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:
Mr. Nicholas T.R. Blendy:

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.
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  

Update Info

Add Adult Entertainment License

Add New 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  
City: BALTIMORE  
Street: HULL STREET  
State: MD  
Zip: 21230  
CR Number: 08892791  
Portion of Business Used:  
CONTINUE TO USE AS A RESTAURANT/TAVERN WITH LIVE ENTERTAINMENT AND DANCING  
AND ACCESSORY OFFICES AND STORAGE - CHANGE OF OWNERSHIP  

Restriction:

Edit the License Location Info  
Alternate Mailing Address

License Owners

<table>
<thead>
<tr>
<th>First Name</th>
<th>Last Name</th>
<th>Street</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Action</th>
<th>Change Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>JOHN</td>
<td>CHENERY</td>
<td>43 EMERSON ROAD</td>
<td>SEVERNA PARK</td>
<td>MD</td>
<td>21146</td>
<td>Edit</td>
<td>Remove Owner</td>
</tr>
<tr>
<td>ALESIA</td>
<td>CHENERY</td>
<td>1514 E. FORT AVENUE</td>
<td>BALTIMORE</td>
<td>MD</td>
<td>21230</td>
<td>Edit</td>
<td>Remove Owner</td>
</tr>
<tr>
<td>Date</td>
<td>Comment</td>
<td>Action</td>
<td></td>
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<tr>
<td>12/13/2021</td>
<td>Hardship request letter was submitted. Check invoice #123593...k/r</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>12/01/2021</td>
<td>11/4/2021 - Received 2021 Renewal Application along with $50 check and previous note Processed $1,500 late Renewal Payment, Invoice #123431 and #123432....fr</td>
<td>Delete</td>
<td></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>09/28/2021</td>
<td>&quot;<strong>Per Previous Note HOLDING $1,500 late fee check and awaiting 2021 Renewal application along with $50 application fee</strong>***...fr&quot;</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>09/28/2021</td>
<td>Received 2021 Renewal Application along with $1500 check. Called licensee John Cheney to understand what the $1500 check was for. Mr. Cheney advised me that the check was to catch up on all money owed for the renewal of license. I advised Mr. Cheney 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. Cheney we can keep $1500 check for 2021 late renewal fee and that he can submit a late fee waiver. Mr. Cheney advised that they were currently closed but will submit separate checks and 2021 application....fr</td>
<td>Delete</td>
<td></td>
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</tr>
<tr>
<td>03/09/2021</td>
<td>03/09/2021 - Mail Returned; 2021 Renewal Application..../sb</td>
<td>Delete</td>
<td></td>
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</tr>
<tr>
<td>07/27/2020</td>
<td>Temporary Outdoor Table Service letter was returned...../sb</td>
<td>Delete</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>01/28/2020</td>
<td>&quot;<strong><strong>STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.</strong></strong>/mb</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>09/26/2019</td>
<td>Personal Property Tax letter mailed to Licensee(s) Home Address on 09/26/19..... /sb</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>08/15/2019</td>
<td>Submitted 2018 Trader's License during renewal.... /sb</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>04/04/2019</td>
<td>FOOD FORM WAS SUBMITTED WITH 2019-2020 RENEWAL APPLICATION..... /sb</td>
<td>Delete</td>
<td></td>
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<td></td>
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<td></td>
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<tr>
<td>04/19/2017</td>
<td>Received information from attorney regarding background history of Ms. Cheney. 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</td>
<td>Delete</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>01/31/2017</td>
<td>1/26/17- Public Hearing re: Application to transfer ownership, continuation of live entertainment, APPROVED (3-0 vote)</td>
<td>Delete</td>
<td></td>
<td></td>
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<td></td>
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</tr>
<tr>
<td>11/14/2016</td>
<td>11/10/16- hearing-Application to transfer ownership of a &quot;BD7&quot; Beer, Wine &amp; Liquor License to John Cheney and Alesia Chenery-Disposition: This matter has been postponed for a future hearing date,</td>
<td>Delete</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>11/01/2016</td>
<td>MARYLAND SALES TAX WAS RELEASE ON 10/26/2016.../k/r</td>
<td>Delete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>03/30/2016</td>
<td>received corrected 2016 renewal application, remove hold, ND</td>
<td>Delete</td>
<td></td>
<td></td>
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<tr>
<td>03/16/2016</td>
<td>reviewed 2016 renewal application, adding two licensees-transfer application must be submitted, renewal application on hold, ND</td>
<td>Delete</td>
<td></td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

License num: LBD7 407
Address: 1229 HULL STREET
Trade Name: THE PORT PUBLIC HOUSE

Comment:

Add Comment

Hold Info

Powered by:

https://cobintranet.baltimorerockyكرم.gov/lts/LicenseDetail.aspx?Id=326622
12/28/2021
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:**
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,
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,

[Signature]

Caroline L. Hecker

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

Version 1.0

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

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
City: BALTIMORE
Street: ALICEANNA STREET
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
<table>
<thead>
<tr>
<th>First Name</th>
<th>Last Name</th>
<th>Street</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Action</th>
<th>Change Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>KRISTIN</td>
<td>SULLINS</td>
<td>807 S. FAGLEY STREET</td>
<td>BALTIMORE</td>
<td>MD</td>
<td>21224</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Comments

<table>
<thead>
<tr>
<th>Date</th>
<th>Comment</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/15/2021</td>
<td>REQUEST FOR A HARDSHIP EXTENSION, Letter sent by Attorney, Caroline Hecker; Invoice # 123599 ... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>12/15/2020</td>
<td>Licensee(s) changed during 2020 renewal period - Daniel R. Hogan was removed as licensee /kk</td>
<td>Delete</td>
</tr>
<tr>
<td>06/25/2019</td>
<td>Submitted 2018 Trader's License. /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>05/23/2018</td>
<td>Traders' License is under Silver Cinemas Acquisition Co... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>04/21/2018</td>
<td>Licensee(s) changed during 2018 renewal period - Kristin Sullins replaced Junaid Siddiqi /kk</td>
<td>Delete</td>
</tr>
<tr>
<td>01/31/2018</td>
<td>01/30/18 - Return To Sender: Attempted-Not Known; Unable To Forward... Will resend application to the 645 President St.... /sb</td>
<td>Delete</td>
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<tr>
<td>10/14/2016</td>
<td>Alcohol Awareness expires on 09/15/20 (Pam Wampler &amp; Daniel Hogan)... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>10/30/2007</td>
<td>10/25/07 Transfer Conf.re: Application to transfer ownership &amp; location of Class &quot;BD7&quot;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.</td>
<td>Delete</td>
</tr>
</tbody>
</table>

License num: LBD7 014
Address: 800 ALICEANNA STREET
Trade Name: LANDMARK THEATER AT HARBOR EAST

Comment:

Add Comment

Hold Info

Powered by:

BCIT
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 1/28/2021. 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 - $500.00

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

EXPLANATION OF REQUEST: Transfer of Existing License to new operator at existing location

CLASS TYPE: BD7

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION:

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 313 North Charles Street Baltimore, MD 21201

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

TRANSFERRER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION:

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: 313 N Charles Food Group, LLC
TRADE NAME: GOOD FOOD

BUSINESS PHONE NUMBER: 410-852-5202
BUSINESS EMAIL ADDRESS: goodfoodcharles@gmail.com

ATTORNEY FOR THE APPLICANT: Dave Miller
ADDRESS: 50 E. 46th St., Ste. 404, Timonium, 21093
PHONE: 410-581-3000

Part of Premises Used (Note Floors and Area for Storage): 1st and Basement
Outdoor Table Service 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 Alcoholic Beverages: ☑ Yes ☐ No

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application: ☑ Yes ☐ No

Estimated Seating Capacity: 110

Please note that as per Md. Gov. 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
Bryson Keens

(Full name) 1141 Hull St.
(Residence)Street

(Telephone no.) Baltimore MD 21230 14 years
(Period of residency in Baltimore City)

(Email Address) (Required)
(E-mail (Required))
(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.)
(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.)
(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?

Submitted January 2020
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 held 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 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:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bryson Keens</td>
<td>1141 Hull St, Baltimore, MD 21230</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers; attach list if necessary) or in Limited Liability Company/Partnership list all authorized persons. Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Gov. Art. 84-105 (h)(10). If necessary, please attach a list of the names and address of all outstanding stockholders 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 Partner  
   %OF STOCK HELD: 90%

2) NAME:  
   ADDRESS: 246 Water St, 21206  
   TITLE: Limited Partner  
   %OF STOCK HELD: 100%

3) NAME: Bryson Keens  
   ADDRESS: 1141 Hull Street, 21230  
   TITLE: Operating Partner  
   %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, 2023, before me, the subscriber, a notary public of the State of Maryland, personally appeared: Bryson Keens, in and for the purpose of executing 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 seal.

Signature: [Notary Seal] My Commission expires 5-19-2024

Printed Name: Michelle A. Henson

Signature of Applicant B

I hereby certify that on the day of June, 2023, before me, the subscriber, a notary public of the State of Maryland, in and for the purpose of executing 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 seal.

Signature: [Notary Seal] My Commission expires 5-19-2024

Printed Name:

Signature of Applicant C

I hereby certify that on the day of June, 2023, before me, the subscriber, a notary public of the State of Maryland, in and for the purpose of executing 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 seal.

Signature: [Notary Seal] My Commission expires 5-19-2024

Printed Name:

Revised January 2023
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

I/we, THDC 515 N Charles, LLC, hereby certify that I am we are the owner(s) of the property located at 515 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 County, personally appeared Chris Reagan, the landlord/property owner named in this application made oath as follows that the statements made in said application are true and correct.

[Notary Signature]
[Notary Printed Name]

The following certificates must be signed by all affected 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.

<table>
<thead>
<tr>
<th>Names</th>
<th>Address</th>
<th>Signature</th>
<th>DOB (Month/Year)</th>
<th>Length of time Acquainted with the Applicant(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Misty Keen</td>
<td>1101 Hurst #200, MD</td>
<td>Misty Keen</td>
<td>3-81</td>
<td>15 yrs</td>
</tr>
<tr>
<td>Kelli Brown</td>
<td>1048 Auburn St, MD</td>
<td>Kelli Brown</td>
<td>12-83</td>
<td>3 yrs</td>
</tr>
<tr>
<td>Nicol Regan</td>
<td>821 Park Ave, Baltimore</td>
<td>Nicole Regan</td>
<td>2-73</td>
<td>8 yrs</td>
</tr>
</tbody>
</table>

[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

Please note that this is an ongoing item and upon request will be provided to the general members of the public.
*Please present/draw a Floor Plan/Rendering of the Licensed Premises here. If you have a professionally drafted rendering, please attach it to the application.*
Liquor Board System
Version 1.0

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

Update Info

Add Adult Entertainment License
Add New Adult Entertainment License

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

Block Num: 313
City: BALTIMORE

Street: CHARLES STREET NORTH
State: MD
Zip: 21201
CR Number: 13656331

Portion of Business Used:
USE FIRST FLOOR & LOWER LEVEL AS A RESTAURANT NOT INCLUDING LIVE ENTERTAINMENT

Restriction:

Edit the License Location Info  Alternate Mailing Address

License Owners
<table>
<thead>
<tr>
<th>First Name</th>
<th>Last Name</th>
<th>Street</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Action</th>
<th>Change Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHRISTOPHER</td>
<td>REGAN</td>
<td>824 PARK AVENUE</td>
<td>Baltimore</td>
<td>MD</td>
<td>21204</td>
<td>Edit</td>
<td>Remove Owner</td>
</tr>
</tbody>
</table>

https://cobintranet.baltimorecity.gov/lts/LicenseDetail.aspx?id=326322  12/28/2021
### Comments

<table>
<thead>
<tr>
<th>Date</th>
<th>Comment</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>12/17/2021</td>
<td>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...../fr</td>
<td>Delete</td>
</tr>
<tr>
<td>11/05/2021</td>
<td>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</td>
<td>Delete</td>
</tr>
<tr>
<td>11/01/2021</td>
<td>10/28/2021- Virtual Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)...../fr</td>
<td>Delete</td>
</tr>
<tr>
<td>06/29/2021</td>
<td>*<em><strong>Processed 2021-2022 Renewal Application; Invoice #122486 and Late Renewal Invoice #122487 ...../sb</strong></em></td>
<td>Delete</td>
</tr>
<tr>
<td>06/29/2021</td>
<td>Received &amp; Processed 2020-2021 Renewal Application; Invoice #122485.... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>01/26/2021</td>
<td>Request for hardship was submitted and process; Invoice# 120305...k/t</td>
<td>Delete</td>
</tr>
<tr>
<td>10/20/2020</td>
<td>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</td>
<td>Delete</td>
</tr>
<tr>
<td>08/27/2020</td>
<td>Temporary Outdoor Table Service letter was returned...../sb</td>
<td>Delete</td>
</tr>
<tr>
<td>05/06/2019</td>
<td>Submitted 2019 'Traders' License..... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>04/28/2017</td>
<td><em><strong>RELEASED STATE TAX HOLD</strong></em>*.../sb</td>
<td>Delete</td>
</tr>
<tr>
<td>02/09/2017</td>
<td>Alcohol Awareness expires 01/24/21 (Matthew G. Helme)... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>01/18/2017</td>
<td><em><strong><strong>STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.</strong></strong></em> /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>04/29/2016</td>
<td>***** RELEASED STATE TAX HOLD ***** /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>04/13/2016</td>
<td>Clearance letter was attach to 2016-2017 renewal application...../k/t</td>
<td>Delete</td>
</tr>
<tr>
<td>01/19/2016</td>
<td>State of MD Tax Hold, letter sent... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>02/03/2015</td>
<td>State of MD Tax Hold, letter sent to merchant on January 23, 2015.</td>
<td>Delete</td>
</tr>
<tr>
<td>06/02/2009</td>
<td>06/02/09 $100 TRANSFER/CONF.FEE PAID IN FULL #69271</td>
<td>Delete</td>
</tr>
<tr>
<td>05/14/2009</td>
<td>5/09 Transfer of Ownership, Matthew G. Helme, Jen K. Hokenmaier, MH4,LLC</td>
<td>Delete</td>
</tr>
<tr>
<td>02/18/2009</td>
<td>02/11/09 $1380 (RETURN CHECK FEE) PAID IN FULL #65731</td>
<td>Delete</td>
</tr>
<tr>
<td>02/18/2009</td>
<td>02/11/09 $625 FINE FOR (7/24/08) HEARING PAID IN FULL #65732</td>
<td>Delete</td>
</tr>
<tr>
<td>10/15/2008</td>
<td>10/9/08 Public Hearing re:180 day extension DECISION: FTA. MUST SHOW CAUSE AS TO FAILURE TO APPEAR &amp; WHY BOARD SHOULD NOT VOID PENDING TRANSFER</td>
<td>Delete</td>
</tr>
<tr>
<td>07/25/2008</td>
<td>07/24/08 Public Hearing re:Violation of ART.2B.SEC.201(a)(2) DECISION: GUILTY $500 + $125 ADM.FEE = $625</td>
<td>Delete</td>
</tr>
<tr>
<td>03/17/2008</td>
<td>03/17/08 $100 CONF.FEE PAID IN FULL #62216</td>
<td>Delete</td>
</tr>
<tr>
<td>03/17/2008</td>
<td>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</td>
<td>Delete</td>
</tr>
</tbody>
</table>

**Print History (Print Card)**

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

**Comment:**

**Hold Info**

https://cobintranet.baltimorecity.gov/lts/LicenseDetail.aspx?id=326322  
12/28/2021
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 5

"C" BEER, WINE & LIQUOR

"D" BEER, WINE & LIQUOR

"BD7" BEER, WINE & LIQUOR

ARENA

HOTEL/MOTEL

RACING

PREPARED BY: Chase  DATE: 1/23/21
<table>
<thead>
<tr>
<th>Licensee Information (Trade Name):</th>
<th>Good Food</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corporation Name:</td>
<td>313 N. Charles Food Group, LLC</td>
</tr>
<tr>
<td>Location Address:</td>
<td>313 N. Charles St.</td>
</tr>
<tr>
<td>License Type:</td>
<td>Class &quot;BD7&quot; Beer, Wine and Liquor</td>
</tr>
<tr>
<td>Is the establishment open and operating in a safe and sanitary manner?</td>
<td>No</td>
</tr>
<tr>
<td>(If not open, not in comments - CLOSED or NOT OPERATING)</td>
<td></td>
</tr>
<tr>
<td>Is the location within 300 feet of Church and/or School?</td>
<td>No</td>
</tr>
<tr>
<td>Date Posted?</td>
<td>11/17/2021</td>
</tr>
<tr>
<td>Estimated Date of Removal?</td>
<td>11/26/2021</td>
</tr>
<tr>
<td>Are there any other licensed establishments within a two block radius?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

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:
<table>
<thead>
<tr>
<th>Attach Additional Photos</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inspector Name</td>
</tr>
<tr>
<td>:/0#w/baltimore\terri.chase</td>
</tr>
</tbody>
</table>

Name of Licensee (if present)

| Approve | Disapprove |
Board of Liquor License Commissioners
For Baltimore City
1 North Charles Street, 15th Floor
Baltimore, Maryland, 21201

POSTING SIGNS REPORT

Applicant(s) Name: Bryson Keens
Address of Premises: 313 N. Charles Street
Inspector: jchase
Date Posted: 11/17/2021
Time Posted: 5:00 PM
Date Rechecked: 11/27/2021
Time Rechecked: 6:00 PM
Manager or Owner when sign posted: N/A

Summary on location of sign posted:
The sign is posted on the front door.

Summary on location of sign rechecked:
The sign is still posted on the front door.

Insert Photo of Sign and location:

Attach Additional Photos

Approve  Disapprove
NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 313 N. Charles Street 21201
Class of License: Class "BD2" 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 protesters will be notified of the hearing date and time.

FOR MORE INFORMATION CALL
410-396-4377
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: 003/011

Applicant:
SHELLY FRASCO

Owner/Lessee:
Owner: THDC 313 CHARLES LLC
Lessee: 313 N CHARLES STREET FOOD GROUP LLC

Permit No: USE2021-53319
1001-000000-2600-159400-400540 Filling Fee 50.00
1001-000000-1500-102800-400230 Tax 3.00
1001-000000-2600-158009-400480 Use&Occupancy 45.00
Total: 98.00

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

Property Use & Occupancy Information:
Existing Use: (Commercial) Restaurant
Proposed Use: (Commercial) Restaurant

<table>
<thead>
<tr>
<th>Dwelling</th>
<th>Roomming</th>
<th>Efficiency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Count: 002</td>
<td>000</td>
<td>000</td>
</tr>
<tr>
<td>Proposed Count: 00</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

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
Role: Agent
Applicant: FRASCO, SHELLY
Owner First Name: THDC 313 CHARLES LLC
Owner Last Name Or Company Name: THDC 313 CHARLES LLC
Phone:
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) Natnudta S. Stevens (26.39%); (3) Montree Wongchalee (26.69%); and (4) Arisa Wongchali (20.53%).

(c) Purchase Price of Business: Lease transfer for $1.

(d) Qualified Voters: Thomas Largrange, Felipe Goncalves, and Johanna Strenberg are qualified Baltimore City voters.

(e) Zoning: Applicant has applied for a USE permit, for the use of the property 1st floor as a restaurant with outdoor table service.

(f) Corporate Standing: B-All Thai, LLC is a MD LLC and as of 12/27/2021 is active and in good standing.

(g) Posting Report: The location was posted on 4/1/2021, and checked on 4/10/2021. This meets the 10-day rule. There are 7 licensed liquor establishment(s) in the 2x2 area "B" BWL-1; "D" BWL-2; and "BD7" BWL-4.

(h) Timeline: Last Inspection by BLLC was performed 4/6/2021. At that time, the establishment was open and operating.

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

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

Board's Decision:
2020 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

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

EXPLANATION OF REQUEST: Transfer License WD-011 from Landlord 1444 Light Street LLC to Receiving Operator E-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: E-All Thai LLC

TRADE NAME: Both Federal Hill

BUSINESS PHONE NUMBER: 443-708-7527

BUSINESS EMAIL ADDRESS: balthallic@gmail.com

ATTORNEY FOR THE APPLICANT: Andrew Kiphart

ADDRESS: 2222 Baltimore Street, Baltimore, MD 21230

PHONE: 410-875-4500

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. Rev. Art. 8 12-407(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 (DMZA)

1. Applicant A

Monheese Wongchaides

(Residence) Street: 827 West 33rd Street

City: Baltimore

State: MD

Zip Code: 21211

Date of Birth: 05/1982

Birthplace: Thailand

 Sex: Male

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

2. Applicant B

(Residence) Street

City: Baltimore

State: MD

Zip Code: 21211

Date of Birth: 05/1982

Birthplace: Thailand

 Sex: Male

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

3. Applicant C

(Residence) Street

City: Baltimore

State: MD

Zip Code: 21211

Date of Birth: 05/1982

Birthplace: Thailand

 Sex: Male

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 held a license for the sale of alcoholic beverages in the State of Maryland? □ Yes □ No If yes, mark applicant and explain (place 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 spouse or dependent children of any of the applicant(s) have a financial interest in any other alcoholic beverage 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 beverage 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 □
### Manager Information

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Natnutda S. Stevens</td>
<td>1444 Light Street, Baltimore MD 21230</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 officers MUST have a FINANCIAL INTEREST in the license applied for as per Ala. Sec. Art. 8 4-108 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

1) **NAME:** Kevin J. Stevens  
   **ADDRESS:** 11714 Coppermine Road, Union Bridge, MD 21791  
   **TITLE:** Vice Preside  
   **Percentage:** 26.39%

2) **NAME:** Natnutda S. Stevens  
   **ADDRESS:** 11714 Coppermine Road, Union Bridge, MD 21791  
   **TITLE:** President  
   **Percentage:** 26.99%

3) **NAME:** Montree Wongchalee  
   **ADDRESS:** 627 West 35th Street Baltimore MD 21211  
   **TITLE:** Member  
   **Percentage:** 26.69%

4) **NAME:** Arisa Wongchalee  
   **ADDRESS:** 2138 Mt. Royal Ter. Baltimore MD 21217  
   **TITLE:** Member  
   **Percentage:** 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 time and on any and all premises to which the business is conducted, as well as to examine all records, papers, books, and accounts relating thereto. If the 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 **21st** day of **January** **2021**, before me, the subscriber, a notary public of the State of **Indiana** 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:**

**Printed Name:** Theodore A. Gay

**Signature of Applicant B**

I hereby certify that on the **21st** day of **January** **2021**, before me, the subscriber, a notary public of the State of **Indiana** 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:**

**Printed Name:**

**Signature of Applicant C**

I hereby certify that on the **21st** day of **January** **2021**, before me, the subscriber, a notary public of the State of **Indiana** 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:**

**Printed Name:**

**Revised January 2020**
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

I (WE) ______________________________________________________ HEREBY CERTIFY,
That I (we) am 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 ______________________, before me, the subscriber, a notary public of the State of Maryland 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 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.

<table>
<thead>
<tr>
<th>Names</th>
<th>Address</th>
<th>Signature</th>
<th>DDB (Month/Year)</th>
<th>Length of time Acquainted with the Applicant(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

RECEIVED

MAR 02-2021

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

I hereby certify that I am the owner(s) of the property located at 1444 Light St, Baltimore, MD 21230, under the Alcoholic Beverage Laws of Maryland, and assert 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 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 27th day of November, 2022, before me, the subscriber, a notary public of the State of Maryland, personally appeared PORNCHAI KUNGROJCHANIKIT, the landlord/property owner named in this application made oath in the form of law that the matters and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

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

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

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

<table>
<thead>
<tr>
<th>Name(s)</th>
<th>Address</th>
<th>Signature</th>
<th>DOB (Month/Year)</th>
<th>Length of time Acquainted with the Applicant(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monroe Reeves</td>
<td>405 Pressman St</td>
<td>4/26/56</td>
<td>10 years</td>
<td></td>
</tr>
</tbody>
</table>

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

I, WE, ______________, hereby certify, that I am the owner(s) of the property located at 444 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.

I hereby certify that on the 27th day of November, 2022, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Porchaki Rungrochaneekit, 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 Printed Name: ROBYN L. SHAFER
Notary Public: Frederick County, Maryland
My Commission Expires Sep. 01, 2023

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

We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, 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.

<table>
<thead>
<tr>
<th>Name(s)</th>
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<th>Signature</th>
<th>DOB (Month/Year)</th>
<th>Length of time Acquainted with the Applicant(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Thomas LaGrue</td>
<td>2138 Mt. Royal Tr.</td>
<td></td>
<td>04/1982</td>
<td>4 years</td>
</tr>
<tr>
<td>Felipe G. Goncalves</td>
<td>1313 Osiris Ave.</td>
<td></td>
<td>06/1982</td>
<td>4 years</td>
</tr>
</tbody>
</table>

RECEIVED

MAR 02, 2021

Baltimore City
Liquor Board
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

(1, 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.

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<tr>
<th>Names</th>
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<th>Signature</th>
<th>DOB (Month/Year)</th>
<th>Length of time Acquainted with the Applicant(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Johannae Stiner</td>
<td>725 S. Chisum St.</td>
<td>Johannae 8/2/77</td>
<td>3+</td>
<td></td>
</tr>
</tbody>
</table>

Board of Liquor License Commissioners for the City of Baltimore
1 North Charles Street, Suite 600, 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.
Liquor Board System
Version 1.0

License Detail

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

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  Street: LIGHT STREET
City: BALTIMORE  State: MD  Zip: 21230

CR Number: 17819226

Portion of Business Used:
CONTINUE TO USE FIRST FLOOR AS RESTAURANT (NEW TENANT)

Restriction:

Edit the License Location Info  Alternate Mailing Address

License Owners
<table>
<thead>
<tr>
<th>First Name</th>
<th>Last Name</th>
<th>Street</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Action</th>
<th>Change Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>NATTAWAN</td>
<td>KHUMJARURAT</td>
<td>9603 BRIGADOON PLACE</td>
<td>FREDERICK</td>
<td>MD</td>
<td>21704</td>
<td>Edit</td>
<td>Remove Owner</td>
</tr>
<tr>
<td>JOHANNA</td>
<td>STENBERG</td>
<td>728 S CLINTON STREET</td>
<td>Baltimore</td>
<td>MD</td>
<td>21224</td>
<td>Edit</td>
<td>Remove Owner</td>
</tr>
</tbody>
</table>

https://cobintranet.baltimorocity.gov/lts/LicenseDetail.aspx?id=325430

12/28/2021
<table>
<thead>
<tr>
<th>Date</th>
<th>Comment</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>03/05/2021</td>
<td>Application for transfer of ownership requesting outdoor table service filed on behalf of B-All Thal, LLC T/a Bodhi Federal Hill. Montree Wongchaee on 3/2/2021 /kk</td>
<td>Delete</td>
</tr>
<tr>
<td>02/04/2021</td>
<td>Per previous comment mailed Transfer application and $400 check (#1797) back to Kevin Stevens today to address requested of 1117 Coppermine Road, Union Bridge, MD 21791.......jf</td>
<td>Delete</td>
</tr>
<tr>
<td>02/04/2021</td>
<td>Received incomplete transfer application and $400 check submitted by Vice-president of B-All Thal, 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.....jf</td>
<td>Delete</td>
</tr>
<tr>
<td>01/12/2021</td>
<td><em><strong><strong>RELEASED STATE OF MD TAX HOLD</strong></strong></em> .... /mb</td>
<td>Delete</td>
</tr>
<tr>
<td>09/22/2020</td>
<td>Mailed Invoice to licensee on 09/22/2020; Invoice #119991.... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>02/12/2020</td>
<td>*<strong><strong>STATE OF MD TAX HOLD, letter sent to the Business address on February 12, 2020.</strong></strong> /mb</td>
<td>Delete</td>
</tr>
<tr>
<td>12/12/2019</td>
<td>LICENSE WAS ISSUED CHECK INVOICE # 118421 .... K/R</td>
<td>Delete</td>
</tr>
<tr>
<td>10/25/2019</td>
<td>10/24/2019 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) <em>Additional 90 days granted for transfer</em> ....... /jf</td>
<td>Delete</td>
</tr>
<tr>
<td>09/24/2019</td>
<td>08/19/2019 Requested for Transfer Hardship; Invoice # 117978 .... /kr</td>
<td>Delete</td>
</tr>
<tr>
<td>08/14/2019</td>
<td>150 transfer pending letter(s) were sent to all applicant(s). Please review folder for more details.... /k/</td>
<td>Delete</td>
</tr>
<tr>
<td>03/25/2019</td>
<td>03/21/2019 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote) .... /f</td>
<td>Delete</td>
</tr>
<tr>
<td>02/08/2019</td>
<td>Application for Transfer of ownership filed on behalf of 1444 Light Street, LLC T/a Trade Name Pending - Maitlawan Khamjiwarat and Johanna Stenbergon 1/8/19 /kk</td>
<td>Delete</td>
</tr>
<tr>
<td>02/07/2019</td>
<td>Personal Property tax letter not mailed to Licensee(s) because the business is on hardship extension.... /mb</td>
<td>Delete</td>
</tr>
<tr>
<td>07/13/2018</td>
<td>07/12/2018 - Public Hearing RE: Request for a hardship extension - GRANTED (3-0 vote) .... /f</td>
<td>Delete</td>
</tr>
<tr>
<td>01/25/2018</td>
<td><em><strong><strong>STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.</strong></strong></em> /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>01/24/2017</td>
<td>Alcohol Awareness expires 12/16/20 (Cecilia Benalcazar) .... /kr</td>
<td>Delete</td>
</tr>
<tr>
<td>08/19/2016</td>
<td>Submitted “Personal Property Tax Clearance” .... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>07/26/2016</td>
<td>07/25/16 - Mailed letter to Licensee about “Personal Property Tax Owed to the City of Baltimore”.... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>10/15/2015</td>
<td>Sent letter to licensee about past due administration fee of $100.00 from hearing date April 24, 2014.... /sb</td>
<td>Delete</td>
</tr>
<tr>
<td>05/14/2014</td>
<td>04/24/2014 Request to add outdoor table service. Board APPROVED outdoor table service</td>
<td>Delete</td>
</tr>
<tr>
<td>05/24/2012</td>
<td>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.</td>
<td>Delete</td>
</tr>
<tr>
<td>05/08/2012</td>
<td>4/12 Transfer of ownership, add off-premises catering. D-B &amp; W. Germany Benalcazar, Kevin Perry Cecilia Benalcazar, Iberico, LLC</td>
<td>Delete</td>
</tr>
</tbody>
</table>

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
### Search Results

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

Record Count: 11

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

<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Plan Number</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>BM2214-00110</td>
<td></td>
<td>(USE) USE 1ST FLOOR OF PREMISES AS A RESTAURANT INCLUDING LIVE ENTERTAINMENT/DANCING. CONSTRUCT 4 (1) STORY REAR ADDITION (19'-6&quot;X 17'-0&quot;) FOR SEATING PER BMCA 580-05 APP 10-4.05 AS PER PLANS AND CODE. SEPARATE OTC PERMIT REQUIRED FOR MECHANICAL &amp; PLUMBING WORK.</td>
</tr>
<tr>
<td>COM2005-33921</td>
<td>2005-1589</td>
<td>(USE) USE 1ST FLOOR OF PREMISES AS A RESTAURANT-NOT INCL. LIVE ENTERTAINMENT. &quot;THE BICYCLE&quot;</td>
</tr>
<tr>
<td>COM2006-01257</td>
<td></td>
<td>PAINT INTERIOR AND EXTERIOR AS PER CODE</td>
</tr>
<tr>
<td>COM2009-29240</td>
<td></td>
<td>REPIPE KIDDE 600 COMMERCIAL KITCHEN HOOD FIRE SUPPRESSION SYSTEM IN EXISTING HOOD TO PROPERLY PROTECT COOKING EQUIPMENT LINE-UP AS PER CODE</td>
</tr>
<tr>
<td>COM2012-21731</td>
<td></td>
<td>ADD 1 ALARM DEVICE IN APARTMENT ABOVE RESTAURANT TO BE ACTIVATED BY HOOD FIRE SYSTEM AS PER CODE</td>
</tr>
<tr>
<td>COM2012-22389</td>
<td></td>
<td>AMEND PERMIT #COM2012-22389 ISSUED ON 10-23-12 TO ADD THE FOLLOWING ADDITIONAL WORK. ADD 1 ALARM DEVICE IN APARTMENT. 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</td>
</tr>
<tr>
<td>USE2009-04856</td>
<td></td>
<td>(USE) CONTINUE TO USE 1ST FLOOR OF PREMISES AS A RESTAURANT-NOT INCL. LIVE ENTERTAINMENT</td>
</tr>
<tr>
<td>USE2012-02335</td>
<td></td>
<td>CONTINUE TO USE AS A RESTAURANT - CHANGE OF LESSEE</td>
</tr>
<tr>
<td>USE2019-00013</td>
<td></td>
<td>CONTINUE TO USE FIRST FLOOR AS RESTAURANT (NEW TENANT) THE RESTAURANT 60 SEATS INDOOR AND 20 SEATS OUTDOOR IN BACK PATIO AREA. AUTHENTIC THAI FOOD IS SERVED ONE-IN-TWO AND DELIVERY. WITH BEER, WINE &amp; LIQUOR LICENSE.</td>
</tr>
<tr>
<td>USE2019-51471</td>
<td></td>
<td>1444 LIGHT ST 901 11/19/2019 SBIC</td>
</tr>
</tbody>
</table>
January 13, 2022

Applicant(s): Steven M. Banks and Alexander E. Politisch
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. Politisch 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. Politisch (49%).

(c) Purchase Price of Business: N/A

(d) Qualified Voters: Rosa Wilso, 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

TRANSFERS OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED LOCATION: N/A

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Doner Bros. Inc., LLC

TRADE NAME: Doner Bros.

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

ATTORNEY FOR THE APPLICANT: Stephen W. Fogelman 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 Lic. Bys. Art. 812-14.07(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

Stevan M. Banks

(full name) (Telephone) 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)

6/86 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. Politisch

(full name) (Telephone) E-mail (Required)

554 Callander Way Arlington 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) 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?

Revised January 2020
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.

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

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steven M. Banks</td>
<td>1619 Sint Paul St., Apt. 2</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>Baltimore, MD 21223</td>
<td></td>
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</tbody>
</table>

**Applicants Applying as Business Entities - (Give names(s) and addresses) - in Corporation list all officers (attach list if necessary); in Limited Liability Company/Partnership list all authorized persons. Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Rev. Act 8-405 (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 Sint Paul St., Apt. 2  TITLE: owner  % OF STOCK HELD: 51

2) NAME: Alexander E. Bitosch  ADDRESS: 554 Calaveras Way  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 assure 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 September 2024, 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:**

[Notary Stamp] My Commission expires 01/16/22

**Printed Name:** Stephan W. Fogleman Jr.

**Signature of Applicant B**

I hereby certify that on the 29 day of September 2024, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Alexander Bitosch 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 Stamp] My Commission expires 01/16/22

**Printed Name:** Stephan W. Fogleman Jr.

**Signature of Applicant C**

I hereby certify that on the day of September 2024, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, 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 Stamp] My Commission expires 01/16/22

**Printed Name:**
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 ____________________________, 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 all the matters and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: ___________________________

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, 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.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Signature</th>
<th>D&amp;B (Month/Year)</th>
<th>Length of Time Associated with the Applicant(s)</th>
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</table>

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: 410-396-4382

Revised January 2020
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

(I, WE) ___________________________________________ HEREBY CERTIFY,

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

Signature of Owner of the Property

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

As witness, my hand and notarial seal.

Notary Signature: ___________________________________________ (Notary Seal) My Commission expires ______________________

Notary Printed Name: ___________________________________________

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<table>
<thead>
<tr>
<th>Names</th>
<th>Address</th>
<th>Signature</th>
<th>DOB (Month/Year)</th>
<th>Length of time Acquainted with the Applicant(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Omar Jennings</td>
<td>890 S Macon St</td>
<td>07/1987</td>
<td>24 years</td>
<td></td>
</tr>
<tr>
<td>Melissa Jennings</td>
<td>890 S Macon St</td>
<td>12/1988</td>
<td>15 years</td>
<td></td>
</tr>
<tr>
<td>Rosa Wilson</td>
<td>2226 Homewood Ave</td>
<td>08/1982</td>
<td>3 years</td>
<td></td>
</tr>
</tbody>
</table>

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 it may be made available to the general members of the public.
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

I, WE __________________________, HEREBY CERTIFY,

That I (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 _________, 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 Printed Name: __________________________

[Notary Seal] My Commission expires OCT 05 2021

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.

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<thead>
<tr>
<th>Names</th>
<th>Address</th>
<th>Signature</th>
<th>DOB (Month/Year)</th>
<th>Length of time Acquainted with the Applicant(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dinah Bengur</td>
<td>4420 Norwood Rd.</td>
<td>Signature</td>
<td>4/183</td>
<td>3 years</td>
</tr>
<tr>
<td></td>
<td>Baltimore, MD 21218</td>
<td></td>
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</tr>
</tbody>
</table>

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.

Revised January 2020
DONER BROS HP, LLC: W19915271

Department ID Number:
W19915271

Business Name:
DONER BROS HP, LLC

Principal Office: 841 EAST FORT AVE.
#248
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: 1909 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

“BD” BEER, WINE & LIQUOR

ARENA

HOTEL/MOTEL

RACING

PREPARED BY: Chase DATE: 10/28/21
## Board of Liquor License Commissioners
For Baltimore City
1 North Charles Street, 15th Floor
Baltimore, Maryland, 21201

### INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<table>
<thead>
<tr>
<th>Licensee Information (Trade Name):</th>
<th>Doner Bros</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corporation Name:</td>
<td>Doner Bros HP, LLC</td>
</tr>
<tr>
<td>Location Address:</td>
<td>1409 Point St</td>
</tr>
<tr>
<td>License Type:</td>
<td>Class &quot;B&quot; Beer, Wine and Liquor</td>
</tr>
</tbody>
</table>

- **Is the establishment open and operating in a safe and sanitary manner?** (If not open, not in comments - CLOSED or NOT OPERATING)
  - No

- **Is the location within 300 feet of Church and/or School?**
  - No

- **Date Posted?**
  - 10/25/2021

- **Estimated Date of Removal?**
  - 11/3/2021

- **Are there any other licensed establishments within a two block radius?**
  - Yes

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

Please see maps for additional locations

---

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

Filed application for a New Class "B" License with outdoor table service, and live entertainment which includes (DJ, Karaoke, and Band). The establishment is new and is not operating.
<table>
<thead>
<tr>
<th>Attach Additional Photos</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inspector Name</td>
</tr>
<tr>
<td>`:C:\w</td>
</tr>
<tr>
<td>Name of Licensee (if present)</td>
</tr>
</tbody>
</table>

| Approve | Disapprove |
Board of Liquor License Commissioners
For Baltimore City
1 North Charles Street, 15th Floor
Baltimore, Maryland, 21201

POSTING SIGNS REPORT

<table>
<thead>
<tr>
<th>Applicant(s) Name:</th>
<th>Steven M. Banks; Alexander E. Politson</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address of Premises:</td>
<td>1409 Point St</td>
</tr>
<tr>
<td>Inspector:</td>
<td>Terri Chase</td>
</tr>
<tr>
<td>Date Posted:</td>
<td>10/25/2021</td>
</tr>
<tr>
<td>Time Posted:</td>
<td>4:00 PM</td>
</tr>
<tr>
<td>Date Rechecked:</td>
<td>11/3/2021</td>
</tr>
<tr>
<td>Time Rechecked:</td>
<td>5:00 PM</td>
</tr>
<tr>
<td>Manager or Owner when sign posted:</td>
<td>N/A</td>
</tr>
</tbody>
</table>

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:

![Photo of sign](image-url)

- [ ] Attach Additional Photos

<table>
<thead>
<tr>
<th>Approve</th>
<th>Disapprove</th>
</tr>
</thead>
</table>
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: Dower Bros HP, LLC The Dower Bros
Steven M. Banks and Alexander E. Politisch

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**  

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

**Applicant:** ABRAHAM HURDLE

**Owner/Lessee:**  
**Owner** BSA BORROWER LLC  
**Lessee** DONER BROS HP, LLC

**Online Use & Occupancy Permit Application**

**Permit No:** USE2021-54345  
1001-000000-2600-159400-400540 Filing Fee 50.00  
1001-000000-1500-102800-400230 Tax 3.00  
1001-000000-2600-158009-400480 Use & Occupancy 45.00  
**Total:** 98.00

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

<table>
<thead>
<tr>
<th>Description</th>
<th>Created</th>
<th>Completed</th>
<th>Assigned To</th>
</tr>
</thead>
<tbody>
<tr>
<td>CHESAPEAKE CRITICAL AREA</td>
<td>09/23/2021</td>
<td>BATT</td>
<td></td>
</tr>
<tr>
<td>HDZ - REGULATED</td>
<td>09/23/2021</td>
<td>BATT</td>
<td></td>
</tr>
<tr>
<td>FLOODPLAIN BFE</td>
<td>09/23/2021</td>
<td>LDI21</td>
<td></td>
</tr>
<tr>
<td>FIRE DEPARTMENT REFERRAL</td>
<td>09/23/2021</td>
<td>JVEL</td>
<td></td>
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<tr>
<td>HEALTH DEPARTMENT INSPECTION</td>
<td>09/23/2021</td>
<td>NPRV</td>
<td></td>
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<tr>
<td>MINOR PRIVILEGE</td>
<td>09/23/2021</td>
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<td></td>
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<tr>
<td>One Stop Permit Office Review</td>
<td>09/20/2021</td>
<td>LANGK</td>
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</tbody>
</table>

**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 443-884-1809.

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  
**Role:** Agent  
**Applicant:** HURDLE, ABRAHAM

**Owner First Name:**  
**Owner Last Name:**  
**Company Name:** BLOCK STREET RESIDENTIAL DEV, LLC  
**Phone:**

**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 Brōs. 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 Brōs 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 Brōs.

Thank you for your consideration in this matter.

Respectfully yours-

[Signature]

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. Rev. Art. 812-1407(4)(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) 2078 ERIC SHAEFER WAY (Residence)Street BALTIMORE MD 21211 (City State Zip Code) 9 YEARS (period of residency in Baltimore City)

10/1987 (Month/Year of Birth) MALE (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?

Revised January 2020
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).
   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.

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).

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).

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

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 □

Revised January 2020
II. Please list the following information for the Manager of the establishment to be licensed:

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHAWN CHOPRA</td>
<td>2076 ERIC SHEAHER WAY</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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 business applied for as per Ala. Ex. Art. § 4-103 (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: SHAWN CHOPRA  
ADDRESS: 2076 ERIC SHEAHER WAY  
TITLE: PRESIDENT  
% OF STOCK HELD: 50

2) NAME: ANNE MORGAN  
ADDRESS: 2076 ERIC SHEAHER 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 of Applicant A

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 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: ___

Revised January 2020
JEREMY LANDSMAN, PRINCIPAL

Name and Address of the owners of the premises/landlord: 3827 FALLS ROAD LLC
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 22nd day of March, 2023 before me, the subscriber, a notary public of the State of Maryland, in and for, 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 [Date]
Notary Printed Name: [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.

<table>
<thead>
<tr>
<th>Names</th>
<th>Address</th>
<th>Signature</th>
<th>DOB (Month/Year)</th>
<th>Length of time Acquainted with the Applicant(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ERICA PAGE</td>
<td>325 E 20TH ST</td>
<td>62c0a05f0</td>
<td>03/01/91</td>
<td>2 yrs</td>
</tr>
<tr>
<td>Sue-Lynn Hubbard</td>
<td>221 E Heath St, Baltimore, MD 21230</td>
<td>20f081f0</td>
<td>2/7/81</td>
<td>10 yrs</td>
</tr>
<tr>
<td>William Walker</td>
<td>3715 Elkader Rd, Baltimore, MD 21218</td>
<td>f082f0820</td>
<td>09/82</td>
<td>3 yrs</td>
</tr>
</tbody>
</table>

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

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

Version 1.0

License Detail

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
City: BALTIMORE

Street: FALLS ROAD
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 VILLAGE MERCHANTS ASSOCIATION (HVMA) AND THE LICENSEE IS INCORPORATED INTO THE LICENSE.

Edit the License Location Info
Alternate Mailing Address

License Owners

<table>
<thead>
<tr>
<th>First Name</th>
<th>Last Name</th>
<th>Street</th>
<th>City</th>
<th>State</th>
<th>Zip</th>
<th>Action</th>
<th>Change Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>SHAWN</td>
<td>CHOPRA</td>
<td>2076 ERIC SHAFER WAY</td>
<td>Baltimore</td>
<td>MD</td>
<td>21211</td>
<td>Edit</td>
<td>Remove Owner</td>
</tr>
</tbody>
</table>
Comments

<table>
<thead>
<tr>
<th>Date</th>
<th>Comment</th>
<th>Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>06/29/2021</td>
<td>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</td>
<td>Delete</td>
</tr>
<tr>
<td>07/20/2020</td>
<td>New Class &quot;B&quot; License with Outdoor Table Service and Off Premise Catering issued to Good Neighbor, Inc. T/a good neighbor, Shawn Chopra on July 20, 2020; Invoice #119889.../sb</td>
<td>Delete</td>
</tr>
<tr>
<td>07/20/2020</td>
<td>Alcohol Awareness expires on 01/27/24 Shawn Chopra (certified by Alpha Food &amp; Alcohol training).../sb</td>
<td>Delete</td>
</tr>
</tbody>
</table>

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:  1
2076 ERIC SHAEFER WAY
BALTIMORE MD 21211

Resident Agent:  1
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 - 3853 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 1
"BD7" BEER, WINE & LIQUOR

ARENA

HOTEL/MOTEL

RACING

PREPARED BY: [Signature]
DATE: 12/7/21
**Board of Liquor License Commissioners**  
For Baltimore City  
1 North Charles Street, 15th Floor  
Baltimore, Maryland, 21201

**INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS**

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

**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:**

![Insert Photo of Sign and location]
<table>
<thead>
<tr>
<th>Inspector Name</th>
<th>Date and Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Darryl Clark</td>
<td>12/7/2021</td>
</tr>
<tr>
<td>Name of Licensee (if present)</td>
<td></td>
</tr>
</tbody>
</table>

[Approve] [Disapprove]
Board of Liquor License Commissioners
For Baltimore City
1 North Charles Street, 15th Floor
Baltimore, Maryland, 21201

POSTING SIGNS REPORT

Applicant(s) Name: 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:
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 3821-3823 Falls Rd.

Application filed by: Good Neighbor, Inc. The Good Neighbor

Present Licensee(s): Shawn Cooper

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.

FOR MORE INFORMATION CALL 410-396-4377

Hon. Albert J. Matriciani, Jr., Esq. Chairman
Aaron J. Greenfield, Esq. Commissioner
Edward L. Reisinger Commissioner
Douglas K. Paige Executive Secretary
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: 49

Location of Dining Area: throughout

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: PEABODY HEIGHTS INV# 33405... 8/25/2021

Kitchen

Inspector Comments: SATISFACTORY

Restroom

Inspector Comments: SATISFACTORY

Public Safety

Exits Marked, Unobstructed: N/A

Fire Capacity: 49

Outdoor Seating Capacity: 

Adult Entertainment - If Applicable

License is Valid:
Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Live Entertainment (Describe): 

Outdoor Table Service: N/A

Violation Issued: No

Violations Noted: 

Wrap-Up

Instructions Given to Licensee: 

Inspector's Comments: *09/09/21 Routine inspection was conducted for Good Neighbor w/nothing further to report.*
Property Use & Occupancy Information:

Existing Use: (Commercial) Restaurant
Proposed Use: (Commercial) Restaurant

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

Description | Created | Completed | Assigned To
--- | --- | --- | ---
FIRE DEPARTMENT | 03/15/2021 | | LDZI
REFERRAL | | | 
HEALTH DEPARTMENT | 03/15/2021 | | JWEL
INSPECTION 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."
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

APPEAL NO. 2021-199
HEARING DATE: NOVEMBER 2, 2021

417 E. FAYETTE STREET, ROOM 922
BALTIMORE, MD 21202
PHONE: 410-396-4301

RESOLUTION

After giving public notice, reviewing the zoning records, holding a public hearing on
November 2, 2021, and considering all materials submitted, it is by the authority of Ords. 16-581
and 17-015, enacted and corrected effective June 5, 2017, known as Article 32 Zoning, on this
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

BMZA