January 13, 2022

Licensee(s):

John Chenery and Alesia Chenery

JR's Bar & Grill, Inc., T/a The Port Public House

1229 Hull Street 21230

Class:

"BD7" Beer, Wine & Liquor License

Request for a hardship extension.

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

(b) Corporate Standing: JR's, Bar & Grill, Inc. is a MD Corporation and as of 12/27/2021 is NOT in good standing.

(c) Timeline of request: Licensee(s) closed to the public sometime after March 12, 2020 but before June 30, 2021, as a result of economic hardships due to the COVID-19 pandemic. *Due to the COVID-19 State of Emergency, the Governor issued an Executive Order that tolled all days counting against licensees from March 12, 2020 through June 30, 2021. Accordingly, the legal deadline is accurate as reflected below.* The 180 days of the request runs until 12/28/2021. On December 6, 2021, staff received a hardship letter request from the applicant(s). 158 legal days passed between the date the establishment closed and the date the hardship request was received. As the hardship letter was filed within 180 days, this hardship extension request meets the requirements of Alc. Bev. Art. 12-2202(b), as it was filed within the 180-day period (on or before December 28, 2021).

Board's Decision:



JR'S BAR & GRILL, INC.

Baltimore, MD 21230 Phone 301-599-5511

Mr. Nicholas T.R. Blendy:

12/3/21

I am the Owner and President of JR's Bar and Grill, Inc., a pub authorized to sell liquor and food, at 1229 Hull St. in historic Locust Point, which is temporarily closed. I understand that our license was renewed, but cannot be issued until we re-open; so I am writing to request a Hardship Extension of our license so we can open up as soon as is feasible.

I purchased JR's in 2013 from Mary Armstrong, who was running the business as a sleepy one-floor operation. Over the next several years I invested heavily in cleaning up the establishment beginning with the first floor, then opening the second, and later using the third floor for community meetings.

During the majority of this time the pub was managed by a gentleman named Chris Allison. I think you will find that from 2014 to 2019 JR's taxes were promptly paid, its applications were timely made, and we had good community relations. Notwithstanding Chris' efforts, the bar was not breaking even.

In late 2019, Mr. Allison left, and with subsequent managers our sales plummeted. With the last manager walking out just prior to the COVID emergency along with revenue and staffing challenges we temporarily closed the business to restructure and relaunch.

Once the COVID measures were in full effect we, like all other similar businesses, struggled to re-open. We did get PPP monies and Economic Disaster loans, but they were insufficient, and the same problems of sales and staffing plagued the operation. Because we are a neighborhood operation (as opposed to a chain), we had a (limited) neighborhood clientele, and no back-up funds to take care of operating losses.

Although it is but a neighborhood pub, we were an asset to the community employing 15 workers and we had an excellent reputation/goodwill, with top-quality food. Recognizing those assets, in 2020 we went looking for an investor. But in those COVID times, it was difficult to find anyone willing to invest. We even put the pub on the market, and later auctioned it, but the buyer then failed to follow-through with the purchase. Later another person with an interest came forward, and our discussions are continuing. This person has stated his intention to make his decision after the holidays.

As soon as we can conclude a transaction or obtain funds we intend to open the pub within 90 days (taking into account cleaning and sanitizing, purchasing inventory, and staffing). We are, however, not putting "all of our eggs" in this one person's basket. We are marketing the pub through the DBM Real Estate Group in Towson to identify an investor, operator or buyer.

We thus ask for a 180-day Hardship extension in order to acquire the funds to get this pub operating as soon as is feasible. And we thank you for your consideration of this matter.

Sincerely,

RECEIVED: BLLC DEC 6 2021 PM3:36

JR's Bar & Grill, Inc.



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

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License Info

License Num: LBD7 407

Cert Num: 1220

Fee: \$1,320.00

Status: Renewed

License Date:5/1/2021

License Year: 2021

CR Number: 08892791

Payment Date: 11-09-21

2020 - 2021 TPP Paid 🔲

2021 Trader's License 🗆

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: JR'S BAR & GRILL, INC. Trade Name: THE PORT PUBLIC HOUSE

Zone Code: 8

Phone: 410-244-6442

Block Num: 1229

Street: HULL STREET

City: BALTIMORE

State: MD

Zip: 21230

CR Number: 08892791

Portion of Business Used:

CONTINUE TO USE AS A RESTAURANT/TAVERN WITH LIVE ENTERTAINMENT AND DANCING

AND ACCESSORY OFFICES AND STORAGE - CHANGE OF OWNERSHIP

Restriction:

Edit the License Location Info	Alternate Mailing Address

License Owners

<u></u>							
First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JOHN	CHENERY	43 EMERSON ROAD	SEVERNA PARK	MD	21146	Edit	Remove Owner
ALESIA	CHENERY	1514 E. FORT AVENUE	BALTIMORE	MD	21230	Edit	Remove Owner

Comments

Date	Comment	Action
12/13/2021	Hardship request letter was submitted. Check invoice #123593k/r	Delete
12/01/2021	11/4/2021 - Received 2021 Renewal Application along with \$50 check and per previous note Processed \$1,500 late Renewal Payment, Invoice #123431 and #123432/jr	Delete
09/28/2021	****Per Previous Note HOLDING \$1,500 late fee check and awaiting 2021 Renewal application along with \$50 application fee*****/jr	Delete
09/28/2021	Received 2020 Renewal Application along with \$1500 check. Called licensee John Chenery to understand what the \$1500 check was for. Mr. Chenery advised me that the check was to catch up on all money owed for the renewal of license. I advised Mr. Chenery that we need separate checks of \$50 app fee for 2020; \$50 app fee and a 2021 application for 2021; and a check for \$1,320 annual license fee. Stated to Mr. Chenery we can keep \$1500 check for 2021 late renewal fee and that he can submit a late fee waiver. Mr. Chenery advised that they were currently closed but will submit separate checks and 2021 application/jr	Delete
03/09/2021	03/09/2021 - Mail Returned; 2021 Renewal Application/sb	Delete
07/27/2020	Temporary Outdoor Table Service letter was returned/sb	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/mb	Delete
09/26/2019	Personal Property tax letter mailed to Licensee(s) Home Address on 09/26/19/sb	Delete
08/15/2019	Submitted 2018 Trader's License during renewal/sb	Delete
04/04/2019	FOOD FORM WAS SUBMITTED WITH 2019-2020 RENEWAL APPLICATION /sb	Delete
04/19/2017	Received information from attorney regarding background history of Ms. Chenery. The agency is satisfied with submission for approval of license. Licensee(s) have no prior felony convictions and thus can be issued a license. TRA	Delete
01/31/2017	1/26/17- Public Hearing re: Application to transfer ownership continuation of live entertainment.APPROVED (3-0 vote)	Delete
11/14/2016	11/10/16- hearing-Application to transfer ownership of a "BD7" Beer, Wine & Liquor License to John Chenery and Alesia Chenery-Disposition: This matter has been postponed for a future hearing date.	Delete
11/01/2016	MARYLAND SALES TAX WAS RELEASE ON 10/26/2016K/R	Delete
03/30/2016	received corrected 2016 renewal application.remove hold. ND	Delete
	reviewed 2016 renewal application, adding two licensees-transfer application must be submitted, renewal application on hold. ND	Delete

Print History (Print Card)

License num; LBD7 407	Address: 1229 HULI	_ STREET
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Trade Name: THE PORT PUBLIC HOUSE

Comment:		
	Add Comment	

Hold Info



JR'S BAR & GRILL, INC.: D04933990 Department ID Number: D04933990 Business Name: JR'S BAR & GRILL, INC. Principal Office: 1229 HULL STREET BALTIMORE MD 21230 Resident Agent: 1

Resident Agent: P
ERIC S. LIPSETTSG
7 WILLOW STREET #101
ANNAPOLIS MD 21401

Status: FORFEITED

Good Standing:

THIS BUSINESS IS NOT IN GOOD STANDING

Business Type: CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/Registration:

03/05/1998

State of Formation:

MD

Stock Status:

STOCK

Close Status:

YES

January 13, 2022

Licensee(s):

Kristin Sullins

Harbor East Arts Cinema, LLC, T/a Landmark Theatre at Harbor East

800 Aliceanna Street 21202

Class:

"BD7" Beer, Wine & Liquor License

Request for a hardship extension.

(a) Ownership Breakdown: (1) Kristin Sullins (0%).

(b) Corporate Standing: Harbor East Arts Cinema, LLC is a MD LLC and as of 12/27/2021 is in good standing.

(c) Timeline of request: Licensee(s) closed to the public sometime after March 12, 2020 but before June 30, 2021, as a result of economic hardships due to the COVID-19 pandemic. *Due to the COVID-19 State of Emergency, the Governor issued an Executive Order that tolled all days counting against licensees from March 12, 2020 through June 30, 2021.* Accordingly, the legal deadline is accurate as reflected below. The 180 days of the request runs until 12/28/2021. On December 14, 2021, staff received hardship letter request from the applicant(s). 164 legal days passed between the date the establishment closed and the date the hardship request was received. As the hardship letter was filed within 180 days, this hardship extension request meets the requirements of Alc. Bev. Art. 12-2203(b), as it was filed within the 180-day period (on or before December 28, 2021).

Board's Decision:



Caroline L. Hecker
25 South Charles Street, 21st Floor
Baltimore, Maryland 21201-3305
T: 410.727.6676 | F: 410.727-1115
www.rosenbergmartin.com

December 14, 2021

VIA FIRST CLASS MAIL AND ELECTRONIC MAIL

Board of Liquor License Commissioners for Baltimore City c/o Nicholas T.R. Blendy, Esq. Deputy Executive Secretary 1 N. Charles Street, Suite 1500 Baltimore, Maryland 21201-3724

Re: Request for Hardship Extension –

Class BD-7 Beer, Wine & Liquor License

800 Aliceanna Street (aka 645 President Street)

Dear Commissioners:

This firm represents Harbor East Arts Cinema, LLC ("Harbor East Arts"), an affiliate of the owner of the property known as 800 Aliceanna Street, sometimes referred to as 645 President Street (the "Property"), in connection with the Class BD-7 Beer, Wine & Liquor License (the "License") issued to Harbor East Arts Cinema, LLC and Kristin Sullins (collectively, the "Licensees") for use at the Property. On behalf of our client, I write to request a hardship extension of the 180-day period established under MD. CODE ANN., Alcoholic Beverages § 12-2202 to resume the active sale of alcoholic beverages after the License it has ceased operation.

The Licensee is an affiliate of the property owner and, until recently, the establishment operated pursuant to a Management Agreement as Landmark Theatres at Harbor East. The theatre closed at the beginning of the Covid-19 pandemic in accordance with State and local Executive Orders and has remained closed since that time.

Since the theatre's closure, the Property owner has entered into a Management Agreement with a new operator, FP Cinemas, LLC, which will manage the movie theatre moving forward. As the Property had not been through a major renovation since it opened in 2007, the new operator took the Covid-19 associated closure as an opportunity to undertake interior renovations to upgrade the theatre. Renovations are nearing completion with an anticipated reopening in Spring 2022.

With that said, Executive Order No. 21-03-09-03, which extended all liquor licenses during the Covid-19 crisis, expired on July 1, 2021, at which point all Licensees had 180 days to resume the active sale of alcoholic beverages before the expiration of the License. As the Property is still undergoing renovations, Harbor East Arts will not be prepared to re-open and resume active alcoholic beverage sales prior to the December 28, 2021 expiration of the 180-day period set forth under Section 12-2202(a) of the Alcoholic Beverages Article. On behalf of Harbor East Arts,

Board of Liquor License Commissioners December 14, 2021 Page 2

therefore, we respectfully request a 180-day hardship extension pursuant to Md. Code Ann., ALC. BEV. §12-2202(b)(1).

I enclose a check for \$100.00 made payable to Director of Finance to cover the administrative costs of this request. If there is any further information you need concerning this request, please do not hesitate to contact me. I appreciate your attention to this matter.

Sincerely,

Caroline L. Hecker

Moliful Heeler,

Enclosure

cc: Harbor East Arts Cinema, LLC (via electronic mail) 4862-7283-8918, v. 1



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 014

Cert Num: 0051

Fee: \$1,320.00

Status: Renewed

License Date:5/1/2021

License Year: 2021

CR Number: 13008390

Payment Date: 05-19-21

2020 - 2021 TPP Paid 🔲

2021 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: HARBOR EAST ARTS CINEMA, LLC Trade Name: LANDMARK THEATER AT HARBOR EAST

Zone Code: 24

Phone: 410-244-6636

Block Num: 800

Street: ALICEANNA STREET

City: BALTIMORE

State: MD

Zip: 21202

CR Number: 13008390

Portion of Business Used:

USE PORTION OF PREMISES K/A 645 PRESIDENT STREET AS A MOVIE THEATER WITH 1400

SEATS WITH ALCOHOLIC BEVERAGES

Restriction:

Edit the License Location Info	Alternate Mailing Address
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License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
KRISTIN	SULLINS	807 S. FAGLEY STREET	BALTIMORE	MD	21224	Edit	Remove Owner

Comments

Date	Comment	Action
12/15/2021	REQUEST FOR A HARDSHIP EXTENSION, Letter sent by Attorney, Caroline Hecker; Invoice # 123599/sb	Delete
12/15/2020	* Licensee(s) changed during 2020 renewal period - Daniel R. Hogan was removed as licensee * /kk	Delete
06/25/2019	Submitted 2018 Trader's License/sb	Delete
05/23/2018	Traders' License is under Silver Cinemas Acquisition Co /sb	Delete
04/21/2018	* Licensee(s) changed during 2018 renewal period - Kristin Sullins replaced Junaid Siddiqi * /kk	Delete
01/31/2018	01/30/18 - Return To Sender; Attempted-Not Known; Unable To ForwardWill resend application to the 645 President St /sb	Delete
10/14/2016	Alcohol Awareness expires on 09/15/20 (Pam Wampler & Daniel Hogan) /sb	Delete
10/30/2007	10/25/07 Transfer Conf.re: Application to transfer ownership & location of Class "BD7"BWL to the license presently in the name of Bonnie Aubuchon at 300 S. Ann Street and to include req. for live entertainment. DECISION: APPL.APPROVED.\$100 CONF.FEE PAID IN FULL #61488.	Delete

Print History (Print Card)

License num: LBD7 014 Address: 800 ALICEANNA STREET

Trade Name: LANDMARK THEATER AT HARBOR EAST

Comment:		
	Add Comment	

Hold Info



HARBOR EAST ARTS CINEMA, LLC: W11642501

Department ID Number:
W11642501
Business Name:
HARBOR EAST ARTS CINEMA, LLC
Principal Office:
H&S PROPERTIES DEVELOPMENT CORP.
1515 FLEET STREET
BALTIMORE MD 21231
Resident Agent: ①
GEORGE J. PHILIPPOU, ESQ.
STE 200
650 S EXETER ST
BALTIMORE MD 21202
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:
12/11/2006
State of Formation:
MD
Stock Status:
N/A
Close Status:
N/A

January 13, 2022

Applicant(s):

Bryson Keens

313 N Charles Food Group, LLC, T/a Good Food

313 N. Charles Street 21201

Class:

"BD7" Beer, Wine & Liquor License

Application to transfer ownership from a secured creditor requesting off-premises catering and delivery of alcoholic beverages.

- (a) Applicant(s) Information: (1) Bryson Keens was born Norwich, CT in May of 1970. He lives in Baltimore, MD.
- (b) Ownership Breakdown: (1) Christopher Regan (90%); and (2) Brian Keens (10%).
- (c) **Purchase Price of Business:** The purchase price of the business is via a lease term for 5.5 years. \$4,000 per month base rent for the first 6 months. \$5,625 for the next 12 months. Annual increases at 3% for the remaining four (4) years of the original term.
- (d) Qualified Voters: Kelli Bowerman, Nicol Purdy, and Christopher Regan are qualified Baltimore City voters.
- (e) **Zoning**: Applicant has applied for a USE permit, for the use of the premise 1st and lower floors as a restaurant with no outdoor table service or live entertainment.
- (f) **Corporate Standing:** 313 N Charles Food Group, LLC is a MD LLC and as of 12/27/2021 is active and in good standing.
- (g) **Posting Report**: The location was posted on 11/17/2021, and checked on 11/27/2021. This meets the 10-day rule. There are 6 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; and "B" BWL-5.
- (h) **Timeline**: Location closed on 6/30/2020. Staff received Substitute Application for secured creditor on 10/20/2020. Due to Governor's Executive Order issued on 3/12/2020, all timelines were tolled under Alc. Bev. Art. 12-2202 until 6/30/2021. Staff received Hardship Extension request on 1/26/2021. Hardship request was granted by the board on 10/28/2021. Application for transfer was filed on 5/24/2021 within 360 days. 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:

2020 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

NEW/TRANSFER/E.YPANSION/AMENDMENT(S) APPLICATION FEE - \$600.00

(Residence) Street	City	State	Zip Code	(period of residence	y in Baltimore City)
(Full name)	(Telep	phone na.)		E-mai	(Required)
3. Applicant C					
(Month/ Tear of Birth) Check: Yes No Are you currently a			nait <i>)</i>	रताबह्य स वाता)	
(Month/Year of Birth)	-77	x: Male or Fen	nale)	(Place of Birth)	
(Residence)Street	City	State	Zip Code	(period of residence	y in Baltimore City)
(fullname)	(Telep	phone no.)		E-mai	(Required)
2. Applicant B					
(Month/Year of Birth) Check: ☑ Yes ☐ No Are you currently o		x: Male or Fer Saltimore?	(1al ८)	(Place of Birth)	
5/1970	Ma 49-			Norwich, Con	necticut
(Residence)Street	City	State	Zip Code	•	y in Baltimore City)
(FUBINAME) 1141 Hull St.	(1816) Baltimore	MD	21230	14 years	
Bryson Keens (Full name)	(Inlan	phone no.)	.	f-mai	(Required)
1. Applicant A	nd/or verification from	the Beltimore	e Municipal Zoning Ap	opeeis (UMZA)	
Please note that as per Alc. Bay. Art. \$ 12-14					plicant has obtained appro
ning Receipt or Current Certificate of Occupan					
e Entertainment provided? Yes 🗖 No What	Kind (Ex. D.J. Band, Etc.)?	Band and D	J	Off Premise Catering of	Food and Alcohol? 🗹 Yes 🗀
rt of Premises Used (<i>Note: Floors and Areas for S</i>	larage): 1st and Ba	sement [utdoor Table Service	Provided? □Yes ☑ No Del	ivery of alcohol? 🗹 Yes 🗆
ATTORNEY FOR THE APPLICANT: Dave Miste	ar A	DDRESS: 3 0 e	Padonia Rd,Ste 404, T	imonium 21093 PHONE: 41	0-561-3000
BUSINESS PHONE NUMBER: 410-852-5202	SZBAILSU8	EMAIL ADDRES	S: goodfoodcharles	sst@gmail.com	
CORPORATE/LLC/LLP/PARTNERSHIP NAME	313 N Charles Food G	Group, LLC	TRAD	E NAME: GOOD FOOD	
D) AMENDMENT OR EXPANSION REQUES					
TRANSFER OF OWNERSHIP AND LOCA					
C) TRANSFER OF DWNERSHIP AND LOCA					
B) TRANSFER OF OWNERSHIP ONLY: ADD	_				
A) NEW LICENSE REQUEST: ADDRESS OF		•			
LA CAMATION OF REGIONS.			out the requested i	information	
FYDI ANATION OF PENINGT. Transfer of Exis	sting License to new ope	rator at existin	ng location		CLASS TYPE: BD7
EXPLANATION OF REQUEST: Transfer of Exis					CLASS TYPE: _E

	8 🗆	
		djudged guilty of violating the laws governing the sale of any alcoholic beverage or for gambling in any State, in
Maryland? □ Yes Applicant A □	: ☑ No - If B □	yes, mark applicant and provide explanation in adjacent space provided. C 🗆
Applicant A	у	
	1	af N h
		t(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State the United States (Federal Crime)? □ Yes ☑ No - If yes, mark applicant and explain. C □
4. Has the applica	nt(s) ever f	nad a license for the sale of alcoholic beverages in the State of Maryland? 🔲 Yes 🗹 No If yes, mark applicant
explain (address c	of location,	dates that the applicant was a licensee, and the trade name).
Applicant A 🗆	B□	
5. Has the annlica	nt(s) ever h	nad a liquor license suspended or revoked? 🗆 Yes 🗹 No If yes, mark applicant and explain.
Applicant A 🗆	B □	
	ant(s) have	a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage lice
nas been applied f	ant(s) have	
has been applied f	ant(s) have or, granted	a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage lice , and issued? □ Yes ☑ No If yes, mark applicant and explain (address of location and trade name).
nas been applied for Applicant A 7. Do the spouses o	ant(s) have or, granted B 🗀 or dependent	a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage lice , and issued? ☐ Yes ☑ No If yes, mark applicant and explain (address of location and trade name). C ☐ t children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in
has been applied for Applicant A 7. Do the spouses of Baltimore City or a	ant(s) have or, granted B 🗀 r dependent ny other jur	a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage lice , and issued?
nas been applied for Applicant A 7. Do the spouses of Baltimore City or a	ant(s) have or, granted B 🗀 or dependent	a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage lice , and issued? ☐ Yes ☑ No If yes, mark applicant and explain (address of location and trade name). C ☐ t children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in
nes been applied for Applicant A Applicant A 7. Do the spouses of Baltimore City or an Applicant A	ant(s) have or, granted B () or dependent or dependent or other jur B ()	a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage lice , and issued?
nas been applied for Applicant A 7. Do the spouses of Baltimore City or an Applicant A 8. Are you financia	ant(s) have or, granted B () or dependent or dependent or other jur B ()	a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage lice, and issued? Yes No If yes, mark applicant and explain (address of location and trade name). C t children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in isdiction in the State of Maryland? Yes No If yes, mark applicant and explain (address of location and trade n
nas been applied for Applicant A 7. Do the spouses of Baltimore City or an Applicant A 8. Are you financia	ant(s) have or, granted B (a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage lice, and issued? ☐ Yes ☑ No If yes, mark applicant and explain (address of location and trade name). C ☐ t children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in isdiction in the State of Maryland? ☐ Yes ☑ No If yes, mark applicant and explain (address of location and trade n C ☐
nes been applied for Applicant A 7. Do the spouses of Baltimore City or an Applicant A 8. Are you financial Applicant A	ant(s) have or, granted B (a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage lice, and issued? ☐ Yes ☑ No If yes, mark applicant and explain (address of location and trade name). C ☐ t children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in isdiction in the State of Maryland? ☐ Yes ☑ No If yes, mark applicant and explain (address of location and trade n C ☐
has been applied for Applicant A 7. Do the spouses of Baltimore City or an Applicant A 3. Are you financial Applicant A	ant(s) have or, granted B (a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage lice, and issued? ☐ Yes ☑ No If yes, mark applicant and explain (address of location and trade name). C ☐ t children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in isdiction in the State of Maryland? ☐ Yes ☑ No If yes, mark applicant and explain (address of location and trade n C ☐ ed in any other alcoholic beverages license applied, granted or issued? ☐ Yes ☑ No If yes, please explain. C ☐
has been applied for Applicant A 7. Do the spouses of Baltimore City or an Applicant A 8. Are you financial Applicant A 8. Is the licensed possible of the applicant of th	ant(s) have or, granted B respendent or dependent or ther jur B remise cur oplicant(s) r wholesale	a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage lice, and issued? Yes No If yes, mark applicant and explain (address of location and trade name). C t children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in isdiction in the State of Maryland? Yes No If yes, mark applicant and explain (address of location and trade n C ed in any other alcoholic beverages license applied, granted or issued? Yes No If yes, please explain. C rently open and operating? Yes No If no, then provide date of last day of operation of the establishmen
has been applied for Applicant A 7. Do the spouses of Baltimore City or an Applicant A 8. Are you financial Applicant A 9. Is the licensed parewer, distiller, o	ant(s) have or, granted B respendent or dependent or ther jur B remise cur oplicant(s) r wholesale	a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage lice, and issued? ☐ Yes ☑ No If yes, mark applicant and explain (address of location and trade name). C ☐ t children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in isdiction in the State of Maryland? ☐ Yes ☑ No If yes, mark applicant and explain (address of location and trade n C ☐ ed in any other alcoholic beverages license applied, granted or issued? ☐ Yes ☑ No If yes, please explain. C ☐ rently open and operating? ☐ Yes ☑ No If no, then provide date of last day of operation of the establishmen Dune 30, 200. personally or through an entity – have any indebtedness or other financial obligations to any manufacturer, er at the time of making this application? ☐ Yes ☑ No If yes, please explain. If yes, please provide information.

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

Name
Address

Applicants Applying as Business Entities - (Gi			
plesse attach e list of the names and addi incorporation, partnership agreement or	t all licensees MUST heve e FINANCIA ress of all outstanding stock holders	ation list all officers (attach list if necessary) or in I <i>L INTEREST in the license applied for as per Ale</i> who at the time of application own any stock o	r. Bev. Art. \$ 4-109 (a)(II). If necessary,
I) NAME: Christopher Re	gan ADDRESS: 824 Par	k Ave, 21201 IIIIE: Gene	ral Part _{%0F STOCK HELD:} 90%
2) NAME: FOKUENTO SICH	AOORESS: 248 WA	i r/ep/, 71739 _{IIIIE:}Limite	d Parti %OF STOCK HELD:
3) NAME: Bryson Keens	ADDRESS: 1141 Hu	rk Ave, 21201 _{IIIIE} Gene Inter, 21236 _{IIIIE} Limite II Street, 21230 _{IIIIE} Opera	ating Pi _{%0F STOCK HELD:} 10%
4 NAME:	ADDRESS:		%OF STOCK HELD:
of filing of this application, Each of said ay regulations relating to the sale of alcohol grants permission to the State Comptroll authorized agents and employees, and an	pplicents hereby certifies further thic beverages, as well as to the rules ler, his duly authorized deputies, inspy peace officer of Baltimore City or pon and in which said business is to longhout the duration of this license.	below certifies that he/she is a current reside at if the license applied for is granted, he/she t and regulations of the Board of License Comm pectors and clarks, The Board of License Comm the State of Maryland to inspect and search at be conducted. If license is issued, the applicant	will conform to all State and Lounty laws a issioners for Baltimore City, and hereby assioners for Baltimore City, its duly any and all hours, without warrant, the
I hereby certify that on the 19 day of MANNOLL Co., personally appear that the matter end facts contained in said a Signature: 1110000000000000000000000000000000000	application are true and correct. As with the second of th	the subscriber, a notary public of the State	Maryland in and for this application made oath in due form of la
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Name and Address of the owners of the premise/kmdlord THDC 313 N Charles, LLC Phone Number: 1100 WICOMICO ST. SUITE 100, BALT. MP 21230

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW (I, WE) THOC 313 N Charles, LLC	IF MARYLAND Hereby Certify,
That (I am, we are) the owner(s) of the property located at 313 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 Co	mmissioners 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	s 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, a	t any and all hours.
Signature of Dwher of the Property	
Thereby certify that on the 19th day of May .2021, before me, the subscriber, a notary public of the S for Move Avade Co., personally appeared Chris Reach that the matter and landlord/property owner named in this application made oath in due form when that the matter and lasts are intended in se	tete of Maryland, in and the aid application are true and correct.
As witness, my hand and notarial seal. Notary Signature M. (G. M. O.L.) Notary Signature M. (G. M. O.L.)	2/2021
Motory Printed Name: Michelle L. Henson	·

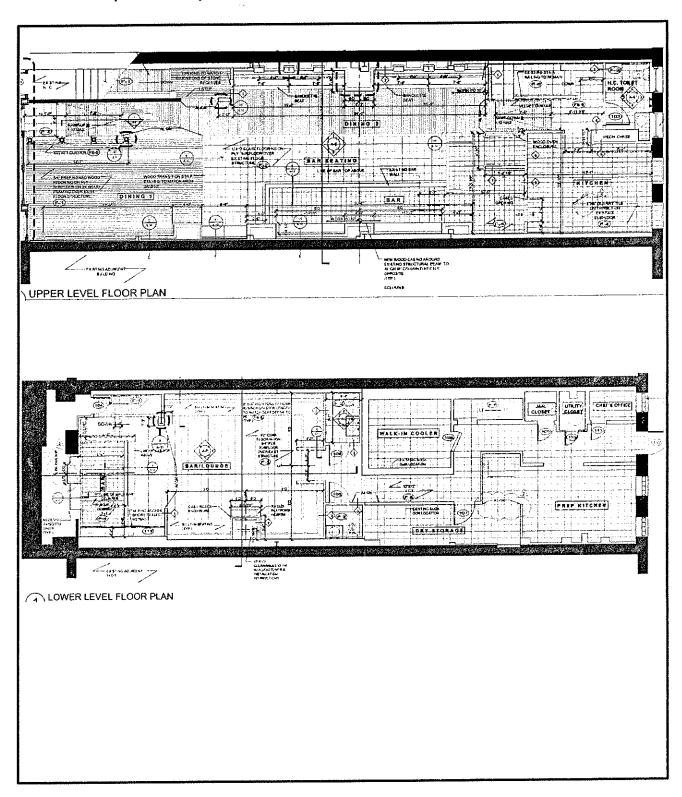
The following certificates must be signed by ####13 persons.

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 (Manth/Year)	Length of time Acquainted with the Applicant(s)
MISH KEENS	1141 HULLS BASSMA, MD	moly Kees	3-81	15 yrs
KOLLI BOKOTRINAN	198 HULLST, PADWOLF MD	Kein Bym	12-83	3 yrs
Nicol Regan	824 Park Ave Buthway	UnB	2-73	8 yes
		RECE	VED	
		MAY 24		,

Board of Liquor License Commissioners for the City of Baltimore I North Charles Street, Suite 1500, Baltimore, Maryland 21201 Phone: 410-396-4377 Fax: 410-396-4382 Please note that this is a proble durinnent 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 354

Cert Num: 0972

Fee: \$1,320.00

Status: Renewed

License Date:5/1/2021

License Year: 2021

CR Number: 13656331

Payment Date: 10-05-21

2020 - 2021 TPP Paid 🔲

2021 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: SECURED CREDITOR

Trade Name: N/A Zone Code: 25

Phone: 410-234-1471

Street: CHARLES STREET NORTH Block Num: 313

City: BALTIMORE State: MD Zip: 21201

CR Number: 13656331

Portion of Business Used:

USE FIRST FLOOR & LOWER LEVEL AS A RESTAURANT NOT INCLUDING LIVE

ENTERTAINMENT

Restriction:

Edit the License Location Info	Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
CHRISTOPHER	REGAN	824 PARK AVENUE	Baltimore	MD	21204	Edit	Remove Owner

Comments

Date	Comment	Action
Daic	12/16/2021 - Virtual Public Hearing Re: Application to transfer ownership from a secured	, (011013
12/17/2021	creditor requesting off-premises catering and delivery of alcoholic beverages - POSTPONED/jr	Delete
11/05/2021	Application for transfer of ownership requesting off-premises catering and delivery of alcoholic beverages filed on behalf of 313 N Charles Food Group, LLC T/a Good Food, Bryson Keens on 5/24/2021 /kk	Delete
11/01/2021	10/28/2021- Virtual Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)/jr	Delete
06/29/2021	****Processed 2021-2022 Renewal Application; Invoice #122486 and Late Renewal Invoice #122487/sb***	Delete
06/29/2021	Received & Processed 2020-2021 Renewal Application; Invoice #122485/sb	Delete
01/26/2021	Request for hardship was submitted and process; Invoice# 120305k/r	Delete
10/20/2020	Substitute Application was submitted removing Matthew Helme and Antoine and adding Christopher Regan on behalf of Second THDC Baltimore, LLC (Secured Creditor); Invoice #120120/sb	Delete
08/27/2020	Temporary Outdoor Table Service letter was returned/sb	Delete
05/06/2019	Submitted 2019 Traders' License /sb	Delete
04/28/2017	***RELEASED STATE TAX HOLD****/sb	Delete
02/09/2017	Alcohol Awareness expires 01/24/21 (Matthew G. Helme)/sb	Delete
01/18/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
04/29/2016	****** RELEASED STATE TAX HOLD ****** /sb	Delete
04/13/2016	Clearance letter was attach to 2016-2017 renewal applicationk/r	Delete
01/19/2016	State of MD Tax Hold, letter sent /sb	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
06/02/2009	06/02/09 \$100 TRANSFER/CONF.FEE PAID IN FULL #69271	Delete
05/14/2009	5/09 Transfer of Ownership, Matthew G. Helme, Jen K. Hokenmaier, MH4,LLC	Delete
02/18/2009	2/11/09 \$1380 (RETURN CHECK FEE) PAID IN FULL #65731	Delete
02/18/2009	02/11/09 \$625 FINE FOR (7/24/08) HEARING PAID IN FULL #65732	Delete
	10/9/08 Public Hearing re:180 day extension.DECISION: FTA. MUST SHOW CAUSE AS TO FAILURE TO APPEAR & WHY BOARD SHOULD NOT NOT VOID PENDING TRANSFER	Delete
07/25/2008	07/24/08 Public Hearing re:Violation of ART.2B,SEC.201(a)(2) DECISION: GUILTY \$500 + \$125 ADM.FEE =\$625	Delete
03/17/2008	03/17/08 \$100 CONF.FEE PAID IN FULL #62216	Delete
03/17/2008	03/13/08 Transfer ConfRE: REVIEW OF TRANSFER APPLICATION PENDING FOR 180 DAYS. DECISION: EXTENSION GRANTED FOR 120 DAYS. MUST PAY CONF.FEE \$100	Delete

Print History (Print Card)

License num: LBD7 354 Trade Name: N/A	Address: 313 CHARLES STREET NORTH	
Comment:		
	Add Comment	

Hold Info

313 N CHARLES FOOD GROUP, LLC: W21736723

Business Name: 313 N CHARLES FOOD GROUP, LLC
Principal Office: 1100 WICOMICO STREET SUITE 100 BALTIMORE MD 21230
Resident Agent: RESAGENT, INC. 7 SAINT PAUL STREET SUITE 1900 BALTIMORE MD 21202
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: 05/10/2021
State of Formation:
Stock Status: N/A
Close Status: N/A

Department ID Number:

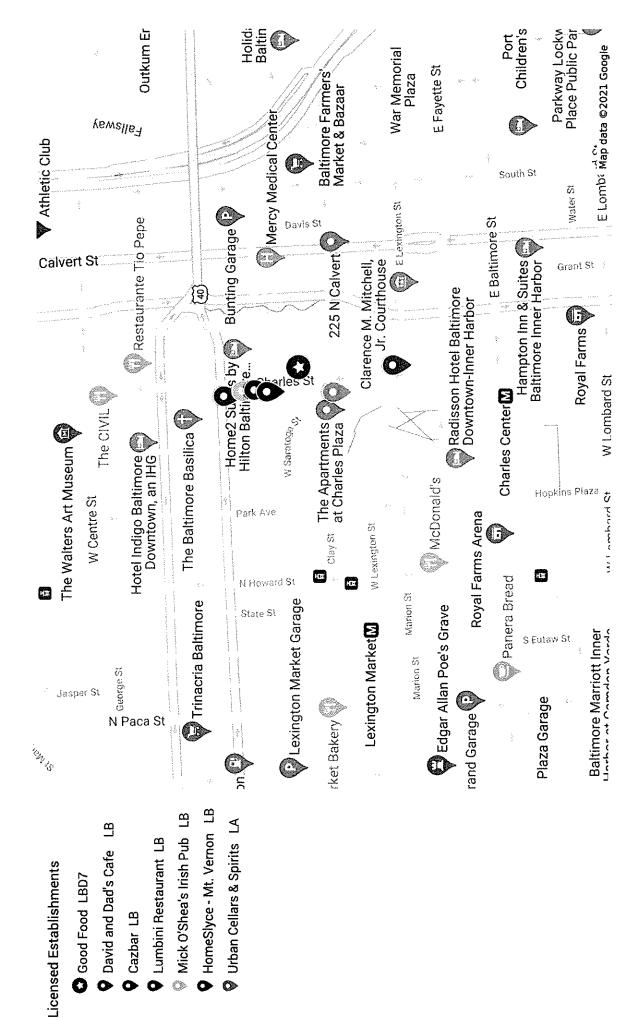
W21736723

	212 11	Charles	d	
PROPOSED LOCATION:	A CIC	Charles	<u> </u>	

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLIS	SHMENTS IN MAP AREA	6
*		
	"A" BEER & WINE	
	"B" BEER & WINE	
	"C" BEER & WINE	**************************************
	"D" BEER & WINE	
	"A" BEER, WINE & LIQUOR	<u> </u>
	"A-2" BEER, WINE & LIQUOR	
	"B" BEER, WINE & LIQUOR	3
	"C" BEER, WINE & LIQUOR	
	"D" BEER, WINE & LIQUOR	
	"BD7" BEER, WINE & LIQUOR	
	ARENA	
	HOTEL/MOTEL	
	RACING	
PREPARED BY:	Chase DA	TE: 11/23/21

313 N. Charles St.



Board of Liquor License Commissioners

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

Licensee Information (Trade Name):	Good Food
Corporation Name:	313 N. Charles Food Group, LLC
Location Address:	313 N. Charles St.
License Type:	Class "BD7" Beer, Wine and Liquor ✓
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No →
Is the location within 300 feet of Church and/or School?	No 🕶
Date Posted?	11/17/2021
Estimated Date of Removal?	11/26/2021
Are there any other licensed establishments within a two block radius?	Yes 🗸
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 transfer of existing license to new operator at existing location with off premise catering. The establishment is closed and not operating. According to the Liquor Board data base it states,... 11/01/2021 10/28/2021- Virtual Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)...../jr. The establishment is a secure creditor.

Insert Photo of Sign and location:



nspector Name	Date and Time		
i:0#.w baltimore\terri.chase	11/23/2021	1:07:36 PM	
Name of Licensee (if present)			

Board of Liquor Licens	
For Baltimore	
1 North Charles Stree Baltimore, Maryia	
POSTING SIGN	
Applicant(s) Name:	Bryson Keens
Address of Premises:	313 N. Charles Street
Inspector:	j:0#.w baltimore\terrl.chase
Date Posted:	11/17/2021
Time Posted:	5:00 PM
Date Rechecked:	11/27/2021
Time Rechecked:	6:00 PM
Manager or Owner when sign posted:	N/A
Summary on location of sign posted:	<u> </u>
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

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

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⋖		Present Licensee(s)	
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Persons who oppose this application should send their written protest to the office of the Board The hearing concerning this application will be held on or after Therem Ren 2, 2021 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. Aaron J. Greenfield, Esq. Edward L. Reisinger Douglas K. Paige

. Chairman
Commissioner
Commissioner
Executive Secret

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

Property Address:

Block/Lot:

0603/011

313 N CHARLES ST

Applicant:

SHELLY FRASCO

Owner/Lessee:

Owner

THDC 313 CHARLES LLC

Lessee

313 N CHARLES STREET FOOD GROUP LLC

Online Use & Occupancy Permit Application

Permit No: USE2021-53319

1001-000000-2600-159400-400540 Filing Fee 50.00 1001-000000-1500-102800-400230 Tax 3.00 1001-000000-2600-158009-400480 Use&Occupancy 45,00

Total:

98.00

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

Property Use & Occupancy Information:

Existing Use: (Commercial) Restaurant

Proposed Use: (Commercial) Restaurant

Existing Count: Proposed Count:

Dwelling:	Roomming:	Efficiency:
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0	0	0

Description	Created	Completed	Assigned To	
FIRE INSPECTION	07/14/2021		YDIO	
HEALTH DEPARTMENT INSPECTION Application Received	07/14/2021	07/13/2021	JWEL	
Zoning Sign-off	07/13/2021	07/13/2021		
One Stop Permit Office Review	07/14/2021		LONGK	
FIRE DEPARTMENT REFERRAL	07/14/2021	07/14/2021	LDZI	
CBD - CENTRAL BUSINESS DIST	07/14/2021	07/16/2021	KLAW	

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 FIRST FLOOR & LOWER LEVEL AS A RESTAURANT, TRANSFER OF A CLASS B (B,W,L) LICENSE. NO OUTDOOR SERVICE OR LIVE ENTERTAINMENT.

AFFIDAVIT BY: SHELLY FRASCO

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, LALSO DECLARE THAT LAM THE OWNER OR HAVE SPECIFIC APPROVAL OF THE OWNER TO ACT AS AGENT FOR THIS APPLICATION .

Project Name:

313 U AND O

Role:

Appicant:

Agent

FRASCO, SHELLY

Owner First Name:

Owner Last Name Or

THDC 313 CHARLES LLC

Company Name: Phone:

Address1: Address2:

City: State: Zip:

Project Note:

January 13, 2022

Applicant(s):

Montree Wongchalee

B-All Thai, LLC, T/a Bodhi Federal Hill

1444 Light Street 21230

Class:

"D" Beer & Wine License

Application to transfer ownership requesting outdoor table service.

- (a) **Applicant(s) Information:** (1) Montree Wongchalee was born in Thailand in May of 1982. He lives in Baltimore, MD. Mr. Wongchalee has financial interest at 3500 Chestnut Avenue t/a Bodhi Corner.
- (b) Ownership Breakdown: (1) Kevin J. Stevens (26.39%); (2) Natnutda S. Stevens (26.39%); (3) Montree Wongchalee (26.69%); and (4) Arisa Wongchali (20.53%).
- (c) Purchase Price of Business: Lease transfer for \$1.
- (d) **Qualified Voters**: Thomas Largrange, Felipe Goncalves, and Johanna Strenberg are qualified Baltimore City voters.
- (e) **Zoning**: Applicant has applied for a USE permit, for the use of the property 1st floor as a restaurant with outdoor table service.
- (f) Corporate Standing: B-All Thai, LLC is a MD LLC and as of 12/27/2021 is active and in good standing.
- (g) **Posting Report**: The location was posted on 4/1/2021, and checked on 4/10/2021. This meets the 10-day rule. There are 7 licensed liquor establishment(s) in the 2x2 area "B" BWL-1; "D" BWL-2; and "BD7" BWL-4.
- (h) **Timeline**: Last Inspection by BLLC was performed 4/6/2021. At that time, the establishment was open and operating.
- (i) Letters of Support/Opposition: At this time the Board has no letter(s) of opposition or support.

In considering this request, under the provisions of 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:

2020 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 APPLI	CATION: TRANS	FER 🗹 NE	W 🗆 EXPANSI	ON OF PREMISES □ AMENDMENT(S) □
EXPLANATION OF REQUEST: Transfer License	a WD 041 from Landler	d 1444 Light S	troat LLO to Restaura	rt Operator B-All Thei LL-C CLASS TYPE: B
	Please select one	option and fill	out the requested in	formation
A) NEW LICENSE REQUEST : ADDRESS OF P	PROPOSED LOCATION:			
B) TRANSFER OF OWNERSHIP ONLY: ADD	RESS OF CURRENT LIC	ENSE: 1444 Lig	ht Street, Baltimore,	MD 21230
C) TRANSFER OF DWNERSHIP AND LOCA	tion : Current Adori	ESS OF LICENS	ED LOCATION:	
TRANSFER OF OWNERSHIP AND LOCAT	FION: ADDRESS OF PR	OPOSEO RELOC	ATION:	
D) AMENDMENT OR EXPANSION REQUEST	T: ADDRESS OF THE LO	CATION:		
PROPORATE ALC ALD ADDRESSED MANE	P All Thaili C		TOADE	MAME. Bodhi Fodoral Will
CORPORATE/LLC/LLP/PARTNERSHIP NAME:				
BUSINESS PHONE NUMBER: 443-708-7527				
ATTORNEY FOR THE APPLICANT: Andrew Kip				
				rovided? 🗹 Yes 🗆 No Delivery of alcohol? 🗀 Yes 🗹 No
				Off Premise Catering of Food and Alcohol? 🗖 Yes 🖾 N
Zoning Receipt or Current Certificate of Occupant				
				not complete unless the applicant has obtained approve
	nd/or verification from	n the Baltimore	n Municipal Zaning Ap	peals (BMZA)
Applicant A Montree Wongchalee				
(Full name)		ephone no.)	0.044	E-mail (Required)
827 West 35th Street (Residence)Street	Baltimoi City	re MD State	21211 Zip Code	(period of residency in Baltimore City)
05/1982	•	fale	L.P 0000	Thailand
(Month/Year of Birth)	•	ex: Male or Fer	nale)	
Check: 🛛 Yes 🗖 No Are you currently a	resident of the City of	Baltimore?	,	(Place of Birth)
2. Applicant B			,	(Place of Birth)
			,	(Place of Birth)
(Full name)	(Teli	ephone no.)		(Place of Birth) E-mail (Required)
(Full name) (Residence)Street	(Teli		Zip Code	
	City	ephone no.)	Zip Code	E-mail (Required)
(Residence)Street	City (S	ephoneno.) State ex: Male or Fer	Zip Code	E-mail (Required) (period of residency in Baltimore City)
(Residence)Street (Month/Year of Birth)	City (S	ephoneno.) State ex: Male or Fer	Zip Code	E-mail (Required) (period of residency in Baltimore City)
(Residence) Street (Month/Year of Birth) Check: Yes No Are you currently a	City (S resident of the City of	ephoneno.) State ex: Male or Fer	Zip Code	E-mail (Required) (period of residency in Baltimore City)
(Residence)Street (Month/Year of Birth) Check: Yes No Are you currently a	City (S resident of the City of	ephoneno.) State ex: Male or Fer Baltimore?	Zip Code	E-mail (Required) (period of residency in Baltimore City) (Place of Birth)

1. Has the applicant(s) been adjudged guilty of a falony in the State of Maryland or any other? Yes No - If yes, indicate applicant and explain. Applicant A B C
2. Her the applicant(s) been adjudged guilty of violating the laws governing the sele of any alcoholic beverage or for gambling in any State, including Maryland? Yes 2 No - If yes, mark applicant and provide explanation in adjacent space provided. Applicant A 2 8 0 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: Mo - If yes, mark applicant and explain. Applicant A B C C
Company of the Compan
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 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 en elcoholic beverage license has been applied for, granted, and issued? Yes Mo If yes, mark applicant and explain (address of location and trade name). Applicant A B C B
Businesa printing (20%) Owner OF B. More that GEC, has recording a
7. Do the sposses or dependent children of any of the applicant(s) have a finencial interest in any other alcoholic beverages license or business in Beltimore City or any other jurisdiction in the State of Meryland? Yes No If yes, mark applicant and explain (address of lecation and trade name). Applicant A B C
The state of the s
8. Are you flashcially interested in any other elcoholic beverages license applied, granted or issued? Yes No If yes, please explain. Applicant A B C C
9. Is the licensed premise currently open and operating? 🖸 Yes 🗀 No If no, then provide dete of last day of operation of the establishment.
10. Do any of the applicant(s) – personally or through an antity – have any indabtedness or other financial obligations to any manufacturer, brewer, distiller, or wholesaler at the time of making this application? □ Yes ☑ No if yes, places explain. If yes, places a provide information as to the configuration of the configuration of the configuration of the configuration of the configuration.
the applicant(s) indebted - personally or through an entity - the amount of the Indebtedness, and the name of the meanfecturer, brower, distiller, or wholesaler? Applicant A B C

i. Please list the following imorm: Name	ation for the Manager of the establishment to Address	os II:cassa: Phone	Email
Natnutda S. Steve	NS 1444 Light Street, Baltimore MD 21230		
list all authorized persons.) Please m	es - (Give name(s) and addresses - in Corporation l nic that all licensees MUST have a FINANCIAL INT. and address of all outstanding stock hoklars who want or articles of organization.	EREST in the liceous applied for as per .	Alc. Bav. Art. B 4-108 (a)(ll). If necessary,
I) NAME: Kevin J. Ste	EVENS ADDRESS: 11714 Coppermine Road	d, Union Bridge, MD 21791 TITLE: Vice	Preside 26.39%
_{2) NAME:} Natnutda S. S	ADDRESS: 11714 Coppermine Road Stevens ADDRESS: 11714 Coppermine Road	d, Union Bridge, MD 21791 TITLE: Pres	ident 26.39%
3) NAME: Montree Won	gchalee ADDRESS: 827 West 35th Stree	et Baltimore MD 21211	nber 26.69%
ANAME: Arisa Wong	chali ADDRESS: 2138 Mt. Royal Ter.	. Baltimore MD 21217 TITLE: Men	nber 20.53%
*Extract from Law: If any affidavit	or auth required under the provisions of this Act ment and conviction thereof, shall be subject t	shall contain any falsa statements, the o	Nander stad be deemed
Signature of Applicant A Thereby certify that on the Pachyma Ci L personally that the matter and facts contained in Signature:	day of <u>SANUAN</u> 202 before me, the su y appeared <u>MonFysc</u> Wong Cl	bscriber, a notary public of the State of	in and for in this application made both in due form of law
Signature of Applicant B			A CUBLIC
that the matter and facts contained in	day of, 20, before me, the su appeared said application are true and correct. As witness,	the applicant(s) named my hand and notarial seal.	in this application made oath in due form of law
Signature:	(Notary	Seal) My Commission expires	
Printed Name:			
Signature of Applicant C I hereby certify that on the , personally that the matter and facts contained in	day of, 20, before me, the su rappeared raid application are true and correct. As witness,	bscriber, a notary public of the State of_ the applicant(s) named my hand and notarial seal	in and for in this application made oath in due form of law
		Seal] My Commission expires	
Printed Name:	[ma. j		

PORNCHAI RUNGROJCHAROENKIT Phone Number: 1444 light ST FALTIMORE, MP 212 Name end Address of the owners of the premise/landlord: STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND RUNGROJCHARDENKIT HEREBY CERTIFY, PORNCHAI (I, WE) licht That (I am, we are) the owner(s) of the property located at 444 Baltimore. City with a Zip Code of 212.30 , 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. Thereby certify that on the 20 day of William 202, before me, the subscriber, a notary public of the State of Mayland, in an for 100 MW/AC (154), personally appeared PNENCHAI KUND O SCHOOLE NCT 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. ROBYN L. SHAFER **Notary Public** (Notary Seal) My Luminissian expires Maryland My Commission Expires Sep. 01, 2022

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

We, the undersigned citizens, real estate owners end registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We cartify 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	DDB (Month/Year)	Length of time Acquainted with the Applicant(s)
		<i>F</i>	PECEN	
		A	MAR 02 200	ED

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 descriptint and upon request will be provided to the general members of the public.

Home and Address of the moners of the premise/fember of PORNCHAI RUNGROSCHARDEN KIT Places Muscher: 1444 light ST taltimore, MP 21230

STATEMENT OF DIVINER OF PREMISES REGULARD IN CONNECTI	N MILK ATCOHOLIC REALENY	SES LAW OF MARYLAND
(LWE) PORNCHAI RUNGROSCHAROG	NKH	HEREBY CERTIFY.
That (I am we are) the owner(s) of the preparty located at		
Code of 2.12.30 which is named in the present application m	ide to the Board of Liquor L	icense Commissioners of Baltimore City
random the Abraholic Reversors I was of Manyland and assent to the province	of the ficense applied for, 8	ind hereby authorize the State Comparater, tex
date authorized denuties incorpions and charles the Board of Linuar Licen	e Commissioners of Beltim	ore Lity, its duly authorized agents and
employees and now neare officer of the City of Baltimore and State of Ma	yland, to inspect and search	h, without warrant, the premises upon which
the business to the conducted, and any and all parts of the building in wh	ch said business is to be co	andvected, at any and all hours.
Signature of the fee to the Property I bereby certify that us the 21 day of NAMA 2021, belowe a far NO MAGE (As personally appeared POZNCHA). Ku		, ,
berreby certify that us the day of Walland 2004 before a	the subscriber, a motory pe	THE STREET TOWN THE STREET
for VO (RV/GC TA personally appeared PONICNG) A versionally appeared PONICNG) A versional landsord/property owner named in this application made oath in due form of landsord/property owner named in this application made oath in due form of landsord/property.	All John and hade on	1 1
landlard/property owner named to this application reads sate in the form or se	MAN THE WASTEL SHO LOCAT CO.	Manco at son approximation of a
As witness, my hand and notariel seal.	ROBYN L. SHAP Notary Public	ad/ /2
Hotary Signature:	lotary Self Selectick Count Maryland	tpires 4701/6020
Hotary Printed Hames KOMYN L. Shate My	Commission Expires Se	p. 01, 2022

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 cartify 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.

Manes	Address	Signature	DOB (Mantis/Year)	Longth of times Acquainted with the Applicant(s)
Morroe Reeves	403 PressTMAN ST Paltlyng mo 21214	Moge	11/45/	Dyears
			•	
		RE	CEIVE	
		19.4R	h	15.2
		Ealtim. Liquor	Fo City	

Board of Liquor License Commissioners for the City of Baltimore 1 North Charles Street, Suite 1500, Baltimore, Maryland 20201 Phone: 410-396-4377 Fax: 410-396-4382

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

Name and Address of the owners of the premise/landland PORNCHAI RUNGROS CHAROEN KIT Phone Number: STATEMENT OF DWINER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND HEREBY CERTIFY. RUNGROSCHARDENKH PARNCHU That (I am, we are) the owner(s) of the property located at 444 Baltimore, City with a Zip licht , which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City 21230 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 end all parts of the building in which said business is to be conducted, at any and all hours. day of William 2024 before me, the subscriber, a notary public of the State of May, personally appeared FORNCHAI KUMPO SCHAME NEXT I hereby certify that on the 21 landlord/property owner named in this application made both in due form of law that the matter and facts contained in said application are true and correct. ROBYN L SHAFER As witness, my hand and notaciel seel. Notary Public

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

My Commission Expires Sep. 01, 2022

We, the undersigned citizens, real estate owners end 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/ere 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)
Thomas Cobrunge	DWITTIMAN NO CIGIT	Mus Jun	04/1982	Hyers
Falipe Pi Gonculves	1313 Orem DVE. Bull. Mg 21217	28	06/1982	years
		REC		
			EIVE	<u> D</u>
		MAR	02 2021	
	Baltimore City			

Board of Liquor License Commissioners for the City of Baltimore I 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.

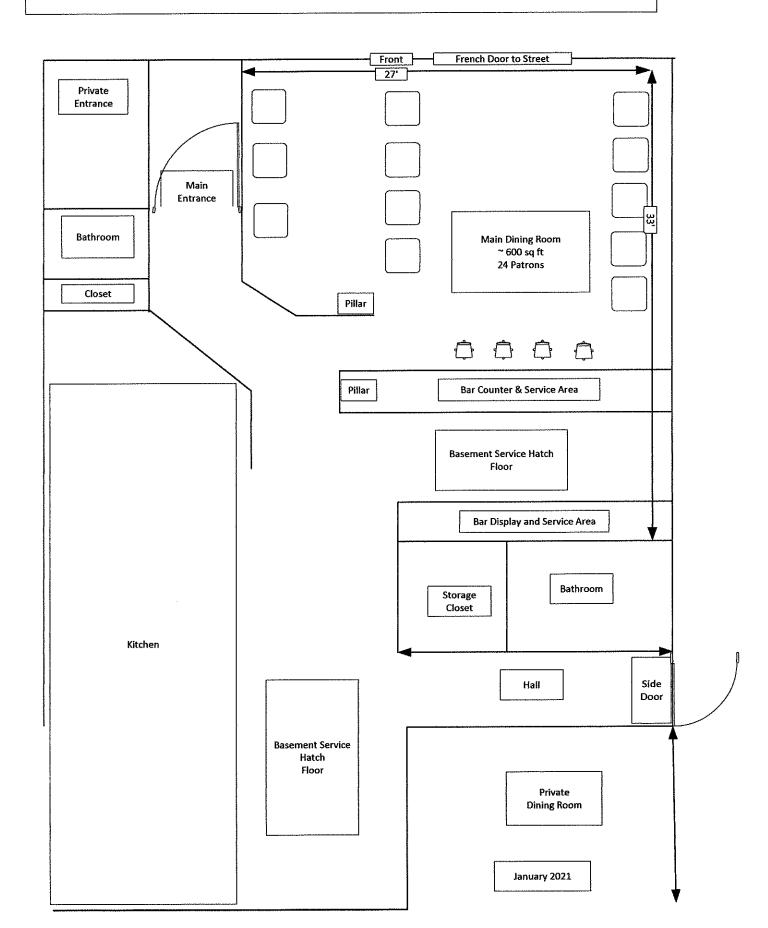
Notery Signature:

Notary Printed Name

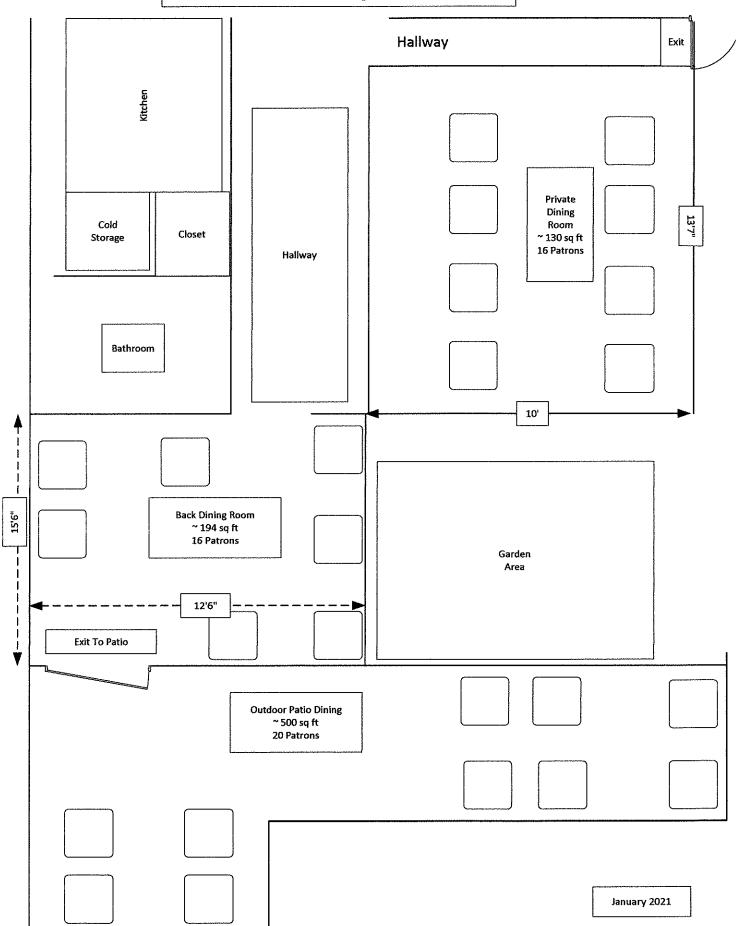
Name and Address of the owners of the premise/landlord:		Phone Number:			
(I. WE)	of PREMISES REQUIRED IN CONNECTION e property located at s named in the present application mad Maryland and assent to the granting o and clerks, the Board of Liquor License he City of Baltimore and State of Maryl any and all parts of the building in whic	le to the Board of Liquor Licens f the license applied for, and he Commissioners of Baltimore C land, to inspect and search, wit	Baltimo, Baltimo se Commissioners c reby authorize the S ity, its duly authoriz hout warrant, the pi	State Comptroller, his ed agents and remises upon which	
Signature of Dwner of the Proper I hereby certify that on the day for personal landlord/property owner named in this at As witness, my hand and notarial seal.	y of, 20, before me, y appeared application made oath in due form of law t	the subscriber, a notary public of hat the matter and facts containe	the State of d in said application a	in and the we true and correct.	
Notery Signature:	sery Seal) My Commission expires				
We, the undersigned citizens, re covered by the present applicati	The following certificates must be eal estate owners and registered on is to be conducted. We certify a City and a resident of the State Address	voters in the City of Baltin that the qualifying applica	nore in which the int(s) is/ere per	sonelly known to n. Length of time Acqueinted with the	
Johanna Stanber	7285. Clinton 5.	Johann Sty	2/79	Applicam(s) 3+	
		V			
	DE				
Board of Liquor License Commissi 1 North Charles Street, Suite 1500 Phone: 410-396-4377 Fax: 410-35	, Baltimore, Maryland 21201	Please note that this is will be provided to the	a public document and ne general members c		

Revised January 2020

1444 Light Street Roadway



Bodhi Federal Hill / B All Thai LLC Second, Third, and Patio Dining Areas Rear Area of 1444 Light Street





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: WD 005

Cert Num: 0167

Fee: \$165.00

Status: Renewed

License Date:5/1/2021

License Year: 2021

CR Number: 17819226

Payment Date: 05-05-21

2020 - 2021 TPP Paid 🔲

2021 Trader's License 🗌

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: 1444 LIGHT STREET, LLC Trade Name: BODHI FEDERAL HILL

Zone Code: 7

Phone: 301-233-6992

Block Num: 1444-46

Street: LIGHT STREET

City: BALTIMORE State: MD Zip: 21230

CR Number: 17819226

Portion of Business Used:

CONTINUE TO USE FIRST FLOOR AS RESTAURANT (NEW TENANT)

Restriction:

Alternate Mailing Address Edit the License Location Info

License Owners

LICENSC OWNERS									
	First Name	Last Name	Street	City	State	Zip	Action	Change Owner]
	NATTAWAN	KHUMJARURAT	9603 BRIGADOON PLACE	FREDERICK	MD	21704	Edit	Remove Owner	brack
	JOHANNA	STENBERG	728 S CLINTON STREET	Baltimore	MD	21224	Edit	Remove Owner	7

Comments

Date	Comment	Action
03/05/2021	Application for transfer of ownership requesting outdoor table service filed on behalf of B-All Thai, LLC T/a Bodhi Federal Hill, Montree Wongchalee on 3/2/2021 /kk	Delete
02/04/2021	Per previous comment mailed Transfer application and \$600 check (#1797) back to Kevin Stevens today to address requested of 11714 Coppermine Road, Union Bridge, MD 21791/jr	Delete
02/04/2021	Received incomplete transfer application and \$600 check submitted by Vice-president of B-All Thai, LLC (Kevin J. Stevens). Spoke today to Mr. Stevens to advised application is incomplete (missing Char. Witnesses) and that application and check would need to be mailed back. Mr. Stevens said ok and gave address to mail back to/jr	Delete
01/12/2021	*****RELEASED STATE OF MD TAX HOLD***** /mb	Delete
09/22/2020	Mailed invoice to licensee on 09/22/2020; Invoice #119991/sb	Delete
02/12/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on February 12, 2020.****/mb	Delete
12/12/2019	LICENSE WAS ISSSUED CHECK INVOICE#118421K/R	Delete
10/25/2019	10/24/2019 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*/jr	Delete
09/24/2019	08/19/2019 Requested for Transfer Hardship; Invoice #117978 /kr	Delete
08/14/2019	150 transfer pending letter(s) were sent to all applicant(s). Please review folder for more detailsk/r	Delete
03/25/2019	3/21/2019 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)/jr	Delete
02/08/2019	Application for transfer of ownership filed on behalf of 1444 Light Street, LLC T/a Trade Name Pending - Nattawan Khumjarurat and Johanna Stenbergon 1/8/19 /kk	Delete
02/07/2019	Personal Property tax letter not mailed to Licensee(s) because the business is on hardship extension/mb	Delete
07/13/2018	7/12/2018 - Public Hearing RE: Request for a hardship extension - GRANTED (3-0 vote)/jr	Delete
01/25/2018	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***** /sb	Delete
01/24/2017	Alcohol Awareness expires 12/16/20 (Cecilia Benalcazar) /kr	Delete
08/19/2016	Submitted "Personal Property Tax Clearance" /sb	Delete
07/26/2016	07/25/16 - Mailed letter to Licensee about "Personal Property Tax Owed to the City of Baltimore" /sb	Delete
10/15/2015	2014 /sb	Delete
11/25/2014	10/27/2014***CITY LAW DEPT*** Iberico LLC t/a Live to Eat needs to file its 2014 personal property tax return . They need to receive and pay their 2013/2014 and 2014/2015 personal property taxes.	Delete
05/14/2014	04/24/2014 Request to add outdoor table service. Board APPROVED outdoor table service	Delete
05/24/2012	5/17/2012 Public Hearing re: Application to transfer ownership where licensed premises has been closed for more than 90 days, application includes a request for off-premises catering. APPROVED.	Delete
05/08/2012	4/12 Transfer of ownersip, add off-premises catering, D-B & W, Germania Benalcazar, Kevin Perry Cecilia Benalcazar, Iberico, LLC	Delete

Print History (Print Card)

License num: WD 005	Address: 1444-46 LIGHT STREET	
Trade Name: BODHI FEDERAL	HILL	
Comment:		
	Add Comment	
	Add Comment	

B-ALL THAI LLC: W19447960

Department ID Number:
W19447960
Business Name:
B-ALL THAI LLC
Principal Office:
1444 LIGHT STREET
BALTIMORE MD 21230
Resident Agent: 1
KEVIN STEVENS
11714 COPPERMINE RD
UNION BRIDGE MD 21791
Status:
ACTIVE
Good Standing:
THIS BUSINESS IS IN GOOD STANDING
Business Type:
Business Type: DOMESTIC LLC
DOMESTIC LLC
DOMESTIC LLC Business Code:
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration:
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 02/21/2019
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 02/21/2019 State of Formation:
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 02/21/2019 State of Formation: MD
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DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 02/21/2019 State of Formation: MD Stock Status: N/A
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DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 02/21/2019 State of Formation: MD Stock Status: N/A Close Status:





Search Results

If you suspect that work is being performed without a permit or that the work is more than the scope of work indicates, please fill out a report at 311 Online.

Record Count: 11

(To organize your search click on the appropriate heading.)

Permit Number	Plan Number	Description	Address	District	Issued Date	Expiration Date	Neighborhood
8MZ2014- 00110		(USE) USE 1ST FLOOR OF PREMISES AS A RESTARUANT- INCLUDING LIVE ENTERTAINMENT/DANCING.	1444 LIGHT ST	901	03/26/2014		SBIC
COM2005- 33821	2005- 1598	CONSTRUCT A (1) STORY REAR ADDITION (19-0X 17-0) FOR SEATING PER BMZA 580-05 APP 10- 4-05 AS PER PLANS AND CODE. SEPARATE OTC PERMIT REQUIRED FOR MECHANICAL & PLUMBING WORK.	1444 LIGHT ST	901	01/18/2006	07/18/2007	SBIC
COM2006- 01257		(USE) USE 1ST FLOOR OF PREMISES AS A RESTAURANT-NOT INCL. LIVE ENTERTAINMENT. "THE BICYCLE"	1444 LIGHT ST	901	01/31/2006		SBIC
COM2009- 28240		PAINT INTERIOR AND EXTERIOR AS PER CODE	1444 LIGHT ST	901	12/08/2009	06/08/2010	SBIC
COM2012- 21731		RE PIPE KIDDE 600 COMMERICAL KITCHEN HOOD FIRE SUPPRESSION SYSTEM IN EXISTING HOOD TO PROPERLY PROTECT COOKING EQUIPEMENT LINE-UP AS PER CODE	1444 LIGHT ST	901	10/12/2012	04/12/2013	SBIC
COM2012- 22389		ADD 1 ALARM DEVICE IN APARTMENT ABOVE RESTAURANT TO BE ACTIVATED BY HOOD FIRE SYSTEM AS PER CODE	1444 LIGHT ST	901	10/23/2012	04/23/2013	SBIC
COM2012- 22449		AMEND PERMIT#COM2012-22389 ISSUED ON 10-23-12 TO ADD THE FOLLOWING ADDITIONAL WORK; ADD 1 ALARM DEVICE IN RESTAURANT. WORK DONE TO CODE. Original Permit Description: (COM2012-22389) ADD 1 ALARM DEVICE IN APARTMENT ABOVE RESTAURANT TO BE ACTIVATED BY HOOD FIRE SYSTEM AS PER CODE	1444 LIGHT ST	901	10/23/2012	04/23/2013	SBIC
USE2009- 04858		(USE)CONTINUE TO USE 1ST FLOOR OF PREMISES AS A RESTAURANT-NOT INCL. LIVE ENTERTAINMENT	1444 LIGHT ST	901	03/10/2010		SBIC
USE2012- 02335		CONTINUE TO USE AS A RESTAURANT - CHANGE OF LESSEE	1444 LIGHT ST	901	10/24/2012		SBIC
USE2019- 00013	-	CONTINUE TO USE FIRST FLOOR AS RESTAURANT (NEW TENANT)	1444 LIGHT ST	901	09/19/2019		SBIC
USE2019- 51471	•	THE RESTAURANT 60 SEATS INDOOR AND 20 SEATS OUTDOOR IN BACK PATIO AREA. AUTHENTIC THAI FOOD IS SERVED DINE-IN TOGO AND DELIVERY. WITH BEER,WINE & LIQUOR LICENSE.	1444 LIGHT ST	901	11/19/2019		SBIC

January 13, 2022

Applicant(s):

Steven M. Banks and Alexander E. Politsch

Doner Bros HP, LLC, T/a Doner Bros

1409 Point Street 21231

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) Steven M. Banks was born in Baltimore, MD in June of 1988. He lives in Baltimore, MD; (2) Alexander E. Politsch was born in Kansas City, MO in November of 1988. He lives in Abingdon, MD.
- (b) Ownership Breakdown: (1) Steven M. Banks (51%); and (2) Alexander E. Politsch (49%).
- (c) Purchase Price of Business: N/A
- (d) Qualified Voters: Rosa Wilson, Omar Jennings, and Dinah Behnam are qualified Baltimore City voters.
- (e) **Zoning**: Applicant has applied for a USE permit, for the use of the property ground floor and 2nd floor as a restaurant with live entertainment, and outdoor dining.
- (f) Corporate Standing: Doner Bros HP, LLC is a MD LLC and as of 12/27/2021 is active and in good standing.
- (g) **Posting Report**: The location was posted on 10/25/2021, and checked on 11/3/2021. This meets the 10-day rule. There are 15 licensed liquor establishment(s) in the 2x2 area "B" BWL-13; "D" BWL-1; and "BD7" BWL-1.
- (h) Timeline: NA
- (i) Letters of Support/Opposition: At this time the Board has one letter of opposition from community.

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:

2020 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 APPL	ICATION: TRANSFE	R □ N	W 🗹 EXPANSI	ON OF PREMISES 🗆	AMENDMENT(S) 🗆
EXPLANATION OF REQUEST: New Class B	License Request				CLASS TYPE: B
	Please select one op	otion and fill	out the requested in	nformation	
A) NEW LICENSE REQUEST: ADDRESS OF	PROPOSED LOCATION: 14	109 Point S	Street 21231		
B) TRANSFER OF OWNERSHIP ONLY: AD	ORESS DE CHRRENT LICEN	SF:N/A			
C) TRANSFER OF OWNERSHIP AND LOC			ED LOCATION, N/A		
•					
TRANSFER OF OWNERSHIP AND LOCAL			JAHUN: NVA		
D) AMENDMENT OR EXPANSION REQUES	71: AODKE22 OF THE EODY	TRUN: NVA			
CORPORATE/LLC/LLP/PARTNERSHIP NAME	F. Doger Bros HP LLC		TO A DO	NAME: Doner Bros	
BUSINESS PHONE NUMBER: 844-366-727	REQUESS F	MAIL AUUKE.	22: alex@donerpro	os.com	
ATTORNEY FOR THE APPLICANT: Stephan	W Fogleman Esq AD	DRESS: 172	D Thames Street #	300 21231 PHONE: 41	0-258-8500
rt of Premises Used (<i>Note: Floors and Areas for a</i>	Storage): 1st & mezza	nine (lutdoor Table Service F	Provided? ⊠Yes □ No. Del	ivery of elcohol? 🗆 Yes 🖸
ns Entertalionment provided? ☑Yes ☐ No Wha	nt Kind (<i>Ex. D.J. Band Etc.</i>)? 🖳	J. Karaok	e, Band	Off Premise Catering of	Food and Alcohol? 🗆 Yes 🛣
ning Receipt or Current Certificate of Occupa	ncy Permit attached to Appl	ication? 🗹	Yes 🗔 No Estimated	Scatting Capacity: 100	
Please note that as per Alc. Bay. Art. 8 12-1	1407(A)(2), an application	for the Issu	ence or transfer, la n	ot complete unless the ep	plicant has obtained appro
ı	and/or verification from to	he Baltimore	Nunicipal Zoning Ap	paats (BMZA)	
1. Applicant A	_		_		
Steven M. Banks (Fullname)	/Tolgal	iane na.)		[d (Required)
1619 St. Paul Street #1	(Telepi Batumore	MD	21202	33 years	n (Keyairea)
(Residence) Street	City	State	Zip Code	(period of residem	cy in Baltimore City)
6/88	M			Baltmore City	, MD
(Month/Year of Birth)	•	: Male or Fei	male)	(Place of Birth)	
Check: ☑ Yes □ No Are you currently	a resident of the Lity of Ga	iromore :			
2. Applicant B					
Alexander E Politsch				<u> </u>	
(Full name)	//olonk		3		
neur geanner watt	•	nanena.)	21000		i (Required)
554 Callander Way (Residence) Street	Abingdon	MD	21009 7in Ende	N/A	
	•		21009 Zip Code	N/A (period of residen	y in Baltimore City)
(Residence) Street	Abingdon City M	MD State	Zíp Code	N/A	y in Baltimore City)
(Residence) Street 11/88 (Month/Year of Birth)	Abingdon City M (Sex:	MD State Male or Fer	Zíp Code	N/A (period of residen Kansas City.	y in Baltimore City)
(Residence) Street 11/88 (Month/Year of Birth)	Abingdon City M (Sex:	MD State Male or Fer	Zíp Code	N/A (period of residen Kansas City.	y in Baltimore City)
(Residence) Street 11/88 (Month/Year of Birth) Check: #- Yes And Are you currently	Abingdon City M (Sex: a resident of the City of Ba	MD State Male or Fer	Zíp Code	N/A (period of residen Kansas City. (Place of Birth)	y in Baltimore City)
(Residence)Street 11/88 (Month/Year of Birth) Check: F- Yes PA No Are you currently 3. Applicant C	Abingdon City M (Sex: a resident of the City of Ba	MD State Nale or Fer Namore?	Zíp Code	N/A (period of residend Kansas City, (Place of Birth) E-ma	cy in Baltimore City) MO

		djudged guilty of violating the laws-governing the sale of any elcoholic-beverage or for gembling in any State, includ yes, mark applicant and provide explanation in adjacent space provided. C 🖂
e United States	or against	nt(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, ony other State with the United States (Federal Crime)? Yes No - If yes, mark applicant and explain.
pplicent A 🗆	8 🗆	
. Has the applica	nt(s) ever l	had a license for the sale of alcoholic beverages in the State of Maryland? 🔲 Yes 🗹 No If yes, mark applicant an
xplain (address pplicant A 🗆	of location, B 🗆	dates that the applicant was a licensee, and the trade name). C 🗆
5		
. Has the applica		had a liquor license suspended or revoked? 🛄 Yes 🖂 No If yes, mark applicant and explain.
pplicant A 🗆 🗆	B 🗆	€□
lpplicent A□	8 🗆	
Applicant A 🗆	8 🗆	
. Does the applic	ant(s) have	C 🗆 a financial interest in any other elcoholic beverage business or business for which an alcoholic beverage license
l. Does the applic	ant(s) have or, granted	C □ a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license b, and issued? □ Yes ☑ No If yes, mark applicant and explain (address of location and trade name).
1. Does the applic	ant(s) have	C 🗆 a financial interest in any other elcoholic beverage business or business for which an alcoholic beverage license
i. Does the applicates been applied to the property of the spouses.	ant(s) hava for, granted B 🗆 or dependan	e financies interest in any other alcoholic beverage business or business for which an alcoholic beverage license d, and issued? Yes No If yes, mark applicant and explain (address of location and trade name). C It children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in
i. Does the applic les been applied opplicant A — . Do the spouses	ant(s) hava for, granted B 🗆 or dependan	C □ e financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license d, and issued? □ Yes ☑ No If yes, mark applicant and explain (address of location and trade name). C □
i. Does the applicates been applied opplicant. A	ant(s) have for, granted 8 🗆 or dependen or dependen	c financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license d, and issued? Yes No If yes, mark applicant and explain (address of location and trade name). C It children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in risdiction in the State of Maryland? Yes No If yes, mark applicant and explain (address of location and trade name
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. Does the applices been applied opplicant A . Do the spouses altimore City or a pplicant A . Are you financi	ent(s) have for, granted 8 or dependen my other jun 8	C a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license d, and issued? Yes No If yes, merk applicant and explain (address of location and trade name). C t children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in risdiction in the State of Maryland? Yes No If yes, mark applicant and explain (address of location and trade name C
. Does the applic as been applied to pplicant A — . Do the spouses altimore City or a pplicant A — . Are you financi pplicant A —	ent(s) have for, granted 8 or dependen nny other jun 8 ally interes 8	C
. Does the applices been appliced pplicant A Do the spouses altimore City or a pplicent A Are you finance pplicant A . Are you finance pplicant A . Is the licensed	ant(s) have for, granted B or dependen any other jun B ally interes B premise cu	e financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license of and issued? Yes No If yes, mark applicant and explain (address of location and trade name). C
i. Does the applices been appliced pplicent A Do the spouses altimore City or a pplicent A Are you financi pplicent A Lis the licensed	ant(s) have for, granted B or dependen any other jun B elly interes B premise cu	e financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license d, and issued? Yes No If yes, mark applicant and explain (address of location and trade name). C
L Does the applices been applied of opplicant A Do the spouses altimore City or a pplicant A Are you financi opplicant A List the licensed The Use of the arewer, distiller,	ant(s) have for, granted B or dependen any other jun B or miss cu premiss cu pplicant(s) or wholesel	e financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license of and issued? Yes No If yes, mark applicant and explain (address of location and trade name). C

C,	Name	Address		Phone		Email
Heven	M. Banks	1617 Saint Rail S Boltomare Mil	t 4rt.1			
eplicants Applyin st ell authorized p <i>lease attach a l</i>	ng as Business Entities persons.) <i>Please note</i> <i>list of the names and</i>	- (Give name(s) and addresses - that all licensees MUST have a address of all outstanding store to a raticles of organization.	 in Corporation list all FRANCIAL INTERES 	T in the license applies	for as per Alc. Bev. Art	8 4-109 (a)(II). If necessary,
) NAME: Ste	ven M. E	Sanks ADDRESS: 1619 Bul	1 Saint Paul S Innue Mo	1. Ret 2. III	1E ouner	_%OF STOCK HELD: _51
) NAME: <u>Aleka</u>	uder E. BI	itach Address: 554	Calbroler 6	Jay III	LE: OWNER	_%OF STOCK HELD: <u>49</u>
() NAME:		itach Address: 554 Al Address:	oingdon Mi	J · 2(86)	LE:	_%OF STOCK HELO:
NAME:		ADDRESS:	· · · · · · · · · · · · · · · · · · ·	TIT	LE:	%OF STOCK HELD:
premises end an remains a reside	ny and all perts there ent of Baltimore City licant A	d any peace officer of Baltimor of upon and in which said busin throughout the doretion of this	ness is to be conduct license.	ed. If license le issued,	the applicants must ons	ure that at least one licensee
hereby certify the hereby certified the he	at on the dep personally applicates contained in sa	of Sept. 2041, but operand the and correct and application are true and correct and correc	rect. As witness, my hi	and and noterial seal.	W Manuar	in and for in made on the form of law
~	Theolton W	Foaleum 1	(Notary Seel) 2 ,	My Commission expires	Ay Commission to	STATE OF MARYUM 120
Signature of Appl hereby certify the	/ M personally ap	H.	efare me, the subscrip	per, a natary public of th 900 the applican		STATE OF MARY LOGICAL CONTROL 12 (16 22) In and for attion made oath in due form of law
Printed Name: Signature of Appl hereby certify th hat the matter an Signature: Printed Name:	licant B pat on the 26 day from personally and facts contained in se	of Sept 2071 bippeared Alexander	efore me, the subscri COC 17 ect. As witness, my he	per, a natary public of th 900 the applican	e State of <u>M 7744</u> et(s) named in this applica	TATE OF MARY 16 12V 12 16 12V in and for atten made eath in due form of lay
Printed Name: Signature of Appl hereby certify the hat the matter an Signature: Printed Name: Signature of Appl hereby certify the	licant B pat on the 26 day personally are discuss contained in second in	of Sept 207/bippeared Alexay aid application are true and corr for the many of the corr of	efore me, the subscrit ACLE V V O 1 1 7 rect. As witness, my he [Notary Seel] A	per, a natery public of the <u>GCM</u> the applicant and noterial seal. My Commission expires the applicant the applic	e State of M 7744 It(s) named in this application for Computation for the State of	TATE OF MARY 16 12V 12 16 12V in and for atten made eath in due form of lay

Home and Afthress of the general of the premise /booklard: Block Street Resident American Humber: Development, Lee
STATEMENT OF OWNER OF PREMISES RECURRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND (1, WE) Block Street Resident of Development, City with a Zip Code of 21231, 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 paece 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 Dwner of the Property I hereby certify that on the $\frac{28}{28}$ day of $1000000000000000000000000000000000000$
landlord/property owner named in this application made oath in due form of law that the matient and contained in said application are true and correct.
Notary Printed Name: T.R. Campbell
The following certificates must be stigned by at what 3 persons. We, the undersigned citizens, real estate owners and registered voters in the City of Beltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/ere 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	DOE (Month/Year)	Langth of time Acquisited with the Applicant(s)
		·		

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

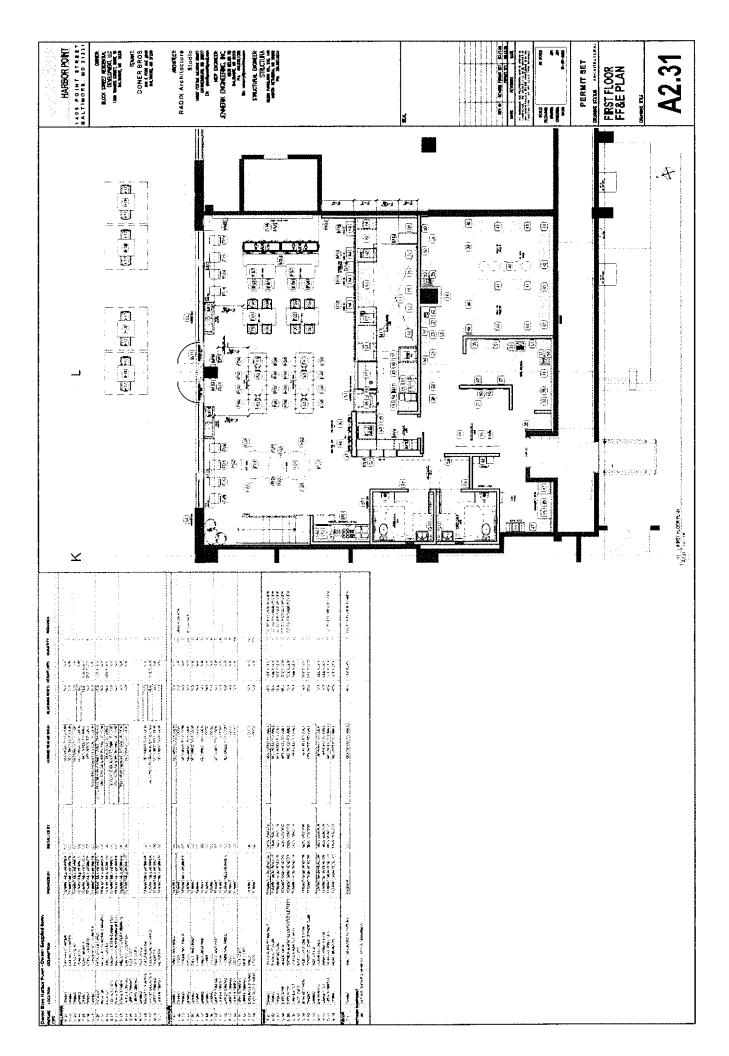
Please note that this is a public decument and upon request will be provided to the general members of the public.

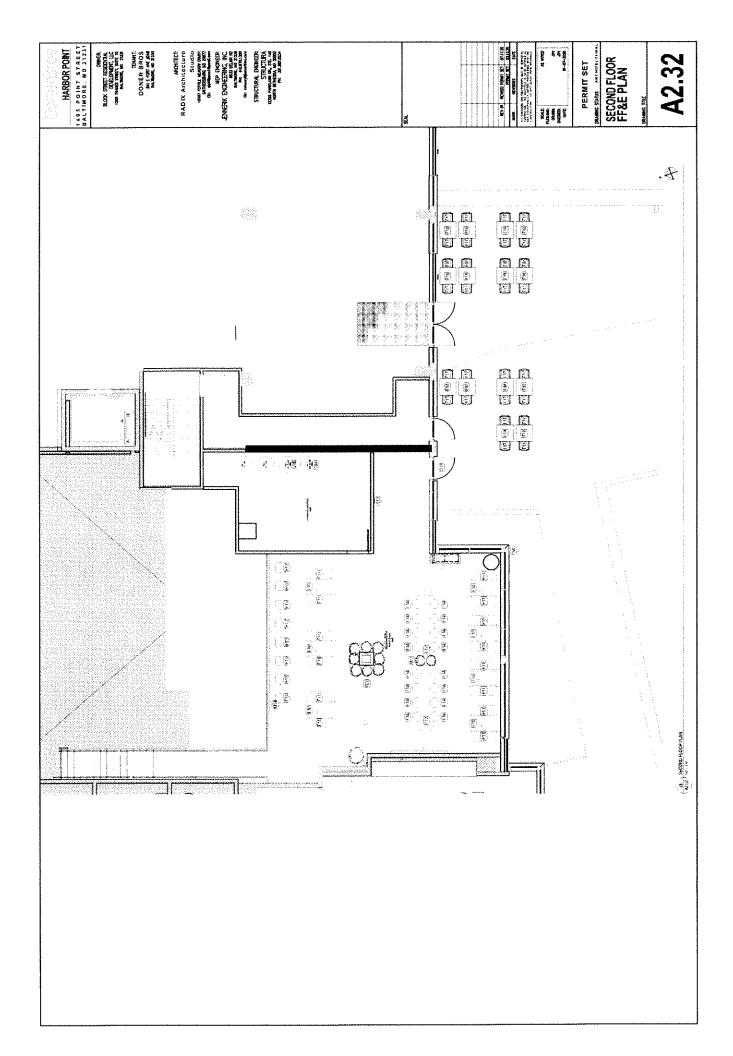
Name and Address of the owners of	the premise/landlord:		_ Phone Number: _	***************************************
(LWF)	R OF PREMISES REQUIRED IN CONNECTION the property located at h is named in the present application made			HERERY CERTIFY
under the Alcoholic Beverage Laws duly authorized deputies, inspector employees, and any peace officer of	h is named in the present application mad of Maryland and assent to the granting of is and clerks, the Board of Liquor License of the City of Baltimore and State of Maryla id any and all parts of the building in which	the license applied for, and hi Commissioners of Baltimore (and, to inspect and search, wit	ereby authorize the Lity, its duly author thout warrant, the	s State Comptroller, his ized agents and premises upon which
Signature of Uwner of the Prop	erty			
I hereby certify that on the for , person landlord/property owner named in this	day of, 20, before me, t ally appeared is application made oath in due form of law th	he subscriber, a notary public o at the matter and facts contains	f the State of	, in and the are true and correct.
As witness, my hand and notarial seal.				
Notary Signature:	(Note	ary Seal) My Commission expire:	3	
Notary Printed Name:				
covered by the present applica us and is a resident of Baltimo	The following certificates must be real estate owners and registered ation is to be conducted. We certify are City and a resident of the State	voters in the City of Balti that the qualifying applic of Maryland at the time	more in which t ant(s) is/are pe of this applicati	rsonally known to on.
Names	Address	Signatura	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Omar Jenninys	890 5 Macm St Baltinore, MB 21228	0-0	07/1987	24 years
Malissa Jennings Resa Wikon	890 SMacm St Baltimore, MD 21224	Maly De Alexandre	12/1488	15 years
Resa Wilbon	2229 Hornward Aug Baltimore, Mb 21218	ARRA Melle on	08 1982	3 years
		RECEIV	ED	
		<u></u>)21	
Board of Liquor License Commis I North Charles Street, Suite 150 Phone: 410-396-4377 Fax: 410-	•	Please gate that this is will be provided to it Liquor		nd upon request of the public.

Name and Address of the owners of the	he premise/landlord:	Phone Number:				
(I, WE)	he property located at is named in the present application made if Maryland and assent to the granting of and clerks, the Board of Liquor License C the City of Baltimore and State of Maryla any and all parts of the building in which	to the Board of Liquor Lice the license applied for, and l commissioners of Baltimore nd, to inspect and search, w	Baltin,	HEREBY CERTIFY, nore, City with a Zip of Baltimore City State Comptroller, his ized agents and premises upon which		
Signature of Owner of the Proper	•		_f.sl Pb_4f			
for personal	ry of, 20, before me, th lly appeared application made oath in due form of law tha	e subscriber, a notary public	or tus oracs or	the		
landlord/property owner named in this	application made oath in due form of law tha		ned in said application REC			
As witness, my hand and notarial seal.			-			
Notary Signature:	[Nota	ry Seal] My Commission expir	es <u>OCT 0.5</u>	2021		
We, the undersigned citizens, recovered by the present applicati	The following certificates must be eal estate owners and registered vion is to be conducted. We certify to Etate 1	oters in the City of Balt hat the qualifying applic	imore in which th cant(s) is/are pe	oard ne business rsonally known to		
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)		
Dinah Bengur	4420 Norwood Rd. Baltmore, MD21218	Such	4/81 4/83	3 years		
	,					

Board of Liquor License Commissioners for the City of Baltimore I 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.





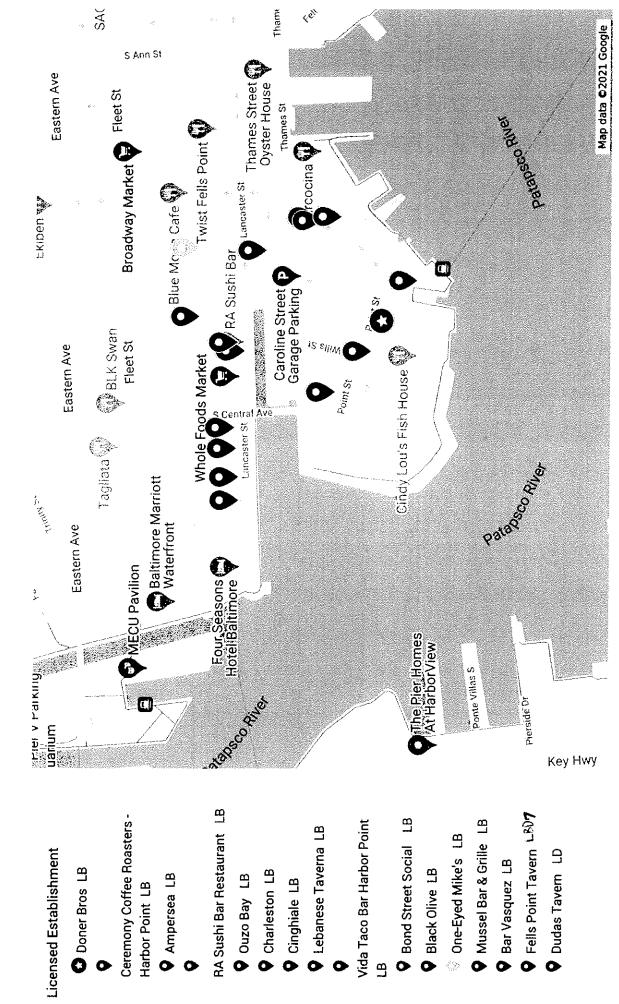
DONER BROS HP, LLC: W19915271

Department ID Number:
W19915271
Business Name:
DONER BROS HP, LLC
Principal Office:
#248
841 EAST FORT AVE.
BALTIMORE MD 21230
Resident Agent:
LAUREN SPINDLER
560 CALLANDER WAY
ABINGDON MD 21009
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: 08/30/2019
State of Formation:
MD
Stock Status:
N/A
Close Status:
N/A

PROPOSED LOCATION:	1409 Point	<u>St </u>	
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	MAP	SUMI	MARY	(RECA	PITT	JLA	ΓΙΟΝ)	
TOTAL ES	STABLIS	SHMENTS	IN MAP A	AREA		15			
		"A" BEE	R & WINE						
		"B" BEE	R & WINE						
		"C" BEE	R & WINE						
		-D" BEE	R & WINE						
		"A" BEE	R, WINE &	≈ LIQUOR_					
		"A-2" BI	EER, WINE	E & LIQUOR					
		-B" BEE	R, WINE &	: LIQUOR _	13) 			
		~C" BEE	R, WINE &	z IIQUOR _		w			
		-D" BEE	R. WINE &	ELIQUOR_		<u> </u>	-		
		"BD7" B	EER, WINE	E & LIQUOI	<u> </u>				
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		F	IOTEL/MO	TEL					
		R	ACING_						
DDEDADEI	N PV.	(lace		DATE:	101	28/21		

1409 Point St.



Board of Liquor License Commissioners

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

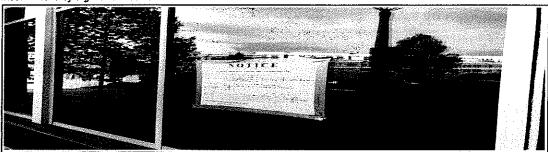
INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Doner Bros
Corporation Name:	Doner Bros HP, LLC
Location Address:	1409 Point St
License Type:	Class "B" Beer, Wine and Liquor ✓
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No 🗸
Is the location within 300 feet of Church and/or School?	No 🕶
Date Posted?	10/25/2021
Estimated Date of Removal?	11/3/2021
Are there any other licensed establishments within a two block radius?	Yes 🗸
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 a New Class "B" License with outdoor table service, and live entertainment which includes (DJ, Karaoke, and Band). The establishment is new and is not operating.

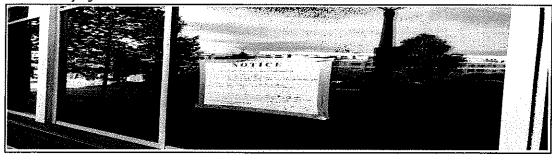
Insert Photo of Sign and location:



Attach Additional Photos			
Inspector Name		Date and Time	
i:0#.w baltimore\terri.chase		10/28/2021	[] 2:39:34 PM
Name of Licensee (if present)			
	Approve	Disapprove	

Board of Liquor License Commissioners

1 North Charles Stree Baltimore, Maryla	
POSTING SIGN	S REPORT
Applicant(s) Name:	Steven M. Banks; Alexander E. Politsch
Address of Premises:	1409 Point St
Inspector:	i:0#.w baltimore\terri.chase
Date Posted:	10/25/2021
Time Posted:	4:00 PM
Date Rechecked:	11/3/2021
Time Rechecked:	5:00 PM
Manager or Owner when sign posted:	N/A
Summary on location of sign posted:	
The sign is posted on the front window.	
Summary on location of sign rechecked:	
The sign is still posted on the front window.	



Attach Additional Photos

Approve

Disapprove

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

		NAN STAN			4		
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,	75.00	وسنكر		12	7		
ddress of Premises: 1409 Paint Street 21231	lass of License: CLASS "Beer, Wine & Liguor License	cope of Application: New restaurant Lieure requesting Live enterts		Application filed by: Dover Bros HP LLC The Lover Bros	Steven M. Banks and Alexander E. Politsch		
72	7 8	سروف	zice	12	78/		
Š	lline	4:00	2 Ser	2	e de		
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7	5547	Me	AND	Don		ALA	
mises:	ie.	cation.		ed by:		ee(8):	
of Pre	Licens	Appli		ion fik		Licens	
ddress	lass of	cope of		vpplicat		resent Licensee(s):	

Persons who oppose this application should send their written protest to the orifice of the Bo at 1 N. Charles Street, Suite 1500, Baltringone, Manyband 21201. Written protests will be acknowledged and protestants will be mornined of the hearing dails and these The hearing concerning this application will be held after 100 200

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

Property Address:

Block/Lot:

1825/002

1300 THAMES ST 2

Applicant:

ABRAHAM HURDLE

Owner/Lessee:

Owner BSA BORROWER LLC

Lessee

DONER BROS HP, LLC

Online Use & Occupancy Permit Application

Permit No: USE2021-54345

 1001-000000-2600-159400-400540 Filing Fee
 50.00

 1001-000000-1500-102800-400230 Tax
 3.00

 1001-000000-2600-158009-400480 Use&Occupancy
 45.00

Total:

98.00

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: Roomming: Efficiency:
Existing Count: 000 000 000
Proposed Count: 0 0 0

Description	Created	Completed	Assigned To	
CHESAPEAKE CRITICAL	09/23/2021		BATT	
AREA				
F02 - REGULATED	09/23/2021		BATT	
FLOODPLAIN BFE				
FIRE DEPARTMENT	09/23/2021		LDZI	
REFERRAL				
HEALTH DEPARTMENT	09/23/2021		JWEL	
INSPECTION				
MINOR PRIVILEGE	09/23/2021		MPRV	
One Stop Permit Office	09/20/2021		LONGK	
Review				

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 PORTION OF GROUND FLOOR AND 2ND FLOOR FOR AS A RESTAURANT WITH LIVE ENTERTAINMENT, AND OUTDOOR DINING. [1409 POINT ST]

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:

Role:

DONER BROS

Agent

HURDLE,ABRAHAM

Project Note:

Appicant:

Owner First Name:

Owner Last Name Or Company Name: BLOCK STREET RESIDENTIAL DEV, LLC

Phone:

Address1: Address2:

City: State: Zip:

To whom it may concern-

I am writing this letter to express opposition to the provision of a permit for live music to the new Döner Brös. restaurant location at 1405 Point in Harbor Point, Baltimore. I believe that affording this permit would be an ill-conceived plan for a primarily residential neighborhood and would affect all of the residents of the 1405 Point apartment community, such as myself, who will not only be living directly above the restaurant, but also whose windows open right over the restaurant.

To provide some context to my concerns, I am a physician at Johns Hopkins. I work long hours serving members of our community. In my line of work, sleep is a precious commodity. I chose to live in Harbor Point because it seemed like a quiet and safe neighborhood. Sure, Sandlot could attract a crowd, but its tucked away location made sure that it was never a direct hinderance to wellbeing and sleep. I intentionally chose not to live in the heart of Fell's Point due to the music, crowds, and noise. When I moved in, I was told that a fast casual restaurant would be opening up downstairs. I can assure you that I never would have chosen to live just mere floors above a bar with live entertainment.

During the Döner Brös construction process, occurring over the past several months, I not only heard the noise as though it was directly in my apartment, but also felt the reverberations of the construction coming up through my floor. I can only imagine what it would be like to deal with a live band and professional sound equipment every Friday and Saturday night, especially when I need to get up early the next morning for a shift at the hospital.

As per an article in the *Baltimore Business Journal* from December 2019, the owners described choosing the Harbor Point location for its mix of "residential, corporate, and hip hang out spots." In truth, with the closing of Sand Lot (which was tucked away anyway and not directly attached to any residential properties), Harbor Point is a very quiet community. All of the restaurants close by 10 pm, with the exception of Vida Taco Bar, which closes at 11 pm on Fridays and Saturdays. Opening a beer hall with live music will completely change the character of the neighborhood and has the potential to cause stress and inconvenience to many of the professionals who chose this area for its quiet tranquility.

It does not give me any pleasure to write this letter. I am an avid patron of our local restaurants and want to see small business owners thriving in this most difficult environment. However, in this situation, I must implore you to consider the best interests of the residents of Harbor Point, and in particular, the residents of 1405 Point who will be most directly affected. I therefore ask you not to grant the liver entertainment permit to Döner Brös.

Thank you for your consideration in this matter.

Respectfully yours-

Dr. Jordan Metsky

Resident,

RECEIVED

NOV 15 2021

Baltimore City Liquor Board

January 13, 2022

Licensee(s):

Shawn Chopra

Good Neighbor, Inc., T/a Good Neighbor

3827-33 Falls Road 21211

Class:

"B" Beer, Wine & Liquor License

Request to add live entertainment, expand existing outdoor table service, and expand premises to include 3827-3833 Falls Road.

- (a) Applicant(s) Information: (1) Shawn Chopra was born in Canada, in October of 1987. He lives in Baltimore, MD.
- (b) Ownership Breakdown: (1) Shawn Chopra (50%), and (2) Anne Morgan (50%).
- (c) Purchase Price of Business: N/A
- (d) Qualified Voters: N/A
- (e) **Zoning**: Applicant has applied for a USE permit, for the use 1st floor of the property as restaurant with outdoor table service and off-premise catering with accessory retail home good sales, adding live entertainment and adding 2nd and 3rd floor bed and breakfast with 7 guest units.
- (f) **Corporate Standing:** Good Neighbor, Inc is a MD Corporation and as of 12/27/2021 is active and in good standing.
- (g) **Posting Report**: The location was posted on 12/2/2021, and checked on 12/13/2021. This meets the 10-day rule. There are 2 licensed liquor establishment(s) in the 2x2 area: "B" BWL-1; and "BD7" BWL-1.
- (h) **Timeline**: Last Inspection by BLLC was performed 9/27/2021. At that time, the establishment was open and operating.
- (i) Letters of Support/Opposition: At this time the Board has no letter(s) of opposition or support.

In considering this request, under the provisions of 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:

2020 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 APPLICA	TION: TRANS	SFER 🗆 NI	EW 🗆 EXPANS	ION OF PREMISES ☑ AMENDMENT(S) ☐
EXPLANATION OF REQUEST: ADDING LIVE EN	TERTAINMENT	, EXPANDIN	G OUTDOOR AN	D INDOOR SERVICE AREA CLASS TYPE: B
	Please select on	e option and fil	aut the requested	information
A) NEW LICENSE REQUEST: ADDRESS OF PRO	IPOSEO LOCATION	***************************************	·	
B) TRANSFER OF OWNERSHIP ONLY: ADDRES	SS OF CURRENT LI	CENSE:		
C) TRANSFER OF DWNERSHIP AND LOCATIO	N: CURRENT ADDI	RESS OF LICENS	ED LOCATION:	
				DAD BALTIMORE MD 21211
CORPORATE/LLC/LLP/PARTNERSHIP NAME: G	OOD NEIGHBO	OR INC	NAST	F NAME: GOOD NEIGHBOR
BUSINESS PHONE NUMBER: 443.240.5790				
ATTORNEY FOR THE APPLICANT: STEPHAN F				
				Provided? 🖾 Yes 🗆 No Delivery of alcohol? 🖾 Yes 🗀 N
ve entertainment provided? Lives Lives what wh ming Receipt or Current Certificate of Occupancy P				S Off Premise Catering of Food and Alcohol? Yes C
				not complete unless the applicant has obtained approve
			: Municipal Zaning Aj	
1. Applicant A				
SHAWN CHOPRA (Full name)	<u>(</u> [lephoneno.)		E-mail (Required)
2076 ERIC SHAEFER WAY		ROE MD	21211	9 YEARS
(Residence)Street	City	State	Zip Code	(period of residency in Baltimore City)
10/1987		AALE	1-1	CANADA
(Month/Year of Birth) Check: ☑ Yes □ No Are you currently a res		Sex: Male or Fen F B altimore?	nale)	(Place of Birth)
Z. Applicant B				
(Full name)	(Tel	ephoneno.)		E-mail (Required)
(Residence)Street	City	State	Zip Code	(period of residency in Baltimore City)
(Month/Year of Birth) Check: □ Yes □ No Are you currently a res	•	ex: Male or Fen	nale)	(Place of Birth)
3. Applicant C	ment us tile bity Di	Darmidi 6 :		
(Full name)	(Tel	ephaneno.)		E-mail (Required)
(Residence)Street	City	State	Zip Code	(period of residency in Baltimore City)
(Month/Year of Birth) Dieck: C. Yes C. No. Are you currently a res		ex: Male or Fen	nale)	(Place of Birth)

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CURRENT LI	CENSEE A	T THIS LOCA	TION				
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II. Please list the following information for the Manager of the esta	ablishment to be licensed:
Name Address	Phone Email
SHAWN CHOPRA 2076 ERIC SHAEFE	ER 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 nervous.) Please note that all temperary MIST have a FMANCIAL INTEREST to the Region annihild for my new Act. 8.4.109 (a)(II) If necessary

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JEREMY LANDSMAN, PRINCIPAL

Name and Address of the owners of the premise/landlord: 3827 FALLS ROAD LLC Phone Number

678 REISTERSTOWN RD

BALTIMORE MD 21208

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

(I. WE) 3827 FALLS ROAD LLC JEREMY LANDSMAN, PRINCIPAL HEREBY ERTIFY,
That (I am, we are) the owner(s) of the property located at 3827 FALLS ROAD Baltimore, City with a Zip
Code of 21211 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, at any and all hours.

Signature of Owner of the Property

As witness, my hand and notarial seal.

Notary Signature:	Christoph	Es Ru	سعر	
· -			7	

Notary Seal) My Commission expires MA 35 2024

Notary Printed Name: SULL Topher Ruchsurg

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.

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.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
ERICA PAGE	325 E 20TH ST BALTIMORE, MD 21218	Evia Ge	03/191	2 yrs
Sue-Lynn Hubbard	221 E HeathSt Bathmore,MD 21230	Suym	2 10 189	10 yrs
William Walker	3715 ElKader Rd Baltimore MD 21218	Wellet	09/82	3 <i>y</i> G
		Sienos Soald	ä	
		10 0 8 1	11.	

Board of Liquor License Commissioners for the City of Baltimore 1 North Charles Street, Suite 1500, Baltimore, Maryland 21201 Phone: 410-396-4377 Fax: 410-396-43

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



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: LB 039

Cert Num: 0415

Fee: \$2,020.00

Status: Renewed

License Date:5/1/2021

License Year: 2021

CR Number: 17644774

Payment Date: 05-19-21

2020 - 2021 TPP Paid 🔲

2021 Trader's License

Update info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: GOOD NEIGHBOR, INC.

Trade Name: GOOD NEIGHBOR

Zone Code: 48

Phone: 443-240-5730

Block Num: 3827

Street: FALLS ROAD

City: BALTIMORE

State: MD

Zip: 21211

CR Number: 17644774

Portion of Business Used:

USE 1ST FLOOR OF PREMISES AS A RESTAURANT, INCLUDING OUTDOOR SEATING (ALL ON PRIVATE PROPERTY), AND CATERING---WITH A NEW CLASS B - BEER, WINE & LIQUOR LICENSE WITH ACCESSORY RETAIL HOME GOOD SALES.

Restriction:

THE MOU DATED OCTOBER 23, 2019 BETWEEN THE HAMPDEN VILLIAGE MERCHANTS ASSOCIATION (HVMA) AND THE LICENSEE IS INCORPORATED INTO THE LICENSE.

Edit the License Location Info	Alternate Mailing Address
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License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
SHAWN	CHOPRA	2076 ERIC SHAFER WAY	Baltimore	MD	21211	Edit	Remove Owner

Comments

Date	Comment	Action
06/29/2021	Application to add live entertainment, expand outdoor table service and expand premises to include 3827-3833 Falls Road filed on behalf of Good Neighbor, Inc. T/a Good Neighbor, Shawn Chopra on 3/20/2021 (June 2021 Ad) /kk	Delete
07/20/2020	New Class "B" License with Outdoor Table Service and Off Premise Catering issued to Good Neighbor, In. T/a good neighbor, Shawn Chopra on July 20, 2020; Invoice #119889/sb	Delete
07/20/2020	Alcohol Awareness expires on 01/27/24 Shawn Chopra (certified by Alpha Food & Alcohol Training)/sb	Delete

Print History (Print Card)

License num: LB 039 Address: 3827 FALLS ROAD

Trade Name: GOOD NEIGHBOR

Comment:		
L	Add Comment	

Hold Info



GOOD NEIGHBOR INC: D19605948

Department ID Number:

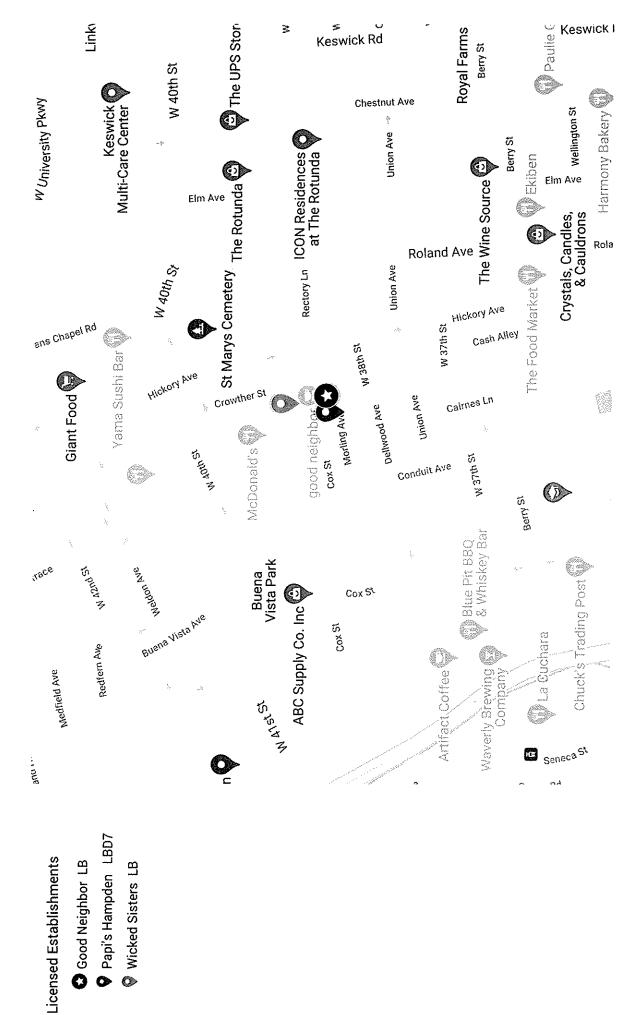
D19605948
Business Name:
GOOD NEIGHBOR INC
Principal Office:
2076 ERIC SHAEFER WAY
BALTIMORE MD 21211
Resident Agent: 1
MICHAEL LESTNER
7 CHURCH LN
#17
BALTIMORE MD 21208
Status:
INCORPORATED
INCORF GIVALED
Good Standing:
THIS BUSINESS IS IN GOOD STANDING
Business Type:
Business Type: CORPORATION
CORPORATION
CORPORATION Business Code: 03 ORDINARY BUSINESS - STOCK
CORPORATION Business Code: 03 ORDINARY BUSINESS - STOCK Date of Formation/ Registration:
CORPORATION Business Code: 03 ORDINARY BUSINESS - STOCK
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CORPORATION Business Code: 03 ORDINARY BUSINESS - STOCK Date of Formation/ Registration: 04/22/2019 State of Formation: MD Stock Status: STOCK
CORPORATION Business Code: 03 ORDINARY BUSINESS - STOCK Date of Formation/ Registration: 04/22/2019 State of Formation: MD Stock Status: STOCK Close Status:
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CORPORATION Business Code: 03 ORDINARY BUSINESS - STOCK Date of Formation/ Registration: 04/22/2019 State of Formation: MD Stock Status: STOCK Close Status:

PROPOSED LOCATION:	3827-	3833	Falls	Road

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA
"A" BEER & WINE
"B" BEER & WINE
"C" BEER & WINE
"D" BEER & WINE
"A" BEER, WINE & LIQUOR
"A-2" BEER, WINE & LIQUOR
"B" BEER, WINE & LIQUOR
"C" BEER, WINE & LIQUOR
"D" BEER, WINE & LIQUOR
"BD7" BEER, WINE & LIQUOR
ARENA
HOTEL/MOTEL
RACING
PREPARED BY: Law / C/4 L DATE: 12/7/2/

3827-3833 Falls Rd

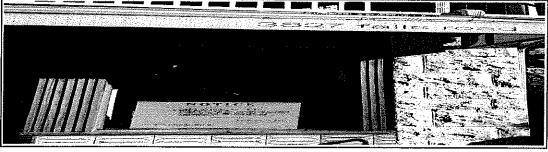


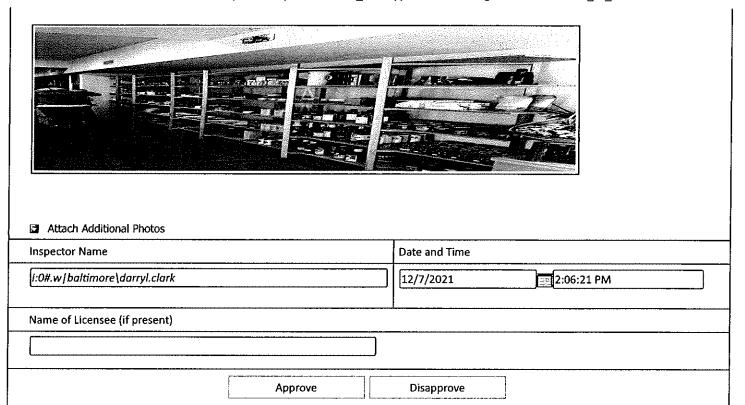
Board of Liquor License Commissioners

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

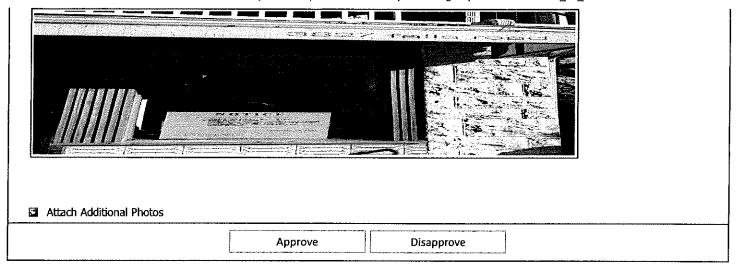
INSPECTORS REPORT - TRANSI	FERS/NEW APPLICATIONS
Licensee Information (Trade Name):	Good Neighbor
Corporation Name:	GOOD NEIGHBOR INC
Location Address:	3827-3833 Falls Road Baltimore MD 21211
License Type:	Class "B" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes 💙
Is the location within 300 feet of Church and/or School?	No 🕶
Date Posted?	12/2/2021
Estimated Date of Removal?	12/13/2021
Are there any other licensed establishments within a two block radius?	Yes 🗸
Other licensed locations - Describe/Note:	
Please see map for additional locations	
Comments and Follow-up Items(s) (please note any issues or concerns abo	ut the location):
Adding Live entertainment, expanding outdoor and indoor service area cla	iss B

Insert Photo of Sign and location:





Board of Liquor Licens For Baltimore	City
1 North Charles Stree Baltimore, Marylai	
POSTING SIGN	S REPORT
Applicant(s) Name:	Shawn Chopra
Address of Premises:	3827-3833 Falls Road Baltimore MD 21211
Inspector:	i:0#.w baltimore\darryl.clark
Date Posted:	12/2/2021
Time Posted:	12:57 PM
Date Rechecked:	12/13/2021
Time Rechecked:	6:00 PM
Manager or Owner when sign posted:	
Summary on location of sign posted:	
Sign is posted on front window of the establishment	
Summary on location of sign rechecked:	
Sign is still posted on the front window of the establishment	
Insert Photo of Sign and location:	
NOTIC Application has been fluid with the	E
Address of Frontings SZT - OF FOLIA Bd. Class of License: B - DER M. C. St. License: B - DER M. License: B - DER M.	Stillmore City Z.12-11 Englishmuse, Expand Register
The bearing converting this application will be held on at after December who represents the application should send their written porter. 1. N. Charles Street, Saids 1500, Patitimore, Maryland 21201. We acknowledged and proteinings will be notified of the hearing date. FOR MORE INFORMATION CALL. 100-305-4377	A State of the Control of the State of Control of the Control of t



Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Scope of Application: 14 equest to add live Entarginment, expand Address of Premises: 3824-33 FOLS Rd. 21211 ... Class of License: Br Bell, Winc & Liquor

Outdook table Service and Expand premises Application filed by: Good Neighbor, Inc. The Good Neighbor to include 3824-3853 Falls Rd.

Jhawn Chopea Present Licensee(s): Some ab anove

Persons who oppose this application should send their written protest to the office of the Board The hearing concerning this application will be held on or after December 16, 2021 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. Aaron J. Greenfield, Esq. Edward L. Reisinger Douglas K. Paige

Chairman

Executive Secretary Commissioner Commissioner

Back

BLLC Routine Inspection

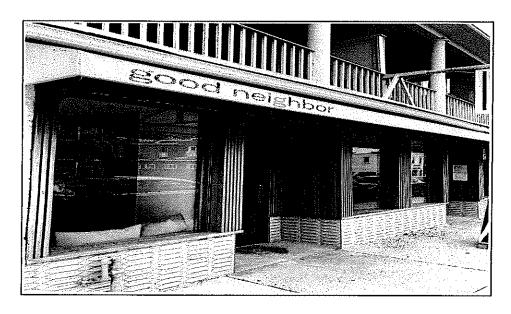
	Licensee Information	
Address:	3827 FALLS ROAD 21211 🗸	
Trade Name;	GOOD NEIGHBOR	
Corporation Name	GOOD NEIGHBOR, INC.	
Type of License:	Class "B" Beer, Wine and Liquor	
Date/Time of Inspection:	9/27/2021 [1:30:52 PM	
Manager/Licensee	Will Mitchell	
Open/Closed:	Open/Closed Status Open ✓	
Closed Date:		
Clean and Free of Debris:	External Appearance Satisfactory ✓	
Location of Bar:	Internal Appearance Center ✓	
Shape of Bar:	Square	1
Condition of Bar Area/Floors:	Satisfactory •	
Hot Water:	Yes 🗸	
Disinfectant Solution:	Yes 🗸	
Three Compartment/Washer:	Yes	
	Package Goods/BD7 Checklist	
Bulletproof Partitioning:	N/A ❖	
Separate Pkg. Goods Dept.:	N/A 🗸	
Separate Pkg. Goods Store:	N/A 🗸	
Bar/Tavern Open and Operating:	Yes 🗸	

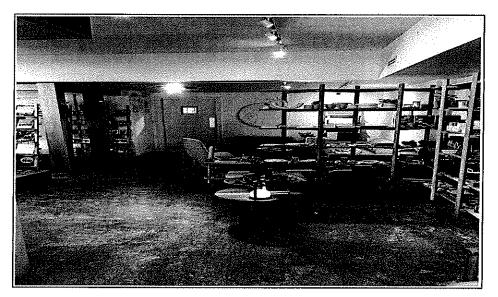
Selling Household/Grocery:	N/A	•
		Dining Area
Capacity:	49	
Location of Dining Area:	throughout	
Condition of Dining Area/Floors:	Satisfactory	•
Sanitation:	Satisfactory	•
Menu:	N/A	•
		Business Recards
Traders License:	Yes	•
Alcohol Awareness Certification Date Issued:	1/27/2020	
Employee Records:	Yes	•
Alcohol Beverage Information Invoice Numbers and Date:	PEABODY HEIG	GHTS INV# 33405 8/25/2021
		Kitchen
Inspector Comments:	SATISFACTORY	
Inspector Comments:	SATISFACTORY	Restroom
		Public Safety
Exits Marked, Unobstructed:	N/A	*
Fire Capacity:	49	
Outdoor Seating Capacity:		
	Adı	lult Entertainment - If Applicable
License is Valid:		

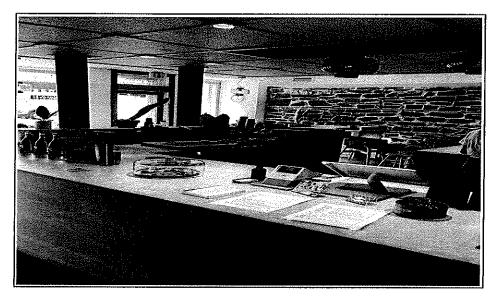
rtal2013,baltimore.city/sites/BLLC_Inspections/_layouts/15/FormServer.aspx?XmlLocation=/sites/BLLC_Inspections/New Inspection Report/GOOD ... 2/5

	N/A ✓
Dancers Present 18 and older:	N/A ✓
Cleanliness of Dressing Room:	N/A ✓
	Ancillary Services
Live Entertainment (Describe):	
Outdoor Table Service	N/A ~
	Violations
Violation Issued:	No 💙
Violations Noted:	
Instructions Given to Licensee:	Wrap-Up
instituctions diven to become.	
Inspector's Comments:	9/09/21 Routine inspection was conducted for Good Neighbor w/nothing further to report.

Photo Taken:







Attach Additional Photos

Owner Email:

Department Of Housing And Community Development

Division Of Construction And Building Inspection **Property Address:**

Block/Lot:

3565/007A

Online Use & Occupancy Permit **Application**

3827 FALLS RD

Applicant: LOU CATELLI Permit No:

USE2021-51138

1001-000000-2600-159400-400540 Filing Fee

50.00 3.00

1001-000000-1500-102800-400230 Tax 1001-000000-2600-158009-400480 Use&Occupancy

Total:

MPRV

45.00

Owner/Lessee:

Owner

3827 FALLS ROAD LLC

98.00

Lessee GOOD NEIGHBORS INC DBA GOOD NEIGHBORS C/O SHAWN

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

> > 03/15/2021

Property Use & Occupancy Information:			Description	Created	Completed	Assigned To	
Existing Use: (Commercial) Restaurant			FIRE DEPARTMENT	03/15/2021		LDZI	
Proposed Use: (Commercial) Restaurant			REFERRAL HEALTH DEPARTMENT	03/15/2021	JWE	JWEL	
	Dwelling:	Roomming:	Efficiency:	INSPECTION Application Received		03/15/2021	
Existing Count:	002	000	000	Zoning Sign-off	03/15/2021	03/15/2021	
Proposed Count:	000	0	0	One Stop Permit Office Review	03/15/2021		ELLY

MINOR PRIVILEGE

District:502

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 1ST FLOOR OF PREMISES AS A RESTAURANT, INCLUDING OUTDOOR SEATING (ALL ON PRIVATE PROPERTY), AND CATERING- WITH A NEW CLASS B - BEER WINE LIQUOR LICENSE WITH ACCESSORY RETAIL HOME GOODS SALES.

ADDING LIVE ENTERTAINMENT (BMZ HEARING REQUIRED IN THE C1 DISTRICT) ADDING 2ND FLOOR AND 3RD FLOOR BED AND BREAKFAST WITH 7 GUEST UNITS (BMZ HEARING REQUIRED IN THE C1 DISTRICT)

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: **GOOD NEIGHBORS EXPANSION** Owner First Name: Role: Agent Owner Last Name Or 3827 FALLS ROAD LLC Company Name: Appicant: **CATELLI,LOU** Phone: Project Note: Address1: Address2: City: State: Zip:

IN THE MATTER OF THE PETITION OF: 3827 FALLS ROAD, LLC

3827 FALLS ROAD (BLOCK 3565, LOT 007A)

Appeal No. 2021-199

Hearing Date: November 2, 2021



Baltimore City Board of Municipal & Zoning Appeals

Kathleen Byrne Acting Executive Director 417 E. Fayette Street, Room 922 Baltimore, MD 21202

Phone: 410-396-4301

RESOLUTION

After giving public notice, reviewing the zoning records, holding a public hearing on November 2, 2021, and considering all materials submitted, it is by the authority of Ords. 16-581 and 17-015, enacted and corrected effective June 5, 2017, known as Article 32 Zoning, on this day of November, 2021, that Appeal No. 2021-199, upon finding sufficient evidence in the record to support the application of 3827 Falls Road, LLC ("Appellant"), to add accessory live entertainment to existing restaurant on first floor, use second and third floors as a hotel, and expand outdoor dining to adjoining consolidated lot (3833 Falls Road), is hereby

GRANTED, by unanimous consent of the Board of Municipal and Zoning Appeals.

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

