	DISHWASHER	PER OWNER SPECIFICATION
5	1	CUPBOARD	PER OWNER SPECIFICATION
6	1	COUNTER	PER OWNER SPECIFICATION
7	1	STOVE	PER OWNER SPECIFICATION
8	1	SINK	PER OWNER SPECIFICATION
9	1	REF	PER OWNER SPECIFICATION
10	1	DISHWASHER	PER OWNER SPECIFICATION
11	1	CUPBOARD	PER OWNER SPECIFICATION
12	1	COUNTER	PER OWNER SPECIFICATION
13	1	STOVE	PER OWNER SPECIFICATION
14	1	SINK	PER OWNER SPECIFICATION
15	1	REF	PER OWNER SPECIFICATION
16	1	DISHWASHER	PER OWNER SPECIFICATION
17	1	CUPBOARD	PER OWNER SPECIFICATION
18	1	COUNTER	PER OWNER SPECIFICATION
19	1	STOVE	PER OWNER SPECIFICATION
20	1	SINK	PER OWNER SPECIFICATION
21	1	REF	PER OWNER SPECIFICATION
22	1	DISHWASHER	PER OWNER SPECIFICATION
23	1	CUPBOARD	PER OWNER SPECIFICATION
24	1	COUNTER	PER OWNER SPECIFICATION
25	1	STOVE	PER OWNER SPECIFICATION
26	1	SINK	PER OWNER SPECIFICATION
27	1	REF	PER OWNER SPECIFICATION
28	1	DISHWASHER	PER OWNER SPECIFICATION
29	1	CUPBOARD	PER OWNER SPECIFICATION
30	1	COUNTER	PER OWNER SPECIFICATION

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EXTERIOR ELEVATION  
SCALE: 1/4" = 1'-0"



INTERIOR COURTYARD ELEVATION - WEST  
SCALE: 1/4" = 1'-0"



INTERIOR COURTYARD ELEVATION - EAST  
SCALE: 1/4" = 1'-0"

214 E. Chase Street, 14th Floor  
Baltimore, MD 21202  
410.528.8800  
www.johnsonmirmiran.com

"MEMO" LOUNGE - URBAN NIGHTCLUB  
411 N. PACA STREET  
BALTIMORE, MD 21201

Project Name  
ELEVATIONS

Sheet No.  
A200

Date: 02.08.14  
Project No.: 411 N. PACA ST.

Scale: AS NOTED  
Author: JMM

Checked: JMM

Reviewed: JMM

Approved: JMM

Project Manager: JMM

Architect: JMM

Contractor: JMM

Engineer: JMM

Interior Designer: JMM

Photographer: JMM

Model Maker: JMM

Printer: JMM

Plotter: JMM

Architect: JMM

LEVEL LOUNGE | URBAN NIGHTCLUB (INTERIOR W/ COURTYARD)

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### GENERAL ELECTRICAL NOTES

1. PROVIDE ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM CODE (NFPA) AS APPLICABLE. THE SYSTEMS SHALL BE INSTALLED AND COMMISSIONED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE (NFPA) AND THE NATIONAL ELECTRICAL CODE (NEC) AS APPLICABLE.
2. PROVIDE ALL MATERIALS AND EQUIPMENT WITH A MINIMUM 20-YEAR SERVICE LIFE.
3. INSTALL ALL ELECTRICAL EQUIPMENT AND ACCESSORIES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND ALL APPLICABLE CODES AND REGULATIONS.
4. THE LOCATION OF EXISTING UNDERSERVICE UNITS IS SHOWN ON THE ATTACHED CABLE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UNITS BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PAY FOR AND REPAIR ALL DAMAGES CAUSED BY THE CONTRACTOR'S WORK AND SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND FEES.
5. COORDINATE CONNECTIONS OF ALL ELECTRICAL WORK WITH ARCHITECTURAL, STRUCTURAL, CIVIL, MECHANICAL, WORK ETC., SHOWN ON OTHER CONTRACT DOCUMENTS.
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7. FLOOR SLABS SHALL BE A-BAYED BEFORE ANY CORE DRILLING IS COMMENCED.
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### FIRE ALARM NOTES

1. CONTRACTOR SHALL CONTACT THE SERVICES OF A FIRE PROTECTION ENGINEER TO FULLY ASSESS THE BUILDING'S RISK AND TO DEVELOP A FIRE PROTECTION PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND FEES.
2. PROVIDE ALL COMPONENTS NECESSARY FOR A FULLY FUNCTIONAL FIRE ALARM SYSTEM PER NFPA 72 AND 79. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND FEES.
3. ALL EQUIPMENT SHALL BE UL LISTED.
4. THE ALARM SYSTEM COMPONENTS AND DEVICES SHALL BE APPROVED BY THE FIRE MARSHAL'S OFFICE.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK REQUIRED FOR PROPER INSTALLATION AND FUNCTION OF THE SYSTEM.
6. SOUND WARNING HORNS SHALL COMPLY WITH NFPA 72 AND 79.
7. BATTERY BACKUPS SHALL BE PROVIDED FOR ALL FIRE ALARM SYSTEMS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND FEES.
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9. THE ALARM SYSTEM SHALL COMPLY WITH NFPA 72, THE NATIONAL FIRE ALARM CODE, LATEST EDITION AND ALL APPLICABLE LOCAL AND STATE CODES AND REGULATIONS.
10. PROVIDE CONNECTION TO CENTRAL STATION FIRE ALARM SYSTEM FOR RETROFITTING OF ALL EXISTING AND NEW SYSTEMS AS REQUIRED BY CODE.

### ELECTRICAL SPECIFICATIONS

- 1.0 **INDUSTRIAL, COMMERCIAL AND RESIDENTIAL**
  - A. OUTDOOR WIRING METHODS:
    1. CONCEAL ALL WIRING AND CONDUITS.
    2. USE CONDUIT AND BUSHINGS TO PROTECT ALL WIRING.
    3. USE APPROVED WIRING METHODS FOR ALL WIRING.
  - B. WIRING METHODS:
    1. USE APPROVED WIRING METHODS FOR ALL WIRING.
    2. USE APPROVED WIRING METHODS FOR ALL WIRING.
  - C. BRACKETS AND BUSHINGS:
    1. BRACKETS AND BUSHINGS SHALL BE USED TO SUPPORT ALL WIRING.
    2. BRACKETS AND BUSHINGS SHALL BE USED TO SUPPORT ALL WIRING.
  - D. CONDUITS:
    1. CONDUITS SHALL BE USED TO PROTECT ALL WIRING.
    2. CONDUITS SHALL BE USED TO PROTECT ALL WIRING.
- 2.0 **WIRE AND CABLE**
  - A. WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM CODE (NFPA) AS APPLICABLE.
  - B. ALL WIRING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM CODE (NFPA) AS APPLICABLE.
- 3.0 **WIRING DEVICES AND TERMINALS**
  - A. THE LOCATION OF ALL WIRING DEVICES AND TERMINALS SHALL BE AS SHOWN ON THE DRAWINGS.
  - B. ALL WIRING DEVICES AND TERMINALS SHALL BE UL LISTED.
  - C. ALL WIRING DEVICES AND TERMINALS SHALL BE UL LISTED.
- 4.0 **CONDUITS**
  - A. CONDUITS SHALL BE USED TO PROTECT ALL WIRING.
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- 5.0 **PANELBOARDS**
  - A. ALL PANELBOARDS SHALL BE UL LISTED.
  - B. ALL PANELBOARDS SHALL BE UL LISTED.
- 6.0 **DISCONNECTS AND CIRCUIT BREAKERS**
  - A. ALL DISCONNECTS AND CIRCUIT BREAKERS SHALL BE UL LISTED.
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- 8.0 **LIGHTING**
  - A. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM CODE (NFPA) AS APPLICABLE.
  - B. ALL LIGHTING SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARM CODE (NFPA) AS APPLICABLE.

SYMBOL	DESCRIPTION
①	EXPOSED RECEPTACLE, 120 VOLTS, 15 AMP
②	RECEPTACLE, 120 VOLTS, 15 AMP, WITH GROUNDING
③	RECEPTACLE, 120 VOLTS, 15 AMP, WITH GROUNDING AND GFCI
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⑤	DISCONNECT SWITCH
⑥	WIRING DEVICE, AS NOTED
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**FIRE ALARM RISER DIAGRAM**  
NOT TO SCALE

**NOTES AND LEGEND**

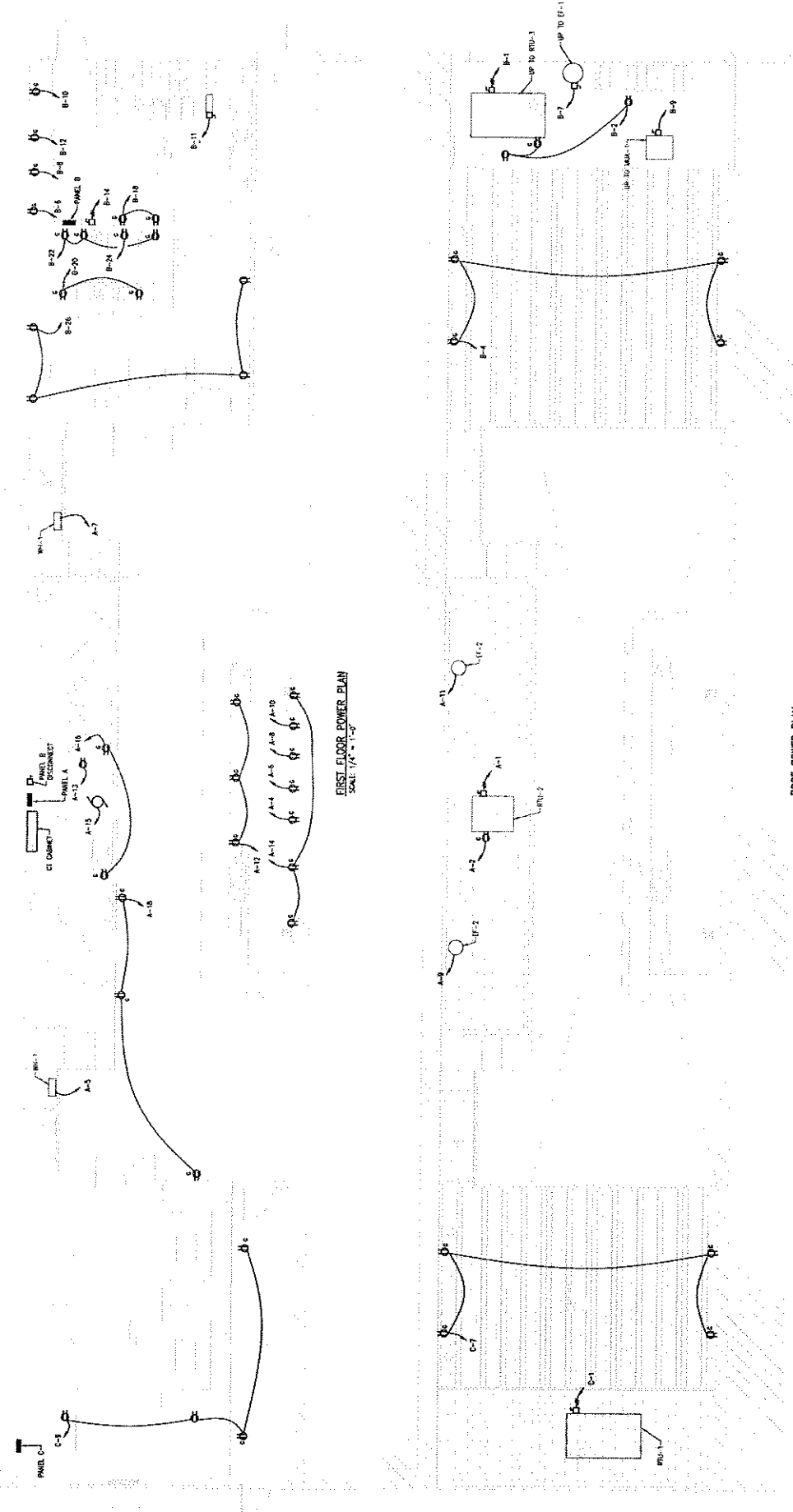
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Checked: [Signature]

**"MEMO" LOUNGE - URBAN NIGHTCLUB**  
411 N. PACA STREET  
BALTIMORE, MD 21201

THOMAS TOLKES LLC  
THOMAS TOLKES LLC  
410.292.1606



# LEVEL LOUNGE | URBAN NIGHTCLUB (INTERIOR W/ COURTYARD)



ROOF POWER PLAN  
SCALE: 1/4" = 1'-0"

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THOMAS FOULKES LLC  
ARCHITECTS, INC.

218 E. Chase Street, 1st Floor  
Baltimore, MD 21202  
(410) 528-1800  
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FOR PERMIT

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PROJECT NUMBER:  
DATE: 02.12.2018  
STATUS: AS NOTED

POWER PLANS

Sheet No: E100  
Date: 02.12.2018  
Project No: 180101  
Status: AS NOTED

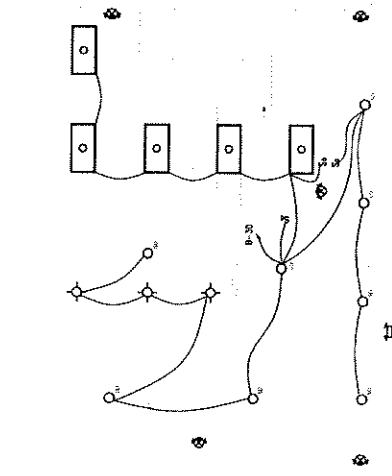
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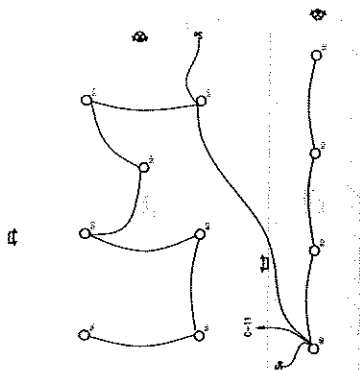
# LEVEL LOUNGE | URBAN NIGHTCLUB (INTERIOR W/ COURTYARD)

Sheet No: **E200**  
Date: 05.12.2019  
Checked: OC

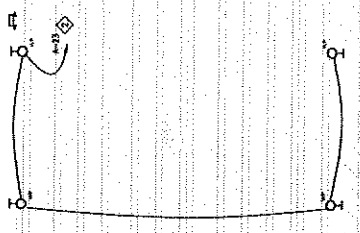
- DRAWING NOTES:**
- ◇ ASTROMARK TIME CLOCK WITH 4 RELAYS TO CONTROL OUTDOOR LIGHTING. PREVENTS LIGHTS FROM ON/OFF.
  - ◇ WIRE CHECK THROUGH TIME CLOCK RELAY.



FIRST FLOOR LIGHTING PLAN  
SCALE 1/4" = 1'-0"



ROOF LIGHTING PLAN  
SCALE 1/4" = 1'-0"



Traditional Conduits / Lengths and these details were prepared in accordance with and based on the information provided by the client. The client is responsible for the accuracy of the information provided and the client is responsible for the accuracy of the information provided.

**FOR PERMIT**

THOMAS FOULKES LLC  
1000 W. BALTIMORE STREET  
BALTIMORE, MD 21201

210 E. Chase Street, 1st Floor  
Baltimore, MD 21202  
Tel: 410.528.1800  
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**TF**

Project Name: **"MEMO" LOUNGE - URBAN NIGHTCLUB**  
411 N. PACA STREET  
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Project No: 05.12.2019  
Status: AS NOTED  
Checked: OC

Lighting Plans





# LEVEL LOUNGE | URBAN NIGHTCLUB (INTERIOR W/ COURTYARD)



## MECHANICAL SPECIFICATIONS

- 1.0 INSULATION
- A. DUCT INSULATION SHALL BE 1-1/2" HIGH DENSITY FIBER INSULATION, UNLESS OTHERWISE NOTED WITH A PERMISSIVE MARK. CONTACT WITH ASTM E 812, TYPE A OR TYPE B APPLICATIONS, PROVIDE INSULATION WITH FACTORY-APPLIED FAS JACKET.
- 2.0 METAL DUCTS
- A. DUCTS SHALL BE MANUFACTURED METAL DUCTS. GENERAL FABRICATION REQUIREMENTS: COMPLY WITH SAMPLES, UNLESS OTHERWISE NOTED. GENERAL FABRICATION REQUIREMENTS: COMPLY WITH SAMPLES, UNLESS OTHERWISE NOTED. GENERAL FABRICATION REQUIREMENTS: COMPLY WITH SAMPLES, UNLESS OTHERWISE NOTED. GENERAL FABRICATION REQUIREMENTS: COMPLY WITH SAMPLES, UNLESS OTHERWISE NOTED.
- 3.0 DUCT ACCESSORIES
- A. MANUFACTURED TURNING VANES FOR METAL DUCTS: CURVED BLADES OF GALVANIZED STEEL WITH BARS PERPENDICULAR TO BLADES SET, SET AND WAVE SHALL BE USED FOR ALL TURNING.
- B. FLEXIBLE CONNECTIONS
1. METAL-TO-METAL CONNECTIONS: FACTORY FABRICATED WITH A FABRIC STRIP 3-1/2" WIDE TO TWO STRIPS OF 2-3/4"-WIDE, 0.080"-THICK GALVANIZED SHEET STEEL.
2. METAL-TO-ROOF PENETRATIONS: FACTORY FABRICATED WITH A FABRIC STRIP 3-1/2" WIDE TO TWO STRIPS OF 2-3/4"-WIDE, 0.080"-THICK GALVANIZED SHEET STEEL.
3. TENSILE STRENGTH: 485 LB/INCH IN THE WARP AND 360 LB/INCH IN THE FILLING.
4. SERVICE TEMPERATURE: UNLESS OTHERWISE NOTED, SHALL BE 250 DEG F.
- 4.0 THERMOSTATS
- A. THERMOSTATS SHALL INCLUDE THE FOLLOWING FEATURES:
- 5 DEGREE CALIBRATION MINIMUM
  - SEMI-OUTDOOR PROTECTION
  - STRONG 2577 HEAT AND COOLING
  - 1/2" NEMA COORDINATE OVERSIZE
  - OPTIMUM START CONTROLS
  - NOT NEARBY CONTROLS SHALL PREVENT ELECTRIC HEAT FROM ENERGIZING WHEN
- 5.0 VALVES
1. BALL VALVES: FULL PORT, WELDED, BRASS OR INCO.
2. CHECK VALVES: WELDED, BRASS OR INCO.
3. COMPANION BALANCED SHUT-OFF VALVES: 1/2" AND 3/4" NPT.
4. BALL VALVES: WELDED, BRASS OR INCO.

MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
—	PORABLE COLD WATER (CM)
—	PORABLE HOT WATER (HM)
—	HOT WATER RECYCLING (HR)
—	SWIFTWAY
—	STORM DRAIN
—	VDF
—	NATURAL GAS
—	PIPE TURNING UP
—	PIPE TURNING DOWN
—	CLEAN OUT
—	SHUT-OFF VALVE
—	TEMPERATURE SENSOR OR THERMOSTAT
—	SUPPLY AIR DUCT TURNING UP
—	SUPPLY AIR DUCT TURNING DOWN
—	RETURN OR EXHAUST AIR DUCT TURNING UP
—	RETURN OR EXHAUST AIR DUCT TURNING DOWN
—	MANUAL VOLUME DAMPER
—	SCHEDULE NO. OF AIR DISTRIBUTION DEVICE

## GENERAL MECHANICAL NOTES

- PROVIDE ALL MATERIALS AND EQUIPMENT AND PERFORM ALL LABOR REQUIRED TO INSTALL, COMPLY WITH AND OPERATE MECHANICAL SYSTEMS AS INDICATED ON THE DRAWINGS AND AS NOTED ON FIELD.
- CONTRACT DOCUMENT DRAWINGS FOR MECHANICAL WORK ARE DIMENSIONED AND ARE INTERFERED TO CLASH WITH ARCHITECTURAL DRAWINGS.
- INSTALL MECHANICAL EQUIPMENT AND APPURTENANCES IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS, CONTRACT DOCUMENTS, AND APPLICABLE CODES AND REGULATIONS.
- PROVIDE VIBRATION ISOLATION FOR ALL MECHANICAL EQUIPMENT TO PREVENT TRANSMISSION OF VIBRATION TO BUILDING STRUCTURE.
- PROVIDE VIBRATION ISOLATORS FOR ALL PIPING SUPPORTS CONNECTED TO, AND WITHIN 50 FEET OF, SOUND EQUIPMENT (EXCEPT AT BASE ELEVATION SUPPORTS AND ANCHOR POINTS) THROUGHOUT MECHANICAL EQUIPMENT ROOMS.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES (AS SHOWN ON DRAWINGS) PRIOR TO AND THROUGHOUT THE WORK AND ALL UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- REMOVE EXISTING MECHANICAL UNDERGROUND UTILITIES FROM BUILDING PAVING THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES (AS SHOWN ON DRAWINGS) PRIOR TO AND THROUGHOUT THE WORK AND ALL UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- COORDINATE CONSTRUCTION OF ALL MECHANICAL WORK WITH ARCHITECTURAL, STRUCTURAL, CIVIL, ELECTRICAL, MECHANICAL, AND OTHER CONTRACT DOCUMENTS.
- PROVIDE A MINIMUM OF CLEARANCE TO THE UNDERSIDE OF RAFTERS, DUCTS, CONDUITS, MECHANICAL EQUIPMENT, ETC. THROUGHOUT ACCESS POINTS IN MECHANICAL ROOMS.
- ALL TESTS SHALL BE COMPLETED BEFORE ANY MECHANICAL EQUIPMENT OR PIPING INSTALLATION IS COMPLETED.
- COORDINATE ALL EQUIPMENT CONNECTIONS WITH MANUFACTURER'S CENTER POINTS, CONNECTIONS TO EXISTING EQUIPMENT, FIELD VERIFY AND COORDINATE ALL DUCT AND PIPING THROUGHOUT MECHANICAL ROOMS.
- REMOVE EXISTING WALLS FOR INSTALLATION IN WALLS AND CEILING WHERE REQUIRED, TO PROVIDE ACCESS PANELS FOR MECHANICAL EQUIPMENT. ACCESS PANELS SHALL BE TURNED OVER TO THE GENERAL CONTRACTOR FOR INSTALLATION.
- ALL OPENINGS IN FLOOR WALLS AND FLOOR SLABS DUE TO MECHANICAL PIPING, CONDUITS, ETC., SHALL BE FIRE STOPPED THROUGH ALL CLASSIFIED PENETRATION SYSTEMS ON ALL THE PIPING PENETRATING THE WALLS AND FLOORS.
- ALL AIR COMPRESSOR CONDENSATE DRAIN LINES FOR EACH UNIT SHALL BE PIPED FULL SIZE OF THE UNIT DRAIN OUTLET, WITH "Y" TRAP, AND PIPED TO THE NEAREST DRAIN.
- REMOVE ALL WATER AND MECHANICAL UTILITY OPENINGS, REPAIR LEAKS AND RETURN TO ORIGINAL CONDITION. PROVIDE ROSE AND DRAIN VALVES AT THE BOTTOM OF ALL POINTS AND LOW POINTS.
- SYSTEM SHALL BE TESTED AND BALANCED TO INCLUDE AIR AND WATER QUANTITIES INDICATED ON THE DRAWINGS. WORK SHALL BE PERFORMED BY A FIRM CERTIFIED BY THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) TO PROVIDE ALL NECESSARY TESTING AND BALANCING SERVICES TO ADDRESS AIR QUANTITIES INDICATED ON THE DRAWINGS. AIR BALANCE SHALL BE PERFORMED PRIOR TO OCCUPANCY.
- PROVIDE DELEGATED COMPANIES AT ALL TRENCH TO NON-TERRIBLE PIPE CONNECTIONS AND ALL OTHER MECHANICAL WORK. PROVIDE ALL NECESSARY ELECTRICAL ACTION BETWEEN DISMOUNTABLE UNION JOINTING JOINTS TO PREVENT ANY ELECTROLYTIC ACTION BETWEEN DISMOUNTABLE UNION JOINTS.
- FLOOR SLABS SHALL BE 3-INCH BEFORE ANY CORE DRILLING IS COMPLETED.
- DISBURTMENT OF PORTABLE WATER SHALL BE PERFORMED IN ACCORDANCE WITH THE LOCAL AUTHORITY HAVING JURISDICTION.
- TEST, WASTE AND WATER UNDER ACTUAL OPERATING CONDITIONS. REPAIR LEAKS AND RETURN TO ORIGINAL CONDITION. PROVIDE ROSE AND DRAIN VALVES AT THE BOTTOM OF ALL POINTS AND LOW POINTS. REPAIR BY PATCHING.
- PROVIDE DOMESTIC WATER BACK FLOW PREVENTERS AT ALL COFFER, WAREHISE, ICE MAKERS, REFRIGERATORS, AND ALL OTHER MECHANICAL EQUIPMENT. PROVIDE ALL NECESSARY TESTING AND BALANCING SERVICES TO ADDRESS AIR QUANTITIES INDICATED ON THE DRAWINGS. AIR BALANCE SHALL BE PERFORMED PRIOR TO OCCUPANCY.
- PROVIDE WATER HAMMER ARRESTORS IN SUPPLY PIPING SERVING WATER CLOSETS WITH A FLUSH VALVE, URINALS, DISMOUNTABLE, AND ICE MACHINES ACCORDING TO PSI AND MANUFACTURER'S REQUIREMENTS.

## FIRE PROTECTION NOTES:

- PROVIDE PIPING AND LEAKS AS REQUIRED TO VERIFY THE AIR PLANS UNDERGROUND, SURFACE, PIPING, AND CEILING ROOFERS. ALL WORK SHALL BE IN ACCORDANCE WITH NFPA-13 AND THE FIRE MARSHAL'S REQUIREMENTS.
- PIPING SHALL BE BLACK STEEL SCHEDULE 40 PIPE WITH CLASS 125 CAST-IRON THROUGHD OR DRINKED FITTINGS.
- TEST SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA AND THE FIRE MARSHAL'S REQUIREMENTS.

## MECHANICAL SPECIFICATIONS

- 1.0 INSULATION
- A. DUCT INSULATION SHALL BE 1-1/2" HIGH DENSITY FIBER INSULATION, UNLESS OTHERWISE NOTED WITH A PERMISSIVE MARK. CONTACT WITH ASTM E 812, TYPE A OR TYPE B APPLICATIONS, PROVIDE INSULATION WITH FACTORY-APPLIED FAS JACKET.
- 2.0 METAL DUCTS
- A. DUCTS SHALL BE MANUFACTURED METAL DUCTS. GENERAL FABRICATION REQUIREMENTS: COMPLY WITH SAMPLES, UNLESS OTHERWISE NOTED. GENERAL FABRICATION REQUIREMENTS: COMPLY WITH SAMPLES, UNLESS OTHERWISE NOTED. GENERAL FABRICATION REQUIREMENTS: COMPLY WITH SAMPLES, UNLESS OTHERWISE NOTED.
- 3.0 DUCT ACCESSORIES
- A. MANUFACTURED TURNING VANES FOR METAL DUCTS: CURVED BLADES OF GALVANIZED STEEL WITH BARS PERPENDICULAR TO BLADES SET, SET AND WAVE SHALL BE USED FOR ALL TURNING.
- B. FLEXIBLE CONNECTIONS
1. METAL-TO-METAL CONNECTIONS: FACTORY FABRICATED WITH A FABRIC STRIP 3-1/2" WIDE TO TWO STRIPS OF 2-3/4"-WIDE, 0.080"-THICK GALVANIZED SHEET STEEL.
2. METAL-TO-ROOF PENETRATIONS: FACTORY FABRICATED WITH A FABRIC STRIP 3-1/2" WIDE TO TWO STRIPS OF 2-3/4"-WIDE, 0.080"-THICK GALVANIZED SHEET STEEL.
3. TENSILE STRENGTH: 485 LB/INCH IN THE WARP AND 360 LB/INCH IN THE FILLING.
4. SERVICE TEMPERATURE: UNLESS OTHERWISE NOTED, SHALL BE 250 DEG F.
- 4.0 THERMOSTATS
- A. THERMOSTATS SHALL INCLUDE THE FOLLOWING FEATURES:
- 5 DEGREE CALIBRATION MINIMUM
  - SEMI-OUTDOOR PROTECTION
  - STRONG 2577 HEAT AND COOLING
  - 1/2" NEMA COORDINATE OVERSIZE
  - OPTIMUM START CONTROLS
  - NOT NEARBY CONTROLS SHALL PREVENT ELECTRIC HEAT FROM ENERGIZING WHEN
- 5.0 VALVES
1. BALL VALVES: FULL PORT, WELDED, BRASS OR INCO.
2. CHECK VALVES: WELDED, BRASS OR INCO.
3. COMPANION BALANCED SHUT-OFF VALVES: 1/2" AND 3/4" NPT.
4. BALL VALVES: WELDED, BRASS OR INCO.

MECHANICAL LEGEND	
SYMBOL	DESCRIPTION
—	PORABLE COLD WATER (CM)
—	PORABLE HOT WATER (HM)
—	HOT WATER RECYCLING (HR)
—	SWIFTWAY
—	STORM DRAIN
—	VDF
—	NATURAL GAS
—	PIPE TURNING UP
—	PIPE TURNING DOWN
—	CLEAN OUT
—	SHUT-OFF VALVE
—	TEMPERATURE SENSOR OR THERMOSTAT
—	SUPPLY AIR DUCT TURNING UP
—	SUPPLY AIR DUCT TURNING DOWN
—	RETURN OR EXHAUST AIR DUCT TURNING UP
—	RETURN OR EXHAUST AIR DUCT TURNING DOWN
—	MANUAL VOLUME DAMPER
—	SCHEDULE NO. OF AIR DISTRIBUTION DEVICE

**FOR PERMIT**

210 E. Chaco Street, 1st Floor  
 Baltimore, MD 21202  
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 (410) 552-2200  
 (410) 552-2200

**THOMAS FOULKES LLC**  
 ARCHITECTS & ENGINEERS  
 410.242.1800

**PERMIT NUMBERS:**

**MEMO" LOUNGE - URBAN NIGHTCLUB**  
 411 N. PACA STREET  
 BALTIMORE, MD 21201

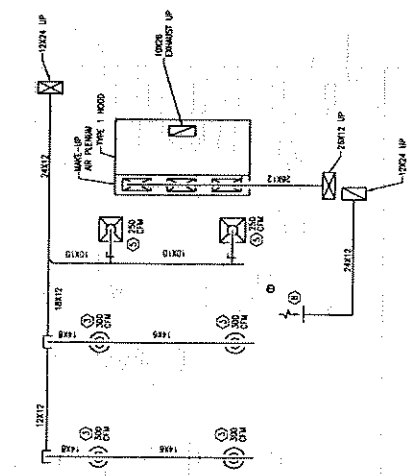
**NOTES AND LEGEND**

Project No. 00-12345  
 Date: 08/12/2015  
 Status: AS NOTED  
 Designer: [Name]

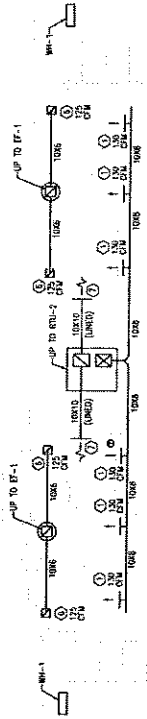
Sheet: 08



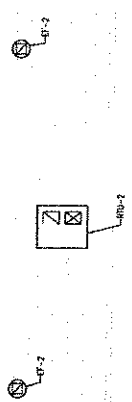
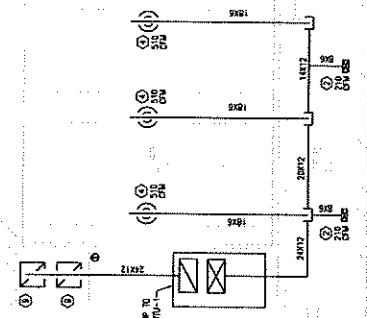
# LEVEL LOUNGE | URBAN NIGHTCLUB (INTERIOR W/ COURTYARD)



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



LOWER ROOF PLAN  
SCALE: 1/4" = 1'-0"



Traditional Engineering, Inc. certifies that these documents were prepared or approved by me, and that I am a duly licensed engineer under the laws of the State of Maryland. License number: 7968, expiration date: 11/31/16.

Sheet No.	M100
Project No.	AS NOTED
Date	02/12/16
Checked	
Drawn	
Discipline	HVAC PLANS
Quantity	AS NOTED

FOR PERMIT

THOMAS FOLWES LLC  
MECHANICAL ENGINEER  
110 2ND FLOOR  
BALTIMORE, MD 21201

"MEMO" LOUNGE - URBAN NIGHTCLUB  
411 N. PACA STREET  
BALTIMORE, MD 21201



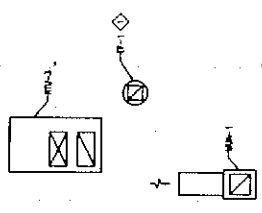
218 E. Chase Street, 4th Floor  
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info@thomASFolwes.com



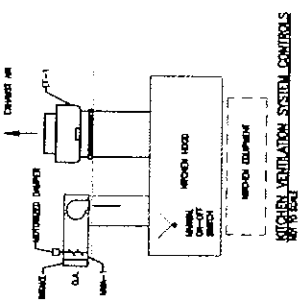
LEVEL LOUNGE | URBAN NIGHTCLUB (INTERIOR W/ COURTYARD)

**DRAWING NOTES:**  
 ◇ CHANGES TO BE MADE SHALL BE INDICATED BY A CIRCLE WITH A NUMBER IN THE CORNER.  
 ▲ ABOVE ROOF OF UNIT AND MAKE-UP AIR LINE.

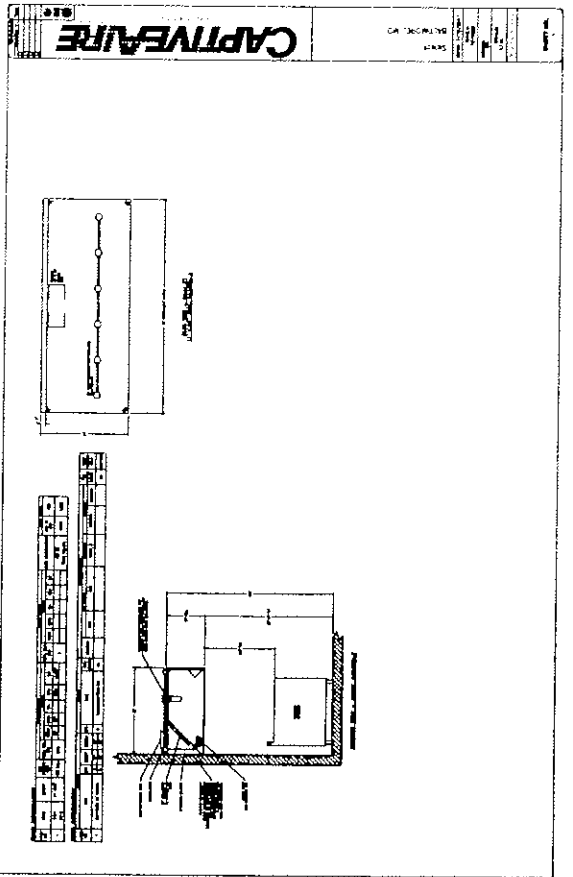
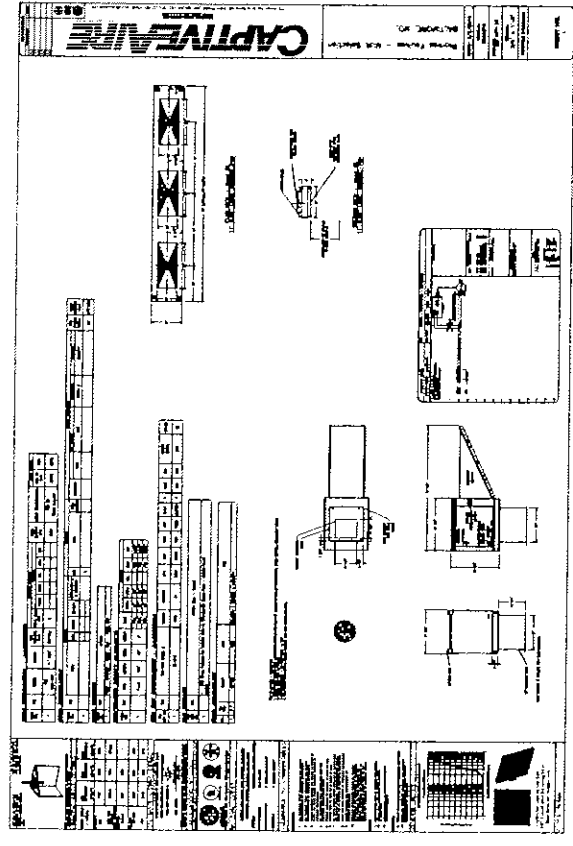
AIRFLOW TABLE		
COMPONENT	SIZE	CFM
BA-1	1800	0
BA-2	1800	0
BA-3	2700	0
BA-4	2700	0
BA-5	2700	0
BA-6	2700	0
BA-7	2700	0
BA-8	2700	0
BA-9	2700	0
BA-10	2700	0
BA-11	2700	0
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BA-97	2700	0
BA-98	2700	0
BA-99	2700	0
BA-100	2700	0



UPPER ROOF PLAN  
 SCALE: 1/4" = 1'-0"



**SEQUENCE OF OPERATION:**  
 1. EXHAUST FAN SHALL BE CONTROLLED BY THE ROOF HOOD.  
 2. WHEN THE ROOF HOOD IS ACTIVATED, THE EXHAUST FAN SHALL START.  
 3. WHEN THE ROOF HOOD IS DEACTIVATED, THE EXHAUST FAN SHALL STOP.  
 4. THE ROOF HOOD SHALL BE CONTROLLED BY THE KITCHEN EXHAUST SYSTEM CONTROLS.  
 5. THE ROOF HOOD SHALL BE ACTIVATED BY THE KITCHEN EXHAUST SYSTEM CONTROLS.  
 6. THE ROOF HOOD SHALL BE DEACTIVATED BY THE KITCHEN EXHAUST SYSTEM CONTROLS.  
 7. THE ROOF HOOD SHALL BE ACTIVATED BY THE KITCHEN EXHAUST SYSTEM CONTROLS.  
 8. THE ROOF HOOD SHALL BE DEACTIVATED BY THE KITCHEN EXHAUST SYSTEM CONTROLS.  
 9. THE ROOF HOOD SHALL BE ACTIVATED BY THE KITCHEN EXHAUST SYSTEM CONTROLS.  
 10. THE ROOF HOOD SHALL BE DEACTIVATED BY THE KITCHEN EXHAUST SYSTEM CONTROLS.



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"MEMO" LOUNGE - URBAN NIGHTCLUB  
 411 N. PACA STREET  
 BALTIMORE, MD 21201

UPPER ROOF PLAN  
 AND HOOD DETAILS  
 AS NOTED  
 10.13.2014

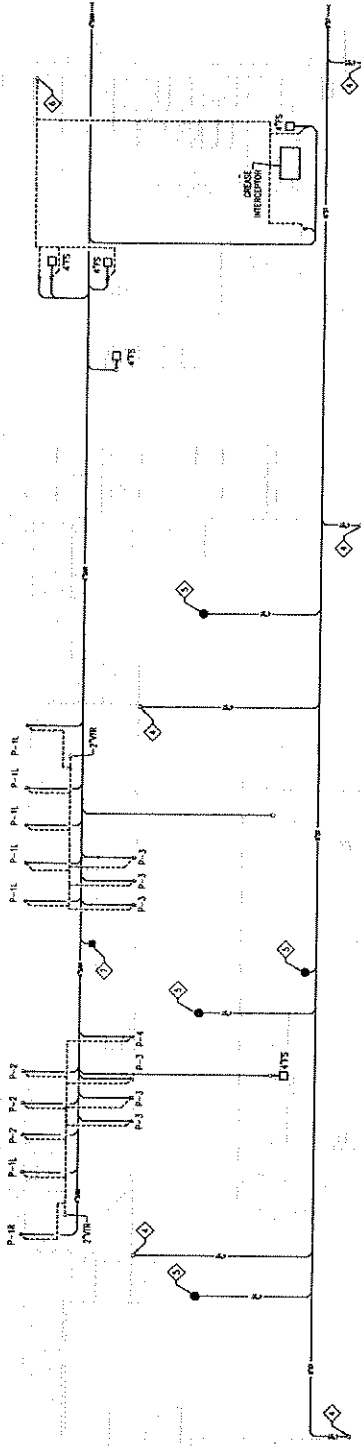
Sheet No: M101  
 Date: 10.13.2014  
 Project No: 1403000000

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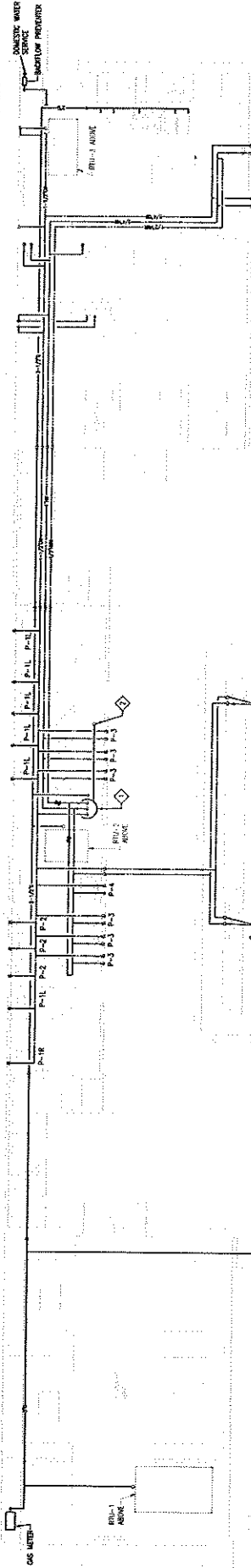
LEVEL LOUNGE | URBAN NIGHTCLUB (INTERIOR W/ COURTYARD)

**DRAWING NOTES:**

- ◇ WATER HEATER
- ◇ PROMISE WATER HEATER WORKING THERO ROOF. EXHAUST SHALL BE TO VENT MINIMUM FROM ROOF-TOP UNIT.
- ◇ PROMISE DRAIN WAIVES AND HANG TRACING TO ALLOW INTERSECTION OF EXTERIOR WATER PIPING.
- ◇ CONNECT 4 INCH STEAM DOWN TO DISMOUNT. CONNECT TO COMPARTMENT CLOSURES. REFER TO ARCHITECTURAL.
- ◇ AREA DRAIN WITH 4 INCH OUTLET.
- ◇ SINK AND TUBS UPPER ROOM. VENT SHALL DRAIN TO 3/4" ABOVE ROOF-TOP UNIT.
- ◇ FLOOR DRAIN WITH 2 INCH OUTLET.



SANITARY AND STORM DRAIN PLAN  
SCALE: 1/4" = 1'-0"



WATER SUPPLY PLAN  
SCALE: 1/4" = 1'-0"

"Zoned/Certified/Collided" (with) that these documents are prepared or approved by me, and that I am a duly licensed engineer under the laws of the State of Maryland license number 21466 (Expiring 6/30/2018).

<p><b>FOR PERMIT</b></p> <p>215 E. Chase Street, 1st Floor                  Baltimore, MD 21202                  (410) 382-8370                  t@tomfolks.com</p>		<p><b>THOMAS FOLKES, LLC</b>                  ENGINEER AND ARCHITECT                  410.382.8370</p>		<p><b>PERMIT NUMBERS:</b></p>	
<p><b>Architect's Seal</b></p>		<p><b>Contractor's Seal</b></p>		<p><b>MECHANICAL</b></p>	
<p><b>FOR PERMIT</b></p>		<p><b>PLUMBING PLANS</b></p>		<p>Sheet No: <b>M200</b></p>	
<p>215 E. Chase Street, 1st Floor                  Baltimore, MD 21202                  (410) 382-8370                  t@tomfolks.com</p>		<p>DATE: 05.12.2018</p>		<p>Project No: <b>1801</b></p>	
<p>AS NOTED</p>		<p>Checked</p>		<p>Drawn By: <b>OC</b></p>	

"MEMO" LOUNGE - URBAN NIGHTCLUB  
 411 N. PACA STREET  
 BALTIMORE, MD 21201

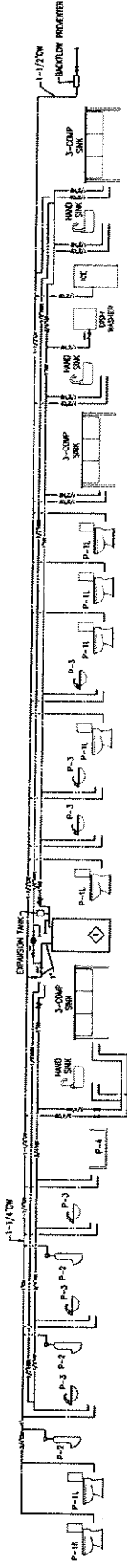


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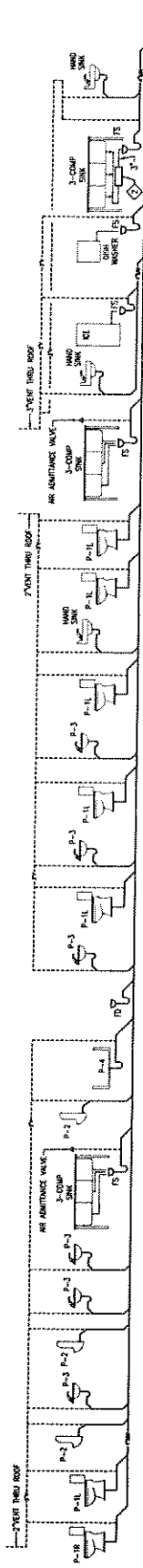


# LEVEL LOUNGE | URBAN NIGHTCLUB (INTERIOR W/ COURTYARD)

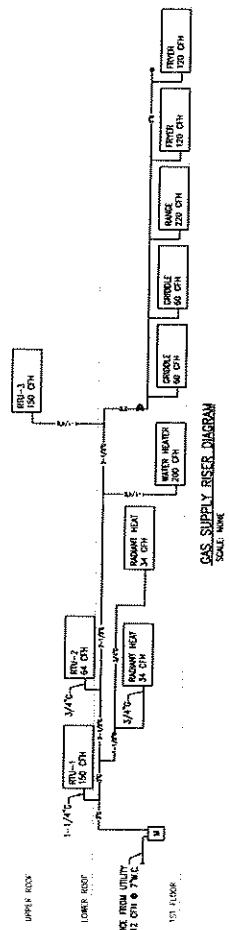
- ◆ DRAWING NOTES:
  - 10 GALLON, 1500 PSI, 60 PSI-RATED WATER HEATER WITH BRP TO BE INSTALLED IN MECHANICAL ROOM.
  - PROVIDE 40 GPM HOT WATER HEATER FOR EQUAL WATER HEATER TO SERVE DISPENSION TANK WITH 1.5 GALLON WATER HEATER SUPPLY PIPING TO NOT MANUFACTURER PROVIDED.
  - ◆ 50 GPM CAPACITY GREASE TRAP.



SANITARY RISER DIAGRAM  
NOT TO SCALE



SANITARY RISER DIAGRAM  
NOT TO SCALE



GAS SUPPLY RISER DIAGRAM  
SCALE: 1/8" = 1'-0"

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**FOR PERMIT**  
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 Baltimore, MD 21202  
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 tfo@thomasfoulke.com



**"MEMO" LOUNGE - URBAN NIGHTCLUB**  
 411 N. PACA STREET  
 BALTIMORE, MD 21201

Sheet No: **M201**  
 Project No: **RISER DIAGRAMS**  
 Date: **01.13.2016**  
 Status: **AS NOTED**  
 Checked: **OK**

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# LEVEL LOUNGE | URBAN NIGHTCLUB (INTERIOR W/ COURTYARD)

Sheet No: **M300**  
 Date: 03.17.2018  
 Project No: 180101  
 Scale: AS NOTED  
 Drawing Name: **SCHEDULES**  
 Check: [ ]  
 Drawn: [ ]

### AIR DISTRIBUTION DEVICE SCHEDULE

UNIT NO.	FACE (SQ) FT	TYPE	TITLE	MANUFACTURER
①	1000	SUPPLY	DOORS	Y
②	1200	SUPPLY	DOORS	Y
③	100	SUPPLY	THRA	Y
④	120	SUPPLY	THRA	Y
⑤	800	EXHAUST/RET	DOOR	Y
⑥	2400	RETURN	DOOR	N
⑦	2400	RETURN	DOOR	N
⑧	2000	EXHAUST	DOOR	N

### ROOF-TOP AIR CONDITIONING UNIT SCHEDULE

UNIT NO.	MANUFACTURE/ MODEL	WEIGHT (LBS)	ELECTRICAL				MANUFACTURE/ MODEL	WEIGHT (LBS)	OPTIONS TO PROVIDE	
			V	PH	HZ	AMP				
RU-1	ROOF BLDG 1000	131	150,000	208	3	60	37	50	1000	DRY-BULB ECONOMIZER WITH BAROMETRIC RELIEF
RU-2	RESTROOMS 800	200	84,000	208	1	60	14	20	200	DRY-BULB ECONOMIZER WITH BAROMETRIC RELIEF
RU-3	BAR BLDG 1000	550	150,000	208	3	60	37	50	1000	DRY-BULB ECONOMIZER WITH BAROMETRIC RELIEF

### ELECTRIC HEATER SCHEDULE

UNIT NO.	LOCATION	TYPE	ELECTRICAL				MANUFACTURE/ MODEL		
			V	PH	HZ	AMP			
EH-1	BAR/STAIR STORAGE	WALL	SURFACE	1.5	120	1	60	FACTORY THERMOSTAT	DAIKIN MODEL QMR160120AG

### EXHAUST FAN SCHEDULE

UNIT NO.	LOCATION	TYPE	S.P. (INCHES W.G.)	CFM	DRIVE	ELECTRICAL DATA			CONTROLS	MFG/MODEL
						V	PH	HZ		
EF-1	UPPER ROOF HATCH ROOM	UPRAST	0.9	2750	BELT	110	208	3	60	INTERLOCK WITH MAKEUP AIR FAN
EF-2	LOWER ROOF RESTROOM	CENTRIFUGAL	0.25	280	BELT	115	120	1	60	INTERLOCK TO EHU-2

### PLUMBING FIXTURE SCHEDULE

FIXTURE NO.	TYPE	MANUFACTURE/ MODEL	LOCATION	FLOOR	FLOOR	FLOOR	FLOOR	FLOOR	FLOOR	FACETS (OR APPROVED EQUAL)		ACCESSORIES (OR APPROVED EQUAL)
										DN	IN	
P-1	ADA WASH CLOSET - LIT	1.0	FLOOR	AMERICAN STANDARD MODEL 2744.016	1/2"	4"	2"	2"	2"	2"	2"	SAF. AMERICAN STANDARD MODEL 5005.010
P-2	ADA WASH CLOSET - RHT	1.0	FLOOR	AMERICAN STANDARD MODEL 2744.016	1/2"	4"	2"	2"	2"	2"	2"	SAF. AMERICAN STANDARD MODEL 5005.010
P-3	CONTR. MOUNT LAVATORY	0.5	SSJ FINISHING	AMERICAN STANDARD MODEL 655R101	3/4"	2"	1-1/2"	1-1/2"	1-1/2"	1-1/2"	1-1/2"	200 GPM USE 1/2" BURNING WATER. 1/2" BURNING WATER. 1/2" BURNING WATER.
P-4	MOP SINK	2.5	FLOOR	WARSIE MODEL 63M	1/2"	1/2"	3"	3"	3"	3"	3"	MURTE ALUMINA WITH MEDIUM BRUSH

### PUMP SCHEDULE

UNIT NO.	PUMP STYLE	SERVICE	PUMP SIZE (HP)	MOTOR				MFG/MODEL
				V	PH	HZ	AMP	
HC-1	RTI-RTOR	CONVECT. (100 GPM)	4	120	1	60	1/40	100 MODEL 000-057-100

FOR PERMIT: [ ]  
 APPROVED: [ ]  
 CONTRACTOR: [ ]  
 PERMIT NUMBER(S): [ ]  
 THOMAS EQUILUX LLC  
 MECHANICAL AND ELECTRICAL  
 410 262 1806  
 "MEMO" LOUNGE - URBAN NIGHTCLUB  
 411 N. PACA STREET  
 BALTIMORE, MD 21201  
 SCHEDULES  
 Date: 03.17.2018  
 Project No: 180101  
 Scale: AS NOTED  
 Drawing Name: SCHEDULES  
 Check: [ ]  
 Drawn: [ ]  
 Sheet No: M300

210 E. Chesa Street  
 1st Floor  
 (410) 443-8800/5305  
 (410) 443-8800/5305  
 (410) 443-8800/5305

## THE GARDEN ROOFTOP, LLC: W18251066

**Department ID Number:**

W18251066

**Business Name:**

THE GARDEN ROOFTOP, LLC

**Principal Office:** 

901 DULANEY VALLEY ROAD

SUITE 500

TOWSON MD 21204

**Resident Agent:** 

NKIAMBI JEAN LEMA

SUITE 1

228 E 25TH STREET

BALTIMORE MD 21218

**Status:**

REVIVED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

09/06/2017

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 411 N. Paca St.

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 4

"A" BEER & WINE 1

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

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

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

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

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

"B" BEER, WINE & LIQUOR 1

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

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 1

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

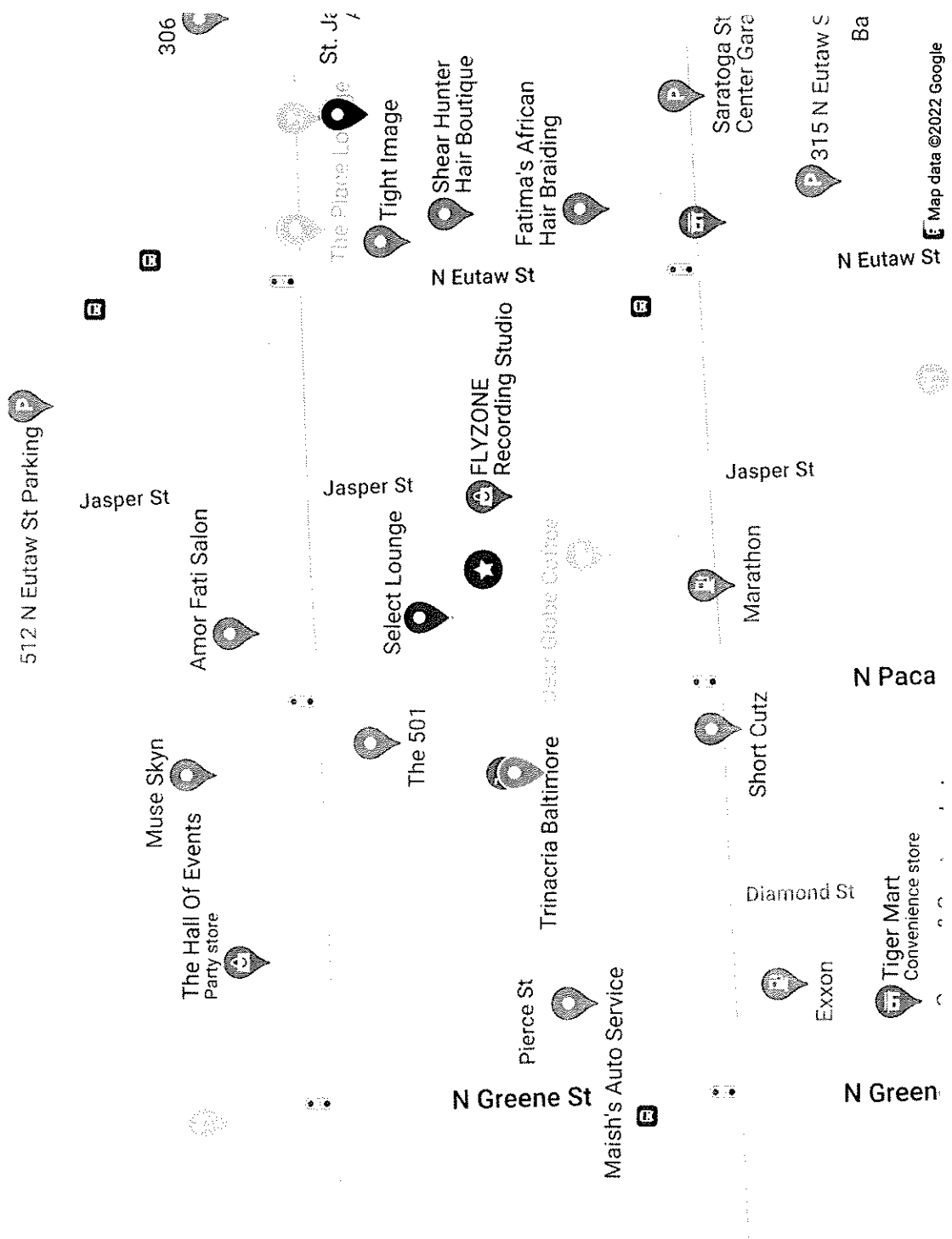
PREPARED BY: Chase DATE: 11/28/22



# 411 N Paca St.

## Licensed Establishments

- The Garden LB
- Select Lounge LBD7
- Trinacria Baltimore WA
- Refocused Vegan LB
- The Place LD



# Board of Liquor License Commissioners

For Baltimore City  
1 North Charles Street, 15th Floor  
Baltimore, Maryland, 21201

## INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	<input type="text" value="The Garden"/>
Corporation Name:	<input type="text" value="The Garden Rooftop, LLC"/>
Location Address:	<input type="text" value="411 N. Paca St."/>
License Type:	Class "B" Beer, Wine and Liquor <input type="button" value="v"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input type="button" value="v"/>
Is the location within 300 feet of Church and/or School?	No <input type="button" value="v"/>
Date Posted?	<input type="text" value="11/22/2022"/> <input type="button" value="v"/>
Estimated Date of Removal?	<input type="text" value="12/1/2022"/> <input type="button" value="v"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="button" value="v"/>

Other licensed locations - Describe/Note:


Please see maps for additional locations

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

Filed application new "B" restaurant license, seating, and capital expenditure with live entertainment which includes musical acts and off premise catering. The establishment is not operating at this time.

Insert Photo of Sign and location:



 Attach Additional Photos

Inspector Name

i:0#w|baltimore\terri.chase

Date and Time

11/28/2022

11:48:09 AM

Name of Licensee (if present)

Approve

Disapprove

# Board of Liquor License Commissioners

For Baltimore City  
1 North Charles Street, 15th Floor  
Baltimore, Maryland, 21201

## POSTING SIGNS REPORT

Applicant(s) Name: Yonatan Gerbrezibher

Address of Premises: 411 N. Paca St.

Inspector: i:\0#.w\|baltimore\terri.chase

Date Posted: 11/22/2022

Time Posted: 11:00 AM

Date Rechecked: 12/1/2022

Time Rechecked: 12:00 PM

Manager or Owner when sign posted: N/A

### Summary on location of sign posted:

The sign is posted on the front door.

### Summary on location of sign rechecked:

The sign is still posted on the front door.

### Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

# NOTICE

*Application has been filed with the*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 411 N. Paca St. 21201  
Class of License: B-Beer, Wine & Liquor  
Scope of Application: New Restaurant license requesting live Entertainment and off-premises catering

Application filed by: The Garden Rooftop, LLC T/A The Garden  
Yonatan Gebrezibikur

Present Licensee(s):  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The hearing concerning this application will be held on or after December 1, 2022  
Persons who oppose this application should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

**FOR MORE INFORMATION CALL**  
**410-396-4377**

Hon. Albert J. Matracciani, Jr., Esq. *Chairman*  
Aaron J. Greenfield, Esq. *Commissioner*  
Edward L. Reisinger *Commissioner*  
Douglas K. Patige *Executive Secretary*

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

**Online Use & Occupancy Permit  
Application**

Property Address: 411 N PACA ST Block/Lot: 0561/016

Permit No: **USE2022-54915**

Applicant:  
ABRAHAM HURDLE

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

Owner/Lessee:  
Owner 411 NORTH PACA LLC

Lessee THE GARDEN ROOFTOP, LLC NA

**Please pay the Use & Occupancy permit fee  
before scheduling inspections.**

---

**Property Use & Occupancy Information:**

Existing Use : (N/A) Vacant House/Building/Structure

Proposed Use : (Commercial) Restaurant

	Dwelling:	Rooming:	Efficiency:
Existing Count:	000	000	000
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
FIRE INSPECTION	08/03/2022		LDZI
HEALTH DEPARTMENT INSPECTION	08/03/2022		JWEL
Application Received		08/02/2022	
Zoning Sign-off	08/02/2022	08/02/2022	
One Stop Permit Office Review	08/03/2022		BRYDIEA

District:102

MINOR PRIVILEGE:

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.

---

USE AS A RESTAURANT WITH LIVE ENTERTAINMENT AND OUTDOOR DINING.

**AFFIDAVIT BY: ABRAHAM HURDLE**

THE OWNER OF THE DESCRIBED PROPERTY FOR THE PROJECT NAMED BELOW HEREBY APPROVED THIS PERMIT APPLICATION AND AGREES TO COMPLY WITH ALL ORDINANCES OF THE MAYOR AND CITY COUNCIL OF BALTIMORE AND TO DO NO WORK NOT SPECIFICALLY COVERED BY THIS APPLICATION. "I DECLARE UNDER PENALTIES OF PERJURY THAT THIS APPLICATION, INCLUDING ANY ACCOMPANYING PLANS, SPECIFICATIONS, ETC. HAS BEEN EXAMINED BY ME AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND COMPLETE STATEMENT OF THE WORK TO BE COVERED BY THIS APPLICATION. I ALSO DECLARE THAT I AM THE OWNER OR HAVE SPECIFIC APPROVAL OF THE OWNER TO ACT AS AGENT FOR THIS APPLICATION .

Project Name: 411 N PACA

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: 411 NORTH PACA LLC

Applicant: HURDLE,ABRAHAM

Phone:

Project Note:

Address1:  
Address2:  
City:  
State:  
Zip:

January 12, 2023

**Applicant(s):** Randall Jovan Matthews  
September Trees, LLC T/a Rize & Rest Café  
3100 E. Baltimore Street 21224

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

Application for a new Class "B" Beer, Wine and Liquor restaurant license.

(a) **Applicant(s) Information:** (1) Randall Jovan Matthews was born in Washington, DC in October of 1989. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Randall Jovan Matthews (100%).

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

(d) **Qualified Voters:** Jestine Smith, Shannon Toback, and LaStacia Thapa are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise 1<sup>st</sup> floor, as a café (coffee shop) with liquor license as per BMZ2022-00129.

(f) **Corporate Standing:** September Trees, LLC is a MD LLC and as of 12/27/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 11/22/2022 and checked on 12/1/2022. This meets the 10-day rule. There are 3 licensed liquor establishments in the 4x4 area: "B" BWL-2; and "BD7" BWL-1.

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

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

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

**Board's Decision:**

# 2022 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

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

EXPLANATION OF REQUEST: APPLICATION FOR A NEW CLASS "B" BEER, WINE AND LIQUOR RESTAURANT LICENSE CLASS TYPE: B

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 3100 EAST BALTIMORE STREET BALTIMORE MD 21224

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: \_\_\_\_\_

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: \_\_\_\_\_

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: \_\_\_\_\_

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: \_\_\_\_\_

CORPORATE/LLC/LLP/PARTNERSHIP NAME: SEPTEMBER TREES LLC TRADE NAME: RIZE + REST CAFE

BUSINESS PHONE NUMBER: 301.395.4883 BUSINESS EMAIL ADDRESS: septembertreesllc@gmail.com

ATTORNEY FOR THE APPLICANT: CATELLI ADDRESS: LouCatelli@gmail.com PHONE: 410.849.9456

Part of Premises Used (Note: Floors and Areas for Storage): ENTIRE FIRST FLOOR Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.)? \_\_\_\_\_ Off Premise Catering of Food and Alcohol?  Yes  No  
Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 85

Please note that as per Alc. Bev. Art. 8-12-1407(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 Appeals (BMZA)

### 1. Applicant A

RANDALL JOVAN MATTHEWS

(Full name)	(Telephone no.)	E-mail (Required)
3100 E BALTIMORE ST UNIT 2	BALTIMORE MD 21224	4 YEARS
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
10/1989	MALE	WASHINGTON DC
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

Check:  Yes  No Are you currently a resident of 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 Are you currently a resident of 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 Are you currently a resident of the City of Baltimore?

RECEIVED: BLLC  
NOV 1 2022 AM 11:26



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

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

3. State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, 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 (address of location, dates that the applicant was a licensee, and the trade name).  
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 (address of location and trade name).  
Applicant A  B  C

7. Do the spouses or dependent 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 (address of location and trade name).  
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 provide date of last day of operation of the establishment.

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

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

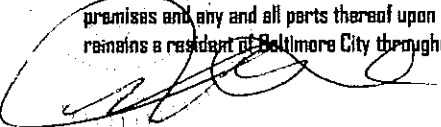
Name	Address	Phone	Email
RANDALL MATTHEWS	3100 E BALTIMORE ST	[REDACTED]	[REDACTED]

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 any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: RANDALL MATTHEWS ADDRESS: 3100 E BALTIMORE ST TITLE: PRINCIPAL %OF STOCK HELD: 100
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 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.*

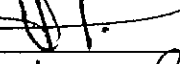
**CERTIFICATE OF APPLICANTS:** At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will 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. If license is issued, the applicants must ensure that at least one licensee remains a resident of Baltimore City throughout the duration of this license.



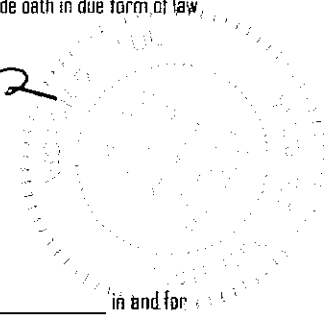
**RANDALL MATTHEWS**

Signature of Applicant A

I hereby certify that on the 28 day of October, 2022, before me, the subscriber, a notary public of the State of Washington D.C in and for \_\_\_\_\_, personally appeared RANDALL MATTHEWS the applicant(s) named in this 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: Vicente Paul

(Notary Seal) My Commission expires 10/31/2022



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 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 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: RANDALL MATTHEWS Phone Number: [REDACTED]  
3100 E BALTIMORE ST UNIT 2  
BALTIMORE MD 21224

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

(I, WE) RANDALL MATTHEWS HEREBY CERTIFY,

That (I am, we are) the owner(s) of the property located at 3100 E BALTIMORE STREET, Baltimore, City with a Zip Code of 21224, which is named in the present application made to the 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.

*[Handwritten Signature]*

**RANDALL MATTHEWS**

Signature of Owner of the Property

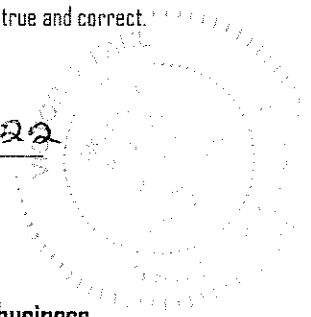
I hereby certify that on the 28 day of October, 2022, before me, the subscriber, a notary public of the State of Maryland D.C. in and for [REDACTED], personally appeared RANDALL MATTHEWS the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: *[Handwritten Signature]*

(Notary Seal) My Commission expires 10/31/2022

Notary Printed Name: Vicore Paul



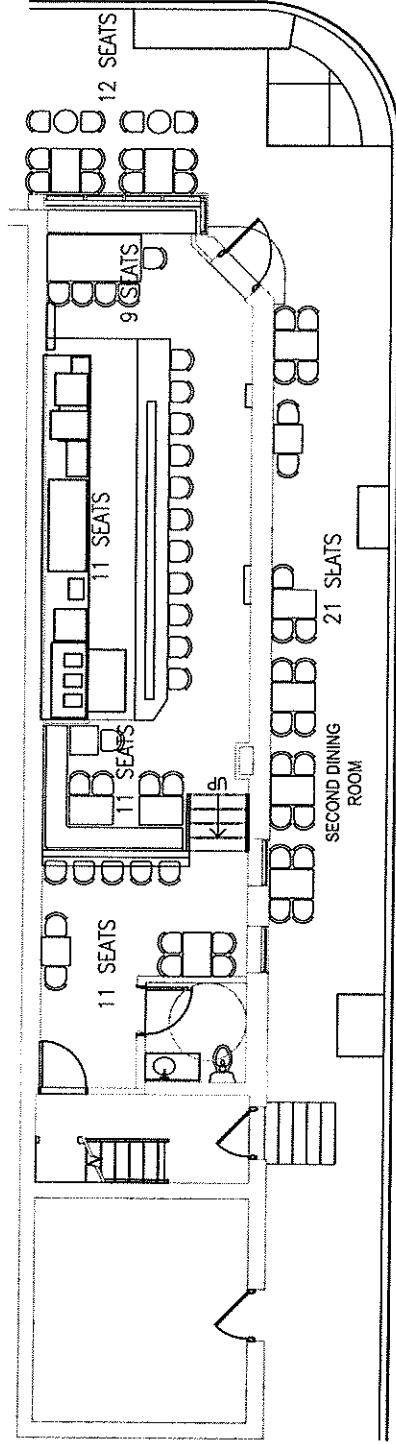
**The following certificates must be signed by at least 3 persons.**

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. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Jestine Smith	3413 Nordawmin Ave Baltimore, md 21216	<i>[Handwritten Signature]</i>	7/84	2017
Sharon Toback	2215 Essex St, Baltimore md, 21231	<i>[Handwritten Signature]</i>	10/80	2015
Lastacia Thapa	5834 Jorguin Ave Baltimore md, 21215	<i>[Handwritten Signature]</i>	07/85	2019

Board of Liquor License Commissioners for the City of Baltimore  
 1 North Charles Street, Suite 1500, Baltimore, Maryland 21201  
 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.



TOTAL SEATS: 75

SK-01  
 PROPOSED FURNITURE PLAN

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

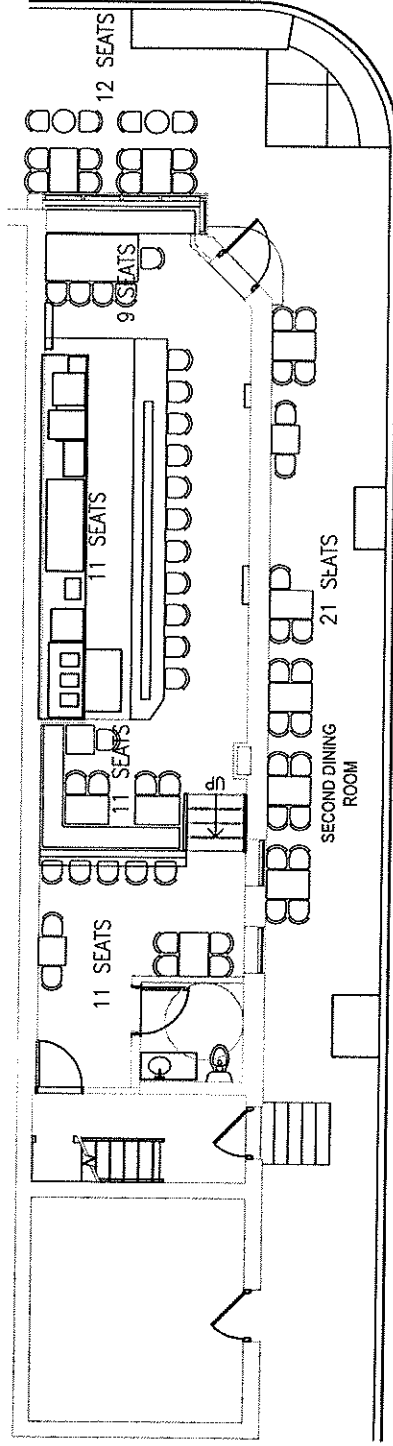
DATE: JULY 17, 2022

# RIZE AND REST CAFE

3100 E. BALTIMORE ST

BALTIMORE, MARYLAND 21224





TOTAL SEATS: 75

SK-01  
 PROPOSED FURNITURE PLAN

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

DATE: JULY 17, 2022

# RIZE AND REST CAFE

3100 E. BALTIMORE ST

BALTIMORE, MARYLAND 21224

## SEPTEMBER TREES LLC: W21823232

**Department ID Number:**

W21823232

**Business Name:**

SEPTEMBER TREES LLC

**Principal Office:** 

10518 BEACON RIDGE DR  
BOWIE MD 20721

**Resident Agent:** 

TAHEERAH BILAL  
6009 OXON HILL RD  
OXON HILL MD 20745

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

05/25/2021

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 3100 E. Baltimore St

### 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 \_\_\_\_\_

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

"B" BEER, WINE & LIQUOR 2

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

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

"BD7" BEER, WINE & LIQUOR 1

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Perez DATE: 11/28/22





## Board of Liquor License Commissioners

For Baltimore City  
1 North Charles Street, 15th Floor  
Baltimore, Maryland, 21201

### INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	<input type="text" value="Rize + Rest Cafe"/>
<i>Corporation Name:</i>	<input type="text" value="September Trees LLC"/>
<i>Location Address:</i>	<input type="text" value="3100 E. Baltimore St."/>
<i>License Type:</i>	Class "B" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	<input type="text" value="11/22/2022"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="12/1/2022"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

*Other licensed locations - Describe/Note:*

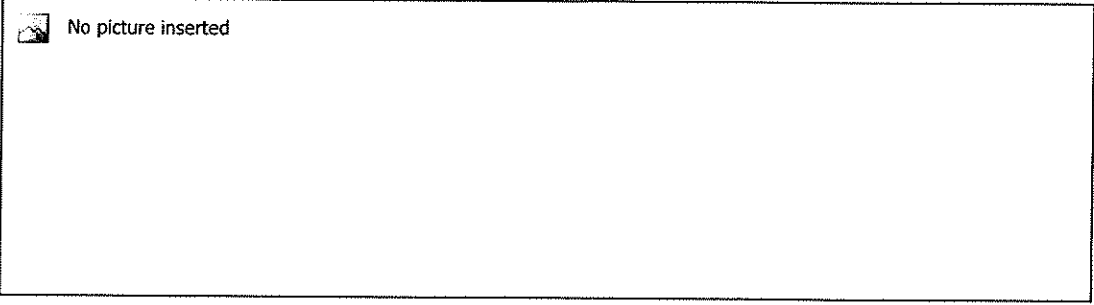
See attached map

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

Application filed for a new Class B (BWL) liquor license

*Insert Photo of Sign and location:*





Inspector Name		Date and Time	
<input type="text" value="i:O#.w baltimore\andy.perez"/>		<input type="text" value="11/28/2022"/>	<input type="text" value="7:43:23 PM"/>
Name of Licensee (if present)			
<input type="text"/>			
<input type="text"/>			

### Board of Liquor License Commissioners

For Baltimore City  
1 North Charles Street, 15th Floor  
Baltimore, Maryland, 21201

### POSTING SIGNS REPORT

*Applicant(s) Name:*

*Address of Premises:*

*Inspector:*

*Date Posted:*

*Time Posted:*

*Date Rechecked:*

*Time Rechecked:*

*Manager or Owner when sign posted:*

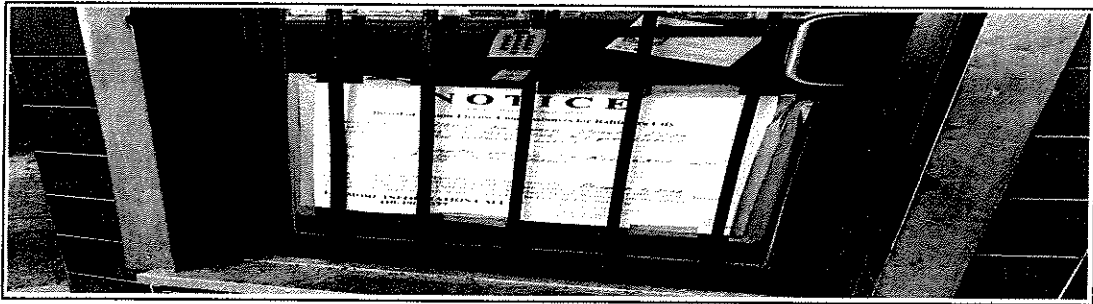
*Summary on location of sign posted:*

Sign posted on front door

*Summary on location of sign rechecked:*

Sign remained as posted for the required 10 days period.

*Insert Photo of Sign and location:*



# NOTICE

Application has  
for License Com  
100 E. Bal  
S. B. Beer  
all restauran

Application will be  
Application should sen  
1500, Baltimore, M  
Date will be notified

FOR INFORMATION CALL  
410-396-5777

# NOTICE

Application has  
Commissioners for Baltim  
more Street  
Live & Liquor License  
1100 Ritz  
Cafe

Application will be  
Application should sen  
1500, Baltimore, M  
Date will be notified

FOR INFORMATION CALL  
410-396-5777

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410-396-5777



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

**Online Use & Occupancy Permit  
Application**

Property Address: 3100 E BALTIMORE ST Block/Lot: 1732/055

Permit No: **USE2022-56398**

Applicant:  
LOU CATELLI

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

Owner/Lessee:  
Owner RANDALL MATTHEWS

Total : 98.00

Lessee SEPTEMBER TREES LLC DBA RIZE + REST CAFE C/O RANDA

**Please pay the Use & Occupancy permit fee  
before scheduling inspections.**

**Property Use & Occupancy Information:**

Existing Use : (Commercial) Retail Goods Establishment (No Alcoh

Proposed Use : (Commercial) Restaurant

	Dwelling:	Rooming:	Efficiency:
Existing Count:	1	0	0
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	10/28/2022		LDZI
HEALTH DEPARTMENT INSPECTION	10/28/2022		JWEL
Application Received		10/28/2022	
Zoning Sign-off	10/28/2022	10/28/2022	
REMINDER	10/28/2022		
One Stop Permit Office Review	10/28/2022		LONGK

District:201

MINOR PRIVILEGE:

**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.**

USE 1ST FLOOR AS A CAFÉ (COFFEE SHOP) WITH A LIQUOR LICENSE AS PER BMZ2022-00129

**AFFIDAVIT BY: WILLIAM BAUER**

THE OWNER OF THE DESCRIBED PROPERTY FOR THE PROJECT NAMED BELOW HEREBY APPROVED THIS PERMIT APPLICATION AND AGREES TO COMPLY WITH ALL ORDINANCES OF THE MAYOR AND CITY COUNCIL OF BALTIMORE AND TO DO NO WORK NOT SPECIFICALLY COVERED BY THIS APPLICATION. "I DECLARE UNDER PENALTIES OF PERJURY THAT THIS APPLICATION, INCLUDING ANY ACCOMPANYING PLANS, SPECIFICATIONS, ETC. HAS BEEN EXAMINED BY ME AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND COMPLETE STATEMENT OF THE WORK TO BE COVERED BY THIS APPLICATION. I ALSO DECLARE THAT I AM THE OWNER OR HAVE SPECIFIC APPROVAL OF THE OWNER TO ACT AS AGENT FOR THIS APPLICATION .

Project Name: SEPTEMBER TREES

Owner First Name: RANDALL

Role: Agent

Owner Last Name Or

Applicant: CATELLI, LOU

Company Name:

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

\*\*\*\*\*

IN THE MATTER OF THE  
PETITION OF: SEPTEMBER  
TREES, LLC

Baltimore City Board of Municipal  
& Zoning Appeals

3100 E Baltimore St  
(BLOCK 1732, LOT 55)



Kathleen Byrne  
Acting Executive Director  
417 E. Fayette Street, Room 922  
Baltimore, MD 21202  
Phone: 410-396-4301

Appeal No. 2022-129  
Hearing Date: April 5, 2022

\*\*\*\*\*

**RESOLUTION**

**Background**

This matter comes before the Baltimore City Board of Municipal & Zoning Appeals (“Board”) on appeal from the Zoning Administrator for Baltimore City denying the application of September Trees, LLC (“Appellant”) to use the first floor of 3100 E. Baltimore Street (“Property”) as a restaurant under the provisions of the neighborhood commercial establishment section of the Code.

Appellant filed this appeal to the Board on February 22, 2022 and appeared for a public hearing on April 5, 2022. Board staff prepared a memorandum evaluating the appeal. The Department of Planning did not comment on this appeal. Following deliberations and for the reasons set forth below, the Board voted to approve Appellant’s request by unanimous vote to use the first floor of the Property as a restaurant under the provisions of the neighborhood commercial establishment section of the Code.

**Facts**

The Property is located in an R-8 Zoning District and is a rectangular corner lot comprising 1,125 square feet of land area; it is improved with a c. 1920 two-story mixed use brick attached building with 1,890 square feet of floor area. The last authorized use of the premises is as a dry cleaner on the first floor, with one dwelling unit on the upper floor. According to city records, the Property has a decades-long history of commercial uses on the first floor, including a laundromat, a television and electronic equipment shop, and a convenience store.

Mr. Patrick Lundberg and Mr. Randall Matthews testified in support of the appeal, on behalf of Appellant. Mr. Lundberg, a consultant for the project, testified that the Property has historically been used for commercial purposes over the years and was most recently used as a grocery store. Mr. Matthews, the prospective chef and owner of the proposed restaurant, plans to use the Property as a charcuterie restaurant, with a possible breakfast option, but did not provide further details about the proposed menu or hours of operation, since he is still deciding on his business’s concept. Several community members submitted letters of support and testified in support of the business; they argued that the proposed use will help to revitalize the corridor and contribute to positive development in the neighborhood.

Several community members testified in opposition to the appeal. Neighbors expressed concern that the restaurant use would impact the viability of an existing coffee bar and breakfast restaurant located across Baltimore Street from the Property, on the opposite corner. Community members expressed frustration that the owner of the proposed restaurant had not provided details about the hours of operation and the concept of the business and how it would serve the community; they requested that the Appellant postpone the hearing until they have provided more

information to the wider community about their plans. Mr. Matthews declined to postpone the case.

### **Standard of Review**

City Code Article 32, § 1-310 (j) defines neighborhood commercial establishment as a non-residential use that is within a residential or office-residential zoning district, but in a structure that: (1) is non-residential in its construction and original use; or (2) has received prior zoning approval for a non-residential use, as evidenced by permits, construction, or historical evidence of lawful non-residential use.

If a property qualifies for the neighborhood commercial establishment use, the appeal is then evaluated as a conditional use. Under the conditional use approval standards found in City Code Art. 32 § 5-406(a), the Board of Municipal and Zoning Appeals may [not] approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that: (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare; (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan; (3) the authorization would not be contrary to the public interest; and (4) the authorization would be in harmony with the purpose and intent of this Code.

In making its determination, under City Code Art. 32 § 5-406(b), the Board must consider the following factors, where appropriate: (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures; (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading; (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development; (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering; (5) accessibility of the premises for emergency vehicles; (6) accessibility of light and air to the premises and to the property in the vicinity; (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided; (8) the preservation of cultural and historic landmarks and structures; (9) the character of the neighborhood; (10) the provisions of the City's Comprehensive Master Plan; (11) the provisions of any applicable Urban Renewal Plan; (12) all applicable standards and requirements of this Code; (13) the intent and purpose of this Code; and (14) any other matters considered to be in the interest of the general welfare.

Conditional uses are "presumed valid uses" of land but this presumption may be rebutted by credible evidence indicating that "the proposed use has adverse effects above and beyond those inherently associated with such a [conditional use] irrespective of its location within the zone." *Schultz v. Pritts*, 291 Md. 1, 22-23 (1981). *See also Attar v. DMS Tollgate, LLC*, 451 Md. 272, 286-287 (2017).

### **Discussion**

After a thorough review of the file, evidence and testimony submitted in support of this application, the Board evaluated this application under the conditional use standards found in City Code Article 32 and Maryland law.

**Neighborhood Commercial Establishment:** The Board found, by competent evidence that the Property has historically been used, on its first floor, for commercial purposes over many decades. The land use cards on file with the city show that the Property has been used as a laundromat, a grocery store, a television and radio repair and sales shop, a convenience store, and a dry cleaner. Because of these historic non-residential uses, the Property qualifies to be considered

for the neighborhood commercial establishment use, under the conditional use approval standards in the Code.

**Conditional Use:** The Board then considered the proposed restaurant use under the conditional use approval standards. The Board found that the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare, that it would not be precluded by any other law, including an applicable Urban Renewal Plan, that it would not be contrary to the public interest, and that it would be in harmony with the purpose and intent of this Code. The community opposition to the proposed use mainly sought to protect a similar nearby business; neighbors also expressed frustration that the Appellant had not provided enough detail about his business plan to community members. However, assuming the truth of all of the statements presented by opponents, there was no evidence presented to show that the proposed use would be detrimental to the public health, safety or welfare or that it would be contrary to the public interest.

In its determination, the Board considered the factors set out in City Code Art. 32 § 5-406(b). The Board found that the proposed site is an appropriate location for a restaurant in its size, shape, and structure. There was no evidence to show that the use would impact traffic patterns and off-street parking and loading. Opponents of the use argued that the neighborhood could not support two similar restaurant concepts, which might impair present and future development; the Board did not find this argument compelling enough to deny the use. The Board also found that the proposed use would not be harmful to nearby dwellings and other places of public gathering. There was no evidence to show that there would be any issues around accessibility of the premises for emergency vehicles or adequate utilities, roads, drainage or other public facilities. Appellant did not propose any changes to the physical structure of the building, so there were no proposed effects to the accessibility of light and air to surrounding properties. There was no evidence presented regarding any potential harm to the preservation of cultural and historic landmarks and structures or to the character of the neighborhood. Finally, there was no evidence presented to show that the use would be contrary to the provisions of the City's Comprehensive Master Plan, the provisions of any applicable Urban Renewal Plan, or any other standards and requirements of the City Code.

Under the *Schultz v. Pritts* standard, conditional uses are presumed to be valid. However, the Board may deny a conditional use when there is evidence presented that the proposed use would have adverse effects above and beyond those inherently associated with the use, irrespective of its location within the zone. In this matter, the opponents of the proposed restaurant use did not present any evidence of any adverse effects to the neighborhood, except for a negative effect on the profitability of a nearby business. The Board found, however, that a potential negative effect on existing restaurant profitability is inherently associated with any new restaurant use. The Board found that this potential harm was too speculative for the Board to deny the use in this case.

### Conclusion

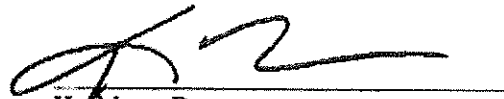
For the reasons set forth above, and after giving public notice, reviewing the zoning records, holding a public hearing, considering all data submitted, and by authority of City Code Article 32, it is this 17<sup>th</sup> day of May, 2022, by the Baltimore City Board of Municipal and Zoning Appeals, hereby:

**RESOLVED**, that the Board finds sufficient evidence in the record to support the application of the Appellant to use the first floor as a restaurant under the provisions of the neighborhood commercial establishment section of the Code; and it is further,



**RESOLVED**, that Appeal No. 2022-129 is **GRANTED**.

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



Kathleen Byrne  
Acting Executive Director



January 12, 2023

**Applicant(s):** Michelle Faulkner Forson and Jessica L. Henkin  
Baltimore Improv Group, Inc, T/a Baltimore Improv Group Theater  
1727 N. Charles Street 21201

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

Application for a new Class "C" Beer, Wine and Liquor club license, requesting live entertainment.

(a) **Applicant(s) Information:** (1) Michelle Faulkner Forson was born in Santa Rosa, CA in September of 1982. She lives in Elkridge, MD; and (2) Jessica L. Henkin was born in Silver Spring, MD in May of 1974. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Michelle Faulkner Forson (100%); and (2) Jessica L. Henkin (0%).

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

(d) **Qualified Voters:** Neil Batra, Jason Herbert, and Hannah Brancato are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as indoor entertainment venue/theater with snack bar and on-premises sales of alcoholic beverages.

(f) **Corporate Standing:** Baltimore Improv Group, Inc. is a MD Corporation and as of 12/27/2022 is in good standing.

(g) **Posting Report:** The location was posted on 11/22/2022 and checked on 12/1/2022. This meets the 10-day rule. There are 14 licensed liquor establishments in the 4x4 area: "B" BWL-6; "BD7" BWL-7; and "AE"-1.

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

(i) **Letters of Support/Opposition:** At this time the Board has an MOU between the Charles North Community Association and applicants.

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

**Board's Decision:**

# 2022 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

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

EXPLANATION OF REQUEST: New Class C License pursuant to 12-1603 CLASS TYPE: C

*Please select one option and fill out the requested information*

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 1727 N. Charles Street

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: N/A

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: N/A  
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: N/A

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: N/A

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Baltimore Improv Group Inc. TRADE NAME: Baltimore Improv Group Theater

BUSINESS PHONE NUMBER: 443-826-9212 BUSINESS EMAIL ADDRESS: michelle@bigimprov.org

ATTORNEY FOR THE APPLICANT: Stephan W Fogleman Esq ADDRESS: 1720 Thames Street 21231 PHONE: 410-258-8500

Part of Premises Used (Note: Floors and Areas for Storage): 1st floor Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.): Comedy Troupe Off Premise Catering of Food and Alcohol?  Yes  No  
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 175

*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 Appeals (BMZA)*

**1. Applicant A**

Michelle Faulkner Forson [REDACTED] [REDACTED]  
 (Full name) (Telephone no.) E-mail (Required)  
 6271 Greenfield Ave Elkridge MD 21075 N/A  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 9/82 F Santa Rosa CA  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

**2. Applicant B**

Jessica L. Hencken Hencken [REDACTED] [REDACTED]  
 (Full name) (Telephone no.) E-mail (Required)  
 605 Deepdene Road Baltimore MD 21210 18 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 5/74 F Silver Spring MD  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of 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 Are you currently a resident of the City of Baltimore?

RECEIVED: BLIC  
 OCT 28 2022 PM 12:04

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

Applicant A  B  C

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

Applicant A  B  C

3. State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, 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 (address of location, dates that the applicant was a licensee, and the trade name).

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 (address of location and trade name).

Applicant A  B  C

7. Do the spouses or dependent 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 (address of location and trade name).

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 provide date of last day of operation of the establishment.

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
Michelle Bulknaw Forson	6271 Greenfield Rd Rt 414 Kittanning 21075	[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. B 4-10B (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

- 1) NAME: Michelle Bulknaw Forson ADDRESS: 1747 N Chas St 1201 TITLE: Exec Dir %OF STOCK HELD: 100
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

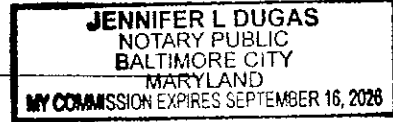
\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.

CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of 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. If license is issued, the applicants must ensure that at least one licensee remains a resident of Baltimore City throughout the duration of this license.

Michelle Bulknaw Forson  
Signature of Applicant A

I hereby certify that on the 28 day of October, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Michelle Bulknaw Forson the applicant(s) named in this 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.

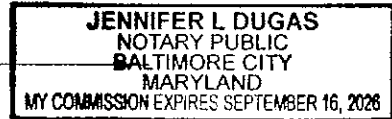
Signature: Jennifer L Dugas (Notary Seal) My Commission expires \_\_\_\_\_  
Printed Name: Jennifer L Dugas



Jessica Henkin  
Signature of Applicant B

I hereby certify that on the 28 day of October, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Jessica Henkin the applicant(s) named in this 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: Jennifer L Dugas (Notary Seal) My Commission expires \_\_\_\_\_  
Printed Name: Jennifer L Dugas



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 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: Bowling Inc., Mike Shecter Phone Number: [REDACTED]

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND  
 (I, WE) Bowling Inc., Michael Shecter President HEREBY CERTIFY,  
 That (I am, we are) the owner(s) of the property located at 1727 N. CHARLES ST., Baltimore, City with a Zip Code of 21201, which is named in the present application made to the 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.

Michael Shecter  
 Signature of Owner of the Property

I hereby certify that on the 28 day of October, 2022 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Michael Shecter the landlord/property owner named in this 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.

Notary Signature: Jennifer L Dugas  
 Notary Printed Name: Jennifer L Dugas

[Notary Seal] My Commission Expires **JENNIFER L DUGAS**  
**NOTARY PUBLIC**  
**BALTIMORE CITY**  
**MARYLAND**  
 MY COMMISSION EXPIRES SEPTEMBER 16, 2026

**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. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application.

Name	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Neil Batra	1040 Deer Ridge Dr. Unit 213 Baltimore, MD 21210	<u>[Signature]</u>	09/1987	1 year
Thomas Dotstry	1221 PATAPSCO ST BALTIMORE, MD 21280	<u>[Signature]</u>	08/1982	1 1/2 year
JASON HERBERT	7239 NEWPORT AVE BALTIMORE, MD 21211	<u>[Signature]</u>	05/1982	3 YEAR

Board of Liquor License Commissioners for the City of Baltimore  
 1 North Charles Street, Suite 1500, Baltimore, Maryland 21201  
 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: \_\_\_\_\_ Phone Number: \_\_\_\_\_

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

(I, WE) \_\_\_\_\_ HEREBY CERTIFY,  
 That (I am, we are) the owner(s) of the property located at \_\_\_\_\_, Baltimore, City with a Zip Code of \_\_\_\_\_, which is named in the present application made to the 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.

\_\_\_\_\_  
 Signature of Owner of the Property

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 landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

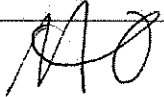
As witness, my hand and notarial seal.

Notary Signature: \_\_\_\_\_ [Notary Seal] My Commission expires \_\_\_\_\_

Notary Printed Name: \_\_\_\_\_

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

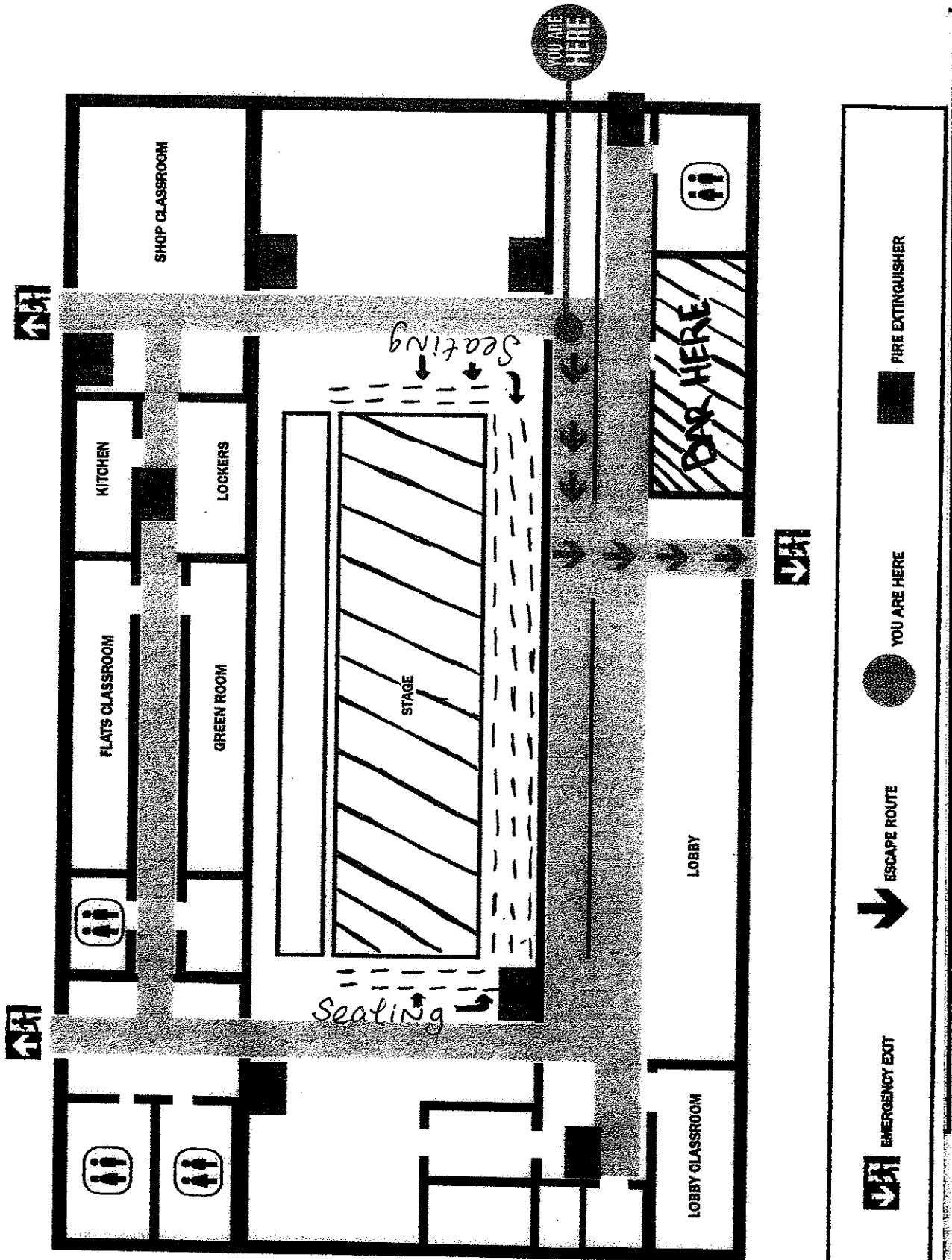
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
HANNAH BRANCATO	3111 BERKSHIRE RD 21214		6/10/85	13 YRS

Board of Liquor License Commissioners for the City of Baltimore  
 1 North Charles Street, Suite 1500, Baltimore, Maryland 21201  
 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.

**\*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.\***





# BALTIMORE IMPROV GROUP, INC.: D10074912

**Department ID Number:**

D10074912

**Business Name:**

BALTIMORE IMPROV GROUP, INC.

**Principal Office:** ⓘ

1727 NORTH CHARLES STREET  
BALTIMORE MD 21201

**Resident Agent:** ⓘ

TERRENCE WITHERS  
1727 NORTH CHARLES STREET  
BALTIMORE MD 21201

**Status:**

REVIVED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

CORPORATION

**Business Code:**

04 ORDINARY BUSINESS - NON-STOCK

**Date of Formation/ Registration:**

05/14/2004

**State of Formation:**

MD

**Stock Status:**

NONSTOCK

**Close Status:**

NO

PROPOSED LOCATION: 1727 N. Charles St.

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 14

"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 6

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

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

"BD7" BEER, WINE & LIQUOR 7

ARENA \_\_\_\_\_

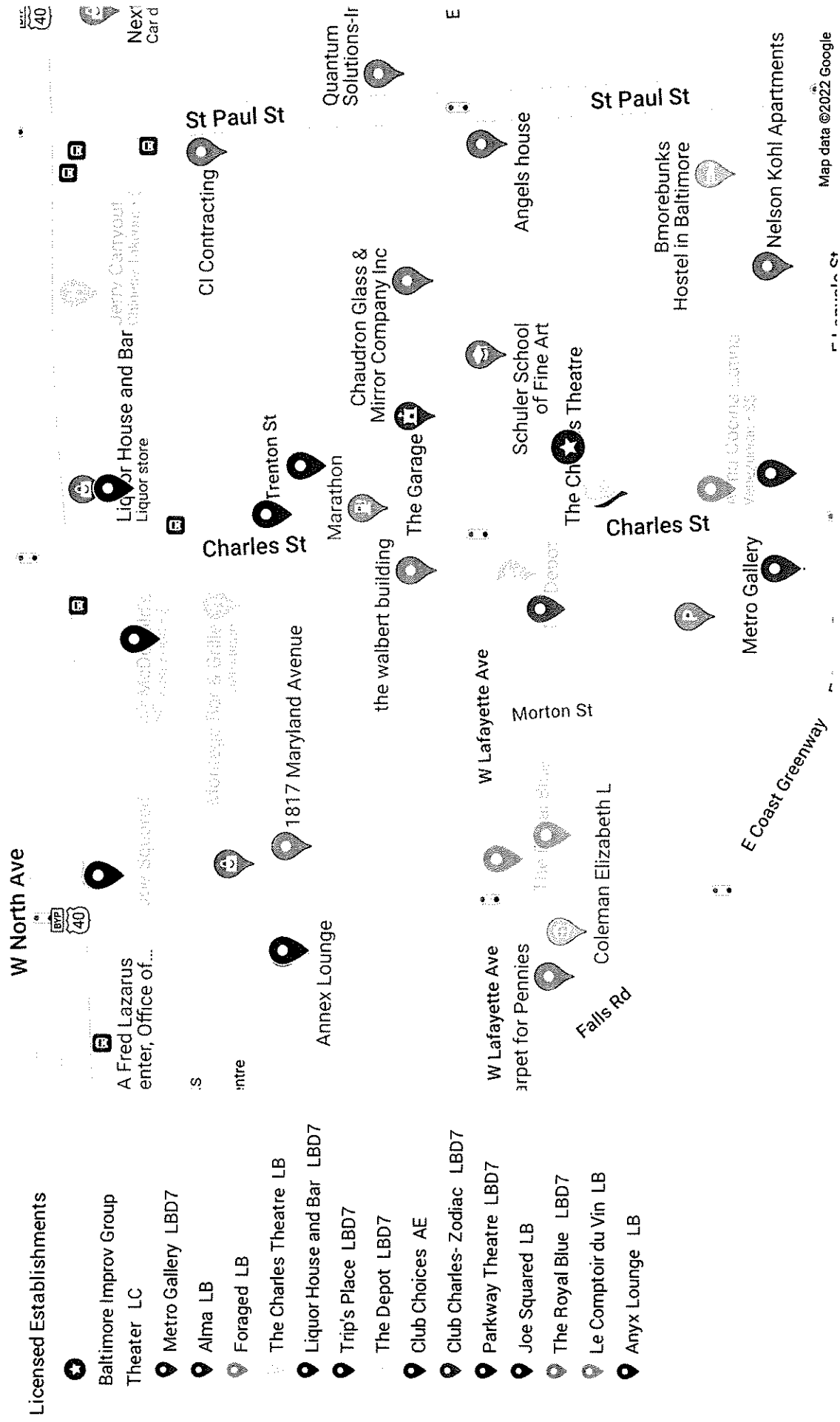
HOTEL/MOTEL \_\_\_\_\_

RACING \_\_\_\_\_

AE 1

PREPARED BY: Chase DATE: 11/28/22

# 1727 N. Charles St.



**Licensed Establishments**

- ★ Baltimore Improv Group Theater LC
- 📍 Metro Gallery LBD7
- 📍 Alma LB
- 📍 Foraged LB
- 📍 The Charles Theatre LB
- 📍 Liquor House and Bar LBD7
- 📍 Trip's Place LBD7
- 📍 The Depot LBD7
- 📍 Club Choices AE
- 📍 Club Charles-Zodiac LBD7
- 📍 Parkway Theatre LBD7
- 📍 Joe Squared LB
- 📍 The Royal Blue LBD7
- 📍 Le Comptoir du Vin LB
- 📍 Anyx Lounge LB

# Board of Liquor License Commissioners

For Baltimore City  
1 North Charles Street, 15th Floor  
Baltimore, Maryland, 21201

## INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Baltimore Improv Group Theater
Corporation Name:	Baltimore Improv Group Inc.
Location Address:	1727 N. Charles St.
License Type:	Class "C" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input type="checkbox"/>
Date Posted?	11/22/2022 <input type="checkbox"/>
Estimated Date of Removal?	12/1/2022 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

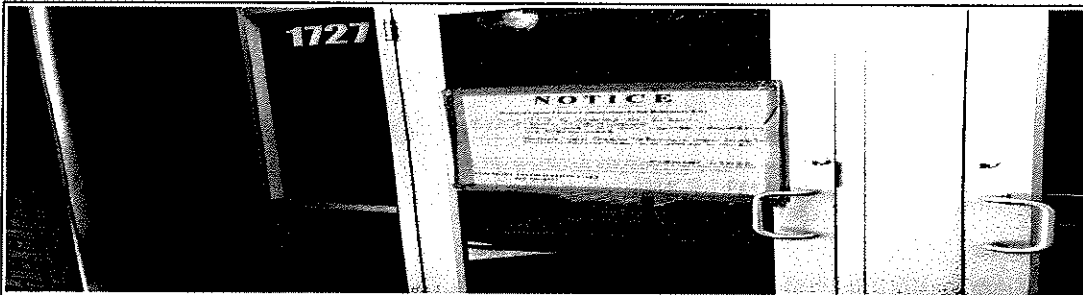
### Other licensed locations - Describe/Note:

Please see maps for additional locations

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

Filed application for New Class "C" license with live entertainment which includes comedy troupe

### Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

Date and Time

i:\0#w\baltimore\terri.chase

11/22/2022

2:54:29 PM

Name of Licensee (if present)

Approve

Disapprove

# Board of Liquor License Commissioners

For Baltimore City  
1 North Charles Street, 15th Floor  
Baltimore, Maryland, 21201

## POSTING SIGNS REPORT

Applicant(s) Name: Michelle Faulkner Forson; Jessica L. Henkin

Address of Premises: 1727 N. Charles St.

Inspector: i:O#.w|baltimore\terri.chase

Date Posted: 11/22/2022

Time Posted: 10:00 AM

Date Rechecked: 12/1/2022

Time Rechecked: 11:00 AM

Manager or Owner when sign posted: N/A

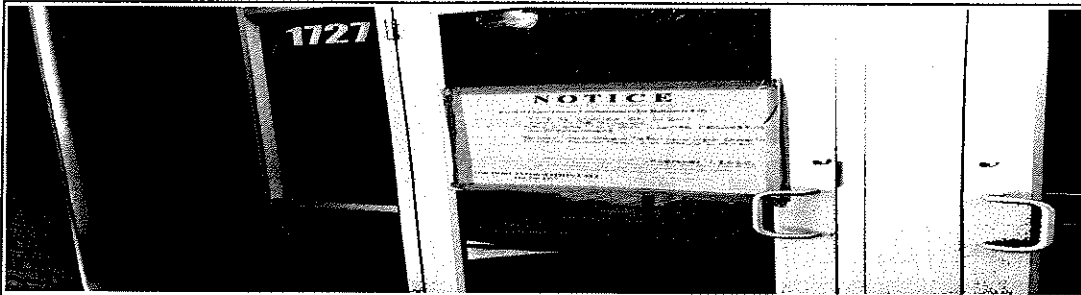
### Summary on location of sign posted:

The sign is posted on the front door

### Summary on location of sign rechecked:

The sign is still posted on the front door

### Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

# NOTICE

*Application has been filed with the*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1727 N. Charles St. 21201  
 Class of License: C-Beer, Wine & Liquor  
 Scope of Application: New Class "C" B&L license requesting  
live Entertainment

Application filed by: Baltimore Improv Group Inc. / A Baltimore Improv Group The  
Michelle Faulkner Forson and Jessica L. Henkin

Present Licensee(s): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

The hearing concerning this application will be held on or after December 1, 2022.  
 Persons who oppose this application should send their written protest to the office of the Board  
 at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be  
 acknowledged and protestants will be notified of the hearing date and time.

**FOR MORE INFORMATION CALL**  
**410-396-4377**

Hon. Albert J. Matricciani, Jr., Esq. *Chairman*  
 Aaron J. Greenfield, Esq. *Commissioner*  
 Edward L. Reisinger *Commissioner*  
 Douglas K. Paige *Executive Secretary*

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

**Online Use & Occupancy Permit  
 Application**

Property Address: 1727 N CHARLES ST Block/Lot: 0408/007

Permit No: **USE2022-56279**

Applicant:  
 STEPHAN FOGLEMAN

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

Owner/Lessee:  
 Owner BOWLING INC.

Total : **98.00**

Lessee BALTIMORE IMPROV GROUP INC.

**Please pay the Use & Occupancy permit fee  
 before scheduling inspections.**

Property Use & Occupancy Information:

Existing Use : (Commercial) Entertainment: Indoor

Proposed Use : (Commercial) Entertainment: Indoor

Description	Created	Completed	Assigned To
One Stop Permit Office Review	10/26/2022		LONGK
R79 - CHARLES NORTH REVIT AREA	10/26/2022		PLAN
Application Received		10/26/2022	
Zoning Sign-off	10/26/2022	10/26/2022	

Dwelling: Roomming: Efficiency:

Existing Count: 0 0 0

Proposed Count: 0 0 0

District:101

MINOR PRIVILEGE:

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.

CONTINUE TO USE PREMISES AS INDOOR ENTERTAINMENT VENUE/THEATER WITH SNACK BAR AND ON-PREMISES SALES OF ALCOHOLIC BEVERAGES (NEW OPERATOR)

**AFFIDAVIT BY: STEPHAN FOGLEMAN**

THE OWNER OF THE DESCRIBED PROPERTY FOR THE PROJECT NAMED BELOW HEREBY APPROVED THIS PERMIT APPLICATION AND AGREES TO COMPLY WITH ALL ORDINANCES OF THE MAYOR AND CITY COUNCIL OF BALTIMORE AND TO DO NO WORK NOT SPECIFICALLY COVERED BY THIS APPLICATION. "I DECLARE UNDER PENALTIES OF PERJURY THAT THIS APPLICATION, INCLUDING ANY ACCOMPANYING PLANS, SPECIFICATIONS, ETC. HAS BEEN EXAMINED BY ME AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND COMPLETE STATEMENT OF THE WORK TO BE COVERED BY THIS APPLICATION. I ALSO DECLARE THAT I AM THE OWNER OR HAVE SPECIFIC APPROVAL OF THE OWNER TO ACT AS AGENT FOR THIS APPLICATION .

Project Name: 1727 N. CHARLES ST

Owner First Name:

Role: Agent

Owner Last Name Or BOWLING INC.

Applicant: FOGLEMAN,STEPHAN

Company Name:

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:



# SENATE BILL 824

A2

0lr2644

---

By: **Senator McCray**

Introduced and read first time: February 3, 2020

Assigned to: Education, Health, and Environmental Affairs

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Committee Report: Favorable with amendments

Senate action: Adopted

Read second time: March 6, 2020

---

## CHAPTER \_\_\_\_\_

1 AN ACT concerning

2 **Baltimore City – Alcoholic Beverages – Class C Beer, Wine, and Liquor Licenses**

3 FOR the purpose of authorizing the Board of License Commissioners for Baltimore City to  
4 issue a Class C beer, wine, and liquor license to a club in a certain area in Baltimore  
5 City under certain circumstances; and generally relating to alcoholic beverages  
6 licenses in Baltimore City.

7 BY repealing and reenacting, without amendments,  
8 Article – Alcoholic Beverages  
9 Section 12–102 and 12–906  
10 Annotated Code of Maryland  
11 (2016 Volume and 2019 Supplement)

12 BY repealing and reenacting, with amendments,  
13 Article – Alcoholic Beverages  
14 Section 12–1603(c)  
15 Annotated Code of Maryland  
16 (2016 Volume and 2019 Supplement)

17 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
18 That the Laws of Maryland read as follows:

19 **Article – Alcoholic Beverages**

20 12–102.

---

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.

Underlining indicates amendments to bill.

~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.



1 This title applies only in Baltimore City.

2 12-906.

3 (a) There is a Class C beer, wine, and liquor license.

4 (b) The license authorizes the license holder to sell beer, wine, and liquor at a club  
5 at the place described in the license, for on-premises consumption.

6 (c) The annual license fee is \$550.

7 12-1603.

8 (c) The Board may issue:

9 (1) in the alcoholic beverages districts specified in subsection (b) of this  
10 section:

11 (i) a 1-day license; or

12 (ii) a Class B beer, wine, and liquor license to a restaurant that:

13 1. has a minimum capital investment, not including the cost  
14 of land and buildings, of \$200,000 for restaurant facilities; and

15 2. has a minimum seating capacity of 75 individuals;

16 (2) a Class C beer, wine, and liquor license in the 45th alcoholic beverages  
17 district;

18 (3) a Class C beer, wine, and liquor license in ward 5, precinct 1 of the 44th  
19 alcoholic beverages district;

20 (4) a Class C beer, wine, and liquor license in the 200 block of West  
21 Saratoga Street in ward 4, precinct 3 of the 40th alcoholic beverages district;

22 **(5) IF THE APPLICANT EXECUTES A MEMORANDUM OF**  
23 **UNDERSTANDING WITH THE CHARLES NORTH COMMUNITY ASSOCIATION, A CLASS**  
24 **C BEER, WINE, AND LIQUOR LICENSE TO A CLUB IN THE AREA BOUNDED BY NORTH**  
25 **CHARLES STREET ON THE WEST, EAST LAFAYETTE AVENUE ON THE NORTH, NORTH**  
26 **LOVEGROVE STREET ON THE EAST, AND EAST LANVALE STREET ON THE SOUTH IN**  
27 **THE 45TH ALCOHOLIC BEVERAGES DISTRICT;**

28 **[(5)] (6)** a Class B-D-7 license in the unit block of West North Avenue in  
29 the 45th alcoholic beverages district;

1                    [(6) (7)      two Class B–D–7 licenses in the 2100 block of North Charles  
2 Street in the 43rd alcoholic beverages district;

3                    [(7) (8)      two Class B–D–7 licenses in the 2100 block of Maryland Avenue  
4 in the 43rd alcoholic beverages district; and

5                    [(8) (9)      subject to the requirements under subsection (e) of this section,  
6 four Class B–D–7 licenses in the 43rd alcoholic beverages district.

7                    SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July  
8 1, 2020.

Approved:

---

Governor.

---

President of the Senate.

---

Speaker of the House of Delegates.

## Md. ALCOHOLIC BEVERAGES Code Ann. § 12-1603

### Copy Citation

Statutes current through all legislation of the 2021 Regular Session of the General Assembly.

**MD - Annotated Code of Maryland ALCOHOLIC BEVERAGES DIVISION II. PROVISIONS AFFECTING INDIVIDUAL JURISDICTIONS TITLE 12. BALTIMORE CITY SUBTITLE 16. LICENSING CONDITIONS; MULTIPLE LICENSING PLANS PART I. LICENSING CONDITIONS**

§ 12-1603. New licenses prohibited in the 40th, 41st, 43rd, 44th, and 45th alcoholic beverages districts

---

**(a) Alcoholic beverages districts coterminous with legislative districts.** -- The alcoholic beverages districts described in this section at all times are coterminous with the legislative districts in the Legislative Districting Plan of 2012.

**(b) Issuance of licenses prohibited.** -- Except as provided in subsection (c) of this section, the Board may not issue a new license in:

- (1) the 40th alcoholic beverages district;
- (2) the 41st alcoholic beverages district;
- (3) the 43rd alcoholic beverages district;
- (4) the 44th alcoholic beverages district; and
- (5) the 45th alcoholic beverages district.

**(c) Licenses allowed.** -- The Board may issue:

(1) in the alcoholic beverages districts specified in subsection (b) of this section:

(i) a 1-day license; or

(ii) a Class B beer, wine, and liquor license to a restaurant that:

1. has a minimum capital investment, not including the cost of land and buildings, of \$ 200,000 for restaurant facilities; and

2. has a minimum seating capacity of 75 individuals;

(2) a Class C beer, wine, and liquor license in the 45th alcoholic beverages district;

(3) a Class C beer, wine, and liquor license in ward 5, precinct 1 of the 44th alcoholic beverages district;

**(4)** a Class C beer, wine, and liquor license in the 200 block of West Saratoga Street in ward 4, precinct 3 of the 40th alcoholic beverages district;

**(5)** If the applicant executes a memorandum of understanding with the Charles North Community Association, a Class C beer, wine, and liquor license to a club in the area bounded by North Charles Street on the west, East Lafayette Avenue on the north, North Lovegrove Street on the east, and East Lanvale Street on the south in the 45th alcoholic beverages district;

**(6)** a Class B-D-7 license in the unit block of West North Avenue in the 45th alcoholic beverages district;

**(7)** two Class B-D-7 licenses in the 2100 block of North Charles Street in the 43rd alcoholic beverages district;

**(8)** two Class B-D-7 licenses in the 2100 block of Maryland Avenue in the 43rd alcoholic beverages district;

**(9)** subject to the requirements under subsection (e) of this section, four Class B-D-7 licenses in the 43rd alcoholic beverages district;

**(10)** a Class B-D-7 license in the 5400 block of Harford Road the in 45th alcoholic beverages district if:

**(i)** average daily receipts from the sale of food are at least 65% of the applicant's total daily receipts;

**(ii)** the applicant executes a memorandum of understanding with a community association;

**(iii)** the applicant does not create a separate package goods department;

**(iv)** alcoholic beverages are served to patrons seated at tables; and

**(v)** alcoholic beverages are served only with meals to patrons provided with outdoor table service;

**(11)** a Class B-D-7 license in the 4800 block of Harford Road in the 45th alcoholic beverages district if:

**(i)** average daily receipts from the sale of food are at least 65% of the applicant's total daily receipts;

**(ii)** the applicant executes a memorandum of understanding with a community association;

**(iii)** the applicant does not create a separate package goods department;

**(iv)** alcoholic beverages are served to patrons seated at tables; and

**(v)** alcoholic beverages are served only with meals to patrons provided with outdoor table service;

**(12)** a Class B-D-7 license on the eastern side of the 400 block of North Howard Street in the 40th alcoholic beverages district if:

**(i)** the applicant does not convert the license to a different license class;

**(ii)** alcoholic beverages are served outdoors only to patrons seated at tables or standing in a courtyard area;

**(iii)** the applicant does not allow the off-premises sale of alcoholic beverages;

**(iv)** alcoholic beverages sales begin no earlier than 10 a.m.; and

**(v)** the applicant executes memorandums of understanding with the Downtown Partnership of Baltimore and the Market Center Merchants Association; and

**(13)** if the applicant executes a memorandum of understanding with the Bolton Hill Community Association, a Class C beer, wine, and liquor license in the 1200 block of Eutaw Place in the 40th alcoholic beverages district.

**(d) Class B-D-7 license.** -- One Class B-D-7 license issued for a property surrounded by Morton Street on the west, West Eager Street on the north, North Charles Street on the east, and West Read Street on

the south may be transferred to a property surrounded by 21st Street on the north, Morton Street on the west, North Charles Street on the east, and 20th Street on the south.

**(e) Class B-D-7 license -- Old Goucher Revitalization District. --**

**(1)** In this subsection, "Old Goucher Revitalization District" means the area surrounded by Howard Street on the west, 25th Street on the north, Hargrove Street on the east, and 21st Street on the south.

**(2)** If an establishment has a minimum capital investment, not including land and acquisition costs, of \$ 50,000, the Board may issue one Class B-D-7 license for use in each of the following properties in the Old Goucher Revitalization District:

**(i)** a property that is surrounded by Maryland Avenue on the west, 24th Street on the north, Morton Street on the east, and 22nd Street on the south;

**(ii)** a property that is surrounded by Morton Street on the west, 23rd Street on the north, Lovegrove Street on the east, and 22nd Street on the south;

**(iii)** a property that is surrounded by Morton Street on the west, Ware Street on the north, Charles Street on the east, and 24th Street on the south; and

**(iv)** a property that is surrounded by Maryland Avenue on the west, 24th Street on the north, Morton Street on the east, and 23rd Street on the south.

**(3)** A Class B-D-7 license that may be issued under subsection (c)(6) or (7) of this section may be transferred within the Old Goucher Revitalization District.

## History

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An. Code 1957, art. 2B, § 9-204.1(c), (d)(1)(i)-(v), (2); 2016, ch. 8, § 5; ch. 41, § 2; ch. 736; 2017, ch. 62, § 6; ch. 81; 2018, ch. 12, § 6; ch. 618; ch. 713, § 1; 2019, ch. 676, § 2; ch. 677, § 2; 2020, ch. 112, § 1; ch. 113, § 1; ch. 372, § 1; ch. 389, § 1; 2021, ch. 667, § 1; ch. 553, § 1; ch. 554, § 1; ch. 664, § 1; ch. 667, § 1.

Annotated Code of Maryland

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**Content Type:**

**Terms:**

**Narrow By: -None-**

## Memorandum of Understanding

THIS MEMORANDUM OF UNDERSTANDING (“Agreement”) dated July 1<sup>st</sup>, 2021, by Baltimore Improv Group, Inc., a Maryland nonprofit corporation whose address is 1727 N. Charles Street, Baltimore, MD 21201 (“Business”) and the Charles North Community Association, Inc., a Maryland corporation whose current address is 1714 N. Charles St, Baltimore, MD 21201 (“Community”).

### RECITALS

- A. Business holds a leasehold interest in 1727 N. Charles Street, Baltimore, MD 21201 (“Property”), which is a commercial property owned by Bowling, Inc., a Maryland corporation (“Landlord”)
- B. On the Property, which is zoned Commercial, Business intends to acquire a Class C Liquor License (“License”) through special legislation by the Maryland State Legislature (“Legislature”) as an accessory to its current theater use.
- C. The Business desires to continue to use the Property as a theater but wishes to be able to serve beer, wine, and liquor on premises to its guests with consent of Landlord and pursuant to a License issued to it by the Legislature.
- D. The Community desires to support Business’ application for the License on the condition that the Business agrees to the terms set forth in this Agreement.

WHEREFORE, in consideration of the mutual promises contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

#### 1. BUSINESS AGREES TO THE FOLLOWING:

- a. **RESTRICTED HOURS:** Business agrees to restrict its operating times during which alcoholic beverages may be sold at the Property during non-holidays and for when special events are not planned at the Property or in the area of the Property (such as Artscape, Maryland Film Festival, or any other type of community-wide event) at no earlier than 5 p.m. on any such day of operation and no later than 1 a.m. on the following such day.
- b. **NOISE:** The volume of the Live Entertainment must not exceed the noise volumes set by the Baltimore City Noise Ordinance and the Maryland State Department of the Environment Statute, whichever is lower; during any live performances the doors and windows to the Property and performance areas must be kept closed so as to prevent the noise volume from entering the street or sidewalk adjacent to the Property.
- c. **THIRD PARTY USE:** Business shall not allow third parties to use the Property, either through a rental agreement or as invited guests acting outside of Business’ control, for events such as parties, receptions, or any other type of special event (collectively, “Special Events”) during which alcoholic beverages will be served unless a representative of the Business is present during the Special Event and Business enters into a license agreement with any such person or entity who intends to use all or any

portion of the Property for a Special Event, which license agreement shall incorporate the relevant terms and restrictions of this Agreement.

- d. **NUMBER OF PATRONS:** Business agrees to abide by occupancy limits as set by Zoning and/or Fire Marshal requirements.
- e. **SECURITY:** Business shall provide oversight of the Property entrances, sidewalk and alley, during all the hours of operations when alcoholic beverages are to be sold, as required to prohibit patrons from: (1) loitering on either N. Charles Street or E. Lafayette Avenue, (2) disturbing the peace or trespassing onto adjacent properties, and (3) drinking alcoholic beverages on the sidewalk or anywhere else outside the Property. Additionally, Business agrees to (i) As soon as practicable, install and maintain both exterior and interior security cameras at the property, (ii) enhance the current lighting on the Property façade as part of the proposed exterior enhancements to be made in collaboration with Landlord, and (iii) engage adequate professional security personnel to benefit Business' guests and staff entering and exiting the Property for events with such security personnel remaining at Property for no less than one hour after each event concludes at the Property or until all guests and staff have dispersed from the exterior of the Property.
- f. **SANITATION:** Business shall keep the exterior of the Property free of trash and debris at all times, clean all graffiti from the façade of the Property and keep the sidewalks adjacent to the Property free of ice and snow. Business shall dispose of all trash each day of operation from the Property either using a commercial trash removal company or personally disposing of all trash in compliance with applicable law.
- g. **COMMUNICATION:** As development plans for the Property progress, Business agrees to communicate with the Community, and provide the opportunity for review of plans for any changes in its operations, performance space operations, exterior signage and lighting, etc.
- h. **GOOD NEIGHBORS:** Business shall make every effort to be a positive member of the community. Upon receipt of notice of community concerns through the Committee or a designated Community contact person (including but not limited to noise, littering, loitering, etc.), Business or its designees shall make any needed repairs, adjustments, and/or contact the Baltimore City Police Department for assistance.
- i. **FLYERING:** Business shall not pass out flyers throughout the adjacent neighborhoods promoting the theater and events at the Property.

2. **COMMUNITY AGREES TO THE FOLLOWING:** The Community agrees to support the application by Business to obtain the License at the Property, all subject to the terms of this Agreement.

3. **ACKNOWLEDGEMENT:** Business enters into this Agreement voluntarily, with the knowledge that the terms of this Agreement will become enforceable restrictions on the service of alcoholic beverages at the Property pursuant to an approved License.



4. BREACH: Unresolved disputes between the Business and Community will be submitted to the Baltimore City Board of Liquor License Commissioners for a public hearing. Any matter remaining unresolved following such a hearing or failure to abide by decisions reached in such a hearing shall constitute a material breach of this Agreement and may lead to a civil court action for breach of contract.

5. REPRESENTATIONS: Business and Community respectively represent and covenant as follows: (1) Each party represents that it is authorized to enter into this Agreement; (2) Each party has the duty to implement this Agreement in good faith; and (c) Each party shall rely on the other party's representations and warranties made in this Agreement.

6. GOVERNING LAW: This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Maryland and Baltimore City.

7. SEVERABILITY AND INDEPENDENT COVENANTS: If any term of this Agreement shall be held by a court of competent jurisdiction to be illegal or unenforceable, the terms shall continue in full force and effect. No term herein shall be deemed dependent upon any other term herein unless so expressed. Nothing in this Agreement shall be construed to require any party to violate any applicable law.

8. ASSIGNMENT: No party may assign, transfer, or otherwise dispose of this Agreement to any other person, firm, organization, corporation, governmental body or any other entity, absent the written Agreement of all parties to this Agreement.

9. AMENDMENT: This Agreement may be modified or amended if in writing and signed by the parties hereto.

10. ENTIRE AGREEMENT: This Agreement constitutes the entire understanding between the parties with respect to this subject matter. This Agreement supersedes all prior agreements, arrangements, and communication between the parties, whether oral or written. This Agreement is intended to be an integrated writing and any prior oral or written agreements between the parties are merged into this Agreement and extinguished.

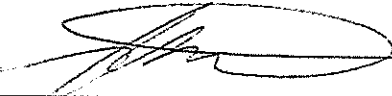
11. SUCCESSORS AND ASSIGNS: The terms of this Agreement shall be binding on all aspects of Business' service of alcoholic beverages at the Property, as well as by any respective successors and/or assigns of Business, if applicable.

12. NOTICES: Any notice or other communication required to be provided hereunder shall be in writing and shall be conclusively presumed to have been received three (3) days after depositing into the US Mail, if delivery is by postage paid registered or certified mail, or one (1) day if delivery is by FEDEX or other nationally recognized overnight courier service, or on the same day if hand delivered personally to the signatory below. Any notice in any other manner shall be deemed

given when actually received. Notices shall be addressed to the parties at the addresses provided above.

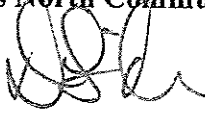
WITNESS the hands and seals of the parties hereto in agreement upon entering into this Memorandum of Understanding, effective as of the last day written below.

**Baltimore Improv Group, Inc.**

By:  (SEAL)  
Thomas Dotstry, Managing Director

Date: 01 JUL 2021


**Charles North Community Association, Inc.**

By:  (SEAL)  
David Lapides, President

Date: 7/1/2021

Terms of this MOU are hereby acknowledged and accepted by Landlord:

**Bowling, Inc.**

By:  (SEAL)  
Michael Shecter, President

Date: 7-1-21

January 12, 2023

**Applicant(s):** Kevin Curley  
GT Storm, LLC T/a The Greene Turtle  
3803 Boston Street 21224

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

Application for a new Class "B" Beer, Wine and Liquor restaurant license, requesting live entertainment and outdoor table service.

(a) **Applicant(s) Information:** (1) Kevin Curley was born in Columbia, MD in August of 1991. He lives in Baltimore, MD. Mr. Curley currently the licensee with financial interest at (1) 5705 Richards Valley Road, Suite B-1, Ellicott City, MD 21043 t/a RegionAle American Sandwiches since 11/2016; (2) 2400 Boston Street, Suite 120, Baltimore, MD 21224 t/a RegionAle American Sandwiches since 02/2020; and (3) 1724 Whetstone Way, Baltimore, MD 21230 t/a Fat Patties since 09/2022.

(b) **Ownership Breakdown:** (1) Kevin Curley (1%); and (2) TGTFC (99%).

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

(d) **Qualified Voters:** Craig Howser, Jay Sapperstein, and Alexander Mandel are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a restaurant with liquor license with live entertainment and outdoor seating.

(f) **Corporate Standing:** GT Storm, LLC is a MD LLC and as of 12/28/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/20/2022 and checked on 12/29/2022. This meets the 10-day rule. There are 10 licensed liquor establishments in the 4x4 area: "D" BW-1; "B" BWL-5; and "BD7" BWL-4.

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

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

(j) **Qualifying Factors as per Alcohol Beverages Article 12-1609(e):**

**Licensee(s) Information:** Kevin Francis Curley have been the licensees of Regionale Canton, LLC t/a Regionale American Sandwiches located at 2400 Boston Street, Suite 120 since 2/13/2020.

**Violation History for license year 2021-2022:** The current licensee(s) have no history of violations.

**SDAT Standing:** Regionale Canton, LLC is a MD LLC and as of 12/28/2022 is active and in good standing.

**311 Call History:** A search of the Customer Service Request (CSR) database indicates that there have been 0 calls forwarded to the BLLC for the 2021-2022 license year regarding this licensed location.

**Board Inspections for the 2021/2022 license year:** The licensed premise was inspected 1 time by the BLLC over the past year, and was found to be in compliance.

**(k) Qualifying Factors as per Alcohol Beverages Article 12-1609(e):**

**Licensee(s) Information:** Kevin Francis Curley have been the licensee of First Patty MCH, LLC t/a Fat Patties located at 1724 Whetstone Way since 9/26/2022.

**Violation History for license year 2021-2022:** The current licensee(s) have no history of violations.

**SDAT Standing:** Fat Patty MCH, LLC is a MD LLC and as of 12/28/2022 is active and in good standing.

**311 Call History:** A search of the Customer Service Request (CSR) database indicates that there have been 0 calls forwarded to the BLLC for the 2021-2022 license year regarding this licensed location.

**Board Inspections for the 2021/2022 license year:** The licensed premise was inspected 1 time by the BLLC over the past year, and was found to be in compliance.

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

**Board's Decision:**

# 2022 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

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

EXPLANATION OF REQUEST: New Restaurant CLASS TYPE: B

*Please select one option and fill out the requested information*

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 3803 Boston St. Baltimore, MD 21224

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: \_\_\_\_\_

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: \_\_\_\_\_

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: \_\_\_\_\_

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: \_\_\_\_\_

CORPORATE/LLC/LLP/PARTNERSHIP NAME: GT Storm, LLC TRADE NAME: The Greene Turtle

BUSINESS PHONE NUMBER: \_\_\_\_\_ BUSINESS EMAIL ADDRESS: kcurley@thegreenturtle.com

ATTORNEY FOR THE APPLICANT: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

Part of Premises Used (Note: Floors and Areas for Storage): 1st floor Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No

Live Entertainment provided?  Yes  No What Kind (Ex: DJ Band, Etc.)? 1-2 man acoustic; trivia dj; etc. Off Premise Catering of Food and Alcohol?  Yes  No

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 200 people

*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 Appeals (BMZA)*

### 1. Applicant A

Kevin Curley [REDACTED] [REDACTED]

(Full name)	(Telephone no.)	E-mail (Required)
540 E. Fort Ave	Baltimore MD 21230	4 years
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
08/1991	Male	Columbia, MD
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

Check:  Yes  No Are you currently a resident of 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 Are you currently a resident of 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 Are you currently a resident of the City of Baltimore?

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

Applicant A  B  C

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

Applicant A  B  C

3. State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, 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 (address of location, dates that the applicant was a licensee, and the trade name).

Applicant A  B  C

5705 Richards Valley Rd Suite B-1 Ellicott City, MD 21043. 11/2016- Present. RegionAle American Sandwiches RegionAle, LLC  
2400 Boston St Suite 120 Baltimore, MD 21224. 02/2020-Present. RegionAle American Sandwiches/ RegionAle Canton, LLC  
1724 Whetstone Way Baltimore, MD 21230. 09/2022-Present. Fat Patties/ First Fatty MCH, LLC.

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 (address of location and trade name).

Applicant A  B  C

5705 Richards Valley Rd Suite B-1 Ellicott City, MD 21043. 11/2016- Present. RegionAle American Sandwiches RegionAle, LLC  
2400 Boston St Suite 120 Baltimore, MD 21224. 02/2020-Present. RegionAle American Sandwiches/ RegionAle Canton, LLC  
1724 Whetstone Way Baltimore, MD 21230. 09/2022-Present. Fat Patties/ First Fatty MCH, LLC.

7. Do the spouses or dependent 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 (address of location and trade name).

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

5705 Richards Valley Rd Suite B-1 Ellicott City, MD 21043. 11/2016- Present. RegionAle American Sandwiches RegionAle, LLC  
2400 Boston St Suite 120 Baltimore, MD 21224. 02/2020-Present. RegionAle American Sandwiches/ RegionAle Canton, LLC  
1724 Whetstone Way Baltimore, MD 21230. 09/2022-Present. Fat Patties/ First Fatty MCH, LLC.

9. Is the licensed premise currently open and operating?  Yes  No If no, then provide date of last day of operation of the establishment.

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
Kevin Curley	540 E. Fort Ave Baltimore MD 21230	[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 any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: TGTFC ADDRESS: 6930 Columbia Gateway Dr. Suite 120 Columbia MD 21046 TITLE: Member %OF STOCK HELD: 99
- 2) NAME: Kevin Curley ADDRESS: 540 E. Fort Ave Baltimore MD 21230 TITLE: Member %OF STOCK HELD: 1
- 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.*

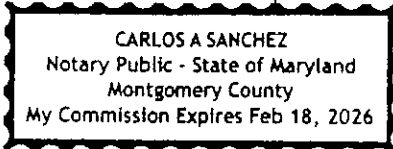
**CERTIFICATE OF APPLICANTS:** At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will 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. If license is issued, the applicants must ensure that at least one licensee remains a resident of Baltimore City throughout the duration of this license.

[Signature]  
Signature of Applicant A

I hereby certify that on the 1 day of November, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Montgomery County, personally appeared Kevin Curley the applicant(s) named in this 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: [Signature]  
Printed Name: Carlos A. Sanchez

{Notary Seal} My Commission expires Feb 18, 2026



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 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 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: BCP INVESTORS LLC Phone Number: [REDACTED]  
1500 WHEATSTONE WAY, SUITE 101  
BALTIMORE, MD 21230

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

(I, WE) BCP INVESTORS, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 3803 BOSTON STREET, Baltimore, City with a Zip Code of 21224, which is named in the present application made to the 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.

[Signature] Authorized Agent  
 Signature of Owner of the Property

I hereby certify that on the 31<sup>st</sup> day of OCTOBER, 2022 before me, the subscriber, a notary public of the State of MARYLAND, in and for BALTIMORE CITY, personally appeared JAY SAPPERSTEIN, AUTHORIZED AGENT the landlord/property owner named in this 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.

Notary Signature: Melody A. Widener

[Notary Seal] My Commission expires December 15, 2022

Notary Printed Name: MELDY A. WIDENER

MELODY A. WIDENER  
 NOTARY PUBLIC  
 CARROLL COUNTY  
 expires 12/15/22

The following certificates must be signed by at least 3 persons. MARYLAND expires 12/15/22

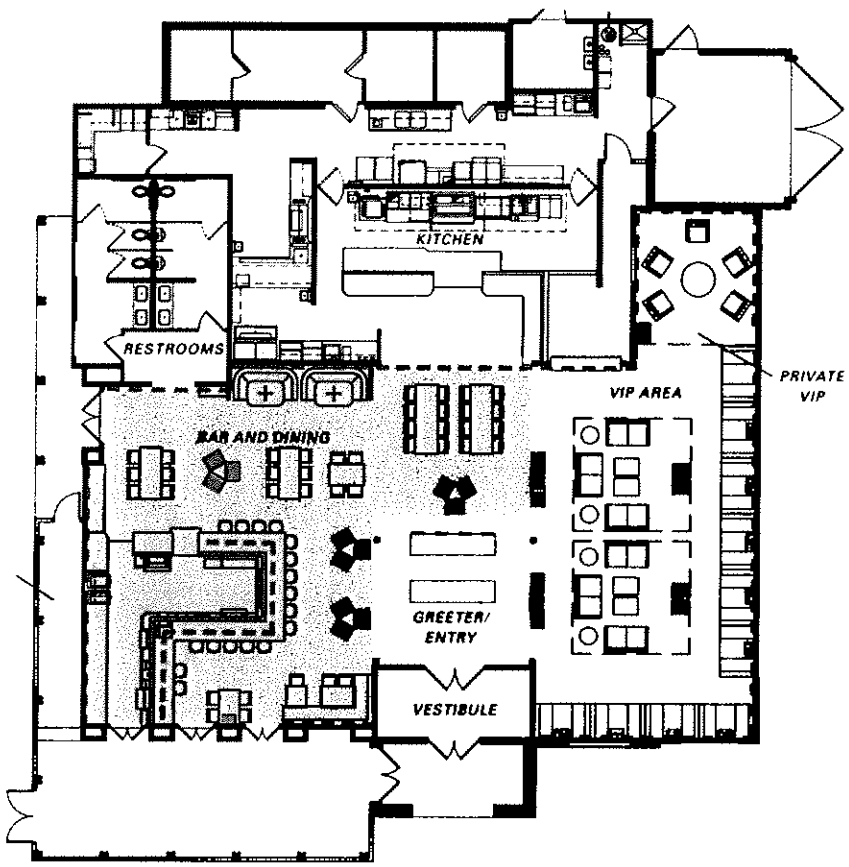
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Craig Howser	3652 Beach Ave Baltimore, MD 21211	[Signature]	4/1991	25 years
Paul West	3400 Boston St. Ste. 112 Balt. MD.	[Signature]	11/15/57	44 yrs
Jay Sapperstein	1511 Lowman St Baltimore MD 21230	[Signature]	07/1992	3 yrs
Alex Mandel	804 S Clinton Balto MD 21224	[Signature]	07/1987	3 yrs

Board of Liquor License Commissioners for the City of Baltimore  
 1 North Charles Street, Suite 1500, Baltimore, Maryland 21201  
 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.





**SEAT COUNTS**

BAR AND DINING: 68

VIP AREA: 52

PRIVATE VIP: 6

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TOTAL: 125


## GT STORM, LLC: W21691050

**Department ID Number:**

W21691050

**Business Name:**

GT STORM, LLC

**Principal Office:** 

3803 BOSTON STREET  
BALTIMORE MD 21224

**Resident Agent:** 

KENNETH FRANKLIN MILLS, JR.  
3803 BOSTON STREET  
BALTIMORE MD 21224

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

04/19/2021

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 3003 Bayton St

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 10

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

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

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

"D" BEER & WINE 1

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

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

"B" BEER, WINE & LIQUOR 5

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

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

"BD7" BEER, WINE & LIQUOR 4

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Perez DATE: 12/29/22

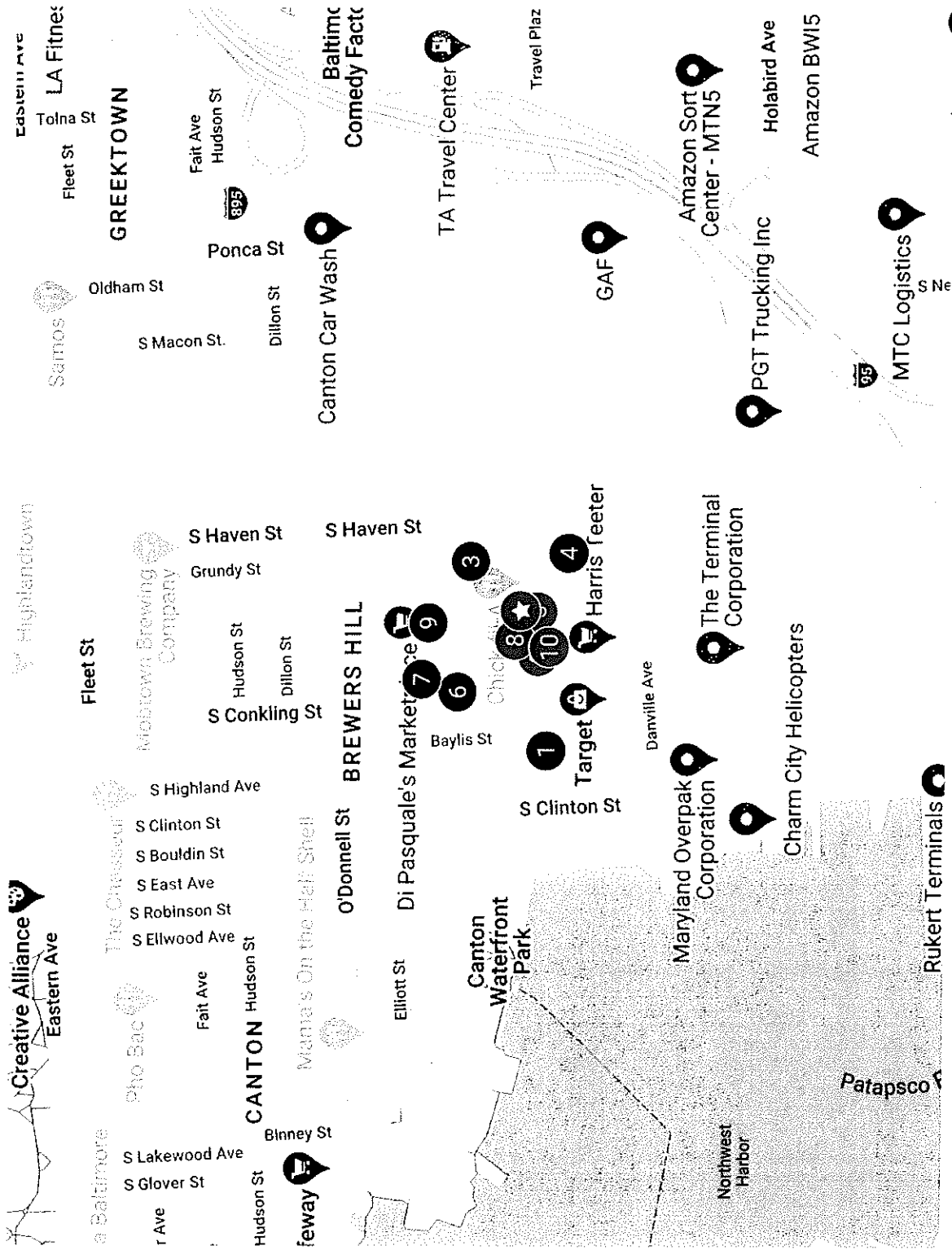
# 3803 Boston St

## Proposed Location

- ★ 3803 Boston St

## Licensed Establishment

- 1 Merritt Club - LBD7
- 2 Iron Rooster LB
- 3 Bark Social LB
- 4 Canton Crossing LBD7
- 5 UNO Pizzeria LB
- 6 Pasta Mista LBD7
- 7 Gunther & Co. LBD7
- 8 Mission BBQ WD
- 9 Di Pasquale's LB
- 10 Akira Ramen LB



### Board of Liquor License Commissioners

For Baltimore City  
1 North Charles Street, 15th Floor  
Baltimore, Maryland, 21201

## INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	The Greene Turtle
<i>Corporation Name:</i>	GT Storm, LLC
<i>Location Address:</i>	3803 Boston St
<i>License Type:</i>	Class "B" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	12/20/2022
<i>Estimated Date of Removal?</i>	12/29/2022
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

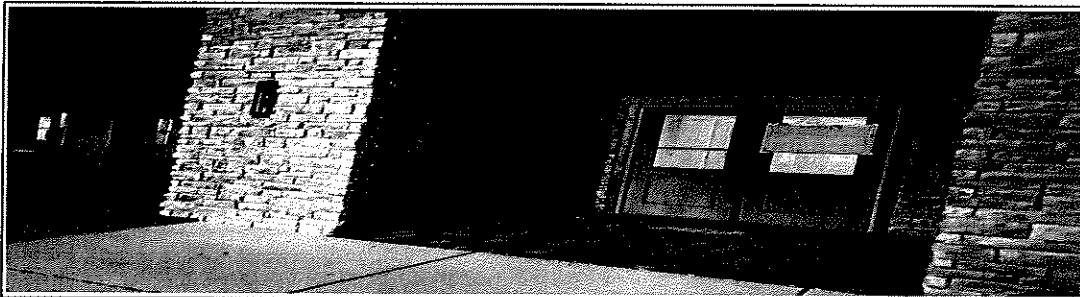
*Other licensed locations - Describe/Note:*

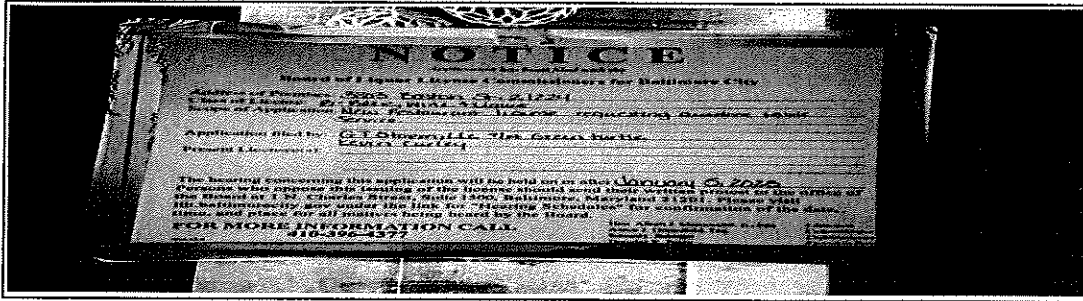
see attached map

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

application filed for a new class B (BWL) liquor license add request to add live entertainment and outdoor table service.

*Insert Photo of Sign and location:*





Inspector Name	Date and Time	
i:\0#\w\baltimore\andy.perez	12/27/2022	3:19:44 PM
Name of Licensee (if present)		

# Board of Liquor License Commissioners

For Baltimore City  
1 North Charles Street, 15th Floor  
Baltimore, Maryland, 21201

## POSTING SIGNS REPORT

Applicant(s) Name: Kevin Curley

Address of Premises: 3803 Boston St.

Inspector: i:0#.w|baltimore\andy.perez

Date Posted: 12/20/2022

Time Posted:

Date Rechecked: 12/29/2022

Time Rechecked:

Manager or Owner when sign posted:

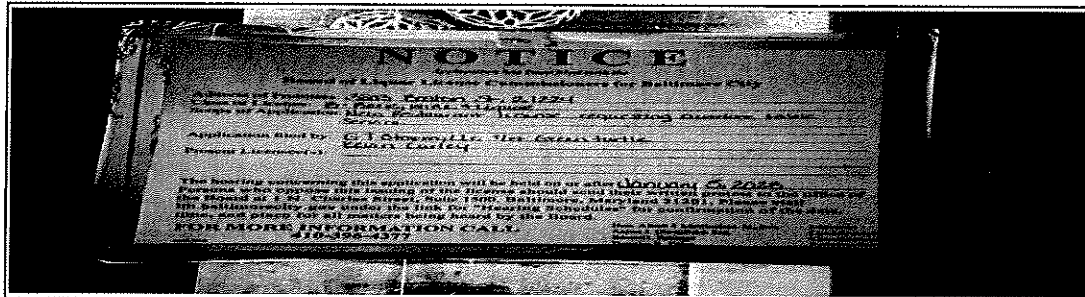
### Summary on location of sign posted:

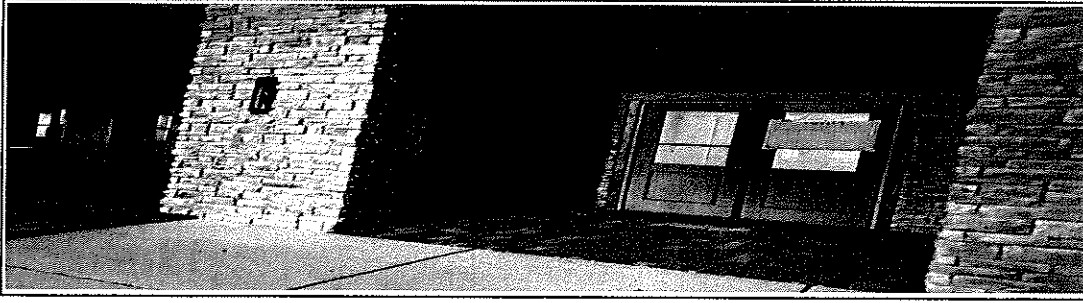
Sign posted on front door

### Summary on location of sign rechecked:

Sign remained as posted for the required 10 days period.

### Insert Photo of Sign and location:







# NOTICE

*Application has been filed with the*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 3803 Boston St. 21274

Class of License: B-Beer, Wine & Liquor

Scope of Application: New Restaurant license requesting outdoor table service

Application filed by: GT Stem, LLC, The Green Turtle

Kevin Curley

Present Licensee(s):

The hearing concerning this application will be held on or after January 5, 2012. Persons who oppose this issuing of the license should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit [lb.baltimorecity.gov](http://lb.baltimorecity.gov) under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

**FOR MORE INFORMATION CALL  
410-396-4377**

Hon. Albert J. Maricicani, Jr., Esq. *Chairman*  
Aaron J. Greenfield, Esq. *Chairman*  
Edward L. Reisinger *Commissioner*  
Doreen K. Poirer *Commissioner*

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

**Online Use & Occupancy Permit  
 Application**

Property Address: 3501 BOSTON ST Block/Lot: 6505/001

Permit No: **USE2022-56700**

Applicant:  
 JAY SAPPERSTEIN

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

Owner/Lessee:  
 Owner BCP INVESTORS LLC

Total : **98.00**

**Please pay the Use & Occupancy permit fee  
 before scheduling inspections.**

**Property Use & Occupancy Information:**

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	11/22/2022		LDZI
HEALTH DEPARTMENT INSPECTION	11/22/2022		JWEL
Application Received		11/21/2022	
One Stop Permit Office Review	11/22/2022		ELLYSHA.NE
R91 - CANTON INDUSTRIAL	11/22/2022		PLAN
MINOR PRIVILEGE	11/22/2022		MPRV
Zoning Sign-off	11/21/2022	11/21/2022	

Existing Use : (Commercial) Restaurant

Proposed Use : (Commercial) Restaurant

	Dwelling:	Rooming:	Efficiency:
Existing Count:	000	000	000
Proposed Count:	0	0	0

District:203

**MINOR PRIVILEGE:**

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.

USE AS RESTAURANT, WITH LIQUOR LICENSE WITH LIVE ENTERTAINMENT AND OUTDOOR SEATING. K/A ADDRESS IS 3803 BOSTON ST

**AFFIDAVIT BY: JAY SAPPERSTEIN**

THE OWNER OF THE DESCRIBED PROPERTY FOR THE PROJECT NAMED BELOW HEREBY APPROVED THIS PERMIT APPLICATION AND AGREES TO COMPLY WITH ALL ORDINANCES OF THE MAYOR AND CITY COUNCIL OF BALTIMORE AND TO DO NO WORK NOT SPECIFICALLY COVERED BY THIS APPLICATION. "I DECLARE UNDER PENALTIES OF PERJURY THAT THIS APPLICATION, INCLUDING ANY ACCOMPANYING PLANS, SPECIFICATIONS, ETC. HAS BEEN EXAMINED BY ME AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND COMPLETE STATEMENT OF THE WORK TO BE COVERED BY THIS APPLICATION. I ALSO DECLARE THAT I AM THE OWNER OR HAVE SPECIFIC APPROVAL OF THE OWNER TO ACT AS AGENT FOR THIS APPLICATION .

Project Name: **SPORTSBOOK U&O**

Owner First Name:

Role: **Owner**

Owner Last Name Or **BCP INVESTORS LLC**

Applicant: **SAPPERSTEIN,JAY**

Company Name:

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

January 12, 2023

**Applicant(s):** Krishna Chhetri  
Fishtail Spirits, LLC, T/a Fishtail Spirits  
3800 E. Lombard Street, #13 21231

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

Amended application to transfer ownership and location of a Class "A" BWL license presently located at 628-30 S. Broadway to 3800 E. Lombard Street, #13

(a) **Applicant(s) Information:** (1) Krishna Chhetri was born in Nepal in December of 1975. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Krishna Chhetri (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$35,000. Deposit of \$5,000 was made. Remaining balance due at closing.

(d) **Qualified Voters:** Larry D. Lair, Johanna Stenberg, and Laura A. Dennis are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of 3800 E Lombard St Unit#13 as a retail store with off premise sales of package goods per PUD (Baltimore City Ordinance # 86-679).

(f) **Corporate Standing:** Fishtail Spirits, LLC is a MD LLC and as of 12/28/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/19/2022, and checked on 12/28/2022. This meets the 10-day rule. There are 12 licensed liquor establishment(s) in the 2x2 area "D" BW- 2; "A" BWL-1; "B" BWL-3; and "BD7"-6.

(h) **Timeline:** On 8/3/2021 applicant(s) filed an application to transfer ownership and location. The Board approved the request on 3/10/2022. Staff received Hardship Extension request on 8/30/2022. Hardship extension granted by Board on 9/22/2022. On 12/5/2022 applicant(s) filed an amended application to transfer ownership, which is within the legally allowable 270 days (on or before December 5, 2022). License is valid.

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

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

**Board's Decision:**

# 2022 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

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

EXPLANATION OF REQUEST: Amended Application for Transfer of Ownership and Location CLASS TYPE: A

*Please select one option and fill out the requested information*

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: N/A

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: N/A

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 628-30 S. Broadway 21231  
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 3800 E. Lombard Street #13 21224

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: N/A

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Fishtail Spirits LLC TRADE NAME: Fishtail Spirits

BUSINESS PHONE NUMBER: 443-621-7257 BUSINESS EMAIL ADDRESS: krkc81@gmail.com

ATTORNEY FOR THE APPLICANT: Stephan W Foglieman Esq ADDRESS: 1720 Thames Street #300 21231 PHONE: 410-258-8500

Part of Premises Used (Note: Floors and Areas for Storage): 1st floor business storage basement Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.): \_\_\_\_\_ Off Premise Catering of Food and Alcohol?  Yes  No  
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 40

*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 Appeals (BMZA)*

**1. Applicant A**

Krishna Chhetri \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
 626-628 S. Broadway Baltimore MD 21231 1 year, 5 months  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 12/75 M Nepal  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of 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 Are you currently a resident of 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 Are you currently a resident of the City of Baltimore?

RECEIVED: BLLC  
 DEC 5 2022 PM 1:19

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

[Redacted area]

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

[Redacted area]

3. State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, 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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

6. Does the applicant(s) have a 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 (address of location and trade name).  
Applicant A  B  C

current license

7. Do the spouses or dependent 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 (address of location and trade name).  
Applicant A  B  C

[Redacted area]

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

[Redacted area]

9. Is the licensed premise currently open and operating?  Yes  No If no, then provide date of last day of operation of the establishment.

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Name	Address	Phone	Email
Krishna Chhetri	626/628 S. Broad Way		

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. § 4-108 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Krishna Chhetri ADDRESS: 626/628 S. Broad Way TITLE: OWNER % OF STOCK HELD: 100
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ % OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ % OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ % OF STOCK HELD: \_\_\_\_\_

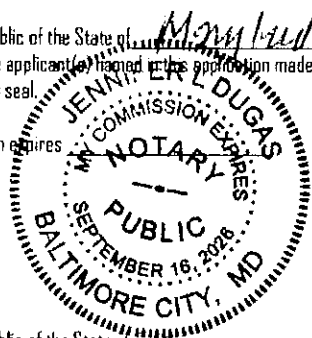
*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

**CERTIFICATE OF APPLICANTS:** At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of 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. If license is issued, the applicants must ensure that at least one licensee remains a resident of Baltimore City throughout the duration of this license.

[Signature]  
Signature of Applicant A

I hereby certify that on the 30 day of November, 2022 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Krishna Chhetri the applicant(s) named in this 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: [Signature] (Notary Seal) My Commission expires \_\_\_\_\_  
Printed Name: Jennifer L. Dugas



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 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: \_\_\_\_\_

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 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: BROAD STREET REALTY  
HIGHLAND TOWN VILLAGE Phone Number: [REDACTED]  
SHOPPING CENTER

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

(I, WE) MICHAEL JACOBY HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 3900 EAST LOMBARDO STREET, Baltimore, City with a Zip Code of 21224, which is named in the present application made to the 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.

[Signature]  
 Signature of Owner of the Property

I hereby certify that on the 30<sup>th</sup> day of November, 2022 before me, the subscriber, a notary public of the State of Maryland, in and for Montgomery Co, personally appeared Michael Jacoby the landlord/property owner named in this 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.

Notary Signature: Sara M. Schultz  
 Notary Printed Name: Sara M. Schultz

(Notary Seal) My Commission expires 10/29/23

SARA M MOLINE  
 Notary Public-Maryland  
 Montgomery County  
 My Commission Expires  
 October 29, 2023

**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. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application.

Names	Address	Signature	DOB (Month/Day/Year)	Length of time known to applicant(s)

Board of Liquor License Commissioners for the City of Baltimore  
 1 North Charles Street, Suite 1500, Baltimore, Maryland 21201  
 Phone: 410-398-4377 Fax: 410-398-4382

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: \_\_\_\_\_ Phone Number: \_\_\_\_\_

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

(I, WE) \_\_\_\_\_ HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at \_\_\_\_\_, Baltimore, City with a Zip Code of \_\_\_\_\_, which is named in the present application made to the 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.

\_\_\_\_\_  
Signature of Owner of the Property

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 landlord/property owner named in this 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.

Notary Signature: \_\_\_\_\_ [Notary Seal] My Commission expires \_\_\_\_\_

Notary Printed Name: \_\_\_\_\_

**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. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application.**

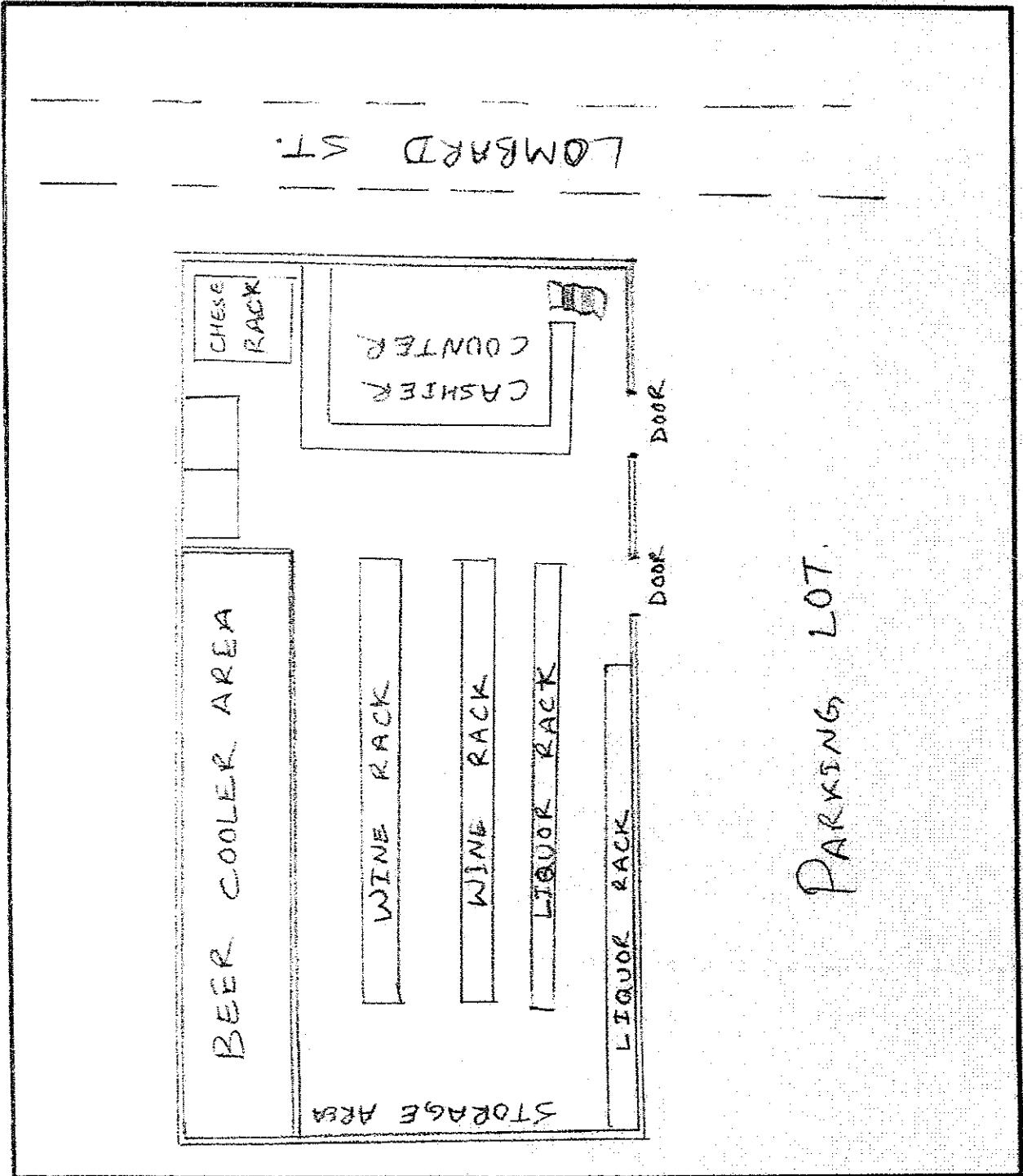
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Kerry Leslie	3218 Fort Ave	[Signature]	4/56	1 month
Shanice Straker	225 S Clinton St	[Signature]	02/71	2 yrs
Louisa Dennis	4611 Broadleaf Road	[Signature]	5/64	1 month

Board of Liquor License Commissioners for the City of Baltimore  
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201  
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.



**\*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

**STEPHAN W. FOGLEMAN, ESQUIRE**

STEPHAN W. FOGLEMAN, JR.

GENE M. RANSOM, III

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

December 7, 2022

Board of Liquor License Commissioners  
1 N. Charles Street, 15<sup>th</sup> floor  
Baltimore, MD 21201

RE: 3800 E. Lombard Street #13

Dear Chairman and Commissioners:

The purpose of this letter is to note that an amended application for transfer has been filed. A previous transfer application was filed and we would like to amend that application to change the corporate entity to Fishtail Spirits, LLC.

Please feel free to contact me should you have any questions. Thank you for your consideration of this matter.

Very truly yours,



Stephan W. Fogleman

SWF/kv



# Liquor Board System

Version 1.0

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

## License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

### License Info

License Num: **LA 078**

Cert Num: **0453**

Fee: **\$858.00**

Status: **Renewed**

License Date: 5/1/2022

License Year: 2022

CR Number: 17606925

Payment Date: 12-06-22

2021 - 2022 TPP Paid

2022 Trader's License

Update Info

[Click to Start License Renewal](#)

## Add Adult Entertainment License

Add New Adult Entertainment License

### Location

Corp Name: **KKARKI, LLC**

Trade Name: **BROADWAY LIQUORS**

Zone Code: 23

Phone: 410-563-1212

Block Num: 628-30

City: BALTIMORE

Street: BROADWAY SOUTH

State: MD

Zip: 21231

CR Number: 17606925

Portion of Business Used:

CONTINUE TO USE PREMISES AS LIQUOR STORE (NEW LLC)

Restriction:

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MUNA	KHARKI	5101 CRESTHAVEN WAY	PERRY HALL	MD	21128	<a href="#">Edit</a>	<a href="#">Remove Owner</a>
BIKASH	THAPA	3 N. HOWARD STREET	Baltimore	MD	21201	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

**Sunday License**

License Num:

Cert Num:

Fee:

License

Dates:

**Comments**

Date	Comment	Action
12/09/2022	Application for transfer of ownership and location of a Class "A" BWL license presently located at 628-30 S. Broadway to 3800 E. Lombard Street, #13 filed on behalf of Fishtail Spirits, LLC T/a Fishtail Spirits, Krishna Chhetri on 12/5/2022 /kk (Amended)	Delete
09/26/2022	9/22/2022 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) * Additional 90 days granted for transfer *...../jr	Delete
08/30/2022	Received request letter for a transfer hardship; Invoice# 127083...../jr	Delete
06/28/2022	Re: Appeal Case 24C22001821; As of 6/27/2022, Free State confirmed that transcript for the appeal case was not ordered. /kk	Delete
05/10/2022	Request for a petition for an appeal. See invoice#126125...k/r	Delete
03/11/2022	3/10/2022 - Virtual Public Hearing Re: Application to transfer ownership and location of a Class "A" BWL License presently located at 628 S. Broadway to 3800 E. Lombard Street, #13 k/a 3872 E. Lombard Street - APPROVED (3-0 vote)..../jr	Delete
10/08/2021	10/7/2021 - Virtual Public Hearing Re: Application to transfer ownership and location of a Class "A" BWL License presently located at 628 S. Broadway to 3800 E. Lombard Street, #13 k/a 3872 E. Lombard Street - POSTPONED..../jr	Delete
08/06/2021	Application for transfer of ownership and location of a Class "A" BWL License presently located at 628-30 S. Broadway to 3800 E. Lombard Street, #13 filed on behalf of Kalika Enterprises of America, LLC T/a Trade Name Pending, Krishna Chhetri on 8/3/2021 /kk	Delete
01/14/2021	***LICENSEE IS NOT ELIGIBLE FOR ANY MORE SPECIAL SUNDAYS FOR THE 2021 CALENDAR YEAR***...../sb	Delete
01/14/2021	Requested for Special Sunday, February 07, 2021 (Super Bowl; Invoice #120289;	Delete
01/14/2021	Requested for Special Sunday, February 07, 2021; Invoice #120289; Invoice #120289.../sb	Delete
01/14/2021	Requested for Special Sunday, January 17, 2021; Invoice #120288..../sb	Delete
11/17/2020	Preliminary Approval Letter for transfer hearing dated 11/17/2020 mailed today to Atty. Steven Fogleman...../jr	Delete
09/09/2020	REQUESTED FOR SUPPLEMENTAL SUNDAY, SEPTEMBER 06,2020( LABOR DAY) ; INVOICE#119968..K/R	Delete
02/12/2020	Completed Transfer of Ownership, continue use of premises as a liquor store; Invoice #118688 for transfer fee and #118689 for duplicate of liquor license...../sb	Delete
02/06/2020	150 day warning transfer pending letter was sent to all applicant(s) and lawyer(s) that filed..k/r	Delete
12/30/2019	12/18/2019 90/150 day warning transfer pending letter was sent to all applicant(s) and lawyer(s) that filed..k/r	Delete
11/25/2019	Mailed letter of recognition for underage drinking compliance check on 11/12/19 /kk	Delete
10/24/2019	Personal Property Tax Owed to City of Baltimore was cleared on October 24, 2019..../mb.	Delete
09/26/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb	Delete
09/13/2019	9/12/2019 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote).../jr	Delete
08/09/2019	Application for transfer of ownership filed on behalf of KKarki, LLC T/a Broadway Discount Liquors, Muna Karki and Bikash Thapa on 8/5/19 /kk	Delete
07/09/2019	Submitted 2019 Trader's License..... /sb	Delete
04/29/2019	***RELEASED STATE OF MD TAX HOLD*** .... /mb	Delete
01/25/2019	****STATE OF MD TAX HOLD, letter sent to the Business address on January 25, 2019.****/mb	Delete
09/28/2018	Holiday Special Sundays: 11/25/18, 12/02/18, 12/09/18, 12/16/18, 12/23/18 & 12/30/18; Invoice #113457..... /sb	Delete
08/14/2018	8/9/2018 - Public Hearing RE: Application to transfer ownership - APPROVED (3-0 vote)...../jr	Delete
07/11/2018	Application for transfer of ownership filed on behalf of Keshar BDR, LLC T/a Broadway Liquors,	Delete

	Ashish Bhandari and Muna Kharki on 6/22/18 /kk	
06/21/2018	Keshar BDR, LLC pending transfer application expired on 2/12/2018. Please check the email from the staff to the lawyer (Stephan Fogleman) in folder....k/r	Delete
06/21/2018	Keshar BDR, LLC pending transfer application expired 2/12/2018. Please check the email from staff in folder....k/r	Delete
12/22/2017	12/21/17 - Public Hearing RE: Request for a transfer hardship extension - GRANTED (3-0 VOTE).... /sb	Delete
11/03/2017	Holiday Special Sundays: 11/26/17, 12/03/17, 12/10/17, 12/17/17, 12/24/17 & 12/31/17; Invoice #109017.... /sb	Delete
08/08/2017	90 day transfer pending letter were sent to all applicant(s). Please check folder for more details...k/r	Delete
05/19/2017	5/18/17- Application to transfer ownership- Approved (3-0 vote)	Delete
04/22/2016	Given Annual License to Chief Inspector, M.Fosler for delivery to establishment.... /sb	Delete
09/15/2008	09/15/08 \$100 FINE PAID IN FULL #64853	Delete
09/15/2008	09/11/08 Public Hearing re: Violation of rules 4.01(a) & 3.03(c).DECISION: RULE 4.01(a) GUILTY \$500/SUSPENDED \$400 & RULE 3.03(c) NOT GUILTY.FINE \$100	Delete

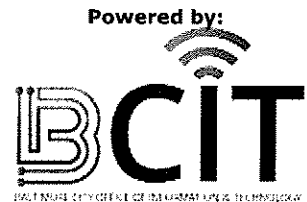
[Print History \(Print Card\)](#)

License num: LA 078                      Address: 628-30 BROADWAY SOUTH  
Trade Name: BROADWAY LIQUORS

Comment:

[Add Comment](#)

**Hold Info**



## FISHTAIL SPIRITS LLC: W23469919

**Department ID Number:**

W23469919

**Business Name:**

FISHTAIL SPIRITS LLC

**Principal Office:** ⓘ

3800 E. LOMBARD STREET #13  
BALTIMORE MD 21224

**Resident Agent:** ⓘ

KRISHNA CHHETRI  
626 S. BROADWAY  
BALTIMORE MD 21231

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

11/30/2022

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

①

PROPOSED LOCATION: 300 E. Lombard St. #13

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 12

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

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

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

"D" BEER & WINE 2

"A" BEER, WINE & LIQUOR 1

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

"B" BEER, WINE & LIQUOR 3

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

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

"BD7" BEER, WINE & LIQUOR 6

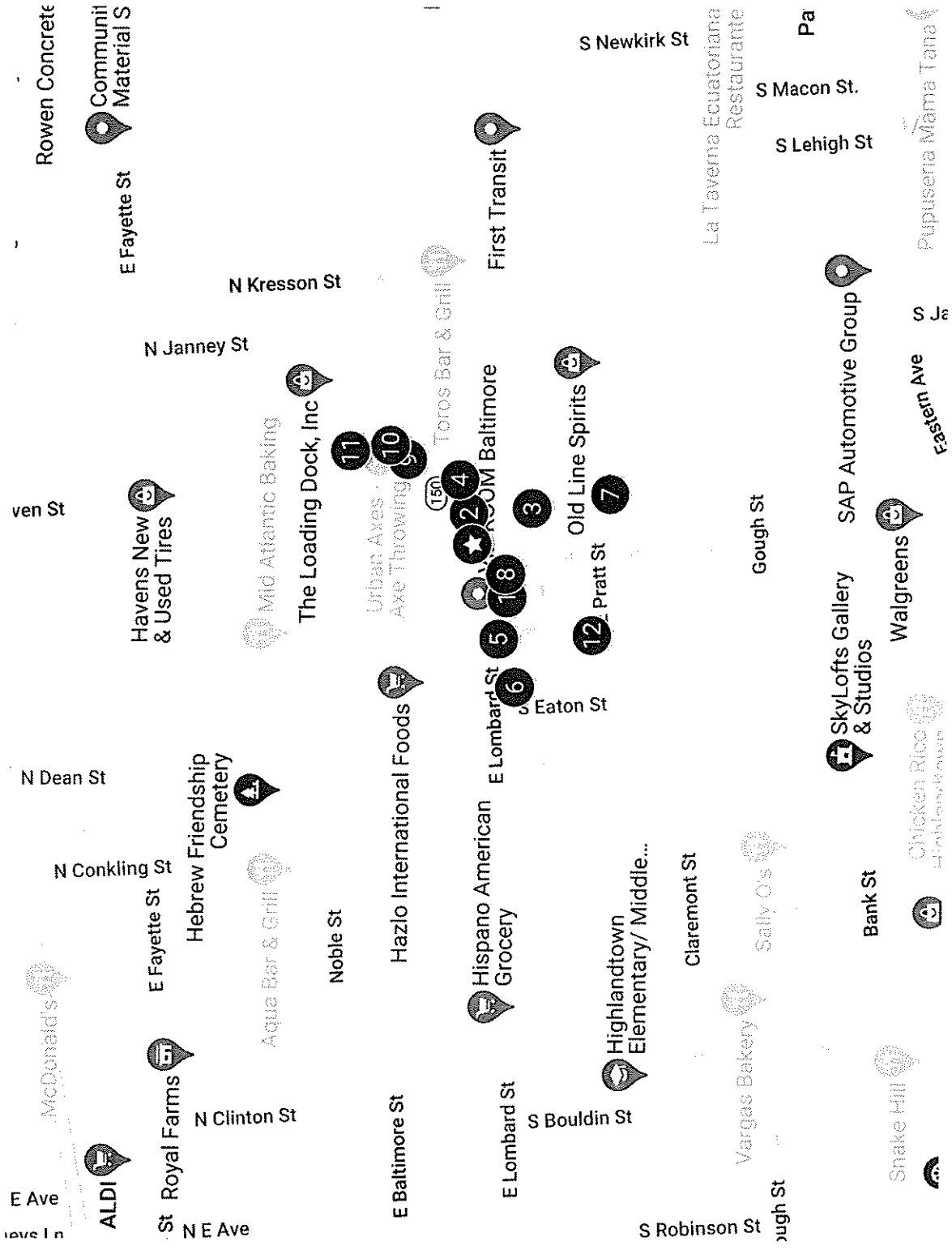
ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: A. Jerez DATE: 12/30/02

# 3800 E. Lombard St. #13



Proposed Location

★ 3800 E. Lombard St #13

## Licensed Establishments

- 1 Trio Restaurant-LB
- 2 El Antro-LBD7
- 3 El Deportivo Sport Bar-LBD7
- 4 El Dorado-LBD7/AE
- 5 El Rancho Blanco-LBD7
- 6 Eaton Liquors-LA
- 7 El Dragon Restaurant-LB
- 8 My Cousin's Place LBD7
- 9 Urban Axes LBD7
- 10 Monument City Brewing WD
- 11 The Boiler Room LB
- 12 Corks & Kegs WD



## Board of Liquor License Commissioners

For Baltimore City  
1 North Charles Street, 15th Floor  
Baltimore, Maryland, 21201

### INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	<input type="text" value="Fishtail Spirits"/>
<i>Corporation Name:</i>	<input type="text" value="Fishtail Spirits LLC"/>
<i>Location Address:</i>	<input type="text" value="3800 E. Lombard St #13"/>
<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>	No
<i>Is the location within 300 feet of Church and/or School?</i>	Yes
<i>Date Posted?</i>	<input type="text" value="12/19/2022"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="12/28/2022"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

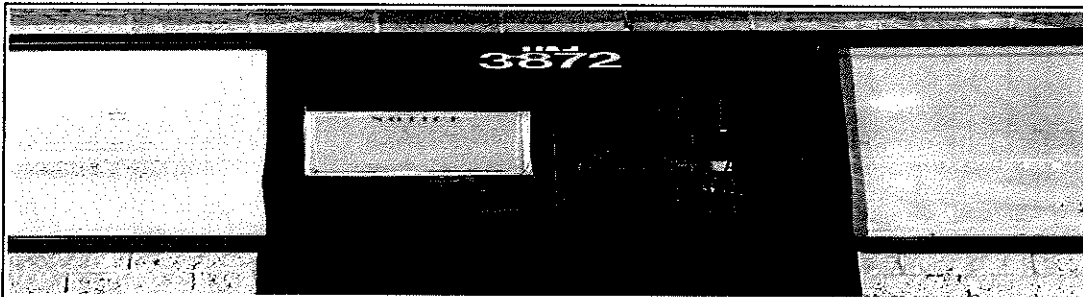
*Other licensed locations - Describe/Note:*

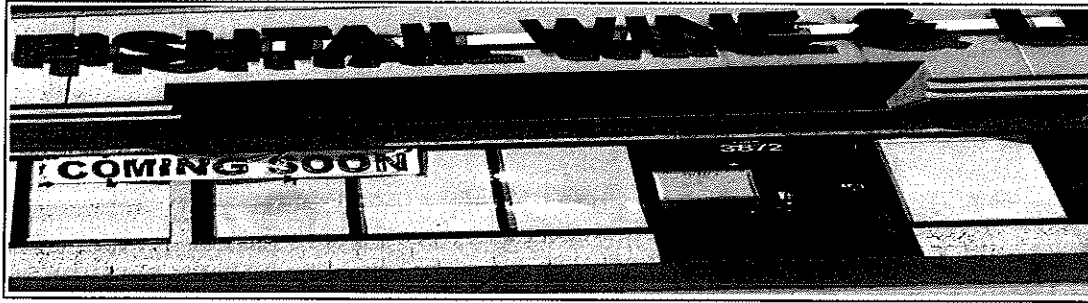
See attached map

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

Application filed for transfer of ownership and location of a class A (BWL) presently located at 628-30 S. Broadway to 3800 E. Lombard St. #13.

*Insert Photo of Sign and location:*





Inspector Name		Date and Time	
<input type="text" value="i:O#.w\baltimore\andy.perez"/>		<input type="text" value="12/19/2022"/>	<input type="text" value="9:49:15 PM"/>
Name of Licensee (if present)			
<input type="text"/>			
<input type="text"/>			

## Board of Liquor License Commissioners

For Baltimore City  
1 North Charles Street, 15th Floor  
Baltimore, Maryland, 21201

### POSTING SIGNS REPORT

*Applicant(s) Name:* Krishna Chhetri

*Address of Premises:* 3800 E. Lombard St. #13

*Inspector:* i:0#.w|baltimore\andy.perez

*Date Posted:* 12/19/2022

*Time Posted:*

*Date Rechecked:* 12/28/2022

*Time Rechecked:*

*Manager or Owner when sign posted:*

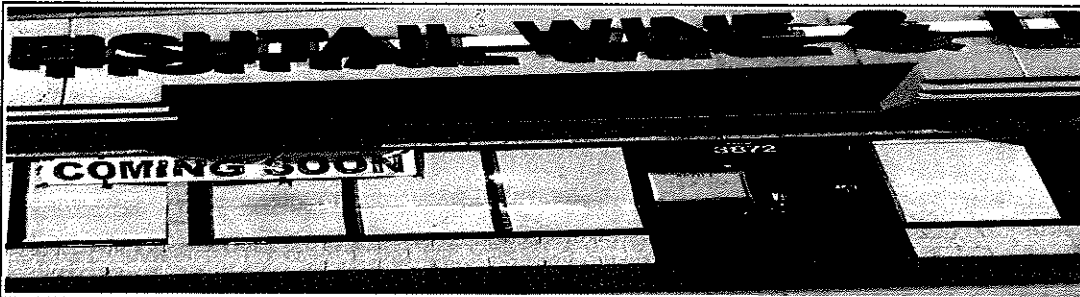
*Summary on location of sign posted:*

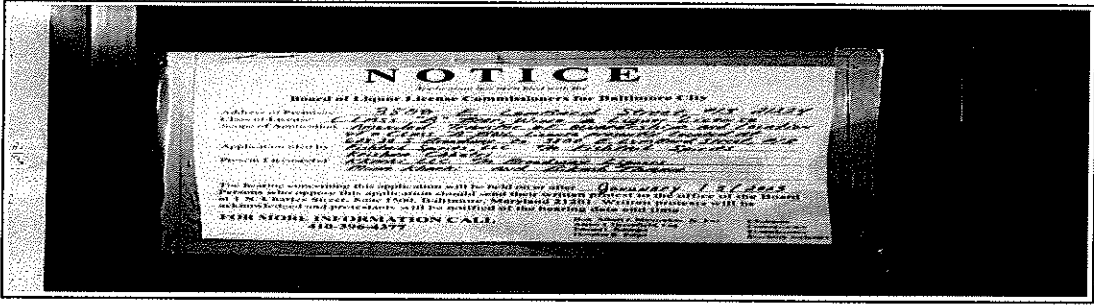
Sign posted on front door.

*Summary on location of sign rechecked:*

Sign remained as posted for the required 10 days period.

*Insert Photo of Sign and location:*





# NOTICE

Application has been filed with the

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 3808 E. Lombard Street #13 d1a24  
Class of License: Class "A" Beer, Wine & Liquor License  
Scope of Application: Amended- Transfer of Ownership and Location  
of a Class "A" BWL License presently located at  
628-30 S. Broadway to 3800 E. Lombard Street, #13  
Application filed by: Fishtail Spirits, LLC 7th Fishtail Spirits  
Krishna Chhetri  
Present Licensee(s): Kkarki, LLC 7th Broadway Liquors  
Muna Kharki and Bikash Thapa

The hearing concerning this application will be held on or after January 15/2023  
Persons who oppose this application should send their written protest to the office of the Board  
at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be  
acknowledged and protestors will be notified of the hearing date and time.

### FOR MORE INFORMATION CALL

410-396-4377

Hon. Albert J. Mammicani, Jr., Esq. *Chairman*  
Aaron J. Greenfield, Esq. *Commissioner*  
Edward L. Rosinger *Commissioner*  
Douglas K. Praeger *Executive Secretary*

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

**Online Use & Occupancy Permit  
 Application**

Property Address: 3800 E LOMBARD ST  
 Block/Lot: 6279/001

Permit No: **USE2022-56913**

Applicant:  
 STEPHAN FOGLEMAN

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

Owner/Lessee:  
 Owner BSV HIGHLANDTOWN LLC

Lessee FISHTAIL SPIRITS LLC

**Please pay the Use & Occupancy permit fee  
 before scheduling inspections.**

**Property Use & Occupancy Information:**

				Description	Created	Completed	Assigned To
Existing Use : (Commercial) Retail Goods Establishment (With Alco				FIRE INSPECTION	12/05/2022		LDZI
Proposed Use : (Commercial) Retail Goods Establishment (With Alco				One Stop Permit Office Review	12/05/2022		BRYDIEA
	Dwelling:	Rooming:	Efficiency:	Application Received		12/05/2022	
Existing Count:	000	000	000	Zoning Sign-off	12/05/2022	12/05/2022	
Proposed Count:	0	0	0				

District:201

MINOR PRIVILEGE:

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.

USE 3800 E LOMBARD STREET UNIT #13 AS RETAIL STORE WITH OFF-PREMISES SALES OF PACKAGE GOODS PER PLANNED UNIT DEVELOPMENT (BALTIMORE CITY ORDINANCE #86-679)

**AFFIDAVIT BY: STEPHAN FOGLEMAN**

THE OWNER OF THE DESCRIBED PROPERTY FOR THE PROJECT NAMED BELOW HEREBY APPROVED THIS PERMIT APPLICATION AND AGREES TO COMPLY WITH ALL ORDINANCES OF THE MAYOR AND CITY COUNCIL OF BALTIMORE AND TO DO NO WORK NOT SPECIFICALLY COVERED BY THIS APPLICATION. "I DECLARE UNDER PENALTIES OF PERJURY THAT THIS APPLICATION, INCLUDING ANY ACCOMPANYING PLANS, SPECIFICATIONS, ETC. HAS BEEN EXAMINED BY ME AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE, CORRECT AND COMPLETE STATEMENT OF THE WORK TO BE COVERED BY THIS APPLICATION. I ALSO DECLARE THAT I AM THE OWNER OR HAVE SPECIFIC APPROVAL OF THE OWNER TO ACT AS AGENT FOR THIS APPLICATION .

Project Name: 3800 E. LOMBARD ST #13

Owner First Name:

Role: Agent

Owner Last Name Or BSV HIGHLANDTOWN LLC

Applicant: FOGLEMAN,STEPHAN

Company Name:

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

**January 12, 2023**

**Applicant(s):** Andrew Gaddis  
All TRD, LLC, T/a Vision House  
134-36 W. 25th Street 21218

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

Application to transfer ownership requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Andrew Gaddis was born in Mineola, NY in June of 1987. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Andrew Gaddis (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$50,000 via cash deposit.

(d) **Qualified Voters:** Jedediah Weeks, Joshusa Sisk, and Eric Fishel are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise 1<sup>st</sup> floor as a tavern.

(f) **Corporate Standing:** All TRD, LLC is a MD LLC and as of 12/27/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 11/15/2022, and checked on 11/24/2022. This meets the 10-day rule. There are 7 licensed liquor establishment(s) in the 2x2 area: "A" BWL-2; "B" BWL-3; and "BD7 BWL-2.

(h) **Timeline:** Establishment was last open on 7/21/2021. Staff received a 180-day hardship extension request on 12/20/2021, which was approved by the Board on 12/15/2022. On 6/17/2022, staff received an application to transfer ownership of a Class "BD7" BWL License, which was 330 days after the establishment closed. Therefore, this application was timely received as it was filed within the 360-day period of the hardship extension (on or before July 16, 2022). License is valid.

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

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

**Board's Decision:**

# 2022 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

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

EXPLANATION OF REQUEST: Same Location, Change of Ownership CLASS TYPE: bd7

*Please select one option and fill out the requested information*

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 136 W 25th St

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: \_\_\_\_\_

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: \_\_\_\_\_

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: \_\_\_\_\_

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: All TRD, LLC TRADE NAME: Vision House

BUSINESS PHONE NUMBER: 5163147697 BUSINESS EMAIL ADDRESS: gaddis@jhmi.edu

ATTORNEY FOR THE APPLICANT: A L Hurdle Law ADDRESS: 614 Bosley Ave, Towson, 21204 PHONE: 4106855100

Part of Premises Used (Note: Floors and Areas for Storage): 1st floor, basement Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No

Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.)? NA Off Premise Catering of Food and Alcohol?  Yes  No

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: \_\_\_\_\_

*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 Appeals (BMZA)*

**1. Applicant A**

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

3906 Beech Ave, Baltimore, MD \_\_\_\_\_  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

06/1987 \_\_\_\_\_  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

Check:  Yes  No Are you currently a resident of 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 Are you currently a resident of the City of Baltimore?

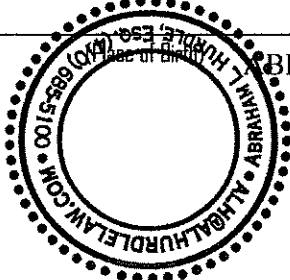
**3. Applicant C**

\_\_\_\_\_  
 (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 Are you currently a resident of the City of Baltimore?



**ABRAHAM L. HURDLE, ESQ**  
 410 685 5100  
 alh@alhurdlelaw.com  
 Liquor Attorney



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

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

3. State whether the applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, 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 (address of location, dates that the applicant was a licensee, and the trade name).  
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 (address of location and trade name).  
Applicant A  B  C

7. Do the spouses or dependent 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 (address of location and trade name).  
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 provide date of last day of operation of the establishment.

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
Andrew Gaddis	3906 Beach Ave, Baltimore MD 21211	[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. 8-4-109 (a)(1). If necessary, please attach a list of the names and addresses of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- ALL TRD LLC,  
 1) NAME: Andrew Gaddis ADDRESS: 136 W 25th St, Baltimore, MD 21218 TITLE: Owner %OF STOCK HELD: 100  
 2) NAME: ADDRESS: TITLE: %OF STOCK HELD:  
 3) NAME: ADDRESS: TITLE: %OF STOCK HELD:  
 4) NAME: ADDRESS: TITLE: %OF STOCK HELD:

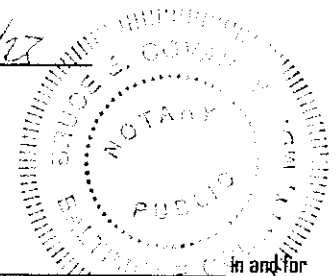
*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

**CERTIFICATE OF APPLICANTS:** At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of 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. If license is issued, the applicants must ensure that at least one licensee remains a resident of Baltimore City throughout the duration of this license.

[Signature]  
 Signature of Applicant A

I hereby certify that on the 10th day of June, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Andrew Gaddis the applicant(s) named in this 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: [Signature] (Notary Seal) My Commission expires 9/18/27  
 Printed Name: Andrew Gaddis



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 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: \_\_\_\_\_

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 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: Andrew Gaddis (ALL TRD LLC) Phone Number: [REDACTED]  
136 W 25th St, Baltimore MD 21218

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

(I, WE) Andrew Gaddis / ALL TRD LLC HEREBY CERTIFY,  
 That (I am, we are) the owner(s) of the property located at 136 W 25th St, Baltimore, City with a Zip Code of 21218, which is named in the present application made to the 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.

[Signature]  
 Signature of Owner of the Property

I hereby certify that on the 10th day of June, 2022, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore County, personally appeared Andrew Gaddis the landlord/property owner named in this 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.

Notary Signature: [Signature] [Notary Seal] My Commission expires 9/21/23

Notary Printed Name: [Signature]

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

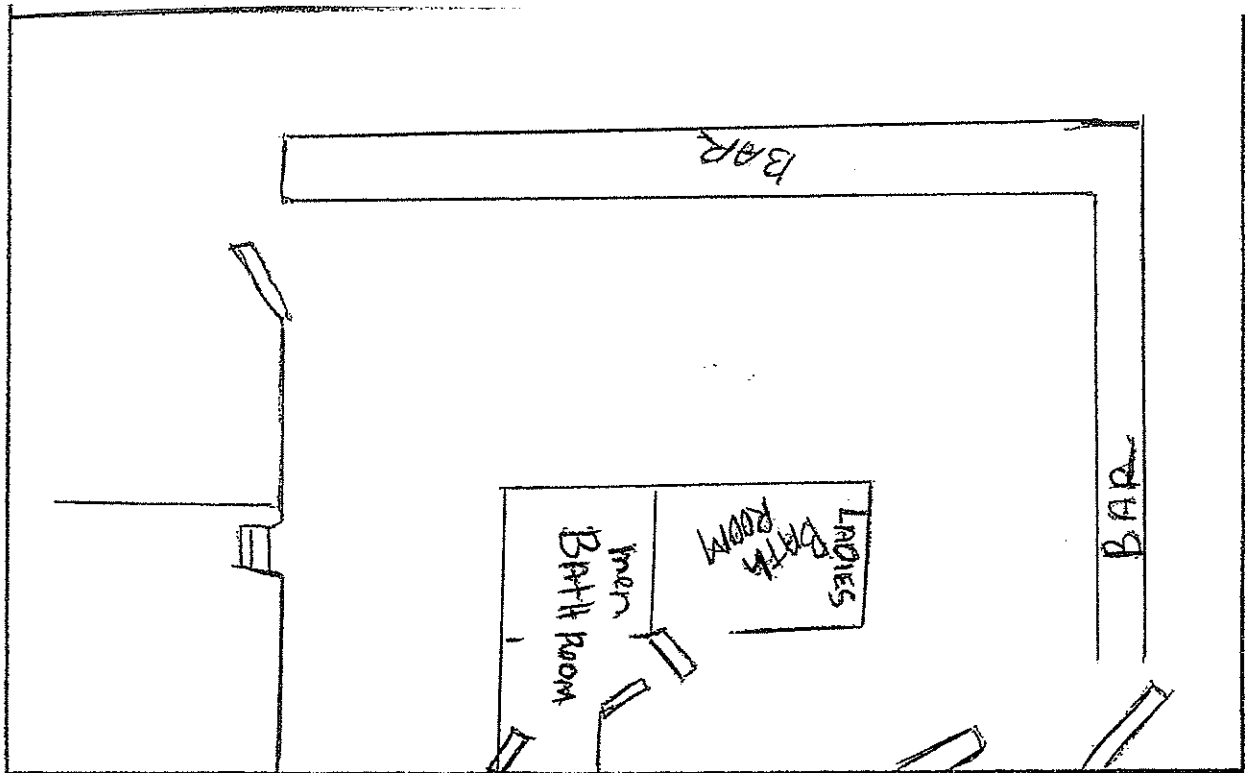
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Jedediah Weeks	214 W 27th St Baltimore MD 21211	[Signature]	06/85	12 yrs
JOSHUA SISK	2900 GUILFORD AVE BMD 21218	[Signature]	11/96	8 YRS
ERIC FISHEL	3906 Beech Ave Baltimore, MD 21211	[Signature]	6/86	17 yrs
Sharon Donovan	3904 Beech Ave Baltimore MA 21211	[Signature]	12/1960	2 yrs
Kenneth Lawson	2511 Guilford Ave Baltimore MD 21218	[Signature]	11/1982	12 yrs
Katharine Blum	2511 Guilford Ave Baltimore MD 21218	[Signature]	12/1981	8 yrs

Board of Liquor License Commissioners for the City of Baltimore  
 1 North Charles Street, Suite 1500, Baltimore, Maryland 21201  
 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.

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





# Liquor Board System

Version 1.0

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

## License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

### License Info

License Num: **LBD7 395**

Cert Num: **T1131**

**\$200.00**

Status: **Transferred**

Fee:

License Date: 7/12/2022 4:23:41 PM License Year: 2022

CR Number: 17700186

Payment Date: 07-12-22

2021 - 2022 TPP Paid

2022 Trader's License

Update Info

[Click to Start License Renewal](#)

## Add Adult Entertainment License

Add New Adult Entertainment License

### Location

Corp Name: **N/A**

Trade Name: **CONTRACT PURCHASER**

Zone Code: 21

Phone: 410-207-5482

Block Num: 134-36

City: BALTIMORE

Street: 25TH STREET WEST

State: MD

Zip: 21218

CR Number: 17700186

Portion of Business Used:

CONTINUE USE AS A TAVERN.

Restriction:

THERE IS TO BE NO SEPARATE PACKAGE GOODS STORE OR DEPARTMENT. ALL PACKAGE GOODS TO BE SOLD OVER THE BAR. LAWRENCE BARNMAN BARRED FROM PREMISES. NO SALE OF MINIATURES, FORTIFIED WINES OR LOTTERY. NO LIVE ENTERTAINMENT OR DANCING.

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
ANDREW	GADDIS	3906 BEECH AVE	BALTIMORE	MD	21211	Edit	Remove Owner

## Comments

Date	Comment	Action
08/05/2022	Application for transfer of ownership requesting delivery of alcoholic beverages filed on behalf of All TRD, LLC T/a Vision House, Andrew Gaddis on 6/17/2022 /kk	Delete
07/12/2022	7/11/2022 request to reopen was submitted by attorney Abraham L. Hurdle; see invoice# 126797..k/r	Delete
07/12/2022	7/11/2022 Substitute issued, adding Andrew Gabbis and taking Spiro Conits and Rebecca Townsend. See Invoice# 126787( application fee) # 126788(transfer fee)....k/r	Delete
04/13/2022	DES Blendy sent letter to applicants, and *corrected* the dates noted in the comment back on 1/11/2022. "Transfer of ownership was approved by Board on 1/2/2020. 70 days passed from date of approval until 3/12/2020. Governor issued executive order tolling all timelines from 3/12/2020 through 6/30/2021. As 110 legal days remained to complete the transfer or request a hardship extension, the 180th legal day fell on 10/19/2021. Staff received the transfer hardship extension request on 12/20/2021, which was after the 180th day. Due to the untimely request, the Board may not consider the transfer hardship extension request and this transfer expired on 10/30/2021, per Alc. Bev. Art. 12-1705" ....ntrb	Delete
02/24/2022	****STATE OF MD TAX HOLD, letter sent to the Licensees' Home address on February 24, 2022.****/mb	Delete
02/22/2022	Mail Returned: 2022 Renewal Application.../sb	Delete
02/02/2022	****STATE OF MD TAX HOLD for SN # 17700186 & 18022155, letter sent to the Business address on January 27, 2022.****/mb	Delete
02/02/2022	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
01/11/2022	Transfer of ownership was approved by Board on 1/2/2020. 60 days passed from date of approval until 3/12/2020. Governor issued executive order tolling all timelines from 3/12/2020 through 6/30/2021. As 120 legal days remained to complete the transfer or request a hardship extension, the 180th legal day fell on 10/29/2021. Staff received the transfer hardship extension request on 12/20/2021, which was after the 180th day. Due to the untimely request, the Board may not consider the transfer hardship extension request and this transfer expired on 10/30/2021, per Alc. Bev. Art. 12-1705..../ntrb	Delete
12/21/2021	REQUEST FOR A TRANSFER HARDSHIP FOR PENDING APPLICATION; SEE INVOICE# 123623...K/R	Delete
03/16/2021	03/18/2021 - Mail Returned; 2021-2022 Renewal Application..../sb	Delete
01/06/2020	1/2/2020 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote).../jr	Delete
11/12/2019	Application for transfer of ownership filed on behalf of ALL TRD, LLC T/a Vision House, Andrew Gaddis, Aleksandra Mihailovic, Kenneth Lawson on 11/5/2019 /kk	Delete
11/01/2019	On November 1, 2019 the BLLC received correspondence from Attorney Russell Neverdon requesting that we hold the transfer due to a pending suit. The license was transferred on 10/31/2019. The BLLC is not authorized to hold a transfer based on pending litigation. If the Board receives a court order from the Circuit Court instructing it on what to do with the license, it will abide. TRA.	Delete
10/31/2019	Transfer completed; please see Invoice #118223.... /sb	Delete
09/26/2019	****PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb	Delete
09/13/2019	9/12/2019 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*...../jr	Delete
07/18/2019	7/18/2019 150 day transfer pending letters were sent....k/r	Delete
07/18/2019	5/16/2019 90 day transfer pending letters were sent....k/r	Delete
02/26/2019	Received correspondence in regards to a UCC filing complaint that was filed with the Circuit Court. See parent file for more information. /kk	Delete
02/25/2019	2/21/2019 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)..../jr	Delete
02/25/2019	02/25/19 - Resend 2019 Renewal Application to Licensee at home address (1).... /sb	Delete
02/25/2019	02/25/19 Return To Sender; Attempted-Not Known; Unable To Forward..../sb	Delete
01/10/2019	Application for transfer of ownership filed on behalf of Rendezvous Tavern, LLC T/a Trade Name Pending, Spiro Conits and Rebecca Townsend on 12/18/18 /kk	Delete
07/17/2018	Received letter from Attorney Russell Neverdon stating that he is representing former licensee against the secured creditor. TRA.	Delete
06/12/2018	6/7/2018 - Public Hearing RE: Request for a hardship extension - GRANTED (3-0 Vote)...../jr	Delete

05/21/2018	Received Copy of action filed against secured creditor requesting an injunction from the Court. Placed in file. TRA.	Delete
03/09/2018	Received a clearance letter that shows 2016/2017 Personal Property Tax owned to the City of Baltimore was cleared.../mb	Delete
01/30/2018	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, Letter sent to Licensee on January 24, 2018.*** /mb	Delete
06/08/2015	06/02/15 RELEASED STATE OF MD TAX HOLD..... /sb	Delete
04/27/2015	RELEASED STATE OF MD TAX HOLD..... /sb	Delete
09/13/2012	9/6/2012 Public Hearing re: Application to transfer ownership and request to add live entertainment. Withdrew request for live entertainment. APPROVED transfer.	Delete
08/09/2012	8/12 Transfer of ownership, request for live entertainment, BD7-BWL, Raymond Harcum, Michael Mitchell, Jr.	Delete
11/09/2011	11/11 Transfer of ownership, BD7-BWL, Spiro P. Conits, Ioannis Lioreisis, 134-36 W. 25th Street, LLC	Delete

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

License num: LBD7 395                      Address: 134-36 25TH STREET WEST  
Trade Name: CONTRACT PURCHASER

Comment:

[Add Comment](#)

**Hold Info**



# ALL TRD, LLC: W20059515

**Department ID Number:**

W20059515

**Business Name:**

ALL TRD, LLC

**Principal Office:** 

136 W 25TH STREET  
BALTIMORE MD 21218

**Resident Agent:** 

PRICE & KEIR, LLC  
1441 LIGHT STREET  
BALTIMORE MD 21230

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/Registration:**

11/01/2019

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A



PROPOSED LOCATION: 136 W 25<sup>th</sup> Street

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 7

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

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

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

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

"A" BEER, WINE & LIQUOR 2

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

"B" BEER, WINE & LIQUOR 3

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

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

"BD7" BEER, WINE & LIQUOR 2

ARENA \_\_\_\_\_









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

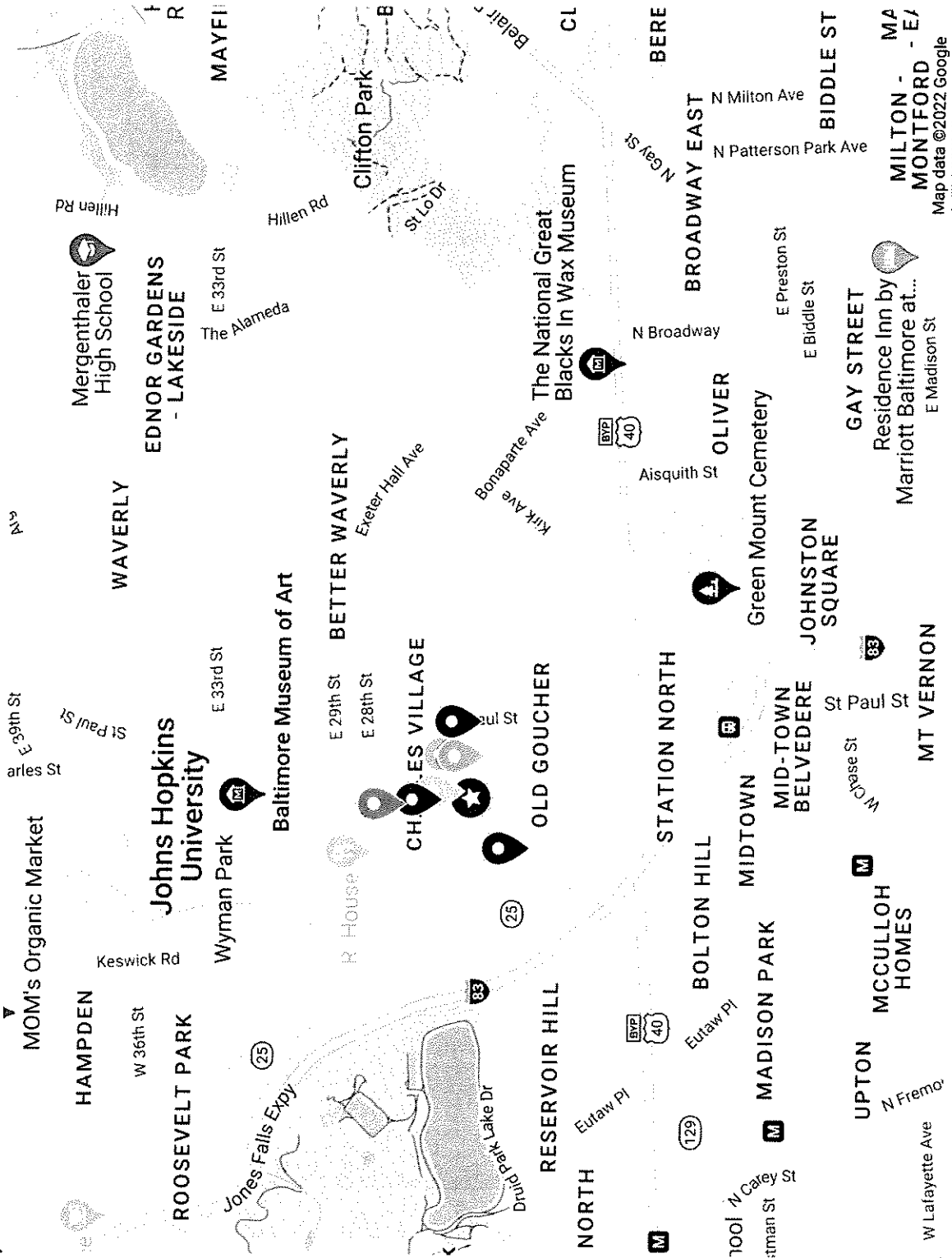
RACING \_\_\_\_\_

PREPARED BY: Agent D. Clark DATE: 11/16/22

# 134-36 W. 25th Street

## Licensed Establishments

-  Sweet 27 LB
-  Otto bar LBD7
-  St Mary's Restaurant & Bar LBD7
-  Charles Village Liquors LA
-  W.C. Harlan LB
-  Vision House LBD7
-  Seena Wines and Liquors LA
-  Paul Chen Hong Kong Restaurant LB



# Board of Liquor License Commissioners

For Baltimore City  
1 North Charles Street, 15th Floor  
Baltimore, Maryland, 21201

## INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Vision House
Corporation Name:	All TRD, LLC
Location Address:	136 W 25th Street
License Type:	Class "BD7" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input type="checkbox"/>
Date Posted?	11/15/2022 <input type="checkbox"/>
Estimated Date of Removal?	11/24/2022 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

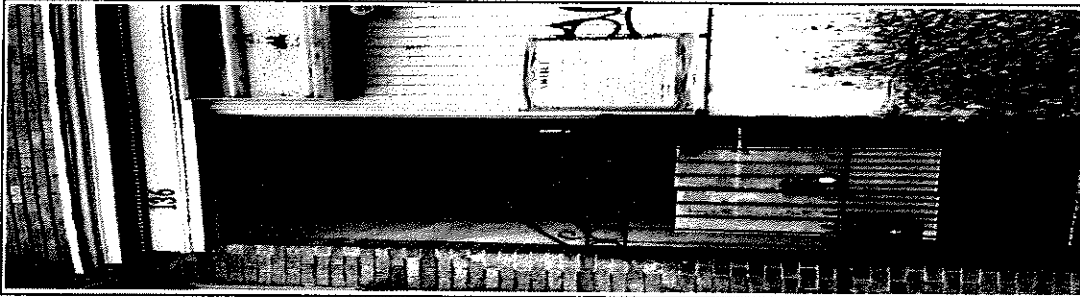
Other licensed locations - Describe/Note:

Please see map for other Liquor Licensed establishments.

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

Application for the same location but change of ownership.

Insert Photo of Sign and location:



# Board of Liquor License Commissioners

For Baltimore City  
1 North Charles Street, 15th Floor  
Baltimore, Maryland, 21201

## POSTING SIGNS REPORT

Applicant(s) Name: Andrew Gaddis

Address of Premises: 136 W 25th Street

Inspector: i:\0#.w\|baltimore\darryl.clark

Date Posted: 11/15/2022

Time Posted: 2:00 PM

Date Rechecked: 11/24/2022

Time Rechecked: 5:00 PM

Manager or Owner when sign posted:

Summary on location of sign posted:

The sign is posted on the front right-hand side of the entrance of the establishment.

Summary on location of sign rechecked:

The sign is still posted on the front right-hand side of the entrance of the establishment.

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

# NOTICE

Board of Liquor License Commissioners for Baltimore City

Address of Premises *134-36 W. 25<sup>th</sup> Street 21216*  
Class of License *Class "BD7" Beer, Wine & liquor license*  
Scope of Application *Transfer of ownership requesting delivery of Alcoholic Beverages*

Application filed by *ALL TRD, LLC 710 Vision House*  
Present Licensee(s) *Andrew Gaddis*  
*Contract Purchaser*  
*Andrew Gaddis*

The hearing concerning this application will be held on or after *December 1, 2022*  
Persons who oppose this application should send their written protest to the office of the Board  
at 1 N Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be  
acknowledged and protestants will be notified of the hearing date and time.

**FOR MORE INFORMATION CALL**  
**410-396-4377**

How: Address / Mailing  
Agent / Contacted / Fee  
Edward J. Parnowski  
Executive Director

# Certificate of Occupancy

City of Baltimore ePermits

Permit # **USE2020-50537**

Applicant's Copy

THIS WRITTEN INSTRUMENT, WHEN FILED FOR RECORD, SHALL BE CONSIDERED AS A PUBLIC RECORD. ANY AND ALL THINGS TO BE DONE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICATION HERETOFORE FILED IN THIS DEPARTMENT FOR THE AUTHORITY CONTAINED HEREIN, INCLUDING ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED THERETO, AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND REGULATIONS IN EFFECT IN THE CITY OF BALTIMORE AND THE STATE OF MARYLAND. WARNING: IT IS UNLAWFUL TO WORK BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM WITHIN 300 FEET OF A DWELLING.

WARNING: IT IS UNLAWFUL TO CONCEAL ANY VIOLATION OF ANY CODES AND APPROVED BY THIS DEPARTMENT.

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
12	04	3635	034	3/8/21	503

PROPERTY ADDRESS: **136 W 25th St**

OWNER: **ALL TRD, LLC**

ADDR: **143 E NORTH AVENUE APT. 3 BALTIMORE**

LESSEE:

ADDR:

**LAND USE CODES 3-56**

**USE 1ST FLOOR AS A TAVERN.**

1001-00000-2600-159600-400568 PER. INSP.	1001-00000-2600-158609-400489 MISC.	1001-00000-2600-158009-400480 CH. USE	1001-00000-2600-158301-400499 NEW BLDG.	1001-00000-2600-158302-400490 90 ADDITIONS	
		<b>45.00</b>			
1001-00000-2600-158302-400490 ALTERATIONS	1001-00000-2600-158304-400490 REPAIRS	1001-00000-2600-158304-400490 MISC. CONST.	1001-00000-2600-158300-400590 ELECT.	1001-00000-2600-159901-400510 HYDRONIC/STEAM HEAT	
1001-00000-2600-158902-400510 DISTRIB/ENH	1001-00000-2600-158902-400510 AIR COND.	1001-00000-2600-158902-400510 DRY. EXHAUST	1001-00000-2600-158903-400516 PIPE	1001-00000-2600-158906-400510 FUEL-BURNING EQUIPMENT	
1001-00000-2600-159340-400530 ELEVATOR	1001-00000-2600-159000-400530 PLUMBING	1001-00000-2600-159000-400520 S & E CONTROL	1001-00000-3700-308801-401181 I	1001-00000-1500-102800-400230 TAX	<b>3.00</b>
1001-00000-2600-158306-400490 RAZING	1001-00000-2600-159400-400540 FILING FEE	1001-00000-2600-159400-400540 LOW VOLTAGE TELECOM/COMMUNICATIONS	1001-00000-2600-158009-400489 PENALTY	TOTAL FEES	<b>98.00</b>
	<b>50.00</b>				

**THE AUTHORITY CONTAINED HEREIN MAY NOT BE VALIDLY EXERCISED UNTIL AND AFTER ALL OF THE FEES APPEARING HERE HAVE BEEN PAID.**



Please be advised that there is a presumption of lead-based paint in properties constructed prior to 1950. Protect workers and tenants by using the lead-safe work practices found in the Code of

THE AUTHORITY CONTAINED HEREIN DOES NOT AUTHORIZE THE PERFORMANCE OF ANY WORK IN, ON, UNDER OR OVER ANY STREET, HIGHWAY, ALLEY, SIDEWALK OR ANY OTHER PUBLIC WAY, UNLESS PERMISSION TO DO SO HAS BEEN FIRST SECURED FROM THE PROPER AUTHORITY.