

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.

1229 Hull Street
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,



John T. Chenery

JR's Bar & Grill, Inc.

RECEIVED: BLLC
DEC 6 2021 PM 3:36



Liquor Board System

Version 1.0

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

License Detail

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

[Click to Start License Renewal](#)

Add Adult Entertainment 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:

License Owners

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

Comments

Date	Comment	Action
12/13/2021	Hardship request letter was submitted. Check invoice #123593...k/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 10/26/2016...K/R	Delete
03/30/2016	received corrected 2016 renewal application.remove hold. ND	Delete
03/16/2016	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 HULL STREET
 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: 

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:



**Rosenberg
Martin
Greenberg** LLP

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,

A handwritten signature in black ink, appearing to read "Caroline L. Hecker", with a long horizontal flourish extending to the right.

Caroline L. Hecker

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 Entertainment 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](#)

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 Forward....Will 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: 

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

INDICATE TYPE OF LICENSE APPLICATION: TRANSFER <input checked="" type="checkbox"/> NEW <input type="checkbox"/> EXPANSION OF PREMISES <input type="checkbox"/> AMENDMENT(S) <input type="checkbox"/>	
EXPLANATION OF REQUEST: <u>Transfer of Existing License to new operator at existing location</u>	CLASS TYPE: <u>BD7</u>
<i>Please select one option and fill out the requested information</i>	
A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: _____	
B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: <u>313 North Charles Street Baltimore, MD 21201</u>	
C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: _____	
TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: _____	
D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: _____	
CORPORATE/LLC/LLP/PARTNERSHIP NAME: <u>313 N Charles Food Group, LLC</u> TRADE NAME: <u>GOOD FOOD</u>	
BUSINESS PHONE NUMBER: <u>410-852-5202</u>	BUSINESS EMAIL ADDRESS: <u>goodfoodcharlesst@gmail.com</u>
ATTORNEY FOR THE APPLICANT: <u>Dave Mister</u>	ADDRESS: <u>30 E Padonia Rd, Ste 404, Timonium 21093</u> PHONE: <u>410-561-3000</u>

Part of Premises Used (Note: Floors and Areas for Storage): 1st and Basement Outdoor Table Services Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? Band and DJ Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 110

Please note that as per Alc. Bev. Art. § 12-14.07(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A
 Bryson Keens _____
 (Full name) (Telephone no.) E-mail (Required)
1141 Hull St. Baltimore MD 21230 14 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
5/1970 Male Norwich, Connecticut
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

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

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

 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

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

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

 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

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

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

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

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

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

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

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

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

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

June 30, 2020

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

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

Name	Address	Phone	Email
Bryson Keens	1141 Hull St. Baltimore, MD 21230	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-109 (a)(10). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Christopher Regan ADDRESS: 824 Park Ave, 21201 TITLE: General Part %OF STOCK HELD: 90%
- 2) NAME: ~~Edward S. Syc~~ ADDRESS: ~~248 W. Water, 71288~~ TITLE: Limited Part %OF STOCK HELD: ~~10%~~
- 3) NAME: Bryson Keens ADDRESS: 1141 Hull Street, 21230 TITLE: Operating P %OF STOCK HELD: 10%
- 4 NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

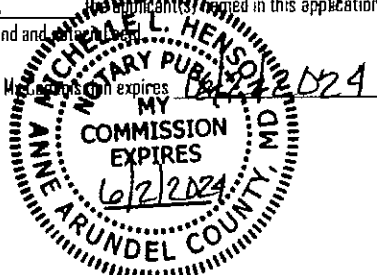
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform to all State and County laws and regulations relating to the sale of alcoholic beverages, as well as to the rules and regulations of the Board of License Commissioners for Baltimore City, and hereby grants permission to the State Comptroller, his duly authorized deputies, inspectors and clerks, The Board of License Commissioners for Baltimore City, its duly authorized agents and employees, and any peace officer of Baltimore City or the State of Maryland to inspect and search at any and all hours, without warrant, the premises and any and all parts thereof upon and in which said business is to be conducted. If license is issued, the applicants must ensure that at least one licensee remains a resident of Baltimore City throughout the duration of this license.

[Signature]
Signature of Applicant A

I hereby certify that on the 19th day of MAY, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Anne Arundel Co., personally appeared Bryson Keens the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 6/2/2024
Printed Name: Michelle L. Henson



Signature of Applicant B

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

Signature: _____ (Notary Seal) My Commission expires _____
Printed Name: _____

Signature of Applicant C

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

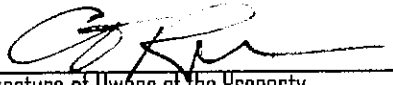
Signature: _____ (Notary Seal) My Commission expires _____
Printed Name: _____

Name and Address of the owners of the premise/landlord: THDC 313 N Charles, LLC Phone Number: [REDACTED]
1100 WICOMICO ST. SUITE 100, BALT. MD 21230

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

(I, WE) THDC 313 N Charles, LLC 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 Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

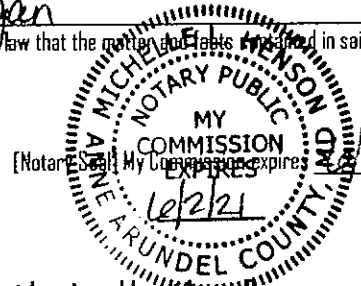


Signature of Owner of the Property

I hereby certify that on the 19th day of May, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Anne Arundel Co., personally appeared Chris Regan the landlord/property owner named in this application made oath in due form of law that the matter and facts stated in said application are true and correct.

As witness, my hand and notarial seal.

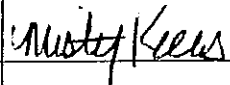
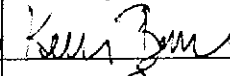
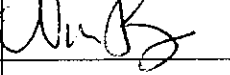
Notary Signature: Michelle L. Henson



Notary Printed Name: Michelle L. Henson

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Misty Keens	1141 HULL ST BALTIMORE, MD		3-81	15 yrs
Kelli Bordenstein	1148 HULL ST, BALTIMORE, MD		12-83	3 yrs
Nicol Regan	824 Park Ave Baltimore MD		2-73	8 yrs

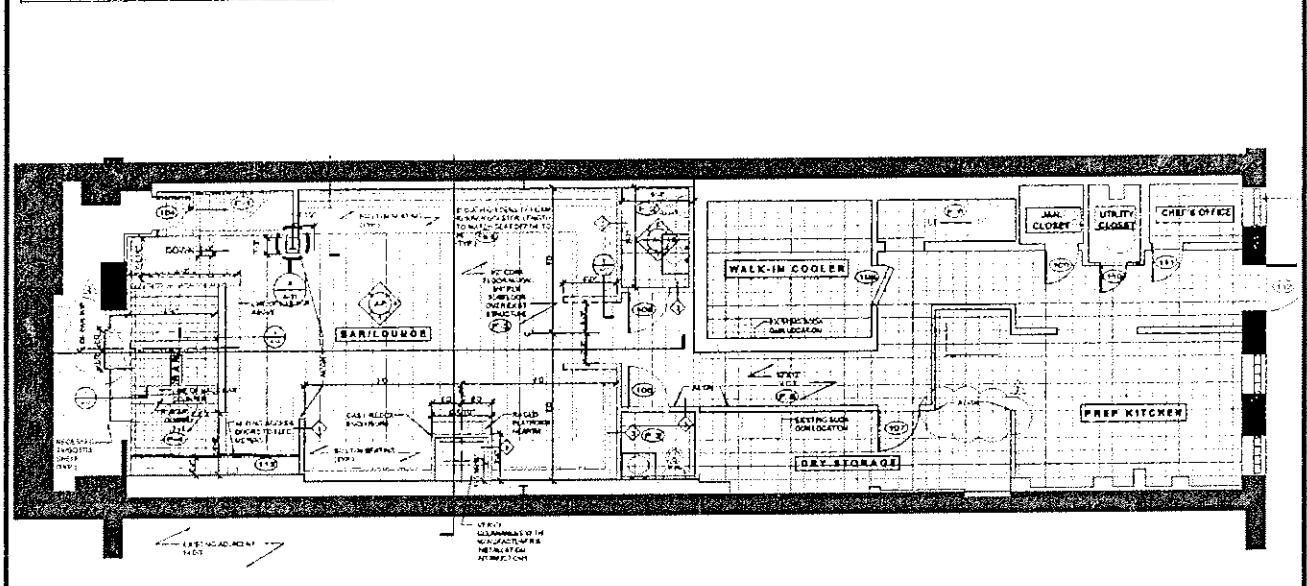
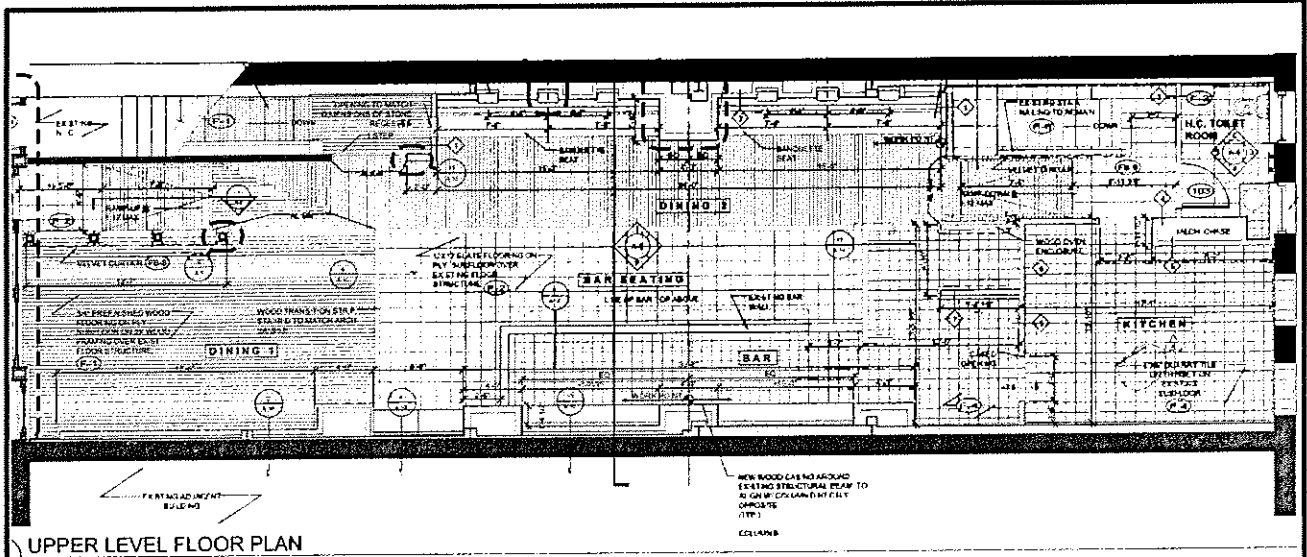
RECEIVED

MAY 24 2021

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

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

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



1 LOWER LEVEL FLOOR PLAN



Liquor Board System

Version 1.0

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

License Detail

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

Add Adult Entertainment License

Location

Corp Name: **SECURED CREDITOR**
 Trade Name: **N/A**
 Zone Code: 25
 Phone: 410-234-1471

Block Num: 313 Street: CHARLES STREET NORTH
 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:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
CHRISTOPHER	REGAN	824 PARK AVENUE	Baltimore	MD	21204	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action
12/17/2021	12/16/2021 - Virtual Public Hearing Re: Application to transfer ownership from a secured 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# 120305...k/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
10/15/2008	10/9/08 Public Hearing re:180 day extension.DECISION: FTA. MUST SHOW CAUSE AS TO FAILURE TO APPEAR & WHY BOARD SHOULD 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 Conf..RE: 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

Address: 313 CHARLES STREET NORTH

Trade Name: N/A

Comment:

Add Comment

Hold Info

313 N CHARLES FOOD GROUP, LLC: W21736723

Department ID Number:

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:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 313 N. Charles St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 6

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 3

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR _____

ARENA _____

HOTEL/MOTEL _____

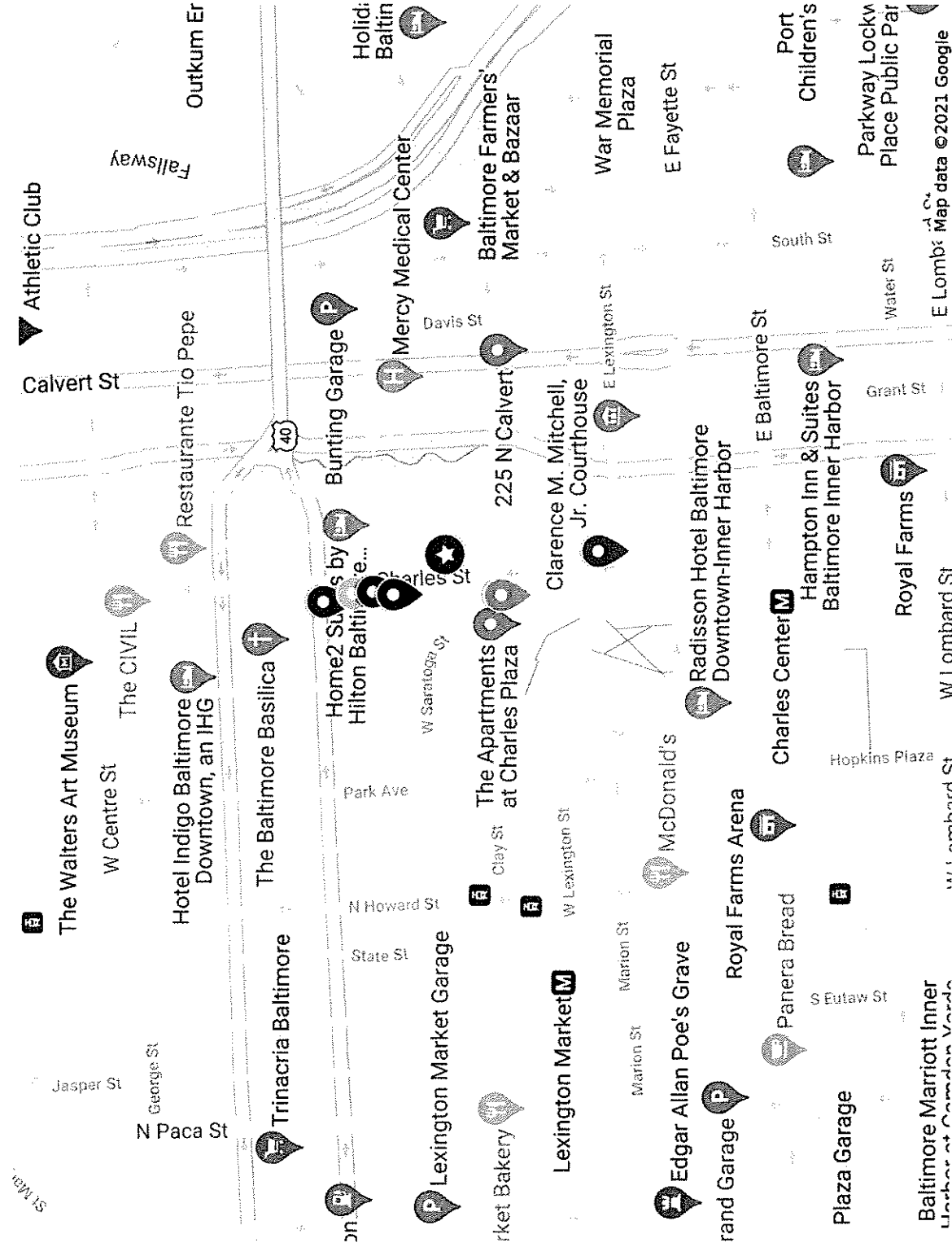
RACING _____

PREPARED BY: Chase DATE: 11/23/21

313 N. Charles St.

Licensed Establishments

- ★ Good Food LBD7
- 📍 David and Dad's Cafe LB
- 📍 Cazbar LB
- 📍 Lumbini Restaurant LB
- 📍 Mick O'Shea's Irish Pub LB
- 📍 HomeSlyce - Mt. Vernon LB
- 📍 Urban Cellars & Spirits LA



E Lombard St ©2021 Google

Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	Good Food
<i>Corporation Name:</i>	313 N. Charles Food Group, LLC
<i>Location Address:</i>	313 N. Charles St.
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor ▼
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No ▼
<i>Is the location within 300 feet of Church and/or School?</i>	No ▼
<i>Date Posted?</i>	11/17/2021 <input type="text"/>
<i>Estimated Date of Removal?</i>	11/26/2021 <input type="text"/>
<i>Are there any other licensed establishments within a two block radius?</i>	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:




 Attach Additional Photos

Inspector Name

Date and Time

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

11/23/2021

 1:07:36 PM

Name of Licensee (if present)

Approve

Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	<input type="text" value="Bryson Keens"/>
<i>Address of Premises:</i>	<input type="text" value="313 N. Charles Street"/>
<i>Inspector:</i>	<input type="text" value="i:0#w baltimore\terrl.chase"/>
<i>Date Posted:</i>	<input type="text" value="11/17/2021"/>
<i>Time Posted:</i>	<input type="text" value="5:00 PM"/>
<i>Date Rechecked:</i>	<input type="text" value="11/27/2021"/>
<i>Time Rechecked:</i>	<input type="text" value="6:00 PM"/>
<i>Manager or Owner when sign posted:</i>	<input type="text" value="N/A"/>

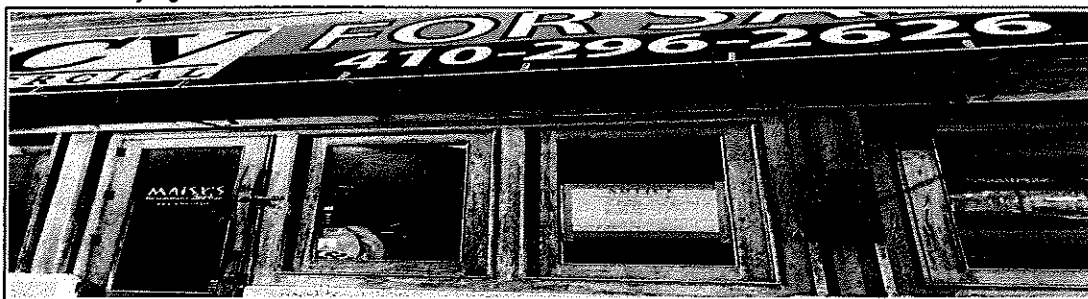
Summary on location of sign posted:

The sign is posted on the front door.

Summary on location of sign rechecked:

The sign is still posted on the front door.

Insert Photo of Sign and location:



Attach Additional Photos

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 313 N. Charles Street 21201
Class of License: Class "BD7" Beer, Wine & Liquor License
Scope of Application: Transfer of ownership requesting off-premise catering
and delivery of alcoholic beverages

Application filed by: 313 N. Charles Food Group, LLC The Good Food
Bryson Keens
Present Licensee(s): Secured Creditor
Christopher Regan

The hearing concerning this application will be held on or after December 2, 2021
Persons who oppose this application should send their written protest to the office of the Board
at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be
acknowledged and protestants will be notified of the hearing date and time.

FOR MORE INFORMATION CALL
410-396-4377

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

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

**Online Use & Occupancy Permit
Application**

Property Address: 313 N CHARLES ST Block/Lot: 0603/011

Permit No: **USE2021-53319**

Applicant:
SHELLY FRASCO

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

Owner/Lessee:
Owner THDC 313 CHARLES LLC

Total : **98.00**

Lessee 313 N CHARLES STREET FOOD GROUP LLC

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Restaurant			
Proposed Use : (Commercial) Restaurant			
	Dwelling:	Rooming:	Efficiency:
Existing Count:	002	000	000
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
FIRE INSPECTION	07/14/2021		YDIO
HEALTH DEPARTMENT INSPECTION	07/14/2021		JWEL
Application Received		07/13/2021	
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. I ALSO DECLARE THAT I AM THE OWNER OR HAVE SPECIFIC APPROVAL OF THE OWNER TO ACT AS AGENT FOR THIS APPLICATION .

Project Name: 313 U AND O

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: THDC 313 CHARLES LLC

Applicant: FRASCO,SHELLY

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

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 L. Grange, 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 APPLICATION: TRANSFER NEW EXPANSION OF PREMISES AMENDMENT(S)

EXPLANATION OF REQUEST: Transfer License WD-D11 from Landlord 1444 Light Street LLC to Restaurant Operator B-All Thai LLC CLASS TYPE: B

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: _____

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 1444 Light Street, Baltimore, MD 21230

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: _____

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: _____

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: _____

CORPORATE/LLC/LLP/PARTNERSHIP NAME: B-All Thai LLC TRADE NAME: Bodhi Federal Hill

BUSINESS PHONE NUMBER: 443-708-7527 BUSINESS EMAIL ADDRESS: ballthailc@gmail.com

ATTORNEY FOR THE APPLICANT: Andrew Kiphart ADDRESS: Baumer & Buchholz, LLC 2033 Baltimore Blvd., Parkville, MD 21041 PHONE: 410-876-4500

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

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 60 indoor ; 20 outside patio

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

1. Applicant A

Montree Wongchalee _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 827 West 35th Street Baltimore MD 21211 4
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 05/1982 Male Thailand
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

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

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

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

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

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

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

Business partner (20%) owner of B More Than LLC, but is not on the license at 3300 Chestnut Avenue

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

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

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

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

Applicant A B C

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

Name	Address	Phone	Email
Natnutda S. Stevens	1444 Light Street, Baltimore MD 21230		

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. B 4-10B (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Kevin J. Stevens ADDRESS: 11714 Coppermine Road, Union Bridge, MD 21791 TITLE: Vice Preside 26.39%
- 2) NAME: Natnutda S. Stevens ADDRESS: 11714 Coppermine Road, Union Bridge, MD 21791 TITLE: President 26.39%
- 3) NAME: Montree Wongchalee ADDRESS: 827 West 35th Street Baltimore MD 21211 TITLE: Member 26.69%
- 4) NAME: Arisa Wongchali ADDRESS: 2138 Mt. Royal Ter. Baltimore MD 21217 TITLE: Member 20.53%

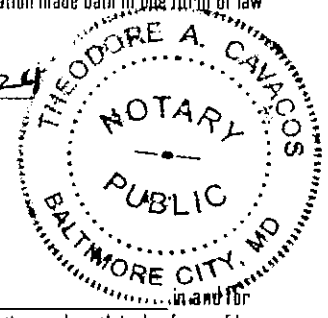
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform to all State and County laws and regulations relating to the sale of alcoholic beverages, as well as to the rules and regulations of the Board of License Commissioners for Baltimore City, and hereby grants permission to the State Comptroller, his duly authorized deputies, inspectors and clerks, The Board of License Commissioners for Baltimore City, its duly authorized agents and employees, and any peace officer of Baltimore City or the State of Maryland to inspect and search at any and all hours, without warrant, the premises and any and all parts thereof upon and in which said business is to be conducted. If license is issued, the applicants must ensure that at least one licensee remains a resident of Baltimore City throughout the duration of this license.

[Signature]
Signature of Applicant A

I hereby certify that on the 9th day of JANUARY, 2021, before me, the subscriber, a notary public of the State of MD in and for Baltimore City, personally appeared Montree Wongchalee the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] [Notary Seal] My Commission expires 02-06-2024
Printed Name: Theodor A Cavaco



Signature of Applicant B

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

Signature: _____ [Notary Seal] My Commission expires _____
Printed Name: _____

Signature of Applicant C

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

Signature: _____ [Notary Seal] My Commission expires _____
Printed Name: _____

Name and Address of the owners of the premise/landlord: PORNCHAI RUNGROJCHAROENKIT Phone Number: [REDACTED]
1444 light ST BALTIMORE, MD 21230

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

(I, WE) PORNCHAI RUNGROJCHAROENKIT HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1444 light ST., Baltimore, City with a Zip Code of 21230, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
 Signature of Owner of the Property

I hereby certify that on the 27 day of November, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared PORNCHAI RUNGROJCHAROENKIT the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.
 Notary Signature: [Signature]
 Notary Printed Name: ROBYN L. SHAFER

ROBYN L. SHAFER
 Notary Public
 Frederick County
 Maryland
 My Commission Expires Sep. 01, 2022

09/01/2022

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)

RECEIVED
 MAR 02 2021
 Baltimore City
 Liquor Board

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

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

Name and Address of the owners of the premises/landlord: PORNCHAI RUNGROJCHAROENKIT Phone Number: [REDACTED]
1444 light ST BALTIMORE, MD 21230

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

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[Signature]
 Signature of Owner of the Property

I hereby certify that on the 27 day of November, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Fredrick County, personally appeared PORNCHAI RUNGROJCHAROENKIT the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.
 Notary Signature: [Signature]
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 Notary Public
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Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
✓ Monroe Reeves	403 Pressman St Baltimore MD 21217	<u>[Signature]</u>	11/05/56	10 years

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 MAR 02 2021
 Baltimore City
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 1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
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Name and Address of the owners of the premise/landlord: PORNCHAI RUNGROJCHAROENKIT Phone Number: [REDACTED]
1444 light ST BALTIMORE, MD 21230

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[Signature]
 Signature of Owner of the Property

I hereby certify that on the 27 day of November, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Frederick County, personally appeared PORNCHAI RUNGROJCHAROENKIT the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.
 Notary Signature: [Signature]
 Notary Printed Name: ROBYN L. SHAFER

ROBYN L. SHAFER
 Notary Public
 [Notary Seal] Frederick County
Maryland
 My Commission Expires Sep. 01, 2022

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Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<u>Thomas C. [Signature]</u>	<u>2138 Mt. Royal Tr. Baltimore MD 21217</u>	<u>[Signature]</u>	<u>04/1982</u>	<u>4 years</u>
<u>Felipe P. Goncalves</u>	<u>1313 OREM AVE. BW H. MD 21217</u>	<u>[Signature]</u>	<u>06/1982</u>	<u>4 years</u>

RECEIVED
 MAR 02 2021
 Baltimore City Liquor Board

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 1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
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Name and Address of the owners of the premise/landlord: _____ Phone Number: _____

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

(I, WE) _____ HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at _____, Baltimore, City with a Zip Code of _____, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Owner of the Property

I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____, in and for _____, personally appeared _____ the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: _____ [Notary Seal] My Commission expires _____

Notary Printed Name: _____

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Johanna Stenberg	728 S. Clinton St.	Johanna Stj	2/79	3+

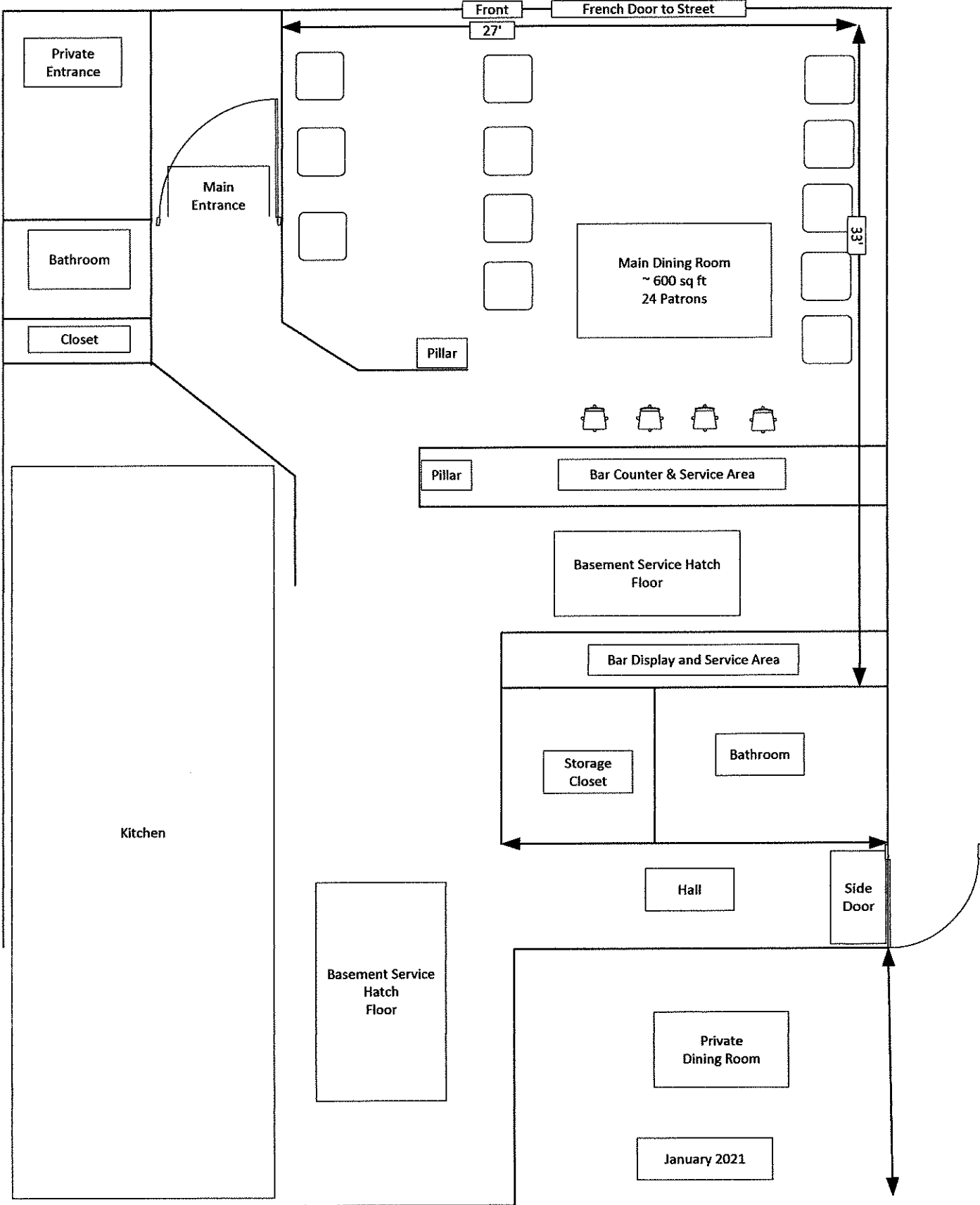
Board of Liquor License Commissioners for the State of Baltimore
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Please note that this is a public document and upon request will be provided to the general members of the public.

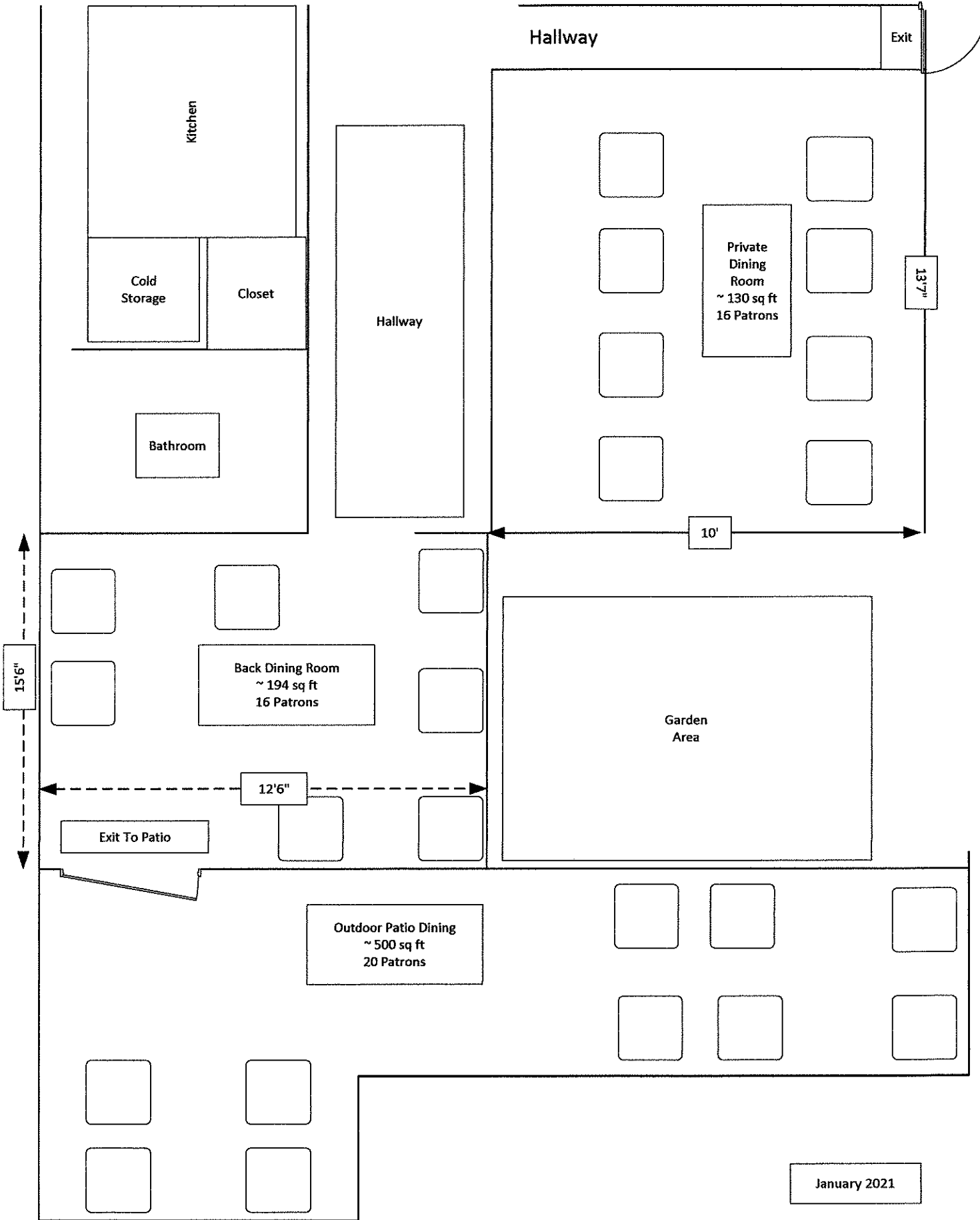
RECEIVED-BLLC
DEC 14 2019 12:35 PM

Bodhi Federal Hill / B All Thai LLC
Main Dining Area and Bar
1444 Light Street, Baltimore, MD 21230

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 Entertainment License](#)

Location

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

Zone Code: 7

Phone: 301-233-6992

Block Num: 1444-46

City: BALTIMORE

Street: LIGHT STREET

State: MD

Zip: 21230

CR Number: 17819226

Portion of Business Used:

CONTINUE TO USE FIRST FLOOR AS RESTAURANT (NEW TENANT)

Restriction:

[Edit the License Location Info](#)
[Alternate Mailing Address](#)

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
NATAWAN	KHUMJARURAT	9603 BRIGADOON PLACE	FREDERICK	MD	21704	Edit	Remove Owner
JOHANNA	STENBERG	728 S CLINTON STREET	Baltimore	MD	21224	Edit	Remove Owner

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 ISSUED CHECK INVOICE#118421 ...K/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 details....k/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	Sent letter to licensee about past due administration fee of \$100.00 from hearing date April 24, 2014.... /sb	Delete
11/25/2014	10/27/2014***CITY LAW DEPT*** Iberico LLC 1/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 ownership, 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

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: ⓘ

KEVIN STEVENS
11714 COPPERMINE RD
UNION BRIDGE MD 21791

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:

02/21/2019

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



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
BMZ2014-00110		(USE) USE 1ST FLOOR OF PREMISES AS A RESTAURANT-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 COMMERCIAL 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 APPLICATION: TRANSFER NEW EXPANSION OF PREMISES AMENDMENT(S)

EXPLANATION OF REQUEST: New Class B License Request CLASS TYPE: B

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 1409 Point Street 21231

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

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Doner Bros HP, LLC TRADE NAME: Doner Bros

BUSINESS PHONE NUMBER: 844-366-7277 BUSINESS EMAIL ADDRESS: alex@donerbros.com

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

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

Please note that as per Alc. Bev. Art. 8-12-1407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A

Steven M. Banks [REDACTED] [REDACTED]
 (Full name) (Telephone no.) E-mail (Required)
 1619 St. Paul Street #1 Baltimore MD 21202 33 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 6/88 M Baltimore City, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

Alexander E Politsch [REDACTED] [REDACTED]
 (Full name) (Telephone no.) E-mail (Required)
 554 Callander Way Abingdon MD 21009 N/A
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 11/88 M Kansas City, MO
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

(Full name) (Telephone no.) E-mail (Required)
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

new license request, new building

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

Applicant A B C

[Redacted]

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


Name	Address	Phone	Email
Steven M. Banks	1619 Saint Paul St. Apt. 2 Baltimore MD 21202	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. B 4-103 (a)(10). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

- 1) NAME: Steven M. Banks ADDRESS: 1619 Saint Paul St. Apt 2, Baltimore MD 21202 TITLE: owner %OF STOCK HELD: 51
- 2) NAME: Alexander E. Politech ADDRESS: 554 Calverley Way Abingdon MD 21009 TITLE: owner %OF STOCK HELD: 49
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform to all State and County laws and regulations relating to the sale of alcoholic beverages, as well as to the rules and regulations of the Board of License Commissioners for Baltimore City, and hereby grants permission to the State Comptroller, his duly authorized deputies, inspectors and clerks, The Board of License Commissioners for Baltimore City, its duly authorized agents and employees, and any peace officer of Baltimore City or the State of Maryland to inspect and search at any and all hours, without warrant, the premises and any and all parts thereof upon and in which said business is to be conducted. If license is issued, the applicants must ensure that at least one licensee remains a resident of Baltimore City throughout the duration of this license.


Signature of Applicant A

I hereby certify that on the 29 day of Sept, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Steven M Banks the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Stephan W Fogelmann Jr. [Notary Seal] My Commission expires 12/16/22
Printed Name: Stephan W Fogelmann Jr.


Signature of Applicant B

I hereby certify that on the 29 day of Sept, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Alexander Politech the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Stephan W Fogelmann Jr. [Notary Seal] My Commission expires 12/16/22
Printed Name: Stephan W Fogelmann Jr.

Signature of Applicant C

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

Signature: _____ [Notary Seal] My Commission expires _____
Printed Name: _____

Name and Address of the owners of the premises/landlord: Block Street Residential Development, LLC Phone Number: [REDACTED]

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

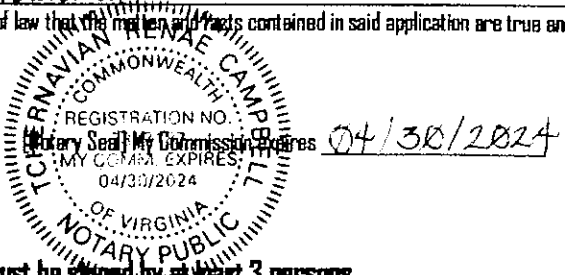
(I, WE) Block Street Residential Development, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1405 Point Street, Baltimore, City with a Zip Code of 21231, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under 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 peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
Signature of Owner of the Property

I hereby certify that on the 28 day of September, 2021, before me, the subscriber, a notary public of the State of Virginia, in and for Virginia Beach, personally appeared LOUIS S. Haddad the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: T.R. Campbell
Notary Printed Name: T.R. Campbell



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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Accumulated with the Applicant(s)

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

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

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

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

(I, WE) _____ HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at _____, Baltimore, City with a Zip Code of _____, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Owner of the Property

I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____, in and for _____, personally appeared _____ the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

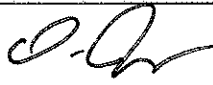


As witness, my hand and notarial seal.

Notary Signature: _____ (Notary Seal) My Commission expires _____

Notary Printed Name: _____

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Omar Jennings	890 S Macm St Baltimore, MD 21224		07/1957	24 years
Malissa Jennings	890 S Macm St Baltimore, MD 21224		12/1988	15 years
Rosa Wilson	2229 Homewood Ave Baltimore, MD 21218		08/1952	3 years

RECEIVED

OCT 05 2021

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

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

Baltimore City
Liquor Board

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

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

(I, WE) _____ HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at _____, Baltimore, City with a Zip Code of _____, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Owner of the Property

I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____, in and for _____, personally appeared _____ the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

RECEIVED

Notary Signature: _____ [Notary Seal] My Commission expires OCT 05 2021

Notary Printed Name: _____

Baltimore City
Liquor Board

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Dinah Bengur	4420 Norwood Rd. Baltimore, MD 21218	<i>[Signature]</i>	4/83	3 years

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

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

HARBOR POINT
 3405 POINT STREET
 BALTIMORE, MD 21231

OWNER
 BLOCK STREET DEVELOPMENT
 DEVELOPMENT, LLC
 100 BALTIMORE ST. 200
 BALTIMORE, MD 21201

OWNER
 TOWNE
 DONES BROS
 100 BALTIMORE ST. 200
 BALTIMORE, MD 21201

PROJECT
 RADIX Architecture
 Studio
 100 BALTIMORE ST. 200
 BALTIMORE, MD 21201

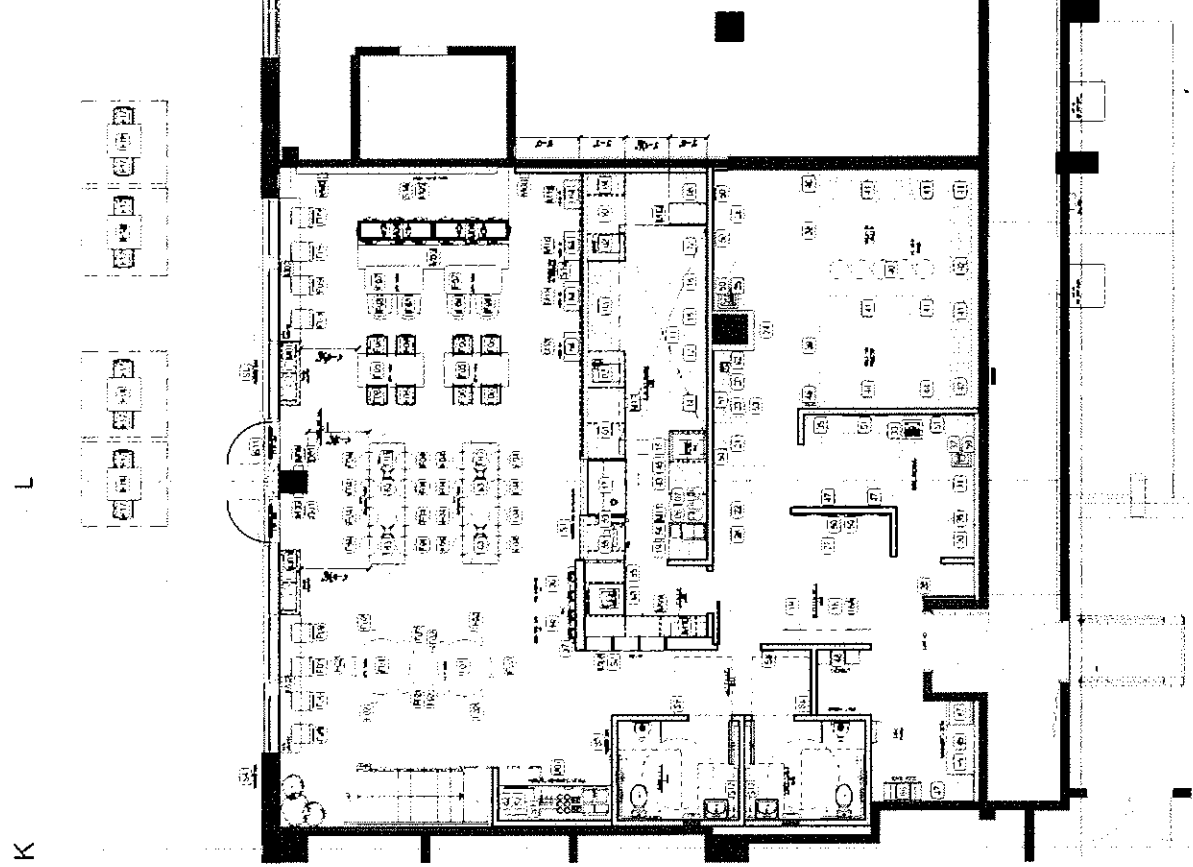
ARCHITECT
 RADIX Architecture
 Studio
 100 BALTIMORE ST. 200
 BALTIMORE, MD 21201

STRUCTURAL ENGINEER
 ELMER ENGINEERS, INC.
 100 BALTIMORE ST. 200
 BALTIMORE, MD 21201

DATE _____
REVISION _____
SCALE _____

PERMIT SET
 DRAWING NO. ARCHITECTURAL
**FIRST FLOOR
 FF&E PLAN**
 DRAWING TITLE

A2.31



DATE: 12/21/2017
 12:30 PM

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1.0	CONCRETE	100	YD	100.00	100.00
2.0	STEEL	50	TON	50.00	50.00
3.0	WOOD	200	YD	200.00	200.00
4.0	PAINT	100	YD	100.00	100.00
5.0	GLASS	50	YD	50.00	50.00
6.0	MECHANICAL	100	YD	100.00	100.00
7.0	ELECTRICAL	100	YD	100.00	100.00
8.0	PLUMBING	100	YD	100.00	100.00
9.0	FINISHES	100	YD	100.00	100.00
10.0	LABOR	100	YD	100.00	100.00
11.0	PERMITS	1	SET	100.00	100.00
12.0	CONTINGENCY	10	PERCENT	10.00	10.00
13.0	TOTAL				1000.00

HARBOR POINT
 1405 POINT STREET
 BALTIMORE, MD 21231

OWNER:
 BLOCK STREET RESIDENTIAL
 DEVELOPMENT, LLC
 1200 HANCOCK STREET
 BALTIMORE, MD 21205

TECHNICAL:
 DONER BROS
 1000 HANCOCK STREET
 BALTIMORE, MD 21205

ARCHITECT:
 RADIX Architecture
 Studio
 1000 HANCOCK STREET
 BALTIMORE, MD 21205

MEP ENGINEER:
 ENERK ENGINEERING, INC.
 1000 HANCOCK STREET
 BALTIMORE, MD 21205

STRUCTURAL ENGINEER:
 1000 HANCOCK STREET
 BALTIMORE, MD 21205

NO.	DATE	DESCRIPTION
1	08/20/2014	ISSUED FOR PERMIT
2	08/20/2014	ISSUED FOR PERMIT
3	08/20/2014	ISSUED FOR PERMIT
4	08/20/2014	ISSUED FOR PERMIT
5	08/20/2014	ISSUED FOR PERMIT
6	08/20/2014	ISSUED FOR PERMIT
7	08/20/2014	ISSUED FOR PERMIT
8	08/20/2014	ISSUED FOR PERMIT
9	08/20/2014	ISSUED FOR PERMIT
10	08/20/2014	ISSUED FOR PERMIT

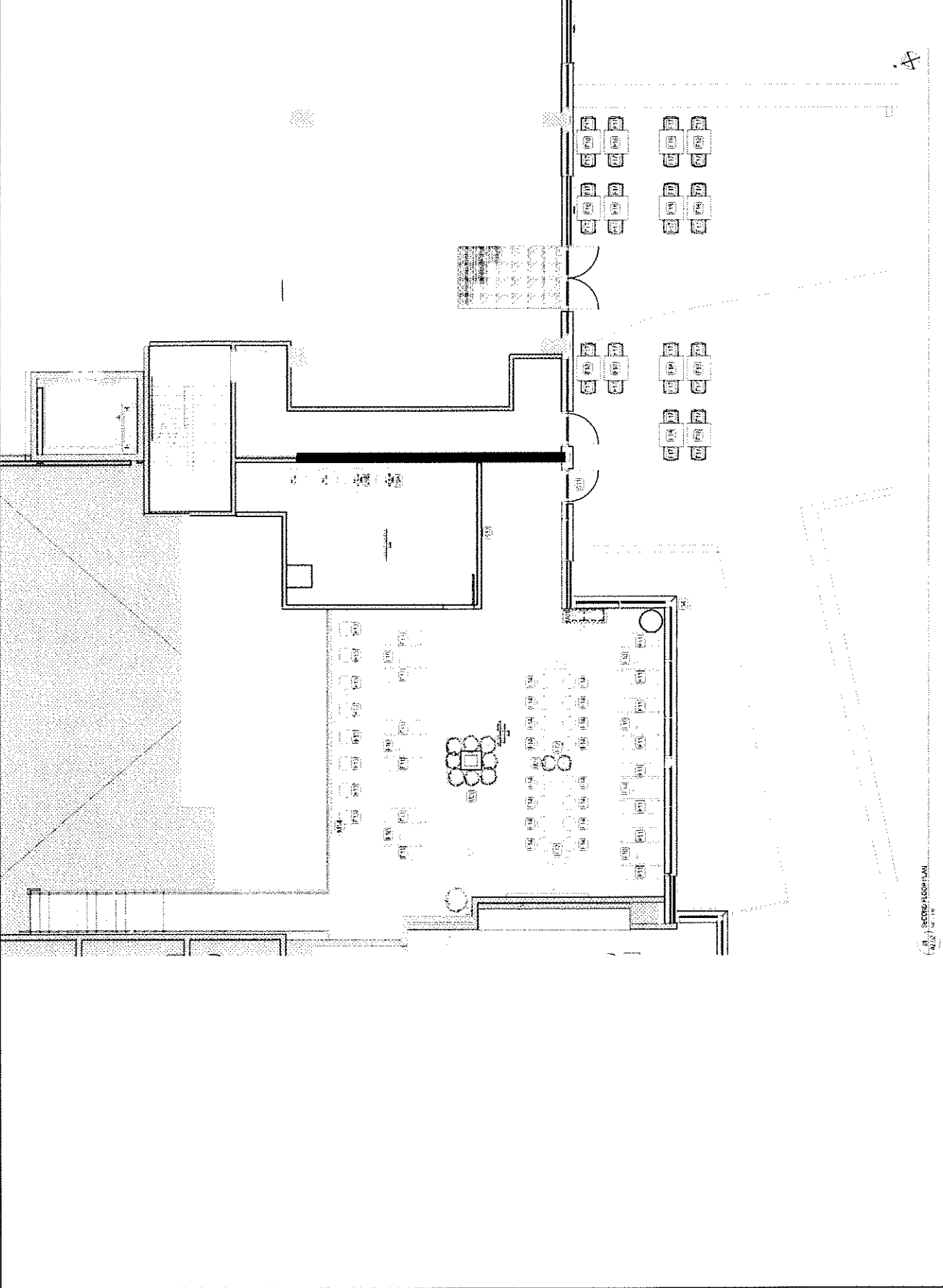
SCALE:
 1/8" = 1'-0"

DATE:
 08/20/2014

PERMIT SET

**SECOND FLOOR
 FF&E PLAN**

A2.32



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

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 St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 15

"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 13

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 1

ARENA _____

HOTEL/MOTEL _____

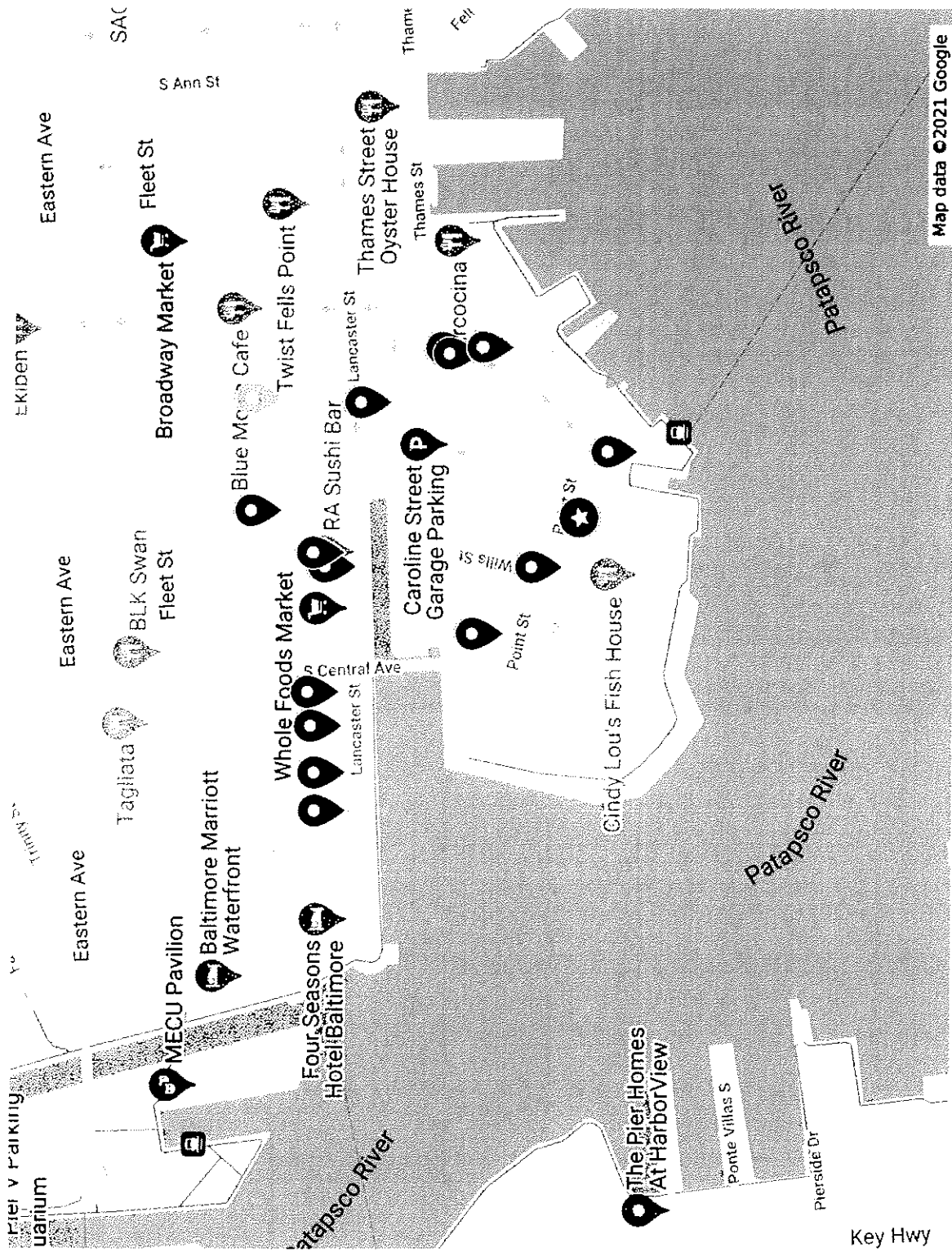
RACING _____

PREPARED BY: Chase DATE: 10/28/21

1409 Point St.

Licensed Establishment

- Doner Bros LB
- Ceremony Coffee Roasters - Harbor Point LB
- Ampersea LB
- RA Sushi Bar Restaurant LB
- Ouzo Bay LB
- Charleston LB
- Cinghiale LB
- Lebanese Taverna LB
- Vida Taco Bar Harbor Point LB
- Bond Street Social LB
- Black Olive LB
- One-Eyed Mike's LB
- Mussel Bar & Grille LB
- Bar Vasquez LB
- Fells Point Tavern L207
- Dudas Tavern LD



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	<input type="text" value="Doner Bros"/>
<i>Corporation Name:</i>	<input type="text" value="Doner Bros HP, LLC"/>
<i>Location Address:</i>	<input type="text" value="1409 Point St"/>
<i>License Type:</i>	Class "B" Beer, Wine and Liquor ▼
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No ▼
<i>Is the location within 300 feet of Church and/or School?</i>	No ▼
<i>Date Posted?</i>	<input type="text" value="10/25/2021"/> <input type="button" value="📅"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="11/3/2021"/> <input type="button" value="📅"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes ▼

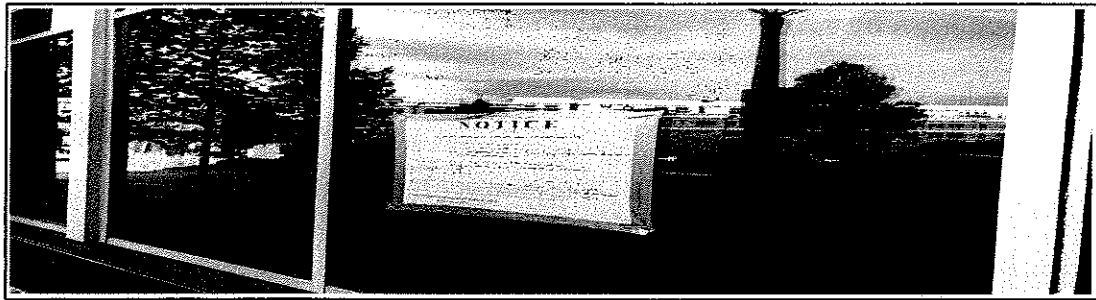
Other licensed locations - Describe/Note:


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
<input type="text" value="i:0#w/baltimore\terri.chase"/>	<input type="text" value="10/28/2021"/> <input type="text" value="2:39:34 PM"/>
Name of Licensee (if present)	
<input type="text"/>	
<input type="button" value="Approve"/> <input type="button" value="Disapprove"/>	

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:

Address of Premises:

Inspector:

Date Posted:

Time Posted:

Date Rechecked:

Time Rechecked:

Manager or Owner when sign posted:

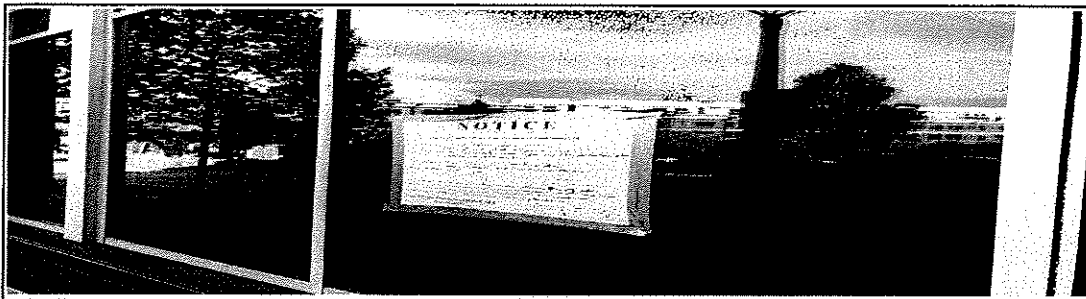
Summary on location of sign posted:

The sign is posted on the front window.

Summary on location of sign rechecked:

The sign is still posted on the front window.

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1409 Point Street 21231
Class of License: Class "B" Beer, Wine & Liquor License
Scope of Application: New restaurant license requesting live entertainment and outdoor table service

Application filed by: Dover Bros HP, LLC 719 Dover Bros
Steven M. Banks and Alexander E. Politsch
Present Licensee(s): N/A

The hearing concerning this application will be held after November 11, 2021

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

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

**Online Use & Occupancy Permit
Application**

Property Address: 1300 THAMES ST 2
Block/Lot: 1825/002

Permit No: **USE2021-54345**

Applicant:
ABRAHAM HURDLE

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

Owner/Lessee:
Owner BSA BORROWER LLC

Lessee DONER BROS HP, LLC

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

Property Use & Occupancy Information:

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

Proposed Use : (Commercial) Restaurant

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

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

District:201

MINOR PRIVILEGE:

THIS IS NOT A PERMIT. THIS DOCUMENT IS PROOF OF APPLICATION FOR A PERMIT. YOU MUST OBTAIN THE ACTUAL PERMIT OR CERTIFICATE OF OCCUPANCY BEFORE THE BELOW STATED WORK OR USE CAN BEGIN. FOR MORE INFORMATION CONTACT THE ONE STOP SHOP PERMIT CENTER AT 443-984-1809.

USE 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: DONER BROS

Owner First Name:

Role: Agent

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

Applicant: HURDLE,ABRAHAM

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

November 7, 2021

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.

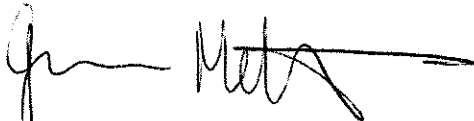
During the Döner Brös construction process, occurring over the past several months, I not only heard the noise as though it was directly in my apartment, but also felt the reverberations of the construction coming up through my floor. I can only imagine what it would be like to deal with a live band 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 APPLICATION: TRANSFER NEW EXPANSION OF PREMISES AMENDMENT(S)

EXPLANATION OF REQUEST: ADDING LIVE ENTERTAINMENT , EXPANDING OUTDOOR AND INDOOR SERVICE AREA CLASS TYPE: B

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: _____

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: _____

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: _____

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: _____

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: 3827-3833 FALLS ROAD BALTIMORE MD 21211

CORPORATE/LLC/LLP/PARTNERSHIP NAME: GOOD NEIGHBOR INC TRADE NAME: GOOD NEIGHBOR

BUSINESS PHONE NUMBER: 443.240.5790 BUSINESS EMAIL ADDRESS: chopra.shawn@gmail.com

ATTORNEY FOR THE APPLICANT: STEPHAN FOGLEMAN ADDRESS: 1700 THAMES STREET PHONE: 410.258.8500

Part of Premises Used (Note: Floors and Areas for Storage): 1ST 2ND 3RD Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 99

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

1. Applicant A

SHAWN CHOPRA _____
 (Full name) (Telephone no.) E-mail (Required)

2076 ERIC SHAEFER WAY BALTIMORE MD 21211 9 YEARS
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

10/1987 MALE CANADA
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

2. Applicant B

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

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

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

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

3. Applicant C

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

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

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

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

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

CURRENT LICENSEE AT THIS LOCATION

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

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

Applicant A B C

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

Name	Address	Phone	Email
SHAWN CHOPRA	2076 ERIC SHAEFER WAY	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-103 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: SHAWN CHOPRA ADDRESS: 2076 ERIC SHAEFER WAY TITLE: PRESIDENT %OF STOCK HELD: 50
- 2) NAME: ANNE MORGAN ADDRESS: 2076 ERIC SHAEFER WAY TITLE: VP %OF STOCK HELD: 50
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform to all State and County laws and regulations relating to the sale of alcoholic beverages, as well as to the rules and regulations of the Board of License Commissioners for Baltimore City, and hereby grants permission to the State Comptroller, his duly authorized deputies, inspectors and clerks, The Board of License Commissioners for Baltimore City, its duly authorized agents and employees, and any peace officer of Baltimore City or the State of Maryland to inspect and search at any and all hours, without warrant, the premises and any and all parts thereof upon and in which said business is to be conducted. If license is issued, the applicants must ensure that at least one licensee remains a resident of Baltimore City throughout the duration of this license.

[Signature]
Signature of Applicant A

I hereby certify that on the 22 day of MARCH, 2021, before me, the subscriber, a notary public of the State of MARYLAND in and for _____, personally appeared SHAWN CHOPRA the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] [Notary Seal] My Commission expires MAY 23, 2024
Printed Name: CHRISTOPHER RUCKENBERG

Signature of Applicant B

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

Signature: _____ [Notary Seal] My Commission expires _____
Printed Name: _____

Signature of Applicant C

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

Signature: _____ [Notary Seal] My Commission expires _____
Printed Name: _____

JEREMY LANDSMAN, PRINCIPAL

Name and Address of the owners of the premise/landlord: 3827 FALLS ROAD LLC Phone Number [REDACTED]
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 CERTIFY,
 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, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
 Signature of Owner of the Property

I hereby certify that on the 22 day of MARCH, 2022, before me, the subscriber, a notary public of the State of MARYLAND, in and for [REDACTED], personally appeared Jeremy Landsman the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature] Notary Seal] My Commission expires May 25, 2024
 Notary Printed Name: Christopher Reubens

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
ERICA PAGE	325 E 20TH ST BALTIMORE, MD 21218	<u>[Signature]</u>	03/09/91	2 YRS
Sue-Lynn Hubbard	221 E Heath St Baltimore, MD 21230	<u>[Signature]</u>	2/01/89	10 YRS
William Walker	3715 Elkader Rd Baltimore MD 21218	<u>[Signature]</u>	09/82	3 YRS

RECEIVED

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

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



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 Entertainment 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](#)

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:

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: ⓘ

MICHAEL LESTNER

7 CHURCH LN

#17

BALTIMORE MD 21208

Status:

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

04/22/2019

State of Formation:

MD

Stock Status:

STOCK

Close Status:

NO

PROPOSED LOCATION: 3827 - 3833 Falls Road

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 2

"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 1

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 1

ARENA _____




HOTEL/MOTEL _____

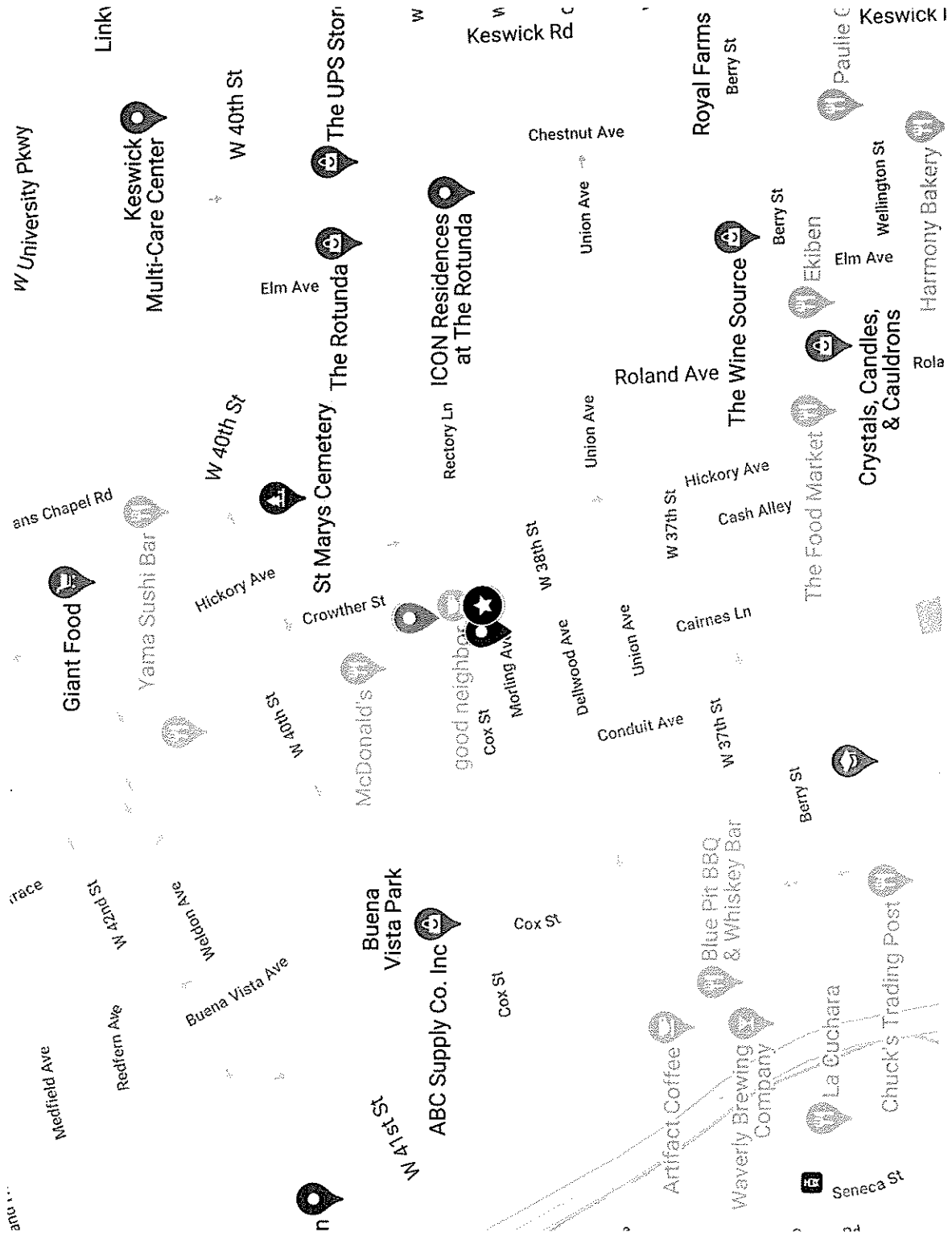
RACING _____

PREPARED BY: Samuel Clark DATE: 12/7/21

3827-3833 Falls Rd

Licensed Establishments

-  Good Neighbor LB
-  Papi's Hampden LBD7
-  Wicked Sisters LB



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	<input type="text" value="Good Neighbor"/>
<i>Corporation Name:</i>	<input type="text" value="GOOD NEIGHBOR INC"/>
<i>Location Address:</i>	<input type="text" value="3827-3833 Falls Road Baltimore MD 21211"/>
<i>License Type:</i>	Class "B" Beer, Wine and Liquor ▼
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes ▼
<i>Is the location within 300 feet of Church and/or School?</i>	No ▼
<i>Date Posted?</i>	<input type="text" value="12/2/2021"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="12/13/2021"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes ▼

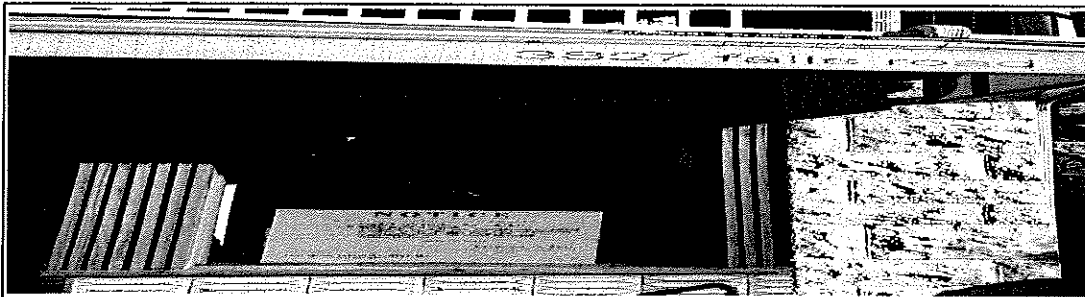
Other licensed locations - Describe/Note:

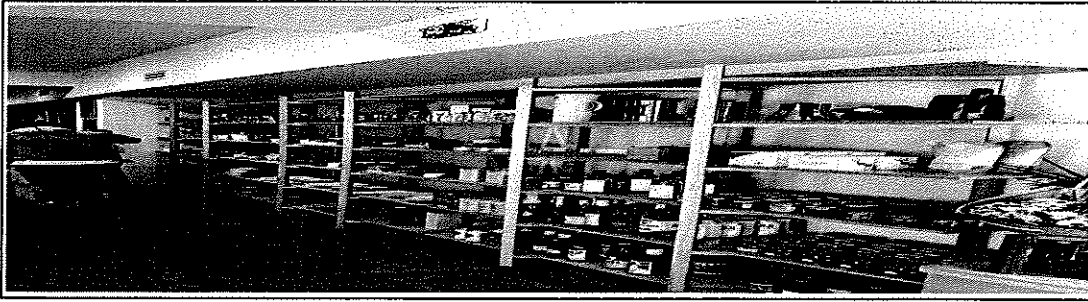
Please see map for additional locations

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

Adding Live entertainment, expanding outdoor and indoor service area class B

Insert Photo of Sign and location:





Attach Additional Photos

Inspector Name	Date and Time
<input type="text" value="i:0#.w baltimore\darryl.clark"/>	<input type="text" value="12/7/2021"/> <input type="text" value="2:06:21 PM"/>
Name of Licensee (if present)	
<input type="text"/>	
<div style="display: flex; justify-content: center; gap: 20px;"> <input type="button" value="Approve"/> <input type="button" value="Disapprove"/> </div>	

Board of Liquor License Commissioners

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

POSTING SIGNS 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:

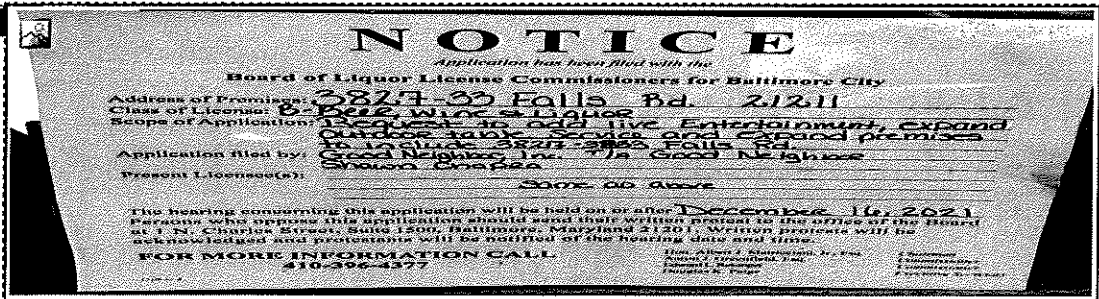
Summary on location of sign posted:

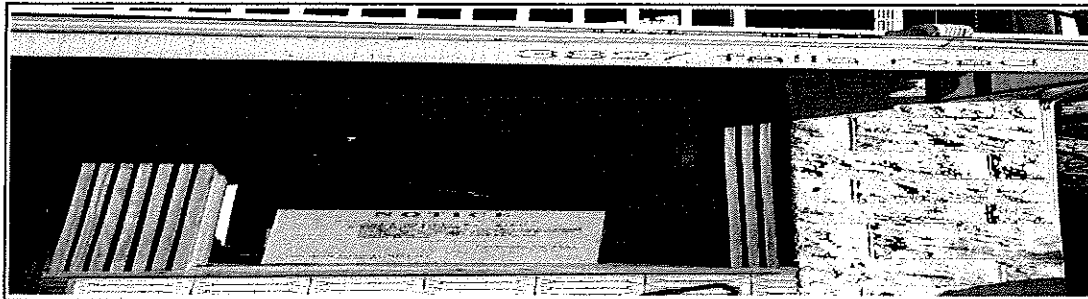
Sign is posted on front window of the establishment

Summary on location of sign rechecked:

Sign is still posted on the front window of the establishment

Insert Photo of Sign and location:





Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 3827-33 Falls Rd. 21211

Class of License: B-Beer, Wine & Liquor

Scope of Application: Request to add live Entertainment, expand outdoor table service and expand premises to include 3827-3823 Falls Rd.

Application filed by: Good Neighbor, Inc. T/A Good Neighbor Shawn Cropera

Present Licensee(s): Same as above

The hearing concerning this application will be held on or after December 16, 2021. Persons who oppose this application should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

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

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

[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 Status

Open/Closed: Open

Closed Date:

External Appearance

Clean and Free of Debris: Satisfactory

Internal Appearance

Location of Bar: Center

Shape of Bar: Square

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:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory ▼

Sanitation: Satisfactory ▼

Menu: N/A ▼

Business Records

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 1/27/2020

Employee Records: Yes ▼

Alcohol Beverage Information Invoice Numbers and Date:

Kitchen

Inspector Comments:

Restroom

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: N/A ▼

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid:

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

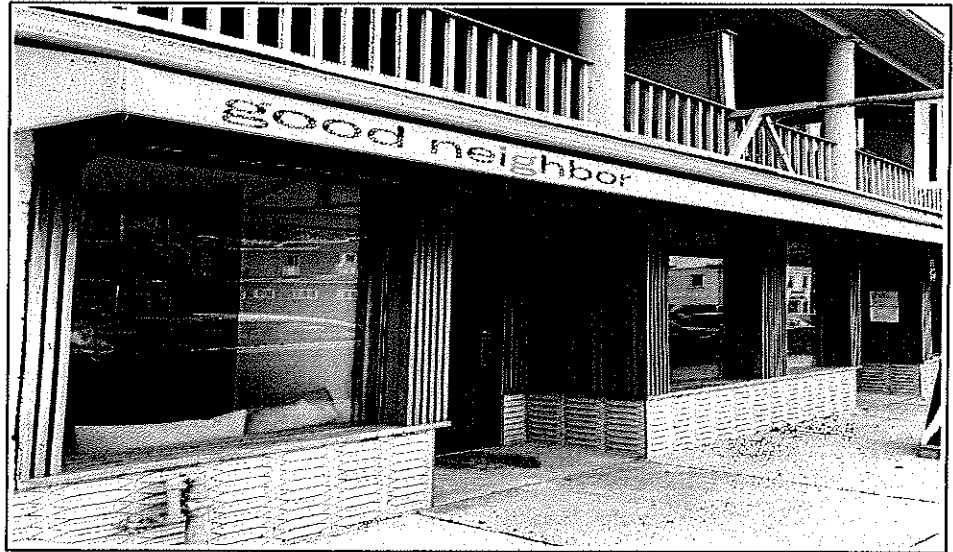
Violations Noted:

Wrap-Up

Instructions Given to Licensee:

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

**Online Use & Occupancy Permit
 Application**

Property Address: 3827 FALLS RD Block/Lot: 3565/007A

Permit No: **USE2021-51138**

Applicant:

LOU CATELLI

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

Owner/Lessee:

Owner 3827 FALLS ROAD LLC

Total : **98.00**

Lessee GOOD NEIGHBORS INC DBA GOOD NEIGHBORS C/O SHAWN

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Restaurant

Proposed Use : (Commercial) Restaurant

	Dwelling:	Roomming:	Efficiency:
Existing Count:	002	000	000
Proposed Count:	000	0	0

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	03/15/2021		LDZI
HEALTH DEPARTMENT INSPECTION	03/15/2021		JWEL
Application Received		03/15/2021	
Zoning Sign-off	03/15/2021	03/15/2021	
One Stop Permit Office Review	03/15/2021		ELLY
MINOR PRIVILEGE	03/15/2021		MPRV

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 Company Name: **3827 FALLS ROAD LLC**

Applicant: **CATELLI,LOU**

Phone:

Project Note:

Address1:

Address2:

City:

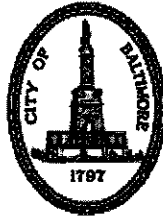
State:

Zip:

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

Baltimore City Board of Municipal
& Zoning Appeals

**3827 FALLS ROAD
(BLOCK 3565, LOT 007A)**



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

Appeal No. 2021-199
Hearing Date: November 2, 2021

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 29th 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

