

January 21, 2021

Applicant(s): Tekita Ali and Alexander Fleet
Angyls, LLC, T/a Trade Name Pending
249 W. Chase Street 21201

Class: "A" Beer, Wine & Liquor License

Application to transfer ownership requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Tekita Ali was born in Washington, DC in March of 1976. She lives in Bowie, MD; and (2) Alexander Fleet was born in Baltimore, MD in July of 1981. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Tekita Ali (100%); and (2) Alexander Fleet (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$65,000. Down payment of \$8,000 was made. Remaining balance of \$57,000 to be paid at closing.

(d) **Qualified Voters:** Brandon Barnett, Levurn Snipes and Adonus Green are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property as a package goods store.

(f) **Corporate Standing:** Angyls, LLC is a MD LLC and as of 1/5/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 11/10/2020, and checked on 11/19/2020. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area: "B" BWL-1; and "BD7" BWL-2.

(h) **Timeline:** According to Sales Tax Receipts and BGE Statements provided by Attorney Melvin Kodenski establishment closed sometime in August of 2020. Due to COVID-19 executive order issued 3/12/2020 extended timelines under Alc. Bev. Article 12-2202 indefinitely, and per attorney proffer and provided documentation, 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 - \$800.00

INDICATE TYPE OF LICENSE APPLICATION: TRANSFER NEW EXPANSION OF PREMISES AMENDMENT(S)
 EXPLANATION OF REQUEST: transfer of ownership CLASS TYPE: A 6day
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: 249 W CHASE STREET Baltimore md 21201
 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: ANGYLS, LLC TRADE NAME: Pending
 BUSINESS PHONE NUMBER: (410) 460-7365 BUSINESS EMAIL ADDRESS: TEKITAALI@gmail.com
 ATTORNEY FOR THE APPLICANT: KODENSKI, M. ADDRESS: 300 CHARLES STREET Baltimore MD 21201 PHONE: (410) 685-5100

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

Please note that as per Alc. Bev. 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 (BMZA).

1. Applicant A TEKITA ALI [Redacted]
 (Full name) [Redacted] (Telephone no.) [Redacted] E-mail (Required) [Redacted]
9917 Chessington Way Bowie MD 20721
 (Residence) Street City State Zip Code
03/1976 Washington DC
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B ALEXANDER FLEET [Redacted]
 (Full name) [Redacted] (Telephone no.) [Redacted] E-mail (Required) [Redacted]
708 EAST 41ST STREET Baltimore MD 21218 5yr
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
7-81 Baltimore MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

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

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.

August 28, 2020 date closed

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

Applicant A B C

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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 5-4-109 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

- 1) NAME: Tequita Ali ADDRESS: 9912 Chessington Way Bowie, MD 20721 TITLE: Member % OF STOCK HELD: 100%
- 2) NAME: Alexander Fleet ADDRESS: 708 E. 41st Street TITLE: Sec. % OF STOCK HELD: 0%
- 3) NAME: _____ ADDRESS: 21218 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.

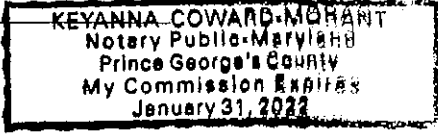
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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

Tequita Ali
Signature of Applicant A

I hereby certify that on the 25th day of SEPTEMBER 20 before me, the subscriber a notary public of the State of MARYLAND in and for PRINCE GEORGES personally appeared TEKITA ALI 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 Keyanna Morant (Notary Seal) My Commission expires _____

Printed Name: KEYANNA COWARD-MORANT

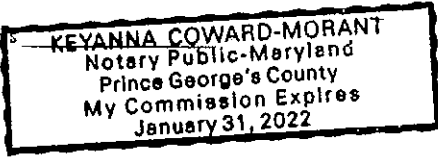


Alexander Fleet
Signature of Applicant B

I hereby certify that on the 25 day of SEPTEMBER 20 before me, the subscriber a notary public of the State of MARYLAND in and for PRINCE GEORGES personally appeared ALEXANDER FLEET 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 Keyanna Morant (Notary Seal) My Commission expires _____

Printed Name: KEYANNA COWARD-MORANT



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: _____

BG, LLC

by James Hyland, Member
Name and Address of the owners of the premise/landlord: 249 W. Chase St. Baltimore, MD 21201 Phone Number: [REDACTED]

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND
(I, WE) James Hyland HEREBY CERTIFY,
That (I am, we are) the owner(s) of the property located at 249 W. Chase 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.

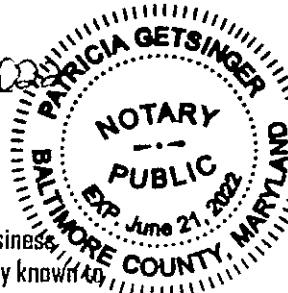
James Hyland, Member of BG, LLC
Signature of Owner of the Property

I hereby certify that on the 23RD day of September 20, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore County, personally appeared James Hyland, Member 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: Patricia Getsinger
Notary Printed Name: Patricia Getsinger

(Notary Seal) My Commission expires June 21, 2022



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

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

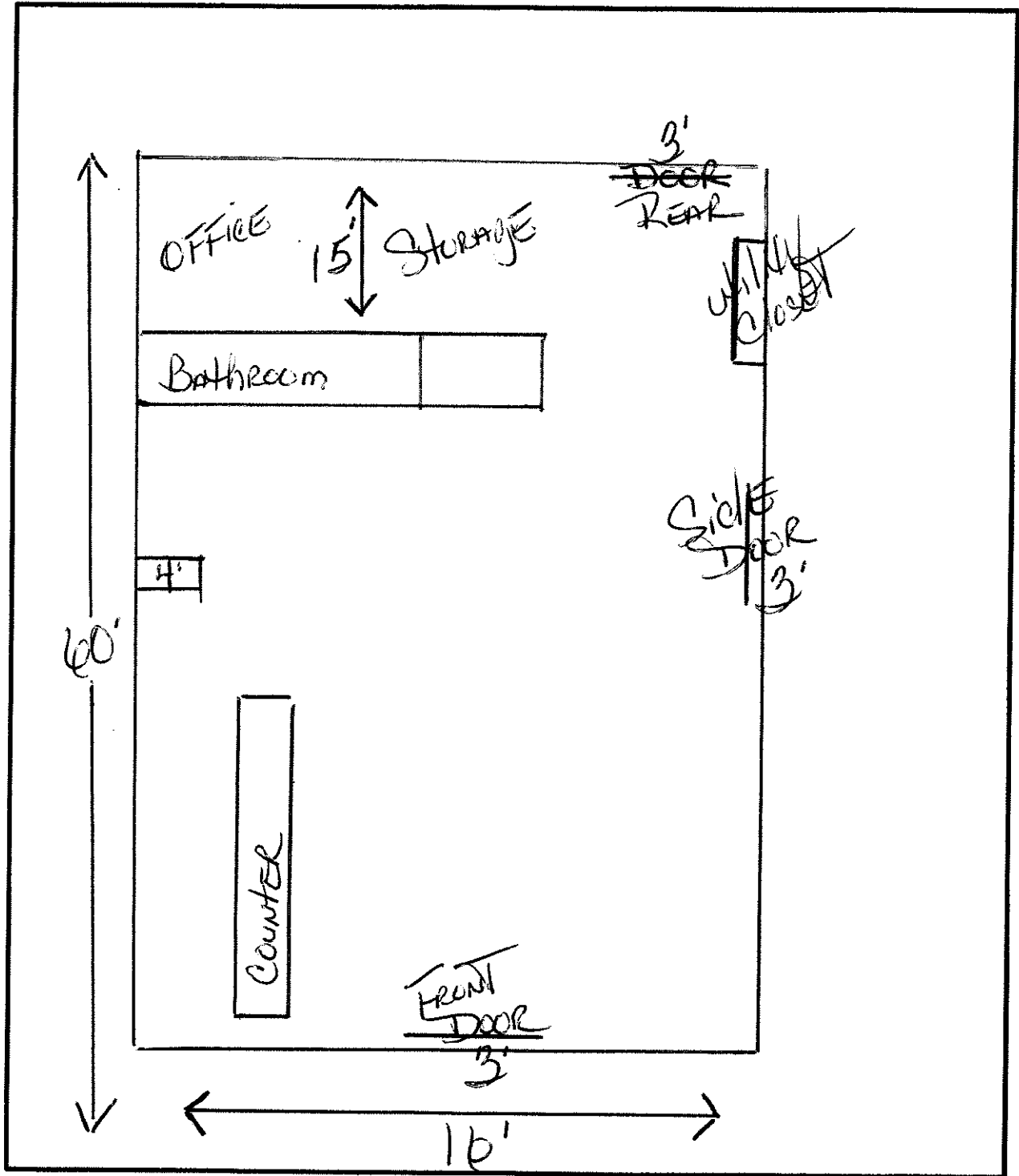
	Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
1	CYNTHIA LYLES	1038 TUNBRIDGE RD. BALTIMORE, MD. 21212	<u>Cynthia Lyles</u>	08/1955	6 yrs
2	Brandon Barnett	1323 E 35 th BALTIMORE, MD, 21218	<u>Brandon Barnett</u>	03/1985	7 yrs
3	Larry Peay	704 Cherry Blossom Way/Baltimore, MD 21201	<u>Larry Peay</u>	7/1971	5 yrs
4	David Fleet	703 Cator Ave Baltimore MD 21218	<u>David Fleet</u>	1/1979	6 yrs
5	LeVern Snipes	1512 MEDFORD BALTIMORE MD 21218	<u>LeVern Snipes</u>	6/1962	7 yrs.
6	Adarius Green	1321 E 35 th BALTIMORE MD, 21218	<u>Adarius Green</u>	7/1985	7 yrs

RECEIVED

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. OCT 14 2020

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





Liquor Board System

Version 1.0

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

License Detail

Close the License | Print License | Print Renewal Letter | << Go Back

License Info

License Num: LA 122 Cert Num: 0316 Fee: \$858.00 Status: Renewed
License Date: 5/1/2020 License Year: 2020
CR Number: 15660251
Payment Date: ****

2019 - 2020 TPP Paid
2020 Trader's License [Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: CHASE VENTURE, LLC
Trade Name: CHASE WINE & SPIRITS
Zone Code: 20
Phone: 301-814-6603

Block Num: 249 Street: CHASE STREET WEST
City: BALTIMORE State: MD Zip: 21201

CR Number: 15660251

Portion of Business Used:
USE 1ST FLOOR AS A PACKAGE GOODS (LIQUOR STORE)

Restriction:

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MURIUKI	M'ITURUCIU	9510 CASTLE DRIVE	UPPER MARLBORO	MD	20722	Edit	Remove Owner

Sunday License

License Num: Cert Num: Fee:
License Dates:

Comments

Date	Comment	Action
11/20/2020	Application for transfer of ownership requesting delivery of alcoholic beverages filed on behalf of Angyls, LLC T/a Trade Name Pending, Tekita Ali and Alexander Fleet on 10/4/2020 /kk	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/mb	Delete
09/26/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb	Delete
05/01/2019	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
01/25/2019	***STATE OF MD TAX HOLD, letter sent to Licensee's Business Address on January 25, 2019.***/mb	Delete
01/15/2019	Personal Property Tax Owed to City of Baltimore was cleared on January 15, 2019.../mb.	Delete
01/10/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, 2nd Letter sent to Licensee/s Home Address on January 09, 2019.*** /mb	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/19/18../mb	Delete
05/31/2018	FULLY PAID back Bad checks on Inv. # 112654 \$358.00, #112655 \$500.00 and #112645 \$30.00..../mb	Delete
05/25/2018	Letter given to inspector John Howard for Re-collection of bad check returned for Renewal of 2018-2019 license.../mb	Delete
05/23/2018	License Fee \$858.00 which is paid on May 3, 2018 Inv. # 112334 returned back due to insufficient fund. I told to Mr. Muriuki to bring two separate money order or certified check with the amount of \$858.00 and \$30.00..../mb.	Delete
05/04/2018	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
04/25/2018	Alcohol Awareness expires 04/15/22 (Muriuki K. Mituruciu).... /sb	Delete
01/25/2018	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***** /sb	Delete
05/25/2017	****RELEASED STATE OF MD TAX HOLD****/sb	Delete
01/18/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
08/16/2016	Submitted "Clearance of Personal Property Tax" /sb	Delete
07/26/2016	07/25/16 - Mailed letter to Licensee about "Personal Property Tax Owed to the City of Baltimore".... /sb	Delete
04/25/2016	Mr. M'itrciu informed the staffed that Mr. Josphat Kobia has been deceased. Mr. M'itrciu needs to bring in proof of documentaion the time of pick up.....k/r	Delete
09/02/2014	License transferred from 219 W. Read Street	Delete
01/28/2014	01/09/2014 Public Hearing re: Application to transfer ownership & location of a Class 'A' BWL presently location at 216 W Read St to 249 W Chase St	Delete
01/02/2014	12/05/2013 Public Hearing re: Board APPOVED request to re-open Paid \$100 hearing fee	Delete
05/27/2005	5/2005 Application filed to transfer ownership to Muriuki Mituruciu & Kwabena Nyantakyi, Amken Investments, LLC	Delete

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

License num: LA 122 Address: 249 CHASE STREET WEST
 Trade Name: CHASE WINE & SPIRITS

Comment:

[Add Comment](#)

Hold Info

ANGYLS, LLC: W20818365

Department ID Number:

W20818365

Business Name:

ANGYLS, LLC

Principal Office:

9912 CHESSINGTON WAY
BOWIE MD 20721

Resident Agent:

TEKITA ALI
9912 CHESSINGTON WAY
BOWIE MD 20721

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:

08/12/2020

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 249 W. Chase St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

ARENA _____





HOTEL/MOTEL _____

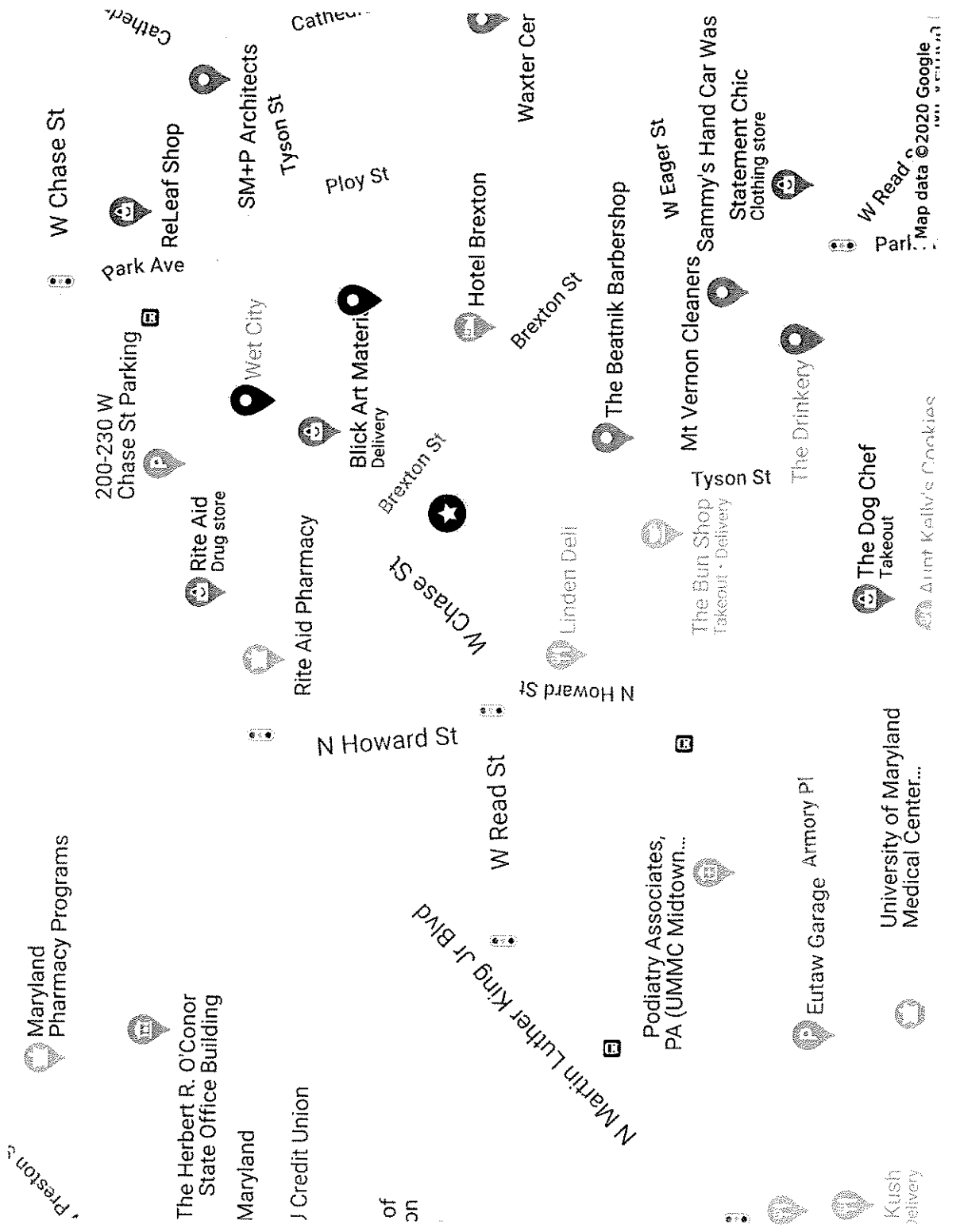
RACING _____

PREPARED BY: Chase DATE: 11/19/20

249 W. Chase St.

Licensed Establishments

-  249 W Chase St (Pending) LA
-  Wet City LB
-  The Drinkery LBD7
-  Steam Punk Alley LBD7



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Pending
Corporation Name:	Angyls, LLC
Location Address:	249 W. Chase St.
License Type:	Class "A" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input type="checkbox"/>
Date Posted?	11/10/2020 <input type="checkbox"/>
Estimated Date of Removal?	11/19/2020 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

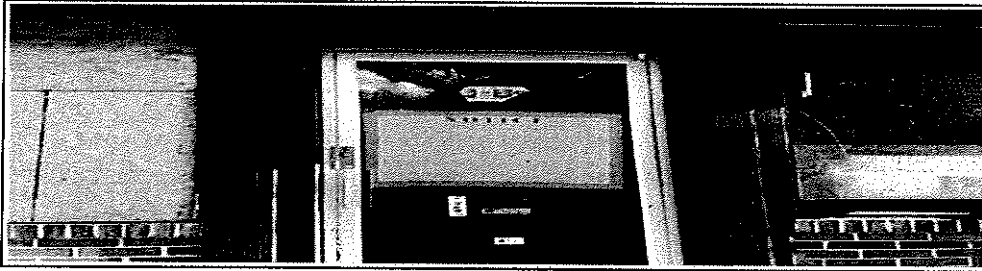
Other licensed locations - Describe/Note:

Please see maps for additional locations

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

Filed an application for a transfer of ownership. The establishment is closed and under construction. Please see specks.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name	Date and Time	
<input type="text" value="i:0#w baltimore\terri.chase"/>	<input type="text" value="11/19/2020"/>	<input type="text" value="2:15:57 PM"/>
Name of Licensee (if present)		
<input type="text"/>		
<input type="button" value="Approve"/> <input type="button" value="Disapprove"/>		

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 249 W. CHASE STREET 21201
Class of License: A - BEER, WINE + LIQUOR
Scope of Application: TRANSFER OF OWNERSHIP WITH DELIVERY OF ALCOHOL BEVERAGES

Application filed by: ANGYS, LLC HA TRADE NAME PENDING;
TERRITA A/S and ALEXANDER FLEET
Present Licensee(s): CHASE VENTURE, LLC HA CHASE WINE + SPIRITS
MURILUH MITTURICH

The hearing concerning this application will be held after **NOVEMBER 26, 2020**
Persons who oppose this application should send their written protest to the office of the Board
at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be
acknowledged and protestants will be notified of the hearing date and time.

FOR MORE INFORMATION CALL
410-396-4377

How: Albert J. Mariani, Jr., Esq. (Applicant)
Larson J. Conroy, Esq. (Opponent)
Robert J. Galt (Board)
Douglas K. Papp (City Solicitor)

Certificate of Occupancy

THIS WRITTEN INSTRUMENT, WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY AND ALL THINGS TO BE DONE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICATION HERETOFORE FILED IN THIS DEPARTMENT FOR THE AUTHORITY CONTAINED HEREIN, INCLUDING ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED THERETO, AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND REGULATIONS IN EFFECT IN THE CITY OF BALTIMORE AND THE STATE OF MARYLAND. WARNING: IT IS UNLAWFUL TO WORK BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM WITHIN 300 FEET OF A DWELLING.

WARNING: IT IS UNLAWFUL TO CONCEAL ANY WORK UNTIL INSPECTED AND APPROVED BY THIS DEPARTMENT.

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
11	02	0503	023	9/2/14	101

PROPERTY ADDRESS: 249 W CHASE ST

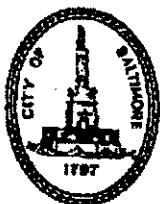
OWNER: BG LLC. ADDR: 245 W CHASE ST 21201-0000
 LESSEE: CHASE WINE & SPIRITS/ CHASE VENTUR: 249 W CHASE ST BALTIMORE MI

LAND USE CODES 5920 1121 0000 0000

USE 1ST FLOOR AS A PACKAGE GOODS (LIQUOR STORE)

1001-000000-2600-159600-400560 PER. INSP.	1001-000000-2600-158009-400480 MISC.	1001-000000-2600-158009-400480 CH. USE	1001-000000-2600-158301-400490 NEW BLDG.	1001-000000-2600-158302-400490 ADDITIONS	
1001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC. CONST.	1001-000000-2600-158300-400300 ELECT.	1001-000000-2600-158901-400510 HYDRONIC/STEAM HEAT	
1001-000000-2600-158902-400510 DISTRIB/EXH	1001-000000-2600-158902-400510 AIR COND.	1001-000000-2600-158902-400510 DISP. TANKS	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT	
1001-000000-2600-159300-400530 ELEVATOR	1001-000000-2600-159000-400520 PLUMBING	1001-000000-2600-159000-400520 S & E CONTROL.	1001-000000-5700-508801-401811 CHAP	1001-000000-1500-102800-400230 TAX	
1001-000000-2600-158106-400490 RAZING	1001-000000-2600-159400-400340 FILING FEE	1001-000000-2600-159400-400540 LOW VOLTAGE/TELECOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES	
					98.00

THE AUTHORITY CONTAINED HEREIN MAY NOT BE VALIDLY EXERCISED UNTIL AND AFTER ALL OF THE FEES APPEARING HEREON HAVE BEEN PAID AND EVIDENCE THEREOF APPEARS IN THIS SPACE.



Michael Braverman
MICHAEL BRAVERMAN
BUILDING OFFICIAL

Please be advised that there is a presumption of lead-based paint in properties constructed prior to 1950. Protect workers and tenants by using the lead-safe work practices found in the Code of Maryland Regulations Section 26.02.07.

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

January 21, 2021

Applicant(s): Yosief T. Tesfazion
Pigtown Wine, Beer & Liquor, Inc., T/a Sami Wines
786 Washington Boulevard 21230

Class: "A" Beer, Wine & Liquor License

Application to transfer ownership requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Yosief T. Tesfazion was born in Eritrea in March of 1974. He lives in Baltimore, MD. Mr. Tesfazion was a licensee at 132 S Carey Street from 2012 to 2020.

(b) **Ownership Breakdown:** (1) Yosief T. Tesfazion (100%).

(c) **Purchase Price of Business:** 100% of stock corporation is going to applicant as a gift from seller Tsega Tesfazion.

(d) **Qualified Voters:** Christina Engerman, Matan Dafla, and Goitom Habtzghi are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property as a liquor store with accessory storage in basement.

(f) **Corporate Standing:** Pigtown Beer, Wine & Liquor, Inc. is a MD Corporation and as of 1/5/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/14/2020, and checked on 12/23/2020. This meets the 10-day rule. There are 4 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "BD7" BWL-2; and "Brewery"-1.

(h) **Timeline:** Last Inspection by BLLC was performed 11/6/2020. 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 Alcohol Beverages Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

Board's Decision:

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

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

INDICATE TYPE OF LICENSE APPLICATION: TRANSFER NEW EXPANSION OF PREMISES AMENDMENT(S)
 EXPLANATION OF REQUEST: stock transfer CLASS TYPE: LA

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: 786 Washington Boulevard
 C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 21230
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: _____
 D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: _____

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Pigtown Wine, Beer & liquor, Inc. TRADE NAME: Sami Wines
 BUSINESS PHONE NUMBER: 202-368-7017 BUSINESS EMAIL ADDRESS: _____
 ATTORNEY FOR THE APPLICANT: Melvin J. Kodenski ADDRESS: 320 N. Charles St PHONE: 410 685-5100

Part of Premises Used (Note: floors and Areas for Storage): 1st Floor and basement for storage 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: n/a is a liquor store
 Please note that as per Alc. Bev. Art. § 12-1407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A Yosief T. Testazion [Redacted] [Redacted]
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
703 George Street, Balto, MD 21201 8 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
03/74 M Eritrea
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

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

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

RECEIVED
 NOV 20 2020

**Baltimore City
 Liquor Board**

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

A. 132 S Carey St.
2012 - 2020

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

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

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

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

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

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

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

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

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

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

December 22, 2020

re: 786 Washington Boulevard

Per Mr. Thomas Akras' request:

On page 2 of the application, I incorrectly checked off 'no' for question #2: has the applicant been adjudged guilty of violating the laws governing the sale of any alcoholic beverage or for gambling in any State, including Maryland?

the same applies for question #3

I should have answered 'yes'.

I was on the license at 132 S. Carey Street from 2012 - 2020. See the following violations:

- a. hearing on 02/26/15 guilty of violation of Rule 5.03 (\$500.00 fine)
guilty of violation of Rule 3.06 (\$750.00 fine)
- b. hearing on 10/19/17 guilty of violation of Rule 4.20(c)(ii) (\$250.00 fine)
- c. hearing on 02/08/18 guilty of violation of Rule 4.20(c)(ii) (\$350.00 fine)
guilty of violation of Rule 4.17(a) (\$100.00 fine)
guilty of violation of Rule 4.18(a) (\$100.00 fine)
- d. hearing on 03/01/18 guilty of violation of Rule 4.01(a) (\$500.00 fine)

Thank you.

Yosief T. Tesfazion

RECEIVED

DEC 29 2020

**Baltimore City
Liquor Board**

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

Name	Address	Phone	Email
n/a			

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-109 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Yosief T. Testazon ADDRESS: 703 George St. TITLE: Pres. %OF STOCK HELD: 100%
- 2) NAME: _____ ADDRESS: 21201 TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

[Signature]
Signature of Applicant A

I hereby certify that on the 11th day of Nov., 2022, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Yosief T. Testazon 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: Elaine Pappas (Notary Seal) My Commission expires 11/19/2022
Printed Name: Elaine Pappas



Signature of Applicant B

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

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

Signature of Applicant C

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

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

Name and Address of the owners of the premise/landlord: Yosief Tesfazion Phone Number: [REDACTED]
703 George St, Balto, MD 21201

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

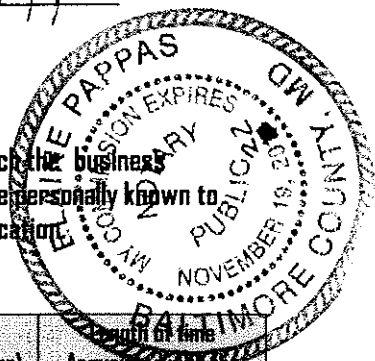
(I, WE) Yosief T. Tesfazion HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 786 Washington Blvd., Baltimore, City with a Zip Code of 21230, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
 Signature of Owner of the Property

I hereby certify that on the 11th day of Nov., 2020, before me, the subscriber, a notary public of the State of Maryland, in and for Balto. Co., personally appeared Yosief T. Tesfazion 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: Elaine Pappas (Notary Seal) My Commission expires 11/19/2022
 Notary Printed Name: Elaine Pappas



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

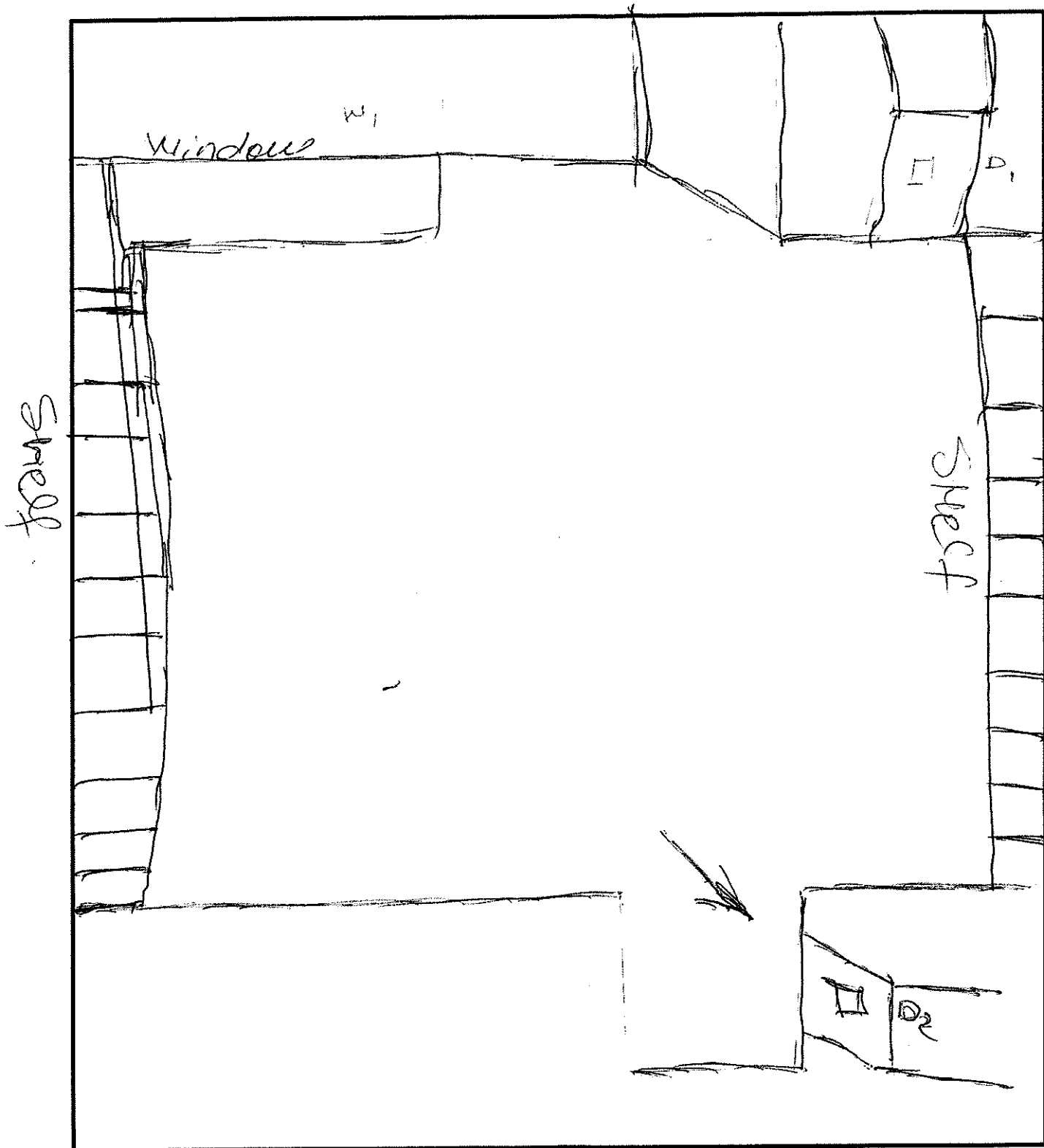
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Acquainted with the Applicant(s)
1 CHRISTINA ENGERMAN	904 S PACAST BALT 21230	<u>[Signature]</u>	12/1/45	5 YRS
2 MATHN DAFLA	706 MURPHY LN Baltimore MD 21201	<u>[Signature]</u>	09/1/81	10 YRS.
3 ESSAYAS HABTE	821 S. Broadway Baltimore MD 21231	<u>[Signature]</u>	04/1/64	8 YRS
4 YORDANOS ESPAZION	704 Brunest Baltimore md	<u>[Signature]</u>	4/1/1969	6 YRS
5 Gaitom HABTEZHE	2700 W. NORTH AVE	<u>[Signature]</u>	05/1/1980	10 years
6 Daniel Tekelemariam	4101 Norfolk Ave	[Signature]	08/1/1984	10 years

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

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

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.



D₁ = Door L

D₂ = Door to Basement



Liquor Board System

Version 1.0

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

License Detail

Close the License | Print License | Print Renewal Letter | << Go Back

License Info

License Num: LA 057 Cert Num: 0225 Fee: \$858.00 Status: Renewed
License Date: 5/1/2020 License Year: 2020
CR Number: 16133337
Payment Date: ****

2019 - 2020 TPP Paid
2020 Trader's License [Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: PIGTOWN WINE, BEER & LIQUOR INC.
Trade Name: SAMI WINES
Zone Code: 27
Phone: 202-368-7017

Block Num: 786 Street: WASHINGTON BOULEVARD
City: BALTIMORE State: MD Zip: 21230

CR Number: 16133337

Portion of Business Used:
{USE} USE ENTIRE 1ST FLOOR AS LIQUOR STORE WITH ACCESSORY STORAGE IN
BASEMENT. 9CHANGE OR OPERATER}
Restriction:

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
TSEGA	TESFATION	757 CARROLL STREET	BALTIMORE	MD	21230	Edit	Remove Owner

Sunday License

License Num: Cert Num: Fee:
License
Dates:

Comments

Date	Comment	Action
12/14/2020	Provided 2020 Traders License .../sb	Delete
12/03/2020	Application for transfer of ownership requesting delivery of alcoholic beverages filed on behalf of Pigtown Beer, Wine & Liquor, Inc. T/a Sami Wines, Yosief T. Tesfazion on 11/20/2020 /kk	Delete
11/09/2020	Alcohol Awareness expires on 10/28/24 Ysief T. Tefazion (certified by John S Murray)..../sb	Delete
10/29/2020	Holiday Special Sundays: 11/29/20, 12/06/20, 12/13/20, 12/20/20, & 12/27/20; Invoice #120134..../sb	Delete
11/21/2019	REQUESTING A SPECIAL SUNDAY, NOVEMBER 24, 2019; Invoice#118329..K/R	Delete
11/01/2019	REQUESTING A SPECIAL SUNDAY, NOVEMBER 03, 2019; Invoice #118233..../sb	Delete
09/17/2019	Requested Holiday Special Sundays: 12/01/19, 12/08/19, 12/15/19, 12/22/19 & 12/29/19; Invoice #117939..../sb	Delete
01/31/2019	Personal Property Tax Owed to City of Baltimore was cleared on January 31, 2019..../mb.	Delete
01/10/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, 2nd Letter sent to Licensee/s Home Address on January 09, 2019.*** /mb	Delete
11/26/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/20/18../mb.	Delete
12/21/2017	Holiday Special Sundays: 12/24/17 & 12/31/17; Invoice #109220.... /sb	Delete
09/26/2017	Mailed letter of recognition for underage drinking compliance check on 6/13/17 /kk	Delete
11/30/2015	Alcohol Awareness expires 11/04/19 (Tsega T. Tesfatsion)	Delete
08/28/2015	8/27/2015 Public Hearing re: Transfer of ownership APPROVED	Delete
08/28/2015	Hearing Date: August 27, 2015. PAID \$100.00 Hearing Fee, Invoice #99449.... /sb	Delete
06/09/2015	Made full payment for license 2015-2016 on 6/4/2015 look at invoice#98950	Delete
06/08/2015	RELEASED STATE OF MD TAX HOLD.... /sb	Delete
06/04/2015	***** State has stated business has been closed for over 2 months . Must have hearing in order to reopen	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
10/02/2012	9/27/2012 Public Hearing re: Review of long standing transfer. POSTPONED.	Delete
01/06/2012	1/5/2012 Public Hearing re: Review of transfer. GRANTED. Date to complete transfer 60 days from hearing date.	Delete
12/12/2011	12/8/2011 Public Hearing re: Review of transfer. Transfer approved January 28, 2010. FAILED TO APPEAR. Board requested Show-Cause.	Delete
06/03/2011	4/7/11 Public Hearing re: Review of transfer pending for more than 180 days under the provisions of Article 2B section 10-503(d)(4) "A transfer of any license shall be completed not more than 180 days after the Board approves the transfer" (Re: Transfer approved on January 28, 2010). 120 DAYS EXTENSION FROM 4/7/11 TO COMPLETE PROCESS.	Delete
02/16/2010	01/28/10 \$100 (HEARING CONF)PAID IN FULL #70756	Delete
10/15/2009	10-09 Transfer of Ownership, A-BWL, Michael Mekbib, C & J Liquors	Delete
06/16/2009	06/11/09 Hearing CONFERENCE re: STATUS OF LICENSE UNDER PROVISIONS OF ART 2B,SEC.10-504(d)(2). LICENSE TO BE SOLD WITHIN 90 DAYS.\$125 ADM.FEE WAVIED.	Delete

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

License num: LA 057
Trade Name: SAMI WINES

Address: 786 WASHINGTON BOULEVARD

Comment:

[Add Comment](#)

PIGTOWN WINE, BEER & LIQUOR, INC.: D16752818

Department ID Number:

D16752818

Business Name:

PIGTOWN WINE, BEER & LIQUOR, INC.

Principal Office:

786 WASHINGTON BOULEVARD
BALTIMORE MD 21230

Resident Agent:

TSEGA T. TEFATSION
749 CARROLL ST.
BALTIMORE MD 21230

Status:

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

09/10/2015

State of Formation:

MD

Stock Status:

STOCK

Close Status:

YES

PROPOSED LOCATION: 786 Washington Boulevard

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 4

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD?" BEER, WINE & LIQUOR 2

ARENA _____

HOTEL/MOTEL _____

RACING _____

Brewery 1

PREPARED BY: Steven Han DATE: 12/11/2020

Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	<input type="text" value="Sami Wines"/>
Corporation Name:	<input type="text" value="Pigtown Wine, Beer & Liquor, Inc."/>
Location Address:	<input type="text" value="786 Washington Blvd."/>
License Type:	Class "A" Beer, Wine and Liquor <input type="text" value="v"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes <input type="text" value="v"/>
Is the location within 300 feet of Church and/or School?	Yes <input type="text" value="v"/>
Date Posted?	<input type="text" value="12/14/2020"/> <input type="text" value="📅"/>
Estimated Date of Removal?	<input type="text" value="10/23/2020"/> <input type="text" value="📅"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="text" value="v"/>

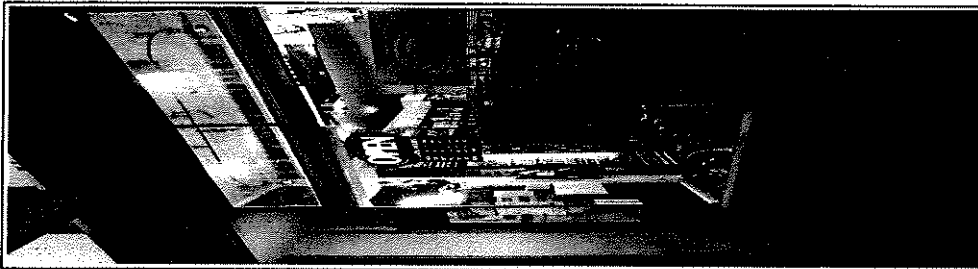
Other licensed locations - Describe/Note:

see map

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

stock transfer basement for storage

Insert Photo of Sign and location:





Attach Additional Photos

Inspector Name	Date and Time
<input type="text" value="i:\0#.w\ baltimore\steven.han"/>	<input type="text" value="12/16/2020"/> <input type="text" value="4:25:40 PM"/>
Name of Licensee (if present)	
<input type="text"/>	
<input type="button" value="Approve"/> <input type="button" value="Disapprove"/>	

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	Yosief T. Tesfazion
Address of Premises:	786 Washington Blvd.
Inspector:	i:\0#.w\ baltimore\steven.han
Date Posted:	12/14/2020
Time Posted:	6:00 PM
Date Rechecked:	12/23/2020
Time Rechecked:	7:00 PM
Manager or Owner when sign posted:	Yosief Teseazion

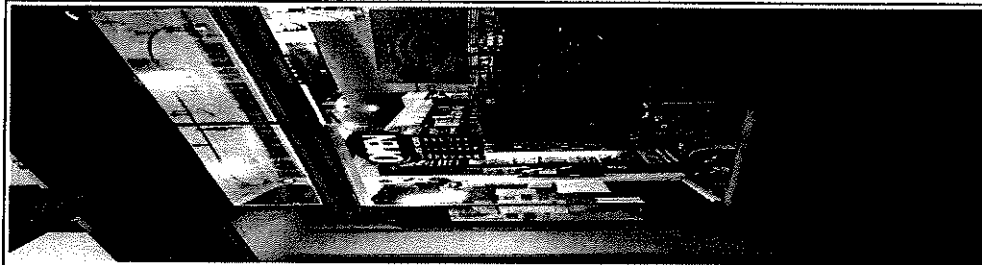
Summary on location of sign posted:

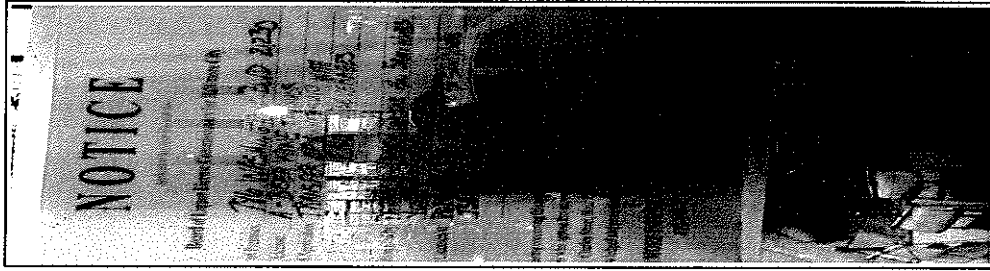
Front Window

Summary on location of sign rechecked:

Still in front window

Insert Photo of Sign and location:





Attach Additional Photos

Approve

Disapprove

NOTICE

Applicants have been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises

Type of License

Date of Application

Application filed by:

Applicant Licensee No.

786 WASHINGTON BLVD 21230
A-BEER WINE & LIQUOR
TRANSFER OF OWNERSHIP WITH
BEVERAGES

hearing concerning this application

persons who oppose this application

at Charles Street, Suite

known and approved

FOR MORE INFORMATION



Back

BLLC Routine Inspection

Licensee Information

Address: 786 WASHINGTON BOULEVARD 21230

Trade Name: SAMI WINES

Corporation Name: PIGTOWN WINE, BEER & LIQUOR INC.

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

Date/Time of Inspection: 11/6/2020 11:21:28 AM

Manager/Licensee

Open/Closed Status

Open/Closed: Open

Closed Date:

External Appearance

Clean and Free of Debris: Satisfactory

Internal Appearance

Location of Bar: N/A

Shape of Bar:

Condition of Bar Area/Floors: N/A

Hot Water: N/A

Disinfectant Solution: N/A

Three Compartment/Washer: N/A

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: N/A

Selling Household/Grocery: N/A

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

Business Records

Traders License: N/A

Alcohol Awareness Certification Date Issued: 10/28/2020

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Kitchen

Inspector Comments:

Restroom

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A ∨

Ancillary Services

Live Entertainment (Describe):

Outdoor Table Service N/A ∨

Violations

Violation Issued: No ∨

Violations Noted:

Wrap-Up

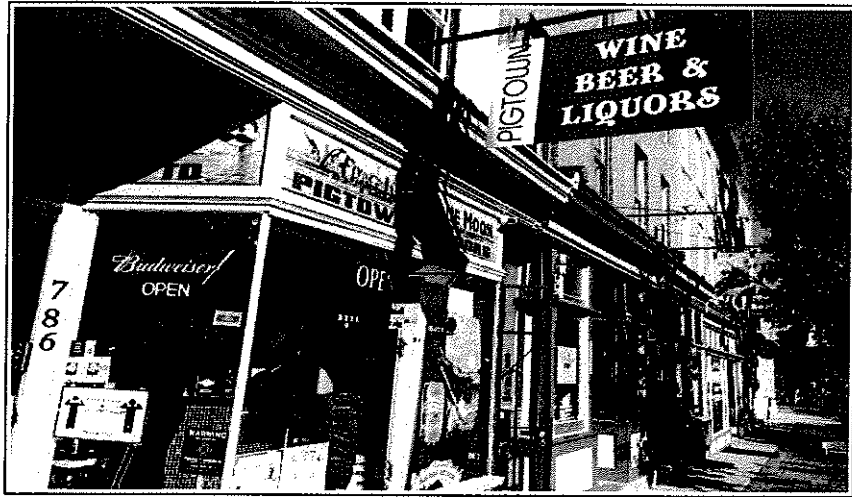
Instructions Given to Licensee:

update Trader's License

Inspector's Comments:

delivered Sunday license
inspection on 11/5/2020

Photo Taken:



90 County

State of Maryland
License

PIGTOWN WINE BEER & LIQUOR INC
786 WASHINGTON BLVD
BALTIMORE MD 21230

3043-1
30709214
16133113

PIGTOWN WINE BEER & LIQUOR INC
786 WASHINGTON BLVD
BALTIMORE MD 21230

19

DATE OF SALE
04-18-2019

CODE	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
75	030 SPECIAL RETAIL CIGARETTE			30.00
97	001 TOBACCO PROD RETLR			3.00
71	126 CIGARETTE LICENSE			20.00
74	025 CIGARETTE			25.00
VARIATION FEES				0.00
TOTAL				88.00
AMOUNT PAID				83.00

THIS LICENSE MUST BE FILED AND DISPLAYED
BY APRIL 30, 2020

STATE OF MARYLAND, CLERK OF COURT
100 N. CALVERT STREET, BALTIMORE, MD 21202
BALTIMORE, MARYLAND (410) 516-2700

RDR





Attach Additional Photos

Owner Email:

Submitted by Inspector

Certificate of Occupancy

THIS WRITTEN INSTRUMENT, WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY AND ALL THINGS TO BE DONE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICATION HERETOFORE FILED IN THIS DEPARTMENT FOR THE AUTHORITY CONTAINED HEREIN, INCLUDING ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED THERETO, AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND REGULATIONS IN EFFECT IN THE CITY OF BALTIMORE AND THE STATE OF MARYLAND. WARNING: IT IS UNLAWFUL TO WORK BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM WITHIN 300 FEET OF A DWELLING.

WARNING: IT IS UNLAWFUL TO CONCEAL ANY WORK UNTIL INSPECTED AND APPROVED BY THIS DEPARTMENT.

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
21	13	0848	022	10/23/15	902

PROPERTY ADDRESS: 786 WASHINGTON BLVD

OWNER: YOSIEF TEWELDEBRHAN TESFAZION ADDR: 703 GEORGE ST BALTIMORE M

LESSEE: PIGTOWN WINE, BEER & LIQUOR, INC. ADDR: 786 WASHINGTON BLVD BALTIMORE M

LAND USE CODES 5920 0000 0000 0000

(USE) USE ENTIRE 1ST FLOOR AS LIQUOR STORE WITH ACCESSORY STORAGE IN BASEMENT.(CHANGE OF OPERATER)

PER INSP	MISC	CH USE	NEW BLDG	ADDITIONS
		45.00		
ALTERATIONS	REPAIRS	MISC CONST	ELECT	HYDRONIC/STEAM HEAT
DISTRIB EXH	AIR COND.	DISP TANKS	FIRE	FUEL-BURNING EQUIPMENT
ELEVATOR	PLUMBING	S & E CONTROL	CHAP	TAX
	0.00			3.00
RAZING	FILING FEE	LOW VOLTAGE/TELECOMMUNICATIONS	PENALTY	TOTAL FEES
	50.00			98.00

THE AUTHORITY CONTAINED HEREIN MAY NOT BE VALIDLY EXERCISED UNTIL AND AFTER ALL OF THE FEES APPEARING HEREON HAVE BEEN PAID AND EVIDENCE THEREOF APPEARS IN THIS SPACE.



Michael Braverman
MICHAEL BRAVERMAN
 BUILDING OFFICIAL

Please be advised that there is a presumption of lead-based paint in properties constructed prior to 1950. Protect workers and tenants by using the lead-safe work practices found in the Code of Maryland Regulations Section 26.02.07.

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

January 21, 2021

Applicant(s): Dennis A. Kistner, Jr.
Bubs, LLC, T/a Mahaffey's Pub
2706 Dillon Street 21224

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Dennis A. Kistner, Jr. was born in Baltimore, MD in November of 1985. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Dennis A. Kistner, Jr. (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$180,000 paid in full via 20-year commercial loan.

(d) **Qualified Voters:** Sean Dalina, Graham Peck, and Curtis Perzinski are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property as a restaurant, adding outdoor table service.

(f) **Corporate Standing** Bubs, LLC is a MD LLC and as of 1/5/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/11/2020, and checked on 12/20/2020. This meets the 10-day rule. There are 9 licensed liquor establishment(s) in the 2x2 area: "B" BWL-2; and "BD7" BWL-7.

(h) **Timeline:** Last Inspection by BLLC was performed 12/16/2020. 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 Alcohol Beverages Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Transfer of partial ownership only 2706 Dillon Street CLASS TYPE: B

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 2706 Dillon Street 21224

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: BUBS LLC TRADE NAME: Mahaffey's Pub

BUSINESS PHONE NUMBER: 443-414-7595 BUSINESS EMAIL ADDRESS: Den3511@gmail.com

ATTORNEY FOR THE APPLICANT: Stephan W. Fogleman Esq ADDRESS: 172 Thomas Street #300 Baltimore MD 21201 PHONE: 410-258-8500

Part of Premises Used (Note: Floors and Areas for Storage): 1st/2nd fl bus, bsmt storage Outdoor Table Service Provided? Yes No Delivery of acohol? 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: -- 115

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

1. Applicant A

Dennis A. Kistner, Jr. _____

(Full name)	(Telephone no.)	E-mail (Required)
3237 Elliott Street	Baltimore MD 21224	12 years
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
11/85	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

(Full name)	(Telephone no.)	E-mail (Required)
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

3. Applicant C

(Full name)	(Telephone no.)	E-mail (Required)
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

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

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

Current license since 2018

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Name	Address	Phone	Email
Dennis Kistner	2706 DILLON ST	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-03 (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: Dennis Kistner ADDRESS: 3237 ELLIOTT ST 21224 TITLE: President %OF STOCK HELD: 100
 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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



 Signature of Applicant A

I hereby certify that on the 23 day of November, 2020, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Dennis Kistner, Jr. 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.

NOTARY PUBLIC STATE OF MARYLAND
 My Commission Expires

Signature: Stephan W Fogelman, Jr. (Notary Seal) My Commission expires 12/16/22

Printed Name: Stephan W Fogelman, Jr.

 Signature of Applicant B

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

 Signature of Applicant C

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Name and Address of the owners of the premise/landlord: Dennis Kistner, Bubs LLC Phone Number: [REDACTED]

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

(I, WE) Dennis A Kistner, Jr. HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2706 Dillon Street, Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
Signature of Owner of the Property

I hereby certify that on the 23 day of November, 2020, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Dennis A Kistner Jr. 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]

STEPHAN W. FOGLEMAN, JR.
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires 12/16/22

Notary Printed Name: Stephan W Fogleman Jr.

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Curtis Pezinski	2807 FAIR AVE BALTIMORE, MD 21224	<u>[Signature]</u>	09/88	8 Years
Graham Peck	2204 Fleet St Baltimore, MD 21231	<u>[Signature]</u>	05/89	7 years
Sean Dalina	924 SOUTH KENMUD AVE BALTIMORE, MD 21224	<u>[Signature]</u>	03/88	9 Years

RECEIVED
DEC 01 2020
Baltimore City Liquor Board

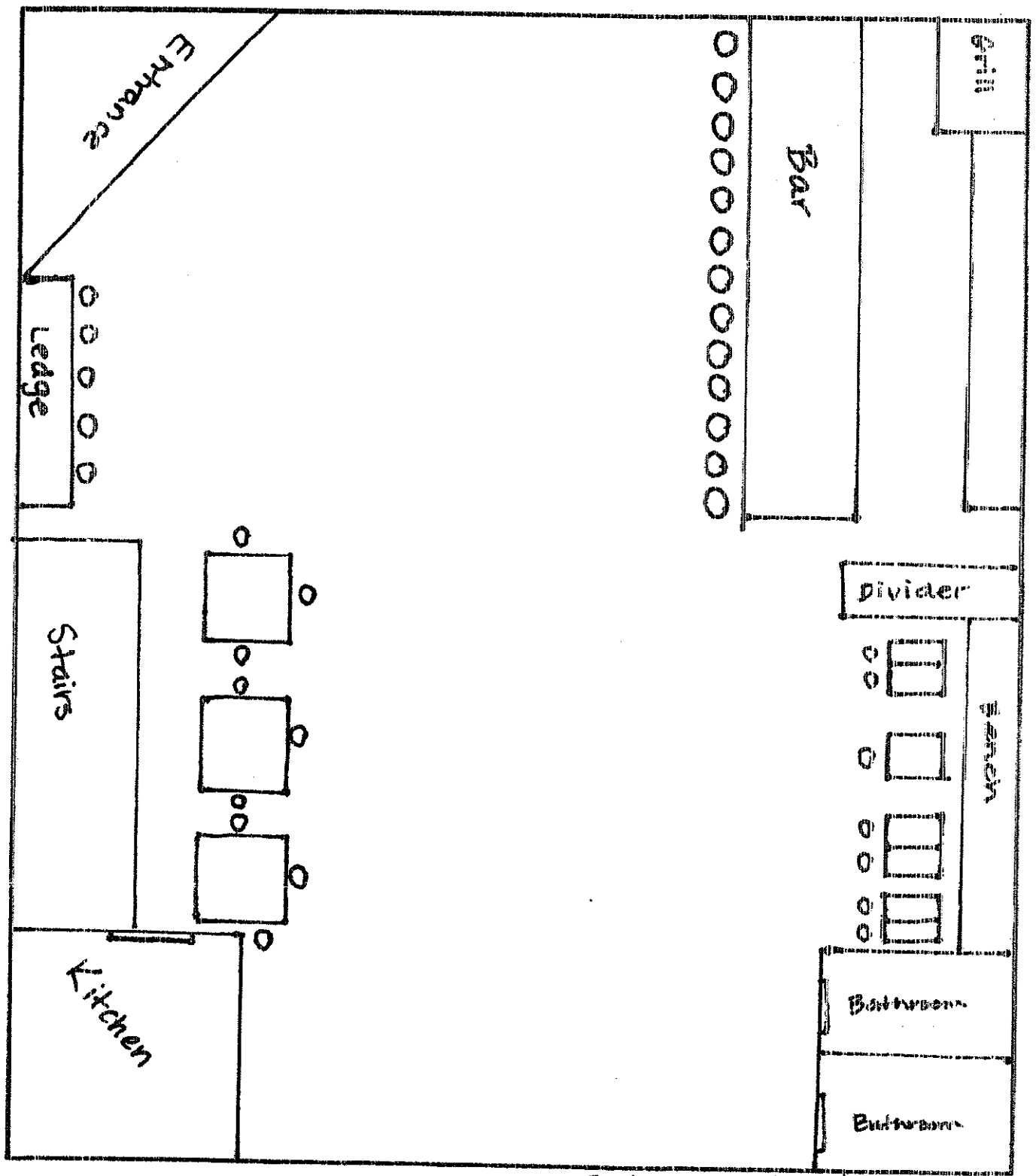
RECEIVED
DEC 01 2020
Baltimore City Liquor Board

RECEIVED
DEC 01 2020

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

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

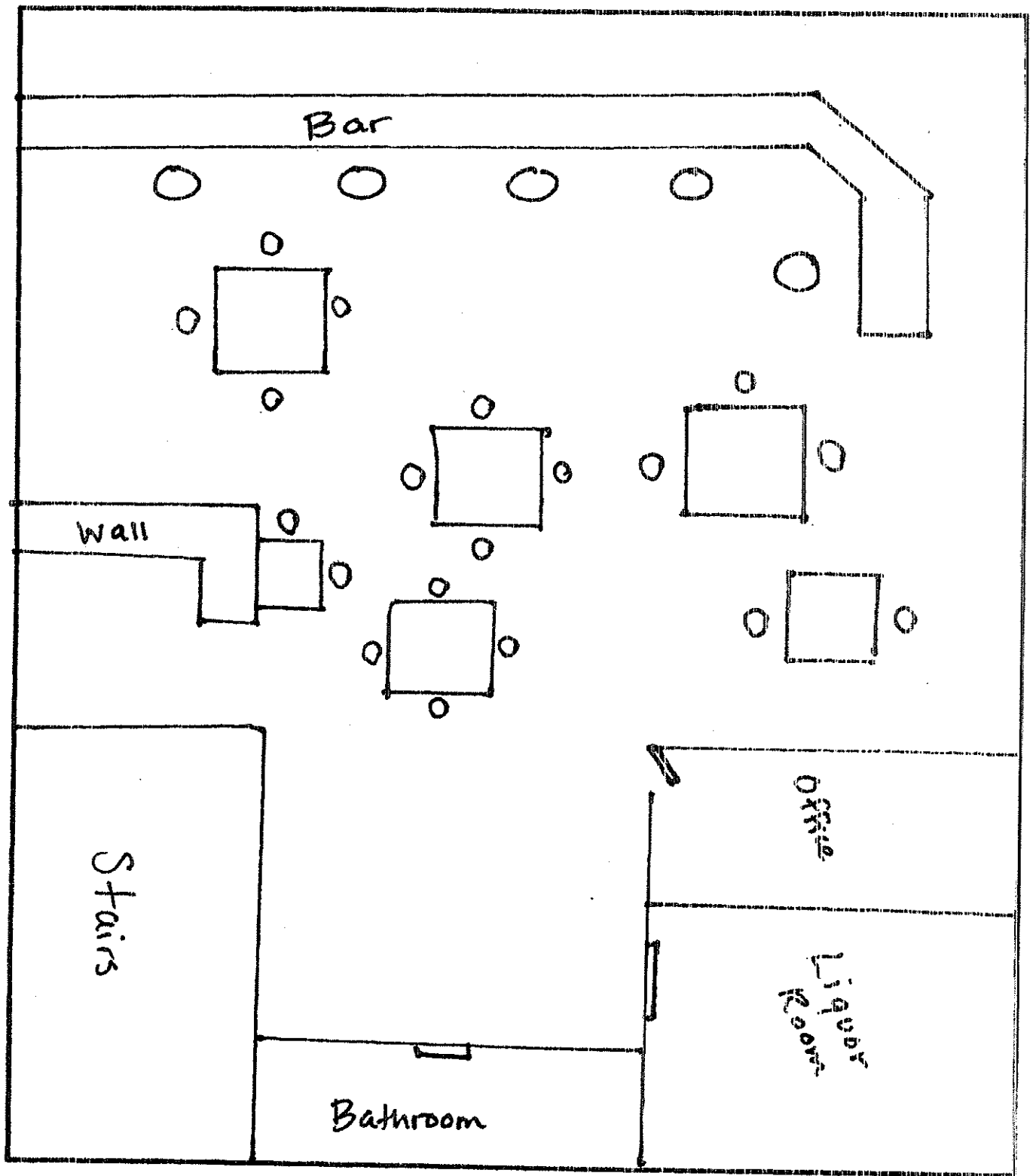
Please present/draw a Floor Plan/Rendering of the Licensed Premises here. If you have a professionally drafted rendering, please attach it to the application.



1st Floor 5

75 permitted
34 seats

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.



2ND floor⁵

40 permitted
24 seats



Liquor Board System

Version 1.0

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

License Detail

[Close the License](#) [Print License](#) [Print Renewal Letter](#) [<< Go Back](#)

License Info

License Num: **LB 067** Cert Num: **0174** Fee: **\$1,320.00** Status: **Renewed**
License Date: 5/1/2019 License Year: 2019
CR Number: 17383628
Payment Date: 04-30-19

2018 - 2019 TPP Paid
2019 Trader's License [Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **BUBS, LLC**
Trade Name: **MAHAFFEY'S PUB**
Zone Code: 13
Phone: 410-276-9899

Block Num: 2706 Street: DILLON STREET
City: BALTIMORE State: MD Zip: 21224

CR Number: 17383628

Portion of Business Used:
CONTINUE TO USE PREMISES AS TAVERN AND RESTAURANT (NEW OPERATOR)

Restriction:

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
ALICE	KISTNER	625 S. CLINTON STREET	Baltimore	MD	21224	Edit	Remove Owner
DENNIS	KISTNER	3237 ELLIOTT STREET	Baltimore	MD	21224	Edit	Remove Owner

Comments

--

Date	Comment	Action
12/03/2020	Application for transfer of ownership filed on behalf of Bubs, LLC T/a Mahaffey's Pub, Dennis A. Kistner, Jr. on 12/1/2020 /kk	Delete
11/19/2019	Requested for Outdoor Extension for Saturday, December 7, 2019. Permit #ROW2019-SE1024392; Invoice #118323k/r	Delete
10/22/2019	PAID IN FULL \$325.00 for Violation Hearing dated on October 10, 2019; Invoice #118171.... /sb	Delete
10/11/2019	10/10/2019 - Public Hearing Re: Violation of Alc. Bev. Art s12-1604(c)(3) 51% Food Receipts Requirement for Class B Licensees in the 46th Legislative District; and Violation of Rule 4.16 Illegal Conduct; ADMISSION OF GUILT - Alc. Bev. Art s12-1604(c)(3)-Fined \$100; and Rule 4.16-Fined \$100; \$200 + \$125 admin fee; \$325 total fine, 30 days to pay (3-0 vote)...../jr	Delete
07/30/2019	Submitted 2019 Trader's License..... /sb	Delete
07/26/2019	7/18/2019 - Public Hearing Re: Request to add outdoor table service - APPROVED (3-0 vote)...../jr	Delete
07/01/2019	Application to add outdoor table service filed on behalf of Bubs, LLC T/a Mahaffey's Pub, Alice Kistner and Dennis Kistner on 5/30/19, June 2019 Ad. (Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt of this application) /kk	Delete
07/01/2019	Requested for Outdoor Extension for Saturday, May 11, 2019. Permit #ROW2019-SE1022431; Invoice #117122.... /sb	Delete
06/28/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt of this expansion application until today's date. The expansion application was received and processed by the BLLC on 05/30/2019.Please check invoice #117388...k/r	Delete
06/28/2019	6/25/2019 Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to record when the requested extension was received and granted for this establishment. The request for an extension for this establishment was received and processed by the BLLC on 05/02/19...sb	Delete
03/20/2019	FOOD FORM WAS SUBMITTED WITH 2019 RENEWAL APPLICATION..... /kr	Delete
12/19/2018	12/19/18: Transfer of Ownership Completed/sb	Delete
12/03/2018	11/29/2018 - Public Hearing RE: Application to transfer ownership - APPROVED (3-0 vote)...../jr	Delete
11/27/2018	10/30/18 RE: Requested License Extension for Saturday, December 01, 2018, Permit #ROW2018-SE1021368; Invoice #113664.... /sb	Delete
10/11/2018	Application for transfer of ownership filed on behalf of Bubs, LLC T/a Mahaffey's Pub, Alice Kistner and Dennis Kistner on 10/1/18 /kk	Delete
03/27/2018	FOOD FORM WAS SUBMITTED WITH 2018-2019 RENEWAL APPLICATION..... /sb	Delete
11/28/2017	License Extension for December 02, 2017; Invoice #109125.... /sb	Delete
04/25/2017	Alcohol Awareness expires 01/30/21 (Alice L. Kistner).... /sb	Delete
03/29/2017	2016 food form was Submitted with 2017 renewal application /kr	Delete
05/19/2016	Submitted Food Form..... /sb	Delete
03/01/2004	8/27/98 Public hearing held re: Application for a new Class "B" i BWL license under the provisions of Rule 2.08 requiring 75 seats i and capital investment of \$200,000 in restaurant fixtures and i facilities APPROVED	Delete

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

License num: LB 067 Address: 2706 DILLON STREET
Trade Name: MAHAFFEY'S PUB

Comment:

[Add Comment](#)

Hold Info

BUBS LLC: W18625558

Department ID Number:

W18625558

Business Name:

BUBS LLC

Principal Office:

2706 DILLON STREET
BALTIMORE MD 21224

Resident Agent:

DENNIS AUBREY KISTNER
3237 ELLIOTT STREET
BALTIMORE MD 21224

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/Registration:

02/27/2018

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 2706 Dillon St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 9

"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 7

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 7

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Perez DATE: 12/16/90

Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Mahaffey's Pub
Corporation Name:	BUBS LLC
Location Address:	2706 Dillon St.
License Type:	Class "BD7" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes
Is the location within 300 feet of Church and/or School?	No
Date Posted?	12/11/2020
Estimated Date of Removal?	12/20/2020
Are there any other licensed establishments within a two block radius?	Yes

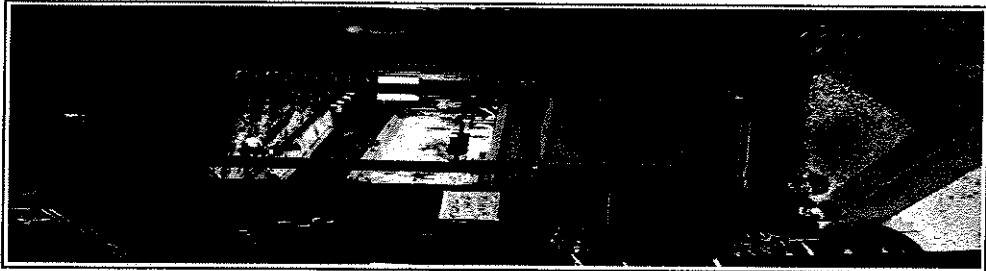
Other licensed locations - Describe/Note:

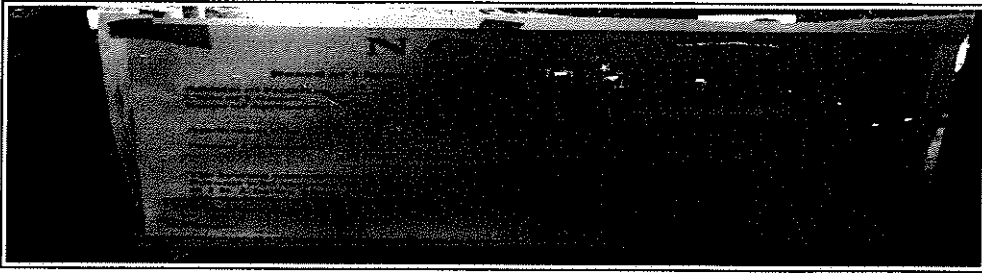
See attached map

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

Application for transfer of ownership with continuation of outdoor table service.

Insert Photo of Sign and location:





Inspector Name		Date and Time	
<input type="text" value="i:0#w baltimore\andy.perez"/>		<input type="text" value="12/16/2020"/>	<input type="text" value="7:23:22 PM"/>
Name of Licensee (if present)			
<input type="text"/>			

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	Dennis A. Kistner, JR.
Address of Premises:	2706 Dillon St
Inspector:	i:\0#.w\baltime\andy.perez
Date Posted:	12/11/2020
Time Posted:	
Date Rechecked:	12/20/2020
Time Rechecked:	
Manager or Owner when sign posted:	Dennis Klstner

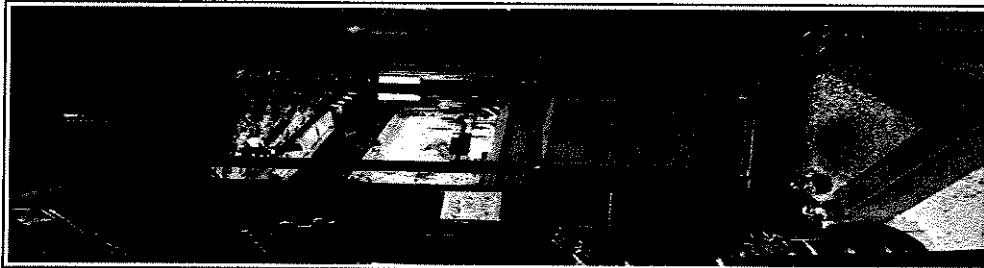
Summary on location of sign posted:

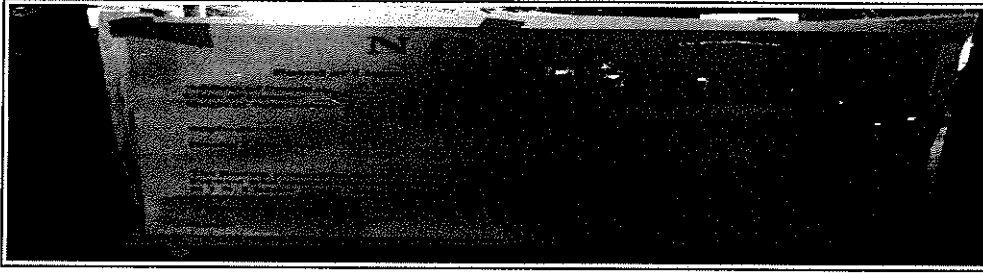
Sign posted on main entry door

Summary on location of sign rechecked:

Sign remained as posted for the required 10 days period.

Insert Photo of Sign and location:





BLLC Compliance Inspection

Licensee Information

Address: 2706 DILLON STREET 21224

Trade Name: MAHAFFEY'S PUB

Corporation Name: BUBS, LLC

Type of License: Class "BD7" Beer, Wine and Liquor

Date/Time of Inspection: 12/16/2020

7:40:45 PM

Manager/Licensee: Dennis Kistner

Open/Closed Status

Open/Closed: Open

Closed Date:

External Appearance

Clean and Free of Debris: Satisfactory

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 1/30/2017

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

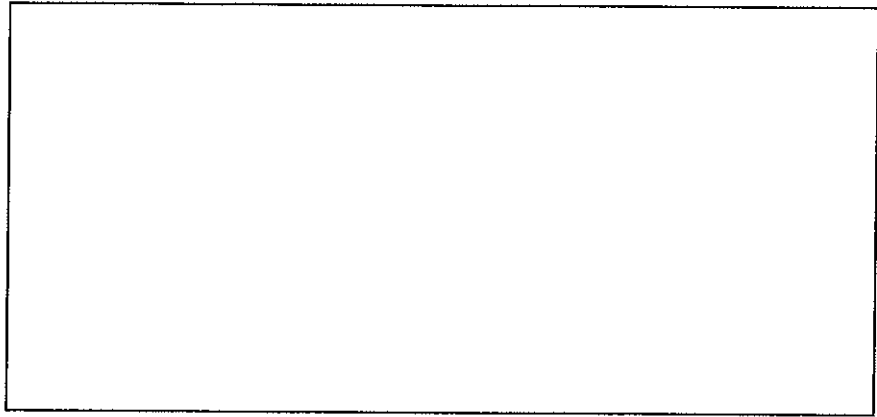
Adult Entertainment - If Applicable

License is Valid: N/A

Violations

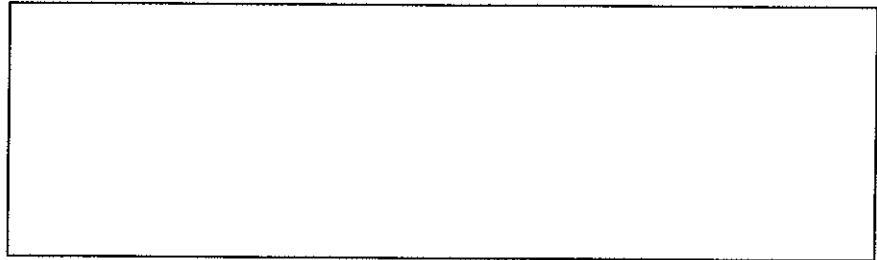
Violation Issued: No

Violations Noted:



Wrap-Up

Instructions Given to Licensee:



Inspector's Comments:

Inspected 12/11/2020

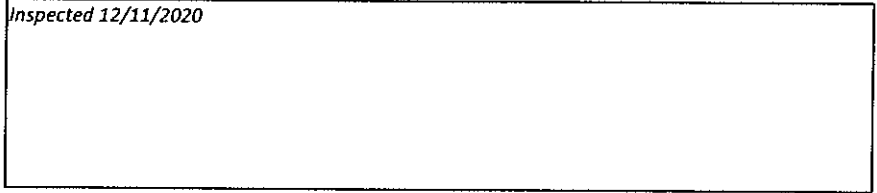
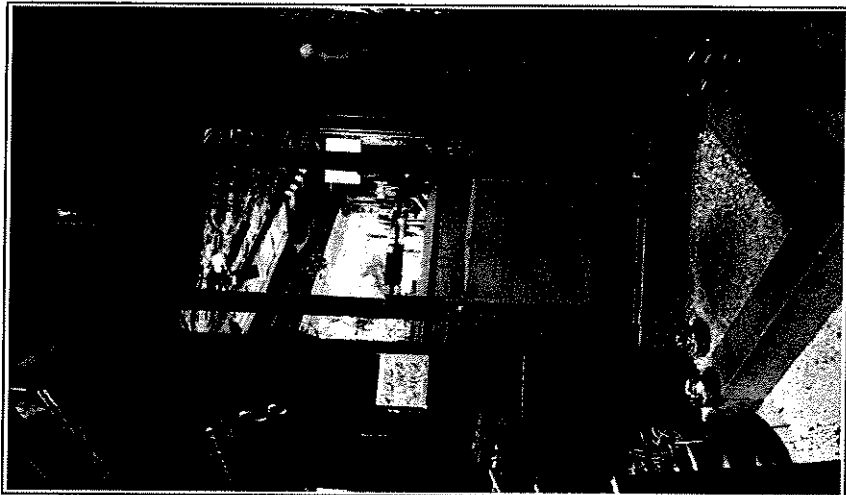


Photo Taken:



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

**Online Use & Occupancy Permit
 Application**

Property Address: 2706 DILLON ST
 Block/Lot: 1877/046

Permit No: **USE2020-55357**

Applicant:
 STEPHAN FOGLEMAN

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

Owner/Lessee:
 Owner BUBS, LLC

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Restaurant

Proposed Use : (Commercial) Restaurant

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

Description	Created	Completed	Assigned To
CHESAPEAKE CRITICAL AREA	11/27/2020		BATT
FIRE DEPARTMENT REFERRAL	11/27/2020		LDZI
Application Received		11/25/2020	
One Stop Permit Office Review	11/27/2020		ELLY
MINOR PRIVILEGE	11/27/2020		MPRV
HEALTH DEPARTMENT INSPECTION	11/27/2020		JWEL
Zoning Sign-off	11/25/2020	11/25/2020	

District:202 MINOR PRIVILEGE:

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

USE AS RESTAURANT/TAVERN ADDING OUTDOOR DINING.

[ART. 32, §§1-312S, 1-314A]

AFFIDAVIT BY: STEPHAN W FOGLEMAN

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

Project Name: MAHAFFEY'S	Owner First Name:
Role: Agent	Owner Last Name Or Company Name: BUBS, LLC
Applicant: FOGLEMAN,STEPHAN	Phone:
Project Note:	Address1:
	Address2:
	City:
	State:
	Zip:

January 21, 2021

Applicant(s): Alice Kistner
Alik's, LLC, T/a Cardinal Tavern
901 S. Clinton Street 21224

Class: "BD7" Beer, Wine & Liquor License

Amended application to transfer ownership with continuation of outdoor table service.

(a) **Applicant(s) Information:** (1) Alice Kistner was born in Baltimore, MD in October of 1981. She lives in Baltimore, MD. Ms. Kishner was a licensee at 2501 E. Baltimore Street from 2015 to 2017, and has been the licensee at 2706 Dillon Street T/a Mchaffey's Pub since 2018.

(b) **Ownership Breakdown:** (1) Alice Kistner (100%).

(c) **Purchase Price of Business:** The purchase price of the business was \$118,000 paid in full via personal savings.

(d) **Qualified Voters:** Erin Tyler, Krissten Bates and Alison Cooley are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property as a restaurant/tavern with outdoor dining.

(f) **Corporate Standing:** Alik's, LLC is a MD LLC and as of 1/5/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/11/2020, and checked on 12/20/2020. This meets the 10-day rule. There are 9 licensed liquor establishment(s) in the 2x2 area: "C" BW-1; "B" BWL-1; "BD7"- 7.

(h) **Timeline:** Last inspection by BLLC was performed 12/16/2020. 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 Alcohol Beverages Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Transfer of ownership only 901 S. Clinton Street CLASS TYPE: BDT

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 901 S. Clinton Street 21224

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Aiki's LLC TRADE NAME: Cardinal Tavern

BUSINESS PHONE NUMBER: 44-695-3485 BUSINESS EMAIL ADDRESS: CardinalTavern2020@gmail.com

ATTORNEY FOR THE APPLICANT: Stephan W. Fogleman Esq ADDRESS: 1720 Thames Street #100 Baltimore MD 21231 PHONE: 410-258-8500

Part of Premises Used (Note: Floors and Areas for Storage): 1st/2nd fl bus, bsmt storage 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: 75

Please note that as per Alc. Bev. Art. 5-12-1407(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

Alice Kistner _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 625 S Clinton Street Baltimore MD 21224 15 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 10/81 F 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

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

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

3. Applicant C

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

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

RECEIVED

DEC 01 2020

**Baltimore City
Liquor Board**

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

2706 Dillon St - 2018 - present, Bistrorx 2301 E. Belknap St 2015 - 2017
Mshaharipub

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

Still on license at 2706 Dillon St, application to be removed filed

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

Applicant A B C

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

Applicant A B C

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

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

Applicant A B C

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

Name	Address	Phone	Email
Alice Kistner	625 S Clinton St	[REDACTED]	[REDACTED]

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

- 1) NAME: Alice Kistner ADDRESS: 625 S Clinton St TITLE: owner %OF STOCK HELD: 100%
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

Alice Kistner
Signature of Applicant A

I hereby certify that on the 23 day of November, 2020, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Alice Kistner the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: *Stephan W Fogelman, Jr.* (Notary Seal) My Commission expires _____
Printed Name: Stephan W Fogelman, Jr.

STEPHAN W. FOGLEMAN, JR.
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires 12/16/22

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: _____

CBRR LAND, LLC
 LARRY ROHLERER JR.
 3001 CONNOLLY RD
 FALSTON, MD 21047

Name and Address of the owners of the premise/landlord: Phone Number: [REDACTED]

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

(I, WE) CBRR LAND LLC / LARRY ROHLERER JR. HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 901 S Clinton Street, Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
 Signature of Owner of the Property

I hereby certify that on the 25th day of NOVEMBER, 2020 before me, the subscriber, a notary public of the State of MARYLAND, in and for HARFORD COUNTY personally appeared LARRY ROHLERER 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 8/28/2023

Notary Printed Name: WILLIAM R. PRITZ

WILLIAM R. PRITZ
 NOTARY PUBLIC
 HARFORD COUNTY
 MARYLAND

My Commission Expires 08-28-2023

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

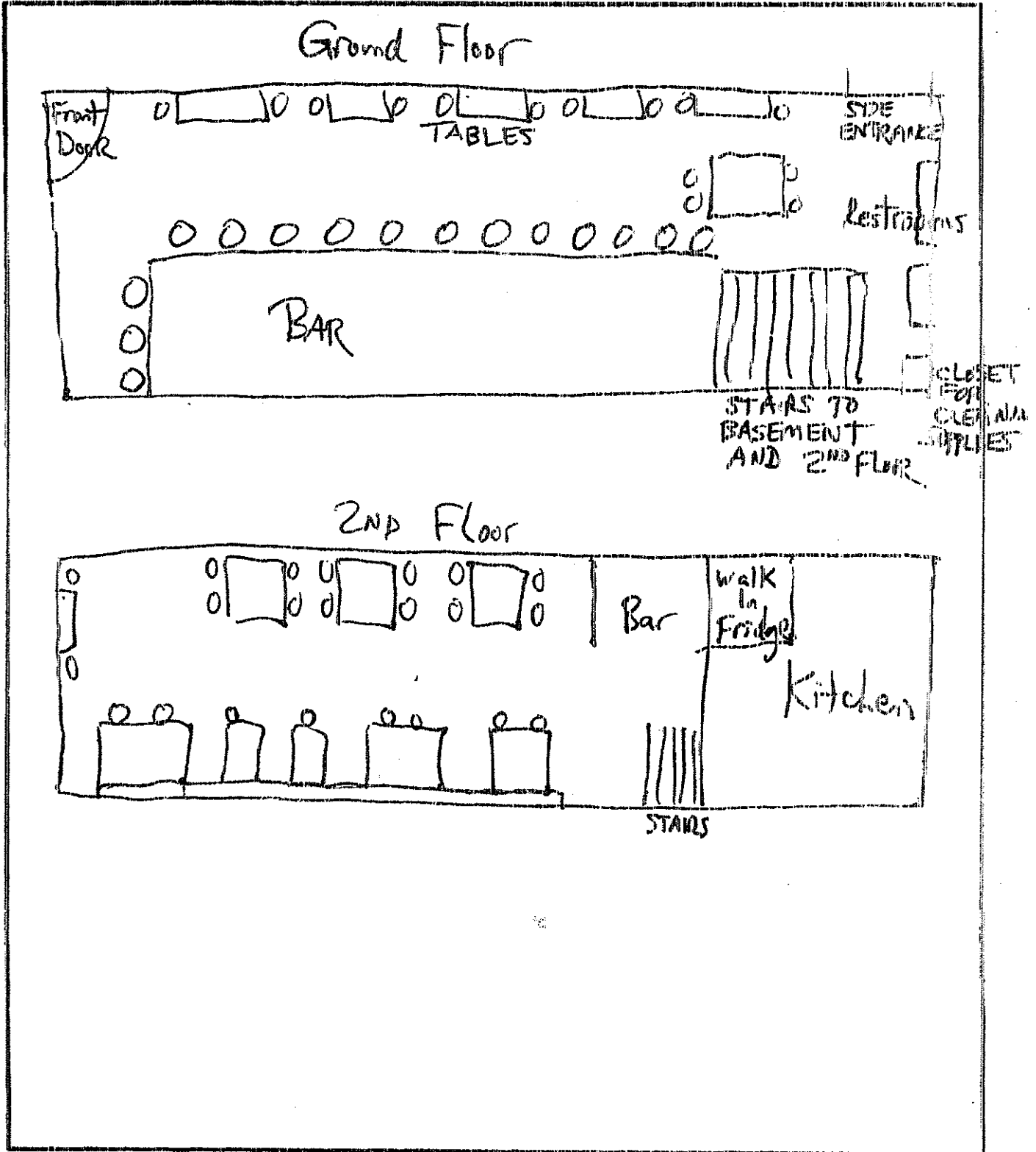
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Erin Tyler	612 S Steeple Street	[Signature]	10/1982	15 years
Kristen Bates	2933 eastern Avenue	[Signature]	6/1970	5 years
Alison Cooley	3209 Fleet St	[Signature]	5/1988	12 years

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

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

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



LAW OFFICES

STEPHAN W. FOGLEMAN, ESQUIRE

STEPHAN W. FOGLEMAN, JR.

GENE M. RANSOM, III

OF COUNSEL

JANE M. SCHROEDER

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

DECEMBER 2, 2020

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

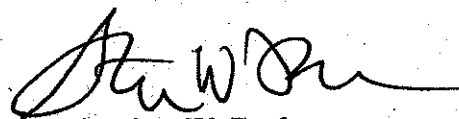
RE: 901 S. Clinton Street

Dear Chairman and Commissioners:

The purpose of this letter is to acknowledge that I have filed an amended transfer application for 901 S. Clinton Street.

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

Very truly yours,



Stephan W. Fogleman

SWF/kv

RECEIVED

DEC 08 2020

Baltimore City
Liquor Board



Liquor Board System

Version 1.0

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

License Detail

Close the License | Print License | Print Renewal Letter | << Go Back

License Info

License Num: LBD7 020 Cert Num: 0070 Fee: \$1,320.00 Status: Renewed
License Date: 5/1/2020 License Year: 2020
CR Number: 16906080
Payment Date: ****

2019 - 2020 TPP Paid
2020 Trader's License [Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: NEW CARDINAL TAVERN, LLC
Trade Name: CARDINAL TAVERN
Zone Code: 12
Phone: 410-675-5411
Block Num: 901 Street: CLINTON STREET SOUTH
City: BALTIMORE State: MD Zip: 21224
CR Number: 16906080

Portion of Business Used:
CONTINUE TO USE PREMISIES AS A TAVERN/RESTAURANT WITH OUTDOOR SEATING.

Restriction:
NO ALTERATIONS. JERRY MIDDLETON, ALLEN CZARNOWSKY, RUTH CRAFT, DINO JANICKE AND MARGARET FLEIG, ALIAS "CRICKET", BARRED FROM PREMISES.

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
HARRY	BAKER JR.	2916 ST. PAUL ST	Baltimore	MD	21218	Edit	Remove Owner
ZORAIDA	DIAZ	2916 ST PAUL ST	Baltimore	MD	21218	Edit	Remove Owner

Comments

Date	Comment	Action
12/03/2020	Application for transfer of ownership with continuation of outdoor table service filed on behalf of Alike's, LLC T/a Cardinal Tavern, Alice Kistner on 12/1/2020 (Amended) /kk	Delete
03/13/2020	3/12/2020 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer...../jr	Delete
02/18/2020	Rec'd transfer hardship extension letter from atty. Fogleman; Invoice # 118709.../jr	Delete
02/11/2020	LVM with the attorney's office regarding the status of pending transfer.../jr	Delete
01/16/2020	Follow up with the attorney's office regarding the status of pending transfer...k/r	Delete
11/18/2019	11/13/2019 90 day pending warning letter was sent to all applicant(s) and their lawyer(s)....k/r	Delete
08/23/2019	8/22/2019 - Public Hearing Re: Application to transfer ownership with continuation of outdoor table service, requesting delivery of alcoholic beverages - APPROVED (3-0 vote)..../jr	Delete
08/09/2019	8/8/2019 - Public Hearing Re: Application to transfer ownership with continuation of outdoor of outdoor table service, requesting delivery of alcoholic beverages - The Board has granted a continuation of this application for a future hearing date. (3-0 vote)..../jr	Delete
07/01/2019	Application for transfer of ownership with continuation of outdoor table service, requesting delivery of alcoholic beverages filed on behalf of Brick Row, LLC T/a Brick Row Pub, Kris Seaborg, Jay Seaborg, and Kyle Adams on 6/2/19, June 2019 Ad. (Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt of this application) /kk	Delete
06/29/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt of this transfer application until today's date. The transfer application was received and processed by the BLLC on 6/3/2019. Please check invoice # 117443.....k/r	Delete
12/22/2017	12/21/17 - Public Hearing RE: Application to transfer ownership with continuation of outdoor table service, requesting off-premise catering and delivery of alcoholic beverages - APPROVED (3-0 VOTE)..... /sb	Delete
10/25/2017	Application for transfer of ownership with continuation of outdoor table services - requesting off-premise catering and delivery of alcoholic beverages filed on behalf of New Cardinal Tavern, LLC T/a Cardinal Tavern, Harry Baker, Jr. and Zoraida Diaz on 10/4/17 (October Ad filed on 10/5/17) /kk	Delete
05/09/2017	Alcohol Awareness expires 12/03/19 (Justin Hostetter)... /sb	Delete
11/24/2015	TAX HOLD RELEASE ON 10/20/2015 (CR# 14523809/TRANSFER)	Delete
11/06/2015	11/5/2015 Public Hearing re: Application to transfer ownership, request for outdoor table service APPROVED (3-0 vote) \$100 admin fee PAID	Delete
07/17/2015	Alcohol Awareness expires 07/07/19 (Larry E. Rohleder)	Delete
04/21/2015	Administrative transfer on 4/16/15 to add the name of OMAR BLACK as a licensee on the 2015-2016 renewal license. FOR RENEWAL PURPOSES ONLY	Delete
01/28/2014	12/19/2013 Public Hearing re: Request to add second floor for business . Board APPROVED the expansion	Delete
01/02/2014	12/19/2013 Public Hearing re:Request to add second floor for business. Board APPROVED expansion	Delete
07/18/2011	7/14/11 Public Hearing re: Application to trasfer ownership and requests to add outdoor table service and live entertainment. Transfer of Ownership APPROVED. Outdoor table service, live entertainment and 2nd floor expansion DENIED.	Delete
06/14/2011	6/11 Transfer of ownership, request to add outdoor table service and live entertainment, BD7-BWL, Larry E. Rohleder, Jr., The Cardinal, LLC	Delete
06/22/2005	6/2005 Application filed to transfer ownership to Susan Buscemi & William Borkowicz, Subsue, Inc. t/a Canton Cove	Delete

Print History (Print Card)

License num: LBD7 020 Address: 901 CLINTON STREET SOUTH
Trade Name: CARDINAL TAVERN

Comment:

ALIKI'S, LLC: W21100490

Department ID Number:

W21100490

Business Name:

ALIKI'S, LLC

Principal Office:

625 S. CLINTON STREET
BALTIMORE MD 21224

Resident Agent:

GEORGE A. BEALEFELD, III, ESQ.
COWIE & MOTT, P.A.
2310 BOSTON STREET
BALTIMORE MD 21224

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

11/06/2020

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 901 S. Clinton St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 9

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE 1

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 7

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: A. Perez DATE: 12/16/20

Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Cardinal Tavern
Corporation Name:	Aliki's LLC
Location Address:	901 S. Clinton St.
License Type:	Class "BD7" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes
Is the location within 300 feet of Church and/or School?	No
Date Posted?	12/11/2020
Estimated Date of Removal?	12/20/2020
Are there any other licensed establishments within a two block radius?	Yes

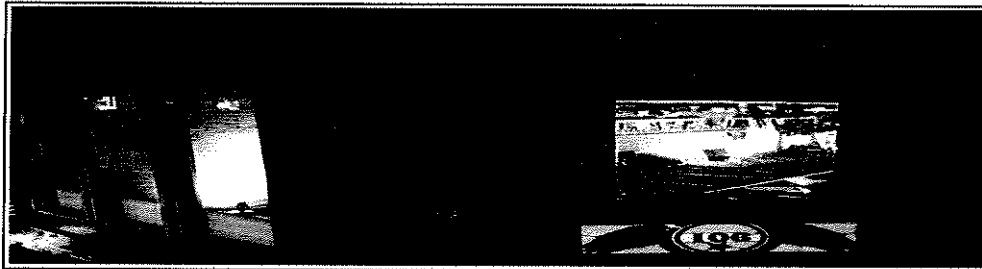
Other licensed locations - Describe/Note:

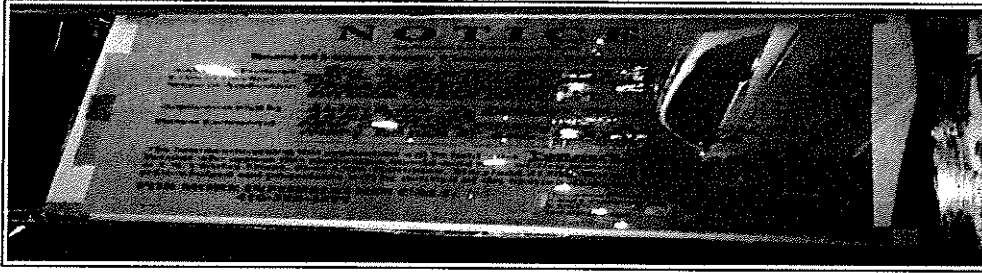
see attached map

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

application filed for transfer of ownership and continuation of outdoor table service.

Insert Photo of Sign and location:





Inspector Name	Date and Time	
i:\0#w\baltimore\andy.perez	12/16/2020	6:53:46 PM
Name of Licensee (if present)		
<input type="text"/>		

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	Alice Kistner
<i>Address of Premises:</i>	901 S. Clinton St
<i>Inspector:</i>	i:0#.w baltimore\andy.perez
<i>Date Posted:</i>	12/11/2020
<i>Time Posted:</i>	
<i>Date Rechecked:</i>	12/20/2020
<i>Time Rechecked:</i>	
<i>Manager or Owner when sign posted:</i>	Alice Kistner

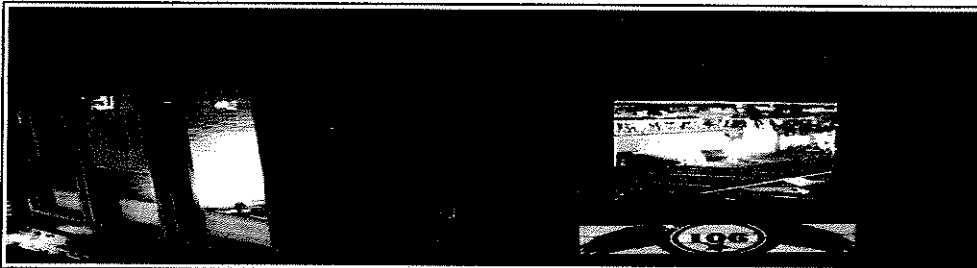
Summary on location of sign posted:

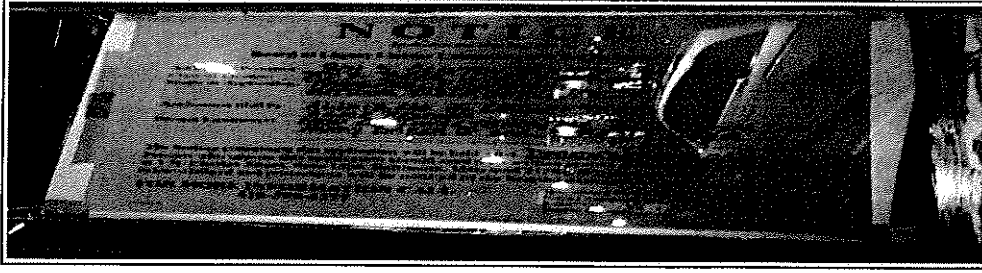
Sign posted on front window facing clinton st

Summary on location of sign rechecked:

Sign remained as posted for the required 10 days.

Insert Photo of Sign and location:





BLLC Compliance Inspection

Licensee Information

Address: 901 CLINTON STREET SOUTH 21224

Trade Name:

Corporation Name

Type of License: Class "BD7" Beer, Wine and Liquor

Date/Time of Inspection:

Manager/Licensee

Open/Closed Status

Open/Closed: Open

Closed Date:

External Appearance

Clean and Free of Debris: Satisfactory

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 1/5/2018

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid: N/A

Violations

Violation Issued: No

Violations Noted:

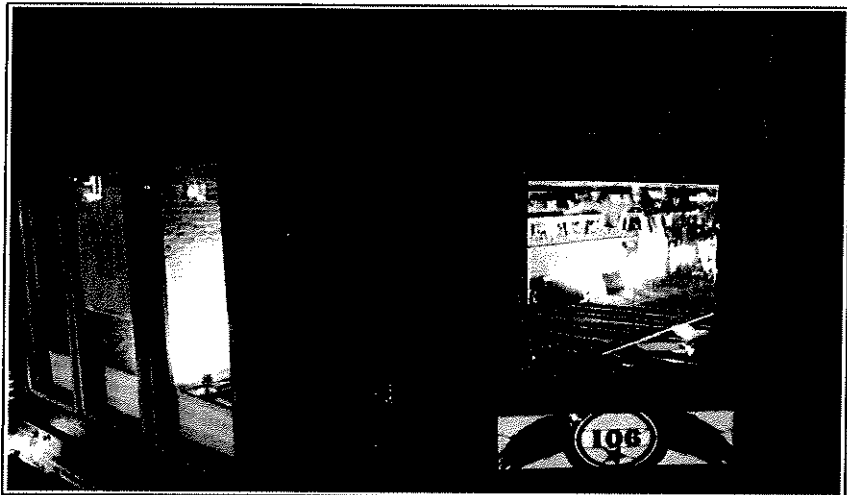
Wrap-Up

Instructions Given to Licensee:

Inspector's Comments:

Inspected 12/11/2020

Photo Taken:



Owner Email:

Submitted by Inspector

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

Online Use & Occupancy Permit
Application

Property Address: 901 S CLINTON ST Block/Lot: 6461/020

Permit No: USE2020-55193

Applicant:
 STEPHAN FOGLEMAN

1001-000000-2600-159400-430540 Filing Fee	50.00
1001-000000-1500-102800-430230 Tax	3.00
1001-000000-2600-158009-430480 Use&Occupancy	45.00
Total :	98.00

Owner/Lessee:
 Owner CBRR LAND LLC

Lessee ALIKI'S LLC

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

Property Use & Occupancy Information:

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

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	11/16/2020		LDZI
HEALTH DEPARTMENT INSPECTION	11/16/2020		JWEL
Application Received		11/12/2020	
Zoning Sign-off	11/12/2020	11/12/2020	
One Stop Permit Office Review	11/16/2020		SMIT
MINOR PRIVILEGE	11/16/2020		MPRV

Dwelling: Roomming: Efficiency:

Existing Count: 000 000 000
 Proposed Count: 0 0 0

District:202

MINOR PRIVILEGE:

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

CONTINUE TO USE PREMISES AS RESTAURANT/TAVERN WITH OUTDOOR DINING (NEW OPERATOR)

AFFIDAVIT BY: STEPHAN W FOGLEMAN

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

Project Name: CARDINAL TAVERN

Owner First Name:

Role: Applicant

Owner Last Name Or Company Name: CBRR LAND LLC

Applicant: FOGLEMAN,STEPHAN

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

January 21, 2021

Applicant(s): Jada McCray and Chris Simon
BLK Swan Restaurant, LLC T/a BLK Swan
1100 Fleet Street #1302 21202

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership with continuation of outdoor table service.

(a) **Applicant(s) Information:** (1) Jada McCray was born in Baltimore, MD in October of 1980. She lives in Baltimore, MD; and (2) Chris Simon was born in Baltimore, MD in April of 1983. He lives in Owings Mill, MD.

(b) **Ownership Breakdown:** (1) Jada McCray (25%); and (2) Chris Simon (75%).

(c) **Purchase Price of Business:** Business to be paid at \$9,000 per month for 6 years.

(d) **Qualified Voters:** Deborah Simon, Douglas Schmidt, and Richard Manekin are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for use of portion of aka 1100 Fleet Street Unit 102 as restaurant with outdoor table service.

(f) **Corporate Standing:** BLK Swan Restaurant, LLC is a MD LLC and as of 1/5/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/11/2020, and checked on 12/20/2020. This meets the 10-day rule. There are 33 licensed liquor establishment(s) in the 2x2 area: "B" BWL-23; "D" BWL-1; and "BD7" BWL-5; and "Hotel/Motel- 4.

(h) **Timeline:** Last Inspection by BLLC was performed on 10/15/2020. At that time, the establishment was closed. According to inspection report, location closed on 10/13/2020. Due to COVID 19 executive order issued 3/12/2020 extended timelines under Alc. Bev. Article 12-2202 indefinitely. Request is valid.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Transfer of ownership CLASS TYPE: B

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 1100 Fleet Street #13C2

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: BLK Swan Restaurant, LLC TRADE NAME: Blk Swan

BUSINESS PHONE NUMBER: 443-983-7585 BUSINESS EMAIL ADDRESS: chrissimon83@gmail.com

ATTORNEY FOR THE APPLICANT: Stephan W Fogleman Esq ADDRESS: 1720 Thames Street 21231 PHONE: 410-258-5500

Part of Premises Used (Note: Floors and Areas for Storage): 1st floor business and storage Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? Not at this time (If Premise Catering of Food and Alcohol? Yes No

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 95

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

1. Applicant A

Jade McCray
 (Full name) (Telephone no.) E-mail (Required)
 3301 Ailsa Avenue Baltimore MD 21214 8 months
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 10/80 F Baltimore, 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

Chris Simon
 (Full name) (Telephone no.) E-mail (Required)
 15 Walnut Valley Court OWINGS MILLS MD 21117 N/A
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 4/83 M Baltimore, 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?

RECEIVED

DEC 02 2020

Baltimore City Liquor Board

3. Applicant C

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

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

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

Applicant A B C

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

Name	Address	Phone	Email
Chris Simon	16 Velvet Valley CT	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-103 (a)(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: Chris Simon ADDRESS: 16 Velvet Valley Ct ^{01M} TITLE: Managing Member % OF STOCK HELD: 75
2114
- 2) NAME: Lada McCray ADDRESS: 3301 Aiken Ave 21214 TITLE: Member % OF STOCK HELD: 25
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____

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

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

[Signature]
 Signature of Applicant A

I hereby certify that on the 30 day of November, 2020, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Lada McCray 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: Steph W Fogelmann Jr. (Notary Seal) My Commission expires _____
 Printed Name: Steph W Fogelmann Jr.

STEPHAN W. FOGELMANN, JR.
 NOTARY PUBLIC STATE OF MARYLAND
 My Commission Expires 12/16/22

[Signature]
 Signature of Applicant B

I hereby certify that on the 30 day of November, 2020, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Chris Simon 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: Steph W Fogelmann Jr. (Notary Seal) My Commission expires _____
 Printed Name: Steph W Fogelmann Jr.

STEPHAN W. FOGELMANN, JR.
 NOTARY PUBLIC STATE OF MARYLAND
 My Commission Expires 12/16/22

 Signature of Applicant C

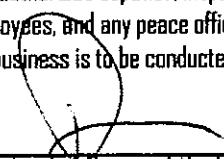
I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____ in and for _____, personally appeared _____ the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true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

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

Name and Address of the owners of the premises/landlord: Douglas Schmidt Phone Number: 

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

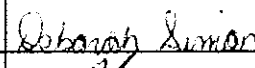

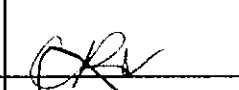


(I, WE) Douglas Schmidt HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1100 Fleet St #1302, Baltimore, City with a Zip Code of 21202, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage 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 1 day of December, 2022 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Douglas Schmidt 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.

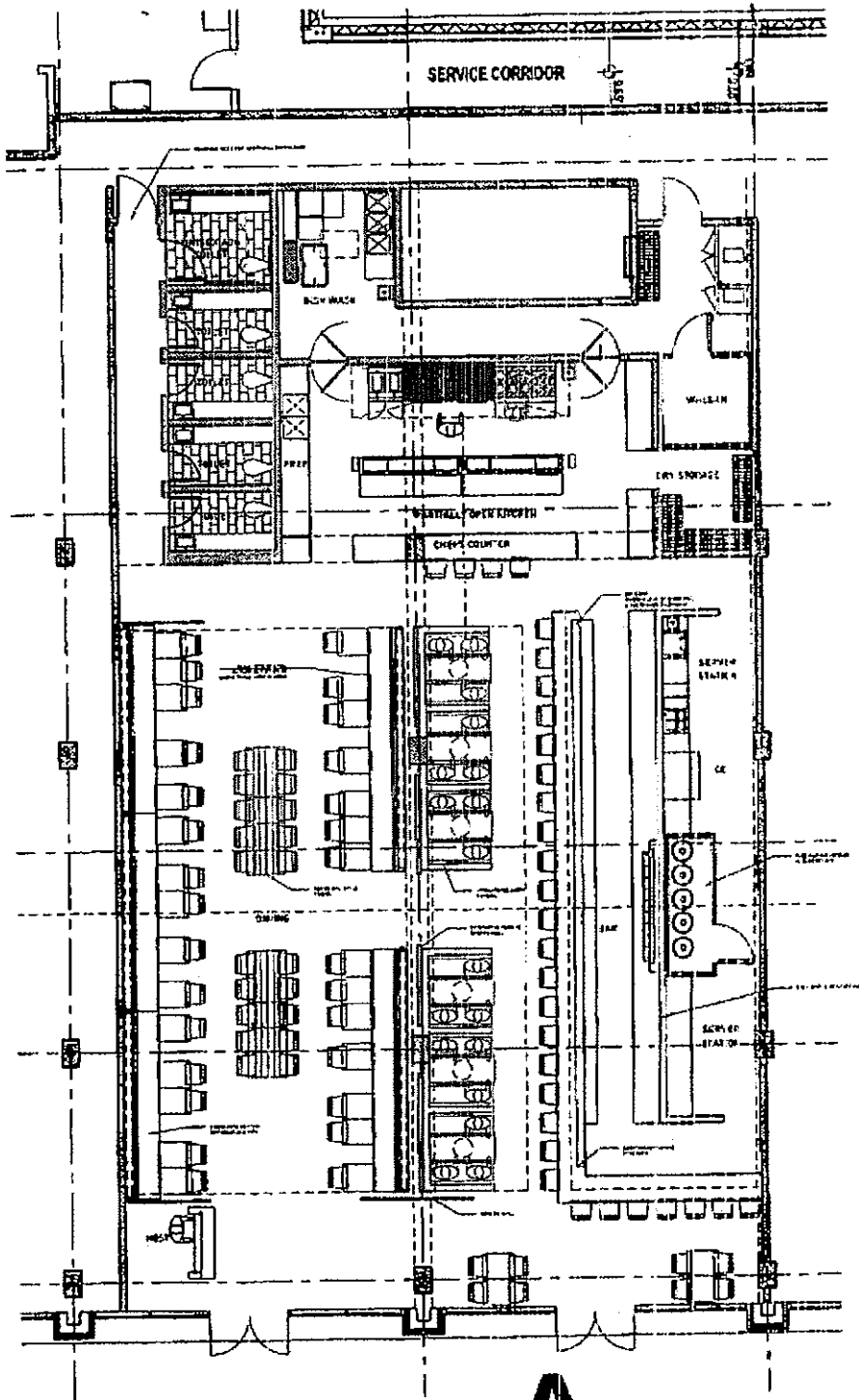
As witness, my hand and notarial seal.
Notary Signature: Steph W Fogelman Jr. [Notary Seal] My Commission Expires 12/16/22
Notary Printed Name: Stephan W Fogelman Jr.

The following certificates must be signed by at least 3 persons.
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Deborah Simon	5237 Duxon Rd 21206 1111 Springfield Ave Baltimore MD 21239		9/0/1957	37 years
Eric Brown	6 Longcreek Ct Kensville, MD 21077		11/0/83	39 years
Christopher McGraw	1000 St. Cyprian Ln Baltimore, Md 21210		11/0/79	20 years
Douglas E Schmidt	3908 N. CHARLES BALTO. MD 21218		12/0/66	2 yrs
Richard MANEKIN			10/0/85	2 years

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

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



A

CONCEPT PLAN
 SCALE: 1/8" = 1'-0" (SEE INTS)

SCHAIKU WACHOWSKI GRECO ARCHITECTS, INC
 TEL. 410-640-7300 FAX 410-612-1700



10/27/94 LC

SM+P

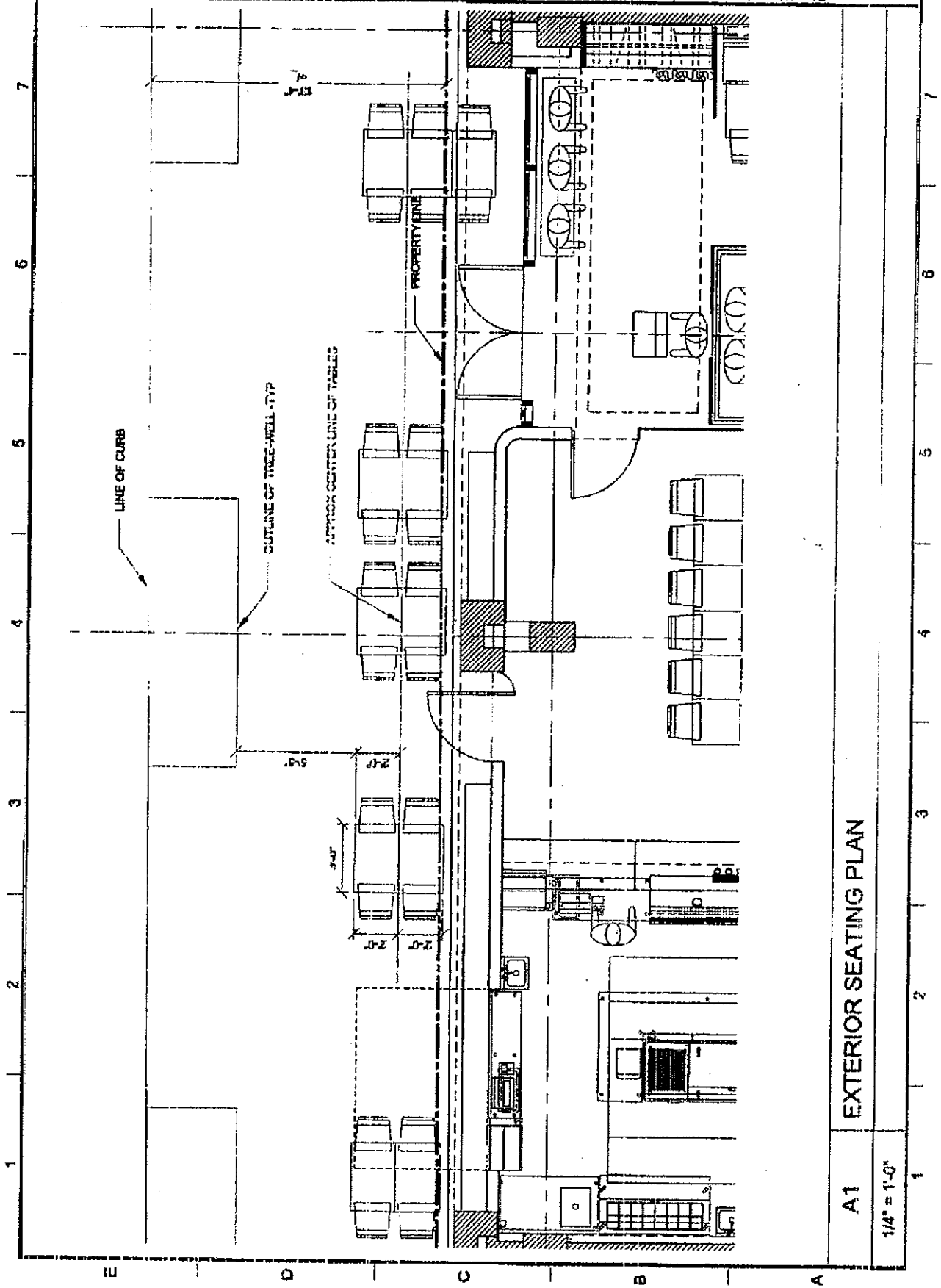
ARCHITECTS

1014 N. WASHINGTON ST. BALTIMORE, MD 21201
TEL: 410.528.8877 FAX: 410.528.8878

Professional Certificate:
I hereby declare that these
plans were prepared or approved by me and that
I am a duly licensed architect under the
laws of the State of Maryland.
License No. 27184
Expiration Date: 08/02/2014

BALTIMORE
FLEET STREET
BALTIMORE, MD 21202

PROJECT # 00000.00
DATE APR 10, 2014
DRAWING #



EXTERIOR SEATING PLAN

A1

1/4" = 1'-0"



Liquor Board System

Version 1.0

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

License Detail

Close the License | Print License | Print Renewal Letter | << Go Back

License Info

License Num: LB 007 | Cert Num: 0008 | Fee: \$1,520.00 | Status: Renewed
License Date: 5/1/2019 | License Year: 2019
CR Number: 15932758
Payment Date: 06-26-19

2018 - 2019 TPP Paid N
2019 Trader's License Y | Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: DTI BALTIMORE, LLC
Trade Name: CAVA MEZZE
Zone Code: 23
Phone: 443-499-9090

Block Num: 1100 | Street: FLEET STREET #1302
City: BALTIMORE | State: MD | Zip: 21202

CR Number: 15932758

Portion of Business Used:

USE PORTION K/A 1100 FLEET ST, UNIT 102, AS A NEW RESTAURANT WITH ACCESSORY
OUTDOOR TABLE SERVICE AS PER BMZ2014-171 APPROVED 6/3/2014 WITH CONDITIONS
Restrictions: NOT MORE THAN 22 SEATS AND SIX TABLES THERE WILL BE NO OUT DOOR BAR OR
MUSIC

Edit the License Location Info | Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
LAMBROS	GRIGOROPOULAS	305 OAK KNOLL DRIVE	ROCKVILLE	MD	20850	Edit	Remove Owner
DIMITRI	MASHOUITIS	13621 STRAWBALE LANE	GAITHERSBURG	MD	20878	Edit	Remove Owner
THEODORE	XENOHRISTOS	419 NATURE LANE	ROCKVILLE	MD	20850	Edit	Remove Owner

Comments

Date	Comment	Action
12/03/2020	Application for transfer of ownership with continuation of outdoor table service filed on behalf of BLK Swan Restaurant, LLC T/a BLK Swan, Jada McCray and Chris Simon on 12/2/2020 /kk	Delete
08/07/2019	Submitted 2019 Trader's License..... /sb	Delete
06/26/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter licensee issuance information until today's date. The license was initially issued on 5/21/2019...../jr	Delete
04/05/2018	03/22/18 - Received a clearance letter that shows 2017/2018 Personal Property Tax owned to the City of Baltimore was cleared.../sb	Delete
02/22/2017	License edited to reflect the correct address of 1100 Fleet Street. Previous license/applications show 1010 Fleet Street. DKP	Delete
10/28/2016	FOOD FORM WAS ATTACHED TO 2016 RENEWAL APPLICATION...K/R	Delete
09/13/2016	Letter sent on 9/2/2016 in reference to 2016 food form submission. Establishment had 10 days from that date of letter to submit the form. At this time there has been no response.....k.r	Delete
05/24/2016	Outdoor Table Service was applied to New Class B Application but was not applied to License client and Carlione Hecker (Lawyer) was infromed to bring in their copy of revised "Use and Occupancy Permit" so that we can apply to the license with a fee of \$200 made out to "Director of Fiance"....k/r	Delete

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

License num: LB 007 Address: 1100 FLEET STREET # 1302
 Trade Name: CAVA MEZZE

Comment:

[Add Comment](#)

Hold Info



BLK SWAN RESTAURANT LLC: W20824884

Department ID Number:

W20824884

Business Name:

BLK SWAN RESTAURANT LLC

Principal Office:

1900 N HOWARD STREET
STE 300
BALTIMORE MD 21218

Resident Agent:

JADA MCCRAY
1900 N HOWARD STREET
STE 300
BALTIMORE MD 21218

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:

08/13/2020

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1100 Fleet St # 1324

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 33

"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 23

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 1

"BD?" BEER, WINE & LIQUOR 5

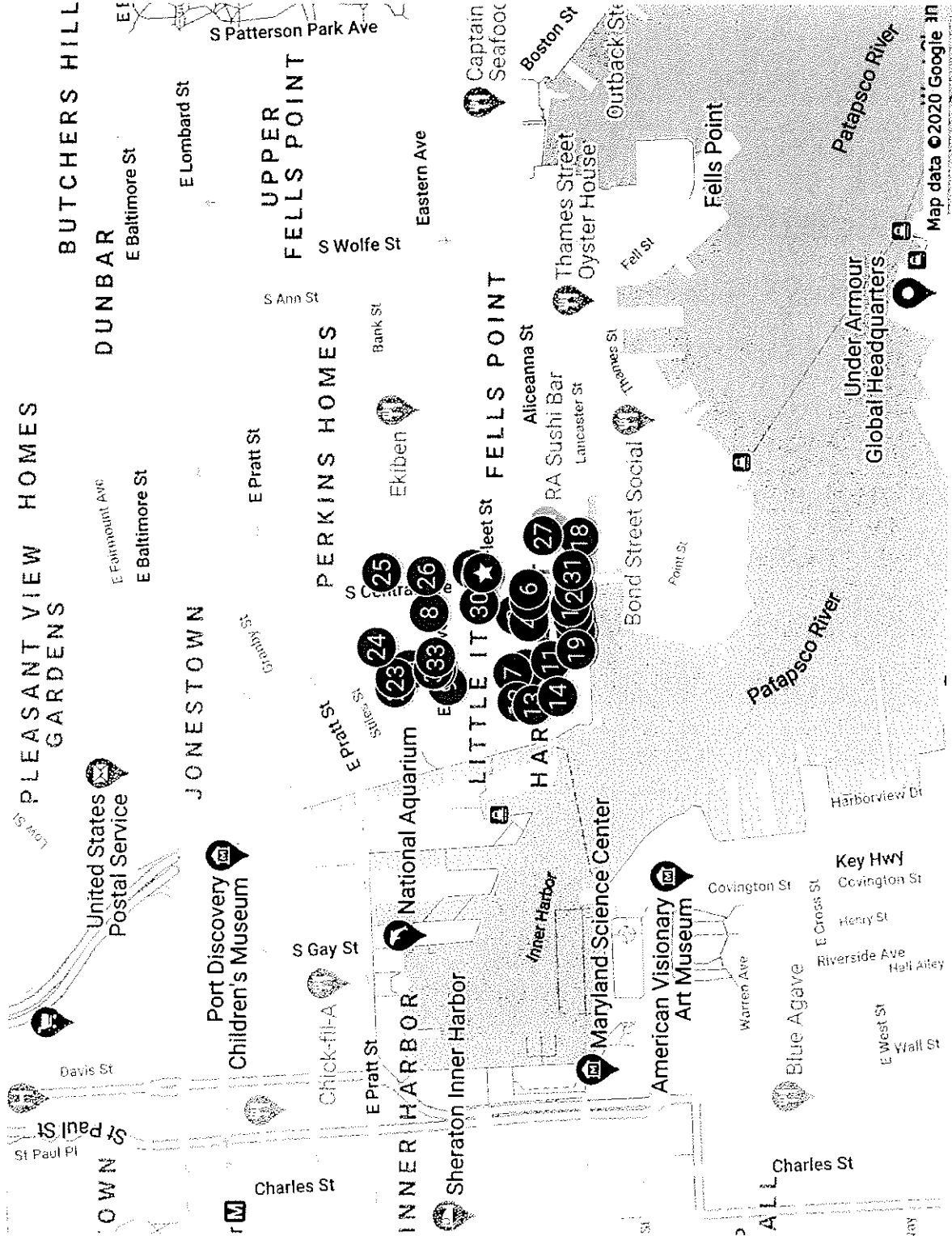
ARENA _____

HOTEL/MOTEL 4

RACING _____

PREPARED BY: A Perez DATE: 12/15/2020

1100 Fleet St #1302



Proposed Location

- ★ 1100 Fleet St #1302

License Establishment

- 1 Landmark Theatres, Harbor LBD7
- 2 Taco Fiesta LB
- 3 Chiu's Sushi LB
- 4 Courtyard by Marriott LBMH
- 5 Harbor East Deli & Pizzeria LB
- 6 Bambao LBD7
- 7 Hilton Garden Inn LBHM
- 8 La Scala Ristorante Italiano LB
- 9 Dalesio's Of Little Italy LB
- 10 Hyatt Place LBHM
- 11 The Oceanaire LBD7
- 12 James Joyce LB
- 13 Fleming's Steakhouse LB
- 14 Four Seasons Hotel LBHM
- 15 Cinghiale LB
- 16 Charleston LB
- 17 Gordon Biersch LB
- 18 Mussel Bar & Grille LB

- 19 Lebanese Taverna LB
- 20 Cafe Gia Ristorante LB
- 21 Joe Benny's LB
- 22 Germano's Piattini LB
- 23 Sabatino's Italian LB
- 24 Ovenbird Bakery LD
- 25 Mustang Alley's LB
- 26 Clark Burger LB
- 27 Teavolve LB
- 28 Ouzo Bay LB
- 29 Nando's LB
- 30 Tagliata LB
- 31 Bin 604 LBD7
- 32 Pane E Vino LBD7
- 33 Angeli's Pizzeria LB

Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Blk Swan
Corporation Name:	BLK Swan Restaurant LLC
Location Address:	1100 Fleet St #1302
License Type:	Class "B" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No
Is the location within 300 feet of Church and/or School?	No
Date Posted?	12/11/2020
Estimated Date of Removal?	12/20/2020
Are there any other licensed establishments within a two block radius?	Yes

Other licensed locations - Describe/Note:

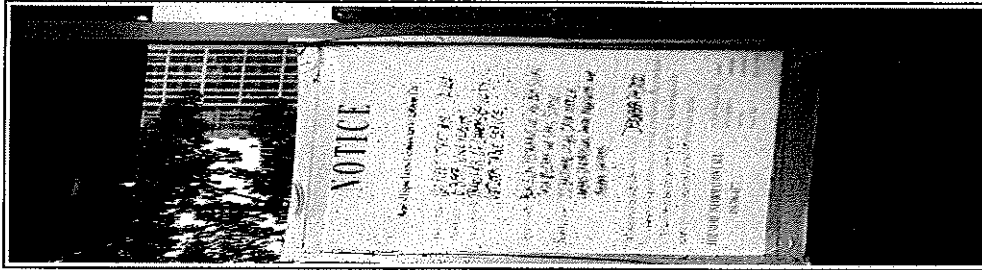
see attached map

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

Application filed for transfer of ownership with continuation of outdoor table service

Insert Photo of Sign and location:





Inspector Name		Date and Time	
<input type="text" value="i:0#w baltimore\andy.perez"/>		<input type="text" value="12/15/2020"/>	<input type="text" value="7:57:30 PM"/>
Name of Licensee (if present)			
<input type="text"/>			

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	Jada McCray & Chris Simon
<i>Address of Premises:</i>	1100 Fleet St. # 1302
<i>Inspector:</i>	i:0#w baltimore\andy.perez
<i>Date Posted:</i>	12/11/2020
<i>Time Posted:</i>	
<i>Date Rechecked:</i>	12/20/2020
<i>Time Rechecked:</i>	
<i>Manager or Owner when sign posted:</i>	

Summary on location of sign posted:

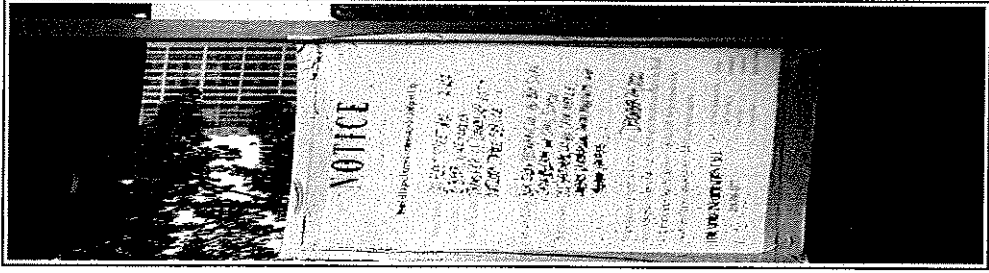
Sign posted on front window facing fleet st.

Summary on location of sign rechecked:

Sign remained posted for the required 10 days period.

Insert Photo of Sign and location:





NOTICE

Board of Liquor License Commissioners for Baltimore City

110 FLEET STREET ADR 2-202
B. BEER, WINE & LIQUOR
TRANSFER OF OWNERSHIP WITH
OUTDOOR TABLE SERVICE

ELLY SWAN RESTAURANT, LLC TO ELLY SWAN
TARA MCCRAY AND CHRIS SIMON
112 BALTIMORE LLC TO CAVA MERZO,
LARDROS DE BARRACLOS, DINTAI MASQUITS AND
THELMA LINDBERG

DECEMBER 24, 2020

FOR MORE INFORMATION CALL
410.396.4177

BLLC Compliance Inspection

Licensee Information

Address: 1100 FLEET STREET #1302 21202

Trade Name:

Corporation Name

Type of License: Class "BD7" Beer, Wine and Liquor

Date/Time of Inspection:

Manager/Licensee

Open/Closed Status

Open/Closed: Closed

Closed Date:

External Appearance

Clean and Free of Debris: N/A

Business Records

Traders License: N/A

Alcohol Awareness Certification Date
Issued:

Public Safety

Exits Marked, Unobstructed: N/A

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid: N/A

Violations

Violation Issued: No

Violations Noted:

[Empty box for notes]

Wrap-Up

Instructions Given to Licensee:

[Empty box for instructions]

Inspector's Comments: *closed at the time of inspection 10/13/2020*

[Empty box for comments]

Photo Taken:



Owner Email:

Submitted by Inspector

Board of Liquor License Commissioners

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

INVESTIGATION REPORT

<i>Location Address:</i>	1100 FLEET STREET #1302 21202		
<i>Licensee Information (Trade Name):</i>	CAVA MEZZE		
<i>Corporation Name</i>	DTI BALTIMORE, LLC		
<i>License Type:</i>	Class "B" Beer, Wine and Liquor		
<i>Owner Email:</i>			
<i>Contact:</i>			
<i>Bouncer/Security Name (if applicable):</i>		D.O.B.	
<i>Incident Date/Time:</i>	5/14/2020	1:43:10 PM	

Report Facts:

On May 14, 2020, Agent did visit the above captioned to monitor the Governor's Executive Orders to close all bars and restaurants with the exception of off premises consumption. Establishment was open for carry out only. In compliance with COVID-19 orders

Photos Taken:



Report Prepared By:

Inspector(s)

Submission Date

i:\0#.w\|baltimore\joann.martin

5/18/2020

Supervisor Review:

Approval Date

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

12/15/2020

Supervisor Use:

Recommended Action(s):

--

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

**Online Use & Occupancy Permit
 Application**

Property Address: 1100 FLEET ST 1302 Block/Lot: 1442/007

Permit No: **USE2020-55466**

Applicant:
 STEPHAN FOGLEMAN

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

Owner/Lessee:
 Owner 511 SOUTH CENTRAL AVENUE LLC

Lessee BLK SWAN RESTAURANT LLC

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Restaurant

Proposed Use : (Commercial) Restaurant

Dwelling: Rooming: Efficiency:

Existing Count: 000 208 000

Proposed Count: 0 0 0

Description	Created	Completed	Assigned To
CHESAPEAKE CRITICAL AREA	12/01/2020		BATT
F02 - REGULATED FLOODPLAIN BFE	12/01/2020		BATT
One Stop Permit Office Review	12/01/2020		ELLY
FIRE DEPARTMENT REFERRAL	12/01/2020		LDZI
HEALTH DEPARTMENT INSPECTION	12/01/2020		JWEL
MINOR PRIVILEGE Application Received	12/01/2020	12/01/2020	MPRV

District:201 MINOR PRIVILEGE:

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

CONTINUE TO USE PORTION K/A 1100 FLEET STREET UNIT 102 AS RESTAURANT WITH OUTDOOR DINING. (NEW OPERATOR)

AFFIDAVIT BY: STEPHAN W FOGLEMAN

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

Project Name: BLK SWAN RESTAURANT

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: 511 SOUTH CENTRAL AVENUE LLC

Applicant: FOGLEMAN,STEPHAN

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

January 21, 2021

Applicant(s): Kittisak Pimput
Boonpipatt, LLC, T/a Jao Nine Thai
2933 O'Donnell Street 21224

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership with continuation of live entertainment and outdoor table service.

(a) **Applicant(s) Information:** (1) Kittisak Pimput was born in Thailand in December of 1971. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Kittisak Pimput (100%).

(c) **Purchase Price of Business:** Applicants have signed a 5-year commercial lease at a monthly rate of \$6,250 per month with a option to renew.

(d) **Qualified Voters:** John Koukides, Moskula Koukides and Victor Chungsakoon are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Boonpipatt, LLC is a MD LLC and as of 1/5/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/11/2020, and checked on 12/21/2020. This meets the 10-day rule. There are 13 licensed liquor establishment(s) in the 2x2 area: "D" BW-1; "A" BWL-1; "B" BWL- 3; "C" BWL-1; and "BD7" BWL-7.

(h) **Timeline:** Location closed on 4/1/2020. The first 180 days of the runs until 9/28/2020. Due to COVID-19 executive order issued 3/12/2020 extended timelines under Alc. Bev. Article 12-2202 indefinitely. Request is valid.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Transfer of ownership 2933 O'Donnell Street CLASS TYPE: B

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 2933 O'Donnell Street 21224

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Boonpipatt LLC TRADE NAME: Jao Nine Thai

BUSINESS PHONE NUMBER: 202-999-7823 BUSINESS EMAIL ADDRESS: bonnaree.kitpimput24dec@gmail.com

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

Part of Premises Used (Note: Floors and Areas for Storage): 1st/2nd fl bus, bsmt storage Outdoor Table Service Provided? Yes No Delivery of Alcohol? Yes No

Live Entertainment provided? Yes No What Kind (Ex DJ, Band, Etc.)? Undetermined 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: 75

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

1. Applicant A

Kittisak Pimput (Full name) [REDACTED] (Telephone no.) [REDACTED] E-mail (Required) [REDACTED]

1020 Park Avenue #305 Baltimore MD 21201 4 years

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

12/71 M Thailand

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

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

2. Applicant B

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

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

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

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

3. Applicant C

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

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

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

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

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

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

April 1, 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

[Redacted area]

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

Name	Address	Phone	Email
Kittisak Pimput	1020 Park Ave., Apt 305	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per ALC. Gov. Art. 8-4-109 (a)(10). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Kittisak Pimput ADDRESS: 1020 Park Ave., Apt. 305 TITLE: owner %OF STOCK HELD: 100
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

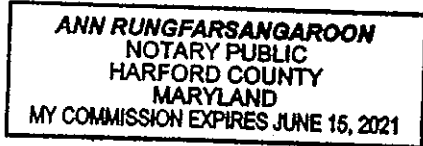
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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

X [Signature]
Signature of Applicant A

I hereby certify that on the 17 day of November, 2020, before me, the subscriber, a notary public of the State of Maryland in and for Harford County personally appeared Kittisak Pimput the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 6/19/2021

Printed Name: Ann Rungfarsangaroon



X _____
Signature of Applicant B

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Signature of Applicant C

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Name and Address of the owners of the premise/landlord: Compton Enterprises LLC Phone Number: [REDACTED]

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

(I, WE) John Koukides HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 29330' 9th Ave (St), Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
Signature of Owner of the Property

I hereby certify that on the 20 day of November, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared John Koukides 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]

STEPHAN W. FOGGEMAN, JR.
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires 12/26/22

Notary Printed Name: Stephan W Foggeman Jr.

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

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

Names	Address	Signature	DOB (Month/Year)	Length of Time Acquainted with the Applicant(s)
X JOHN KOUKIDES	816 S. LAKEWOOD	[Signature]	4/92	2 yrs.
X Victor Chungsakoon	60 F Heath St Baltimore, MD 21230	[Signature]	12/87	2 years
X Marsha Koukides	816 S. LAKEWOOD AVE	[Signature]	6-52	2 years

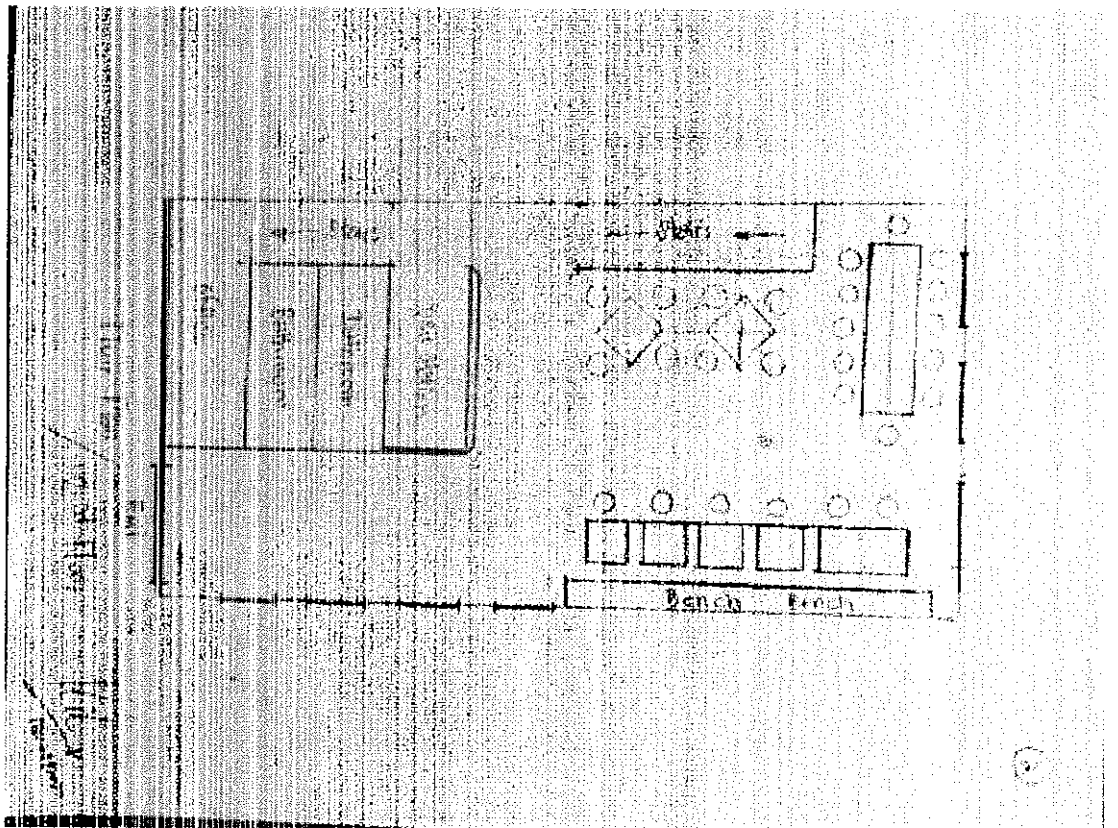
Baltimore City Liquor Board
DEC 13 2020

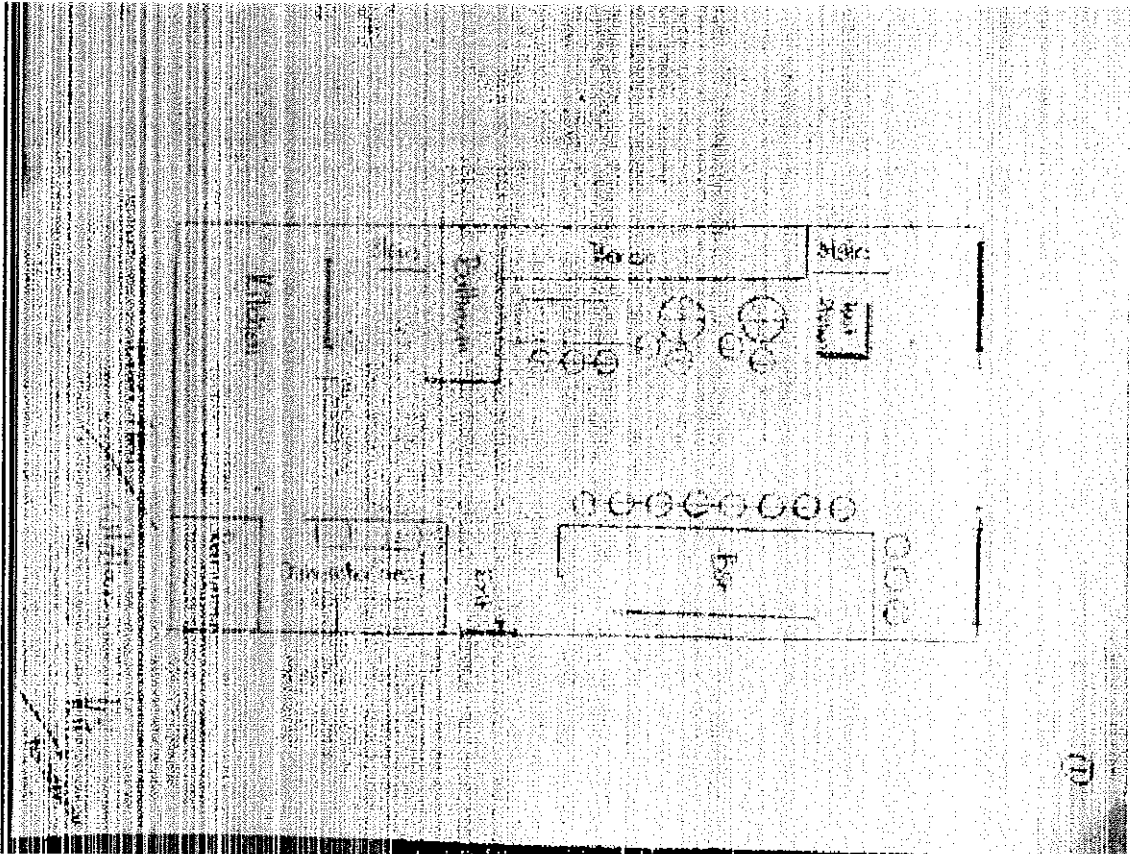
RECEIVED

RECEIVED

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

DEC 2020
Please note that this is a public document and upon request will be provided to the public.
Baltimore City Liquor Board







Liquor Board System

Version 1.0

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

License Detail

Close the License | Print License | Print Renewal Letter | << Go Back

License Info

License Num: LB 187 Cert Num: 0337 Fee: \$2,020.00 Status: Renewed
License Date: 5/1/2019 License Year: 2019
CR Number: 14838051
Payment Date: 04-22-19

2018 - 2019 TPP Paid
2019 Trader's License [Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: 2933 O'DONNELL STREET, LLC
Trade Name: SHISO TAVERN
Zone Code: 12
Phone: 410-493-7502

Block Num: 2933 Street: O'DONNELL STREET
City: BALTIMORE State: MD Zip: 21224

CR Number: 14838051

Portion of Business Used:
USE FIRST & SECOND FLOORS AS A RESTAURANT WITH LIVE ENTERTAINMENT AND
OUTDOOR TABLE SERVICE PER BMZA 2013-118 APPROVED APRIL 30 2013
Restriction:

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
PAUL	ERNST	1309 ROUNDHILL ROAD	BALTIMORE	MD	21218	Edit	Remove Owner
TIM	ERNST	6682 LOCH HILL ROAD	BALTIMORE	MD	21239	Edit	Remove Owner

Comments

--

Date	Comment	Action
12/03/2020	Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of Boonpipatt, LLC T/a Jao Nine Thai, Kittisak Pimput on 12/1/2020 /kk	Delete
10/01/2019	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on Oct. 1, 2019..../mb.	Delete
09/27/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb	Delete
03/25/2019	FOOD FORM WAS SUBMITTED WITH 2019 RENEWAL APPLICATION.... /kr	Delete
03/29/2018	FOOD FORM WAS SUBMITTED WITH 2018-2019 RENEWAL APPLICATION.... /sb	Delete
03/29/2017	food form is attached to 2017 renewal application....k/r	Delete
03/30/2016	food form is attached to 2016 renewal application....k/r	Delete
01/29/2015	07/17/2014 Public Hearing re: Review of transfer pending for more than 180 days under the provisions of Article 2B § 10-503(d)(4) "A transfer of any license shall be completed not more than 180 days after the Board approves the transfer. Applicant submitted all required documentation to complete transfer	Delete
08/21/2013	08/15/2013 Public Hearing re: Request to add live entertainment. Board POSTPONED hearing.	Delete
08/21/2013	08/15/2013 Public Hearing re: Request to add live entertainment.Applicant submitted signed M.O.U and agreed to voluntary restriction added to license. Board APPROVED request for live entertainment	Delete
05/24/2012	5/14/2012 Public Hearing re: Application to transfer ownership to include request for outdoor table service. APPROVED.	Delete

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

License num: LB 187

Address: 2933 O'DONNELL STREET

Trade Name: SHISO TAVERN

Comment:

[Add Comment](#)

Hold Info

Powered by:



BOONPIPATT LLC: W20948121

Department ID Number:

W20948121

Business Name:

BOONPIPATT LLC

Principal Office:

804 N CHARLES ST
BALTIMORE MD 21201

Resident Agent:

KITTISAK PIMPUT
804 N CHARLES ST
BALTIMORE MD 21201

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:

09/18/2020

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 2933 O'Donnell St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 13

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 1

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 3

"C" BEER, WINE & LIQUOR 1

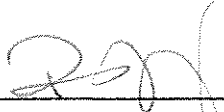
"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 7

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: 
Rosalba D Jordan

DATE: 12-17-2020

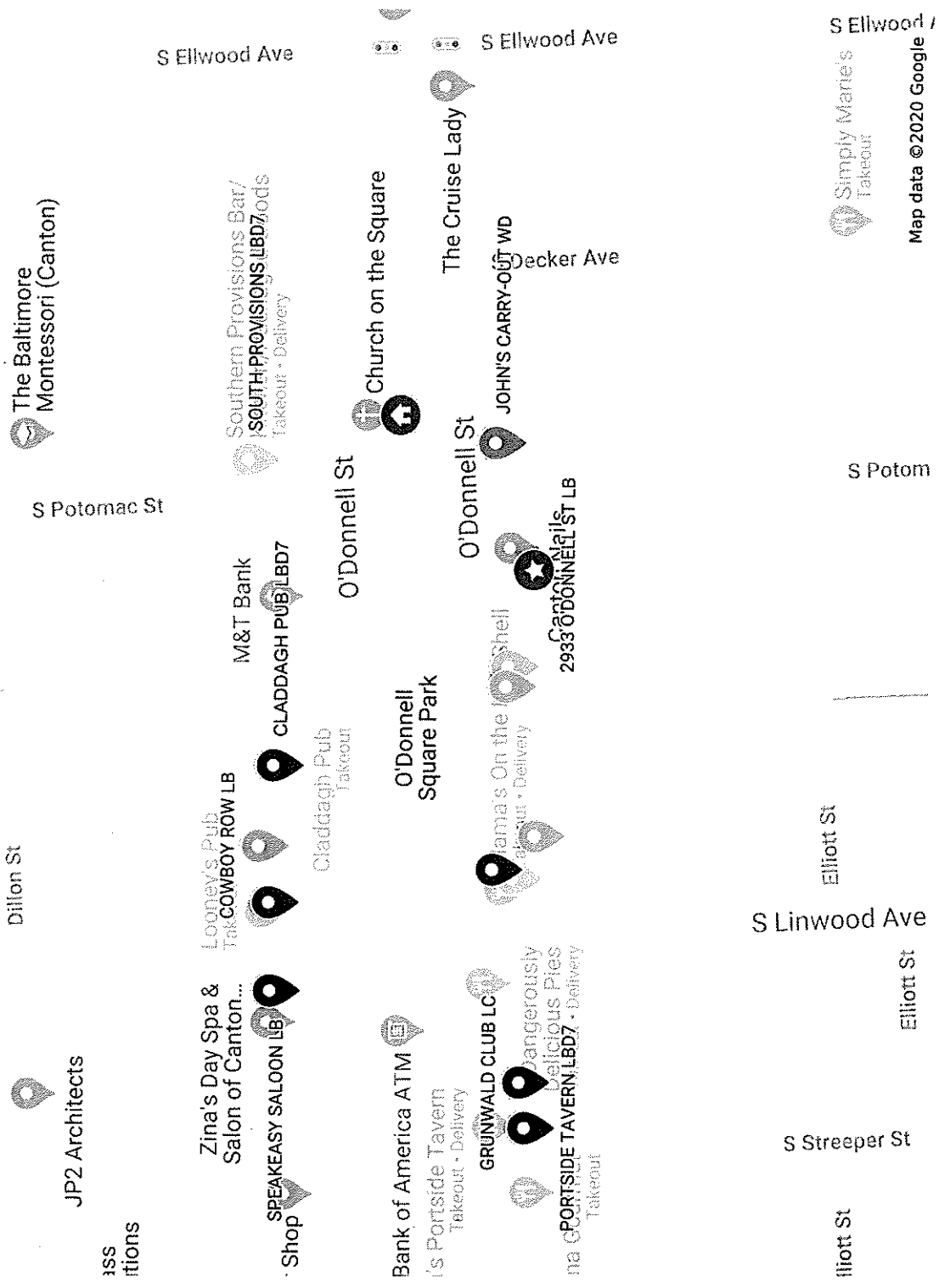
2933 O'Donnell St.

Licensed Establishments

- ★ 2933 O'DONNELL ST LB
- GRUNWALD CLUB LC
- SPEAKEASY SALOON LB
- MAMA'S ON THE SHELL LB
- NACHO MAMA'S LBD7
- M&L CANTON DISC LIQ LA
- LOONEY'S PUB LBD7
- PORTSIDE TAVERN LBD7
- CANTON TAVERN LBD7
- COWBOY ROW LB
- CLADDAGH PUB LBD7
- EL BUFALO LBD7
- SOUTH PROVISIONS LBD7
- JOHN'S CARRY-OUT WD

Churches

- Church on the Square



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	Jao Nine Thai
<i>Corporation Name:</i>	Boonpipatt LLC
<i>Location Address:</i>	2933 O'Donnell Street
<i>License Type:</i>	Class "B" Beer, Wine and Liquor <input type="button" value="v"/>
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No <input type="button" value="v"/>
<i>Is the location within 300 feet of Church and/or School?</i>	Yes <input type="button" value="v"/>
<i>Date Posted?</i>	12/11/2020 <input type="button" value="v"/>
<i>Estimated Date of Removal?</i>	12/21/2020 <input type="button" value="v"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes <input type="button" value="v"/>

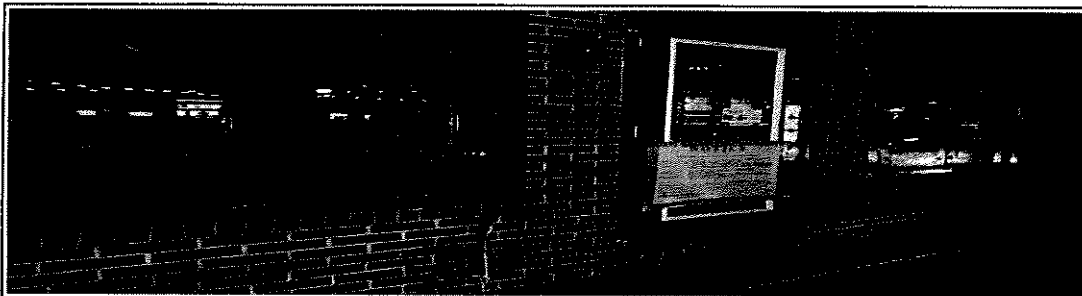
Other licensed locations - Describe/Note:

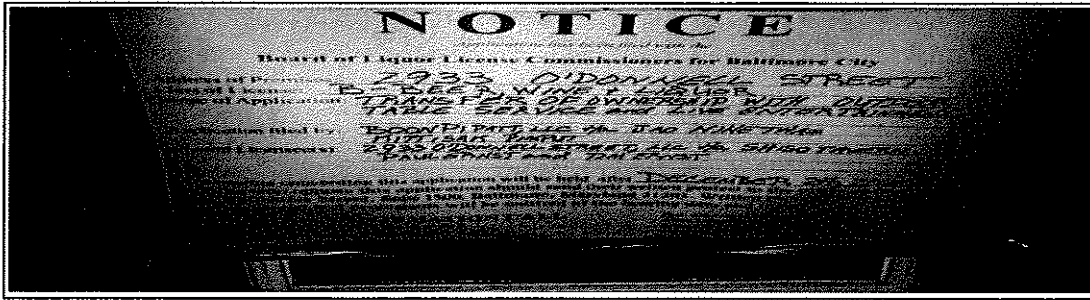
See attached map.

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

Transfer of ownership.

Insert Photo of Sign and location:





Attach Additional Photos

Inspector Name

i:\0#.w\baltimore\rosalba.jordan

Date and Time

12/17/2020

3:50:01 PM

Name of Licensee (if present)

Submit

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:

Address of Premises:

Inspector:

Date Posted:

Time Posted:

Date Rechecked:

Time Rechecked:

Manager or Owner when sign posted:

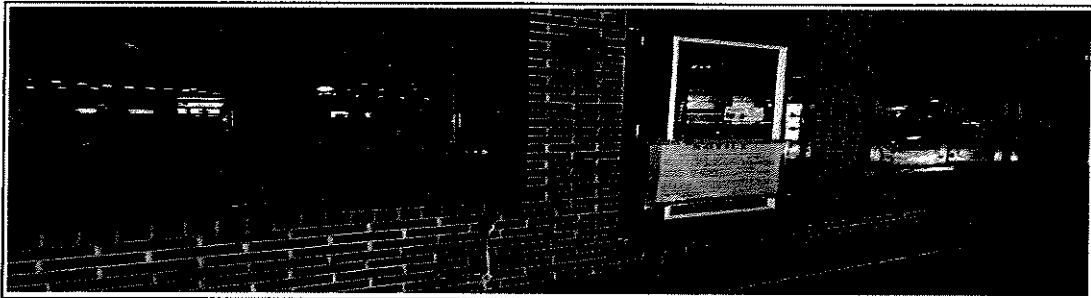
Summary on location of sign posted:

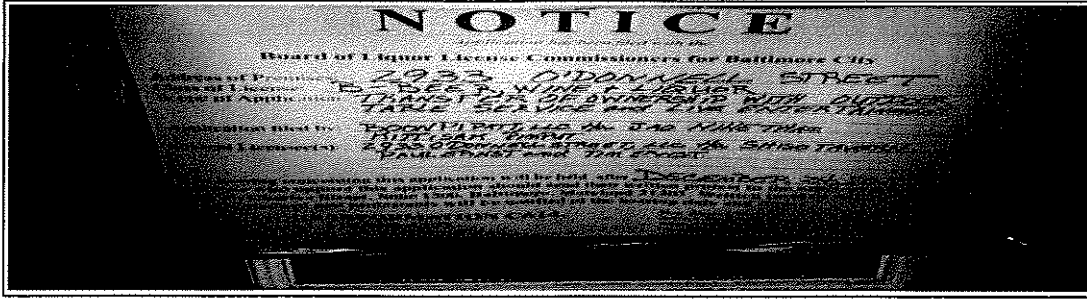
Posted on front door.

Summary on location of sign rechecked:

Sign remained posted on front door.

Insert Photo of Sign and location:





NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 2933 O'DONNELL STREET
Type of License: B-BEER, WINE & LIQUOR
Nature of Application: TRANSFER OF OWNERSHIP WITH OUTDOOR
TABLE SERVICE and LIVE ENTERTAINING

Application filed by: BOON PIPAT, LLC the JAO NING THAK
Applicant(s): KITTISAK PIPAT
2933 O'DONNELL STREET, LLC the SITSOTANEE
PAULERANG and TAN ERNST

Unless this application will be held after December 2
the application should have been previously presented to the
Board of Liquor License Commissioners, Baltimore, Maryland 21201. Any
application filed after the date of this notice will be considered as a new application.

BLLC Routine Inspection

License Information

Address: 2933 O'DONNELL STREET 21224

Trade Name: SHISO TAVERN

Corporation Name: 2933 O'DONNELL STREET, LLC

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

Date/Time of Inspection: 3/18/2020 10:24:57 AM

Manager/Licensee: Dana E Morris

Open/Closed Status

Open/Closed: Open

Closed Date:

Front Appearance

Clean and Free of Debris: N/A

Bar Appearance

Location of Bar: Front

Shape of Bar:

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: N/A

Selling Household/Grocery: N/A

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 4/26/2016

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Notes

Inspector Comments:

Restrooms

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid:

N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Auxiliary Services

Live Entertainment (Describe):

Outdoor Table Service N/A

Violations

Violation Issued: No

Violations Noted:

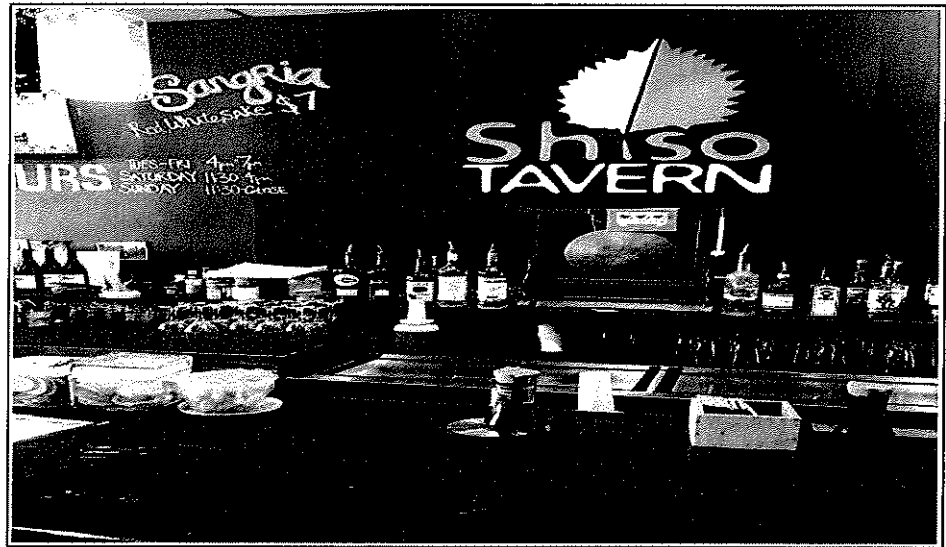
Written

Instructions Given to Licensee:

Inspector's Comments:

Establishment was inspected by Inspector Washington establishment all documents were acceptable and up to date 3/14/20

Photo Taken:



Owner Email:

Submitted by Inspector

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

Online Use & Occupancy Permit

Application

Property Address: 2933 O'DONNELL ST Block/Lot: 1891/002

Permit No: USE2020-55267

Applicant:
STEPHAN FOGLEMAN

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

Owner/Lessee:
 Owner CANTON ENTERPRISES LLC
 Lessee BOONPIPATT BOONPIPATT LLC

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Restaurant

Proposed Use : (Commercial) Restaurant

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

Description	Created	Completed	Assignec To
FIRE DEPARTMENT REFERRAL	11/18/2020		LDZI
HEALTH DEPARTMENT INSPECTION	11/18/2020		JWEL
Application Received		11/17/2020	
Zoning Sign-off	11/17/2020	11/17/2020	
One Stop Permit Office Review	11/18/2020		SMIT
R83 - CANTON WATERFRONT	11/18/2020		MDES

District:202 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 FIRST & SECOND FLOORS AS A RESTAURANT WITH LIVE ENTERTAINMENT AND OUTDOOR DINING (NEW OPERATOR)

AFFIDAVIT BY: STEPHAN W FOGLEMAN

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

Project Name: 2933 O'DONNELL STREET

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: CANTON ENTERPRISES LLC

Applicant: FOGLEMAN,STEPHAN

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip: