

January 23, 2020

Applicant(s): Gopal Bishwakarma and Junu Bishwakarma
Shristi, LLC, T/a Ambassador Dining Room
3811 Canterbury Road 21218

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership requesting outdoor table service and off-premise catering.

(a) **Applicant(s) Information:** (1) Gopal Bishwakarma was born in Nepal in September of 1967. He lives in Baltimore, MD; and (2) Junu Bishwakarma was born in Nepal in May of 1974. She lives in Baltimore, MD. Mr. Bishwakarma is the licensee of a Class "B" Beer, Wine, and Liquor license located at 413 W. Coldspring Lane T/a Namaste.

(b) **Ownership Breakdown:** (1) Gopal Bishwakarma (100%); and (2) Junu Bishwakarma (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$400,000. Deposit of \$40,000 was made. Remaining balance of \$360,000 to be paid at settlement.

(d) **Qualified Voters:** Durga Bishwakarma, Paul Fitzmaurice, and Sarah R. Millings are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, to continue to use portion of premises ground floor and basement as café. Lawn area for outdoor seating in junction with existing restaurant/café per BMZA 92-08 Approved Feb 5, 08.

(f) **Corporate Standing:** Shristi, LLC is a MD LLC and as of 1/1/2020 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/23/2019, and checked on 1/2/2020. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area: "B" BWL-2; and Hotel/Motel-1.

(h) **Timeline:** Last Inspection by BLLC was performed 12/24/2019. 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.

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

Licensee(s) Information: Gopal Bishwakarma has been the licensee of Maya, Inc. t/a Namaste located at 413 W. Coldspring Lane since 12/19/2015.

Violation History for license year 2019-2020: The current licensee(s) have no history of violations.

SDAT Standing: Maya, Inc. is a MD Corporation and as of 1/8/2020 is active and in good standing.

311 Call History: A search of the Customer Service Request (CSR) database indicate that there have been 0 calls forwarded to the BLLC for the 2019-2020 license year regarding this licensed location.

Board Inspections for the 2019/2020 license year: The licensed premise was inspected 2 times by the BLLC over the past year, and was found to be in compliance.

(k) **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

2019 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: LB

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: 3811 Canterbury Road

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: Shristi, LLC TRADE NAME: Ambassador Dining Room

BUSINESS PHONE NUMBER: 410 366-1484 BUSINESS EMAIL ADDRESS: _____

ATTORNEY FOR THE APPLICANT: Melvin Kodenski ADDRESS: 320 N. Charles St PHONE: 410 685-5100

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

Live Entertainment provided? Yes No What Kind (Ex DJ Band Etc)? basement for storage Off Premise Catering of Food and Alcohol? Yes No

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 175 seats

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 Gopal Bishwakarma [Redacted] [Redacted]

(Full name) 6013 Baywood Ave (Telephone no.) Balto, MD 21209 E-mail (Required) _____

(Residence) Street City State Zip Code (period of residency in Baltimore City) 10 years

(Month/Year of Birth) 09/67 (Sex: Male or Female) M (Place of Birth) Nepal

Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

Yes No Are you a registered voter in the City of Baltimore?

2. Applicant B Juny Bishwakarma [Redacted] [Redacted]

(Full name) 6013 Baywood Ave (Telephone no.) Balto, MD 21209 E-mail (Required) _____

(Residence) Street City State Zip Code (period of residency in Baltimore City) 10 years

(Month/Year of Birth) 05/74 (Sex: Male or Female) F (Place of Birth) Nepal

Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

Yes No Are you a registered voter in 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 Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

Yes No Are you a registered voter in the City of Baltimore?

RECEIVED
BALTIMORE CITY
LICENSING COMMISSIONERS

2019 DEC -3 11 40 00

RECEIVED

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

[Empty box for explanation]

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

[Empty box for explanation]

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

[Empty box for explanation]

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-Yes

413 W. COLO SPAIN LA BALTO MD 21210 NAMASTE BALTIMORE
is a LB license

B-No

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

[Empty box for explanation]

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

[Empty box for explanation]

7. Do the spouses or 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

[Empty box for explanation]

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

[Empty box for explanation]

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

[Empty box for explanation]

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

[Empty box for explanation]

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

Name	Address	Phone	Email
GOPAL BISHWAKARMA	6013 Baywood Ave	[REDACTED]	[REDACTED]

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

- 1) NAME: Gopal Bishwakarma ADDRESS: 6013 Baywood Ave TITLE: Member %OF STOCK HELD: 100%
- 2) NAME: Junu Bishwakarma ADDRESS: 6013 Baywood Ave TITLE: Sec %OF STOCK HELD: 0%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

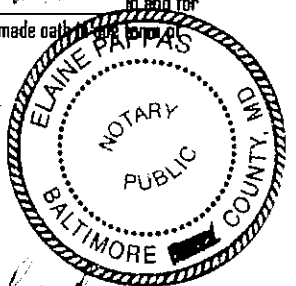
*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.

CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the 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.

x Gopal BK
Signature of Applicant A

I hereby certify that on the 14th day of Nov, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Balto Co, personally appeared Gopal Bishwakarma 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.

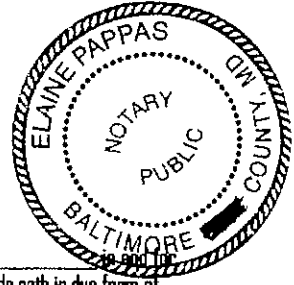
Signature: Elaine Pappas (Notary Seal) My Commission expires 11/19/22
Printed Name: Elaine Pappas



Junu
Signature of Applicant B

I hereby certify that on the 14th day of Nov, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Balto Co, personally appeared Junu Bishwakarma 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 11/19/22
Printed Name: Elaine Pappas



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: _____

Ambassador Apartments, LLC
 411 Nichols Road, Ste. 245
 Kansas City, MO 64112 - 2000

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

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

(I, WE) William H. Tyler HEREBY CERTIFY,
 That (I am, we are) the owner(s) of the property located at 3811 Canterbury Road, Baltimore, City with a Zip Code of 21218, which is named in the present application made to 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.

William H. Tyler
 Signature of Landlord

I hereby certify that on the 30th day of October, 2019, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore Co, personally appeared William H. Tyler 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 4/23/22
 Notary Printed Name: Susan Schultz



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

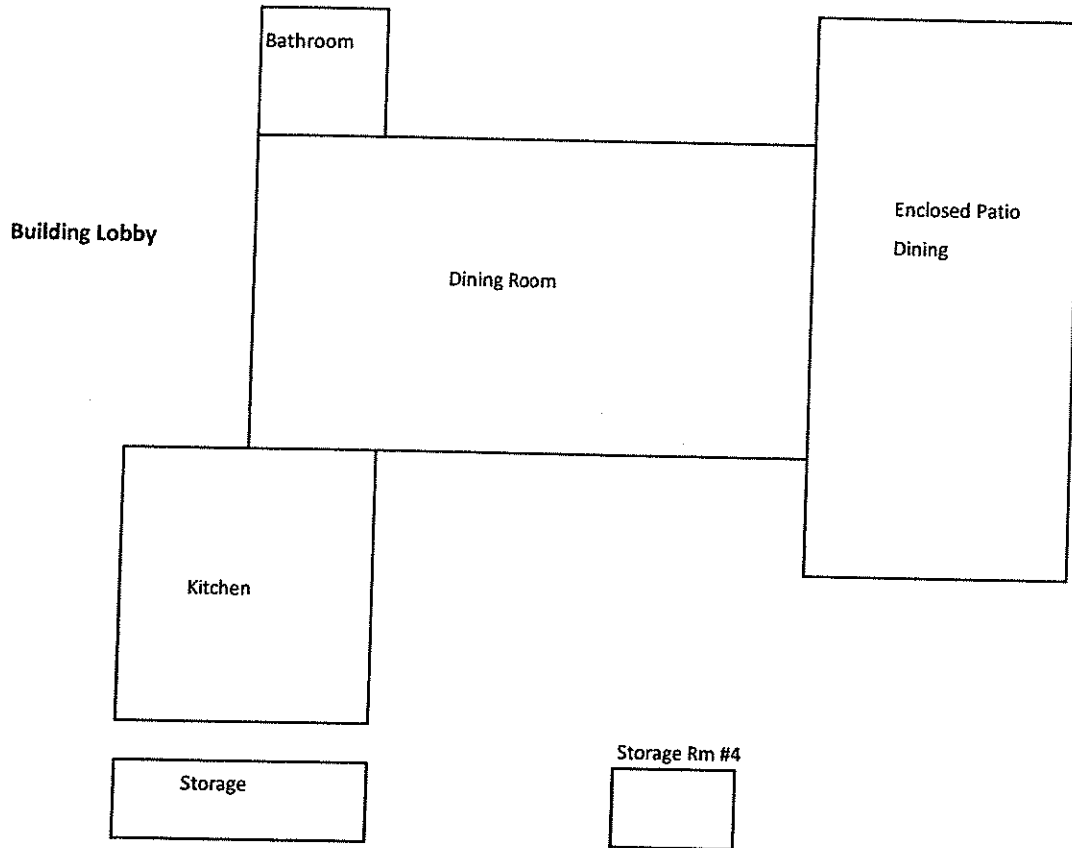
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

	Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
1	MARK Lyles	5000 Rowfield Ave. Belts. Md. 21206	Mark Lyles	6/62	5 yrs
2	Durga Bishwahanra	1443 medfield Ave Baltimore, MD, 21211	[Signature]	08/1970	12 years
3	Annex S. Kuroi	2225 Deer Path, Md	Annex S. Kuroi	08/35	20 yrs.
4	Paul M. Fitzmaurice	4017 Evans Chapel Rd 21211	Paul M. Fitzmaurice	11/9/99	8 yrs
5	Sarah R. Milling	2901 Virginia Ave Baltimore, MD	Sarah R. Milling	3/1/46	7 yrs
6	Cedric Burns	2536 Quantic Ave Catonsville	[Signature]	4/1/1986	10 years

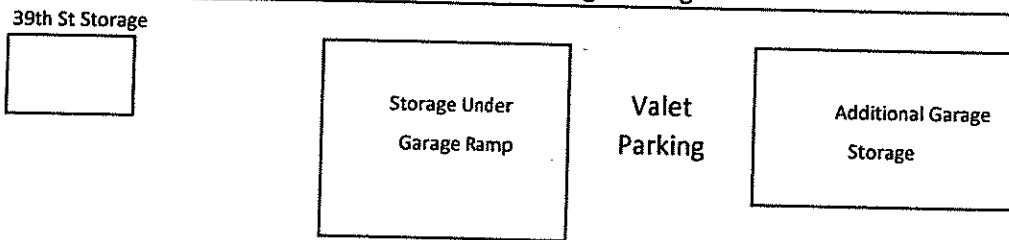
Board of Liquor License Commissioners for the City of Baltimore
 1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
 Phone: 410-396-4377 Fax: 410-396-4382

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

Floor Plan of Premises



Lower Level and Garage Storage





Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LB 124** Cert Num: **0244** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2019 License Year: 2019
 CR Number: 08863991
 Payment Date: 04-30-19

2018 - 2019 TPP Paid
 2019 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **TUSCANY, INC.**
 Trade Name: **AMBASSADOR DINING ROOM**
 Zone Code: 46
 Phone: 410-366-1484

Block Num: 3811 Street: CANTERBURY ROAD
 City: BALTIMORE State: MD Zip: 21218

CR Number: 08863991

Portion of Business Used:
 FIRST FLOOR DINING ROOM OFF MAIN LEVEL OF AMBASSADOR APARTMENTS FOR BUSINESS (R-9 APPROVED WITHOUT LIVE ENTERTAINMENT)

Restriction:
 LICENSEE MAY PROVIDE WINE CORKAGE.

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
LAURA H.	SINGH	6307 PINEHURST ROAD	BALTIMORE	MD	21212	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
KEHAR	SINGH	6208 MOSSWAY	BALTIMORE	MD	21212	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

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Date	Comment	Action
12/12/2019	Application for transfer of ownership requesting outdoor table service and off-premise catering filed on behalf of Shristi, LLC T/a Ambassador Dining Room, Gopal Bishwakarma and Junu Bishwakarma on 12/3/2019 /kk	Delete
12/20/2018	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on December 20, 2018.../mb.	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/19/18../mb	Delete

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

License num: LB 124 Address: 3811 CANTERBURY ROAD
 Trade Name: AMBASSADOR DINING ROOM

Comment:

[Add Comment](#)

Hold Info

Powered by:



SHRISTI, LLC: W19980283

Department ID Number:

W19980283

Business Name:

SHRISTI, LLC

Principal Office:

3811 CANTERBURY ROAD
BALTIMORE MD 21218

Resident Agent:

GOPAL BISHWAKARMA
6013 BAYWOOD AVENUE
BALTIMORE MD 21209

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:

09/30/2019

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 3811 Canterbury Road

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

- "A" BEER & WINE _____
- "B" BEER & WINE _____
- "C" BEER & WINE _____
- "D" BEER & WINE _____

- "A" BEER, WINE & LIQUOR _____
- "A-2" BEER, WINE & LIQUOR _____
- "B" BEER, WINE & LIQUOR 2
- "C" BEER, WINE & LIQUOR _____
- "D" BEER, WINE & LIQUOR _____
- "BD7" BEER, WINE & LIQUOR _____

- ARENA _____
- HOTEL/MOTEL 1
- RACING _____

PREPARED BY: Larry Clark DATE: 12/24/19

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):	Ambassador Dining Room
Corporation Name:	Shristi, LLC
Location Address:	3811 CAnterbury Road
License Type:	Class "B" 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)	Yes <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input type="checkbox"/>
Date Posted?	12/23/2019 <input type="text"/>
Estimated Date of Removal?	1/2/2020 <input type="text"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

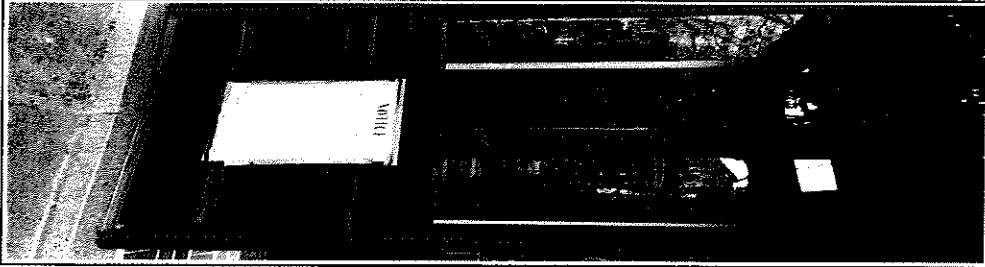
Other licensed locations - Describe/Note:

Please see map

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

Transfer of ownership adding outdoor table service.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name	Date and Time	
<input type="text" value="i:\0#.w\baltimore\darryl.clark"/>	<input type="text" value="12/24/2019"/>	<input type="text" value="11:03:27 AM"/>
Name of Licensee (if present)		
<input type="text"/>		
Approve		Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:

Address of Premises:

Inspector:

Date Posted:

Time Posted:

Date Rechecked:

Time Rechecked:

Manager or Owner when sign posted:

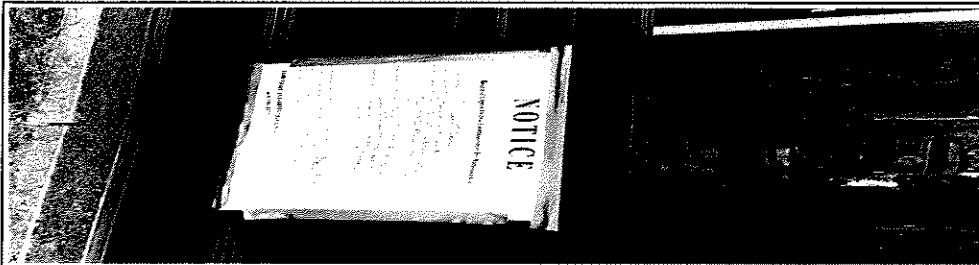
Summary on location of sign posted:

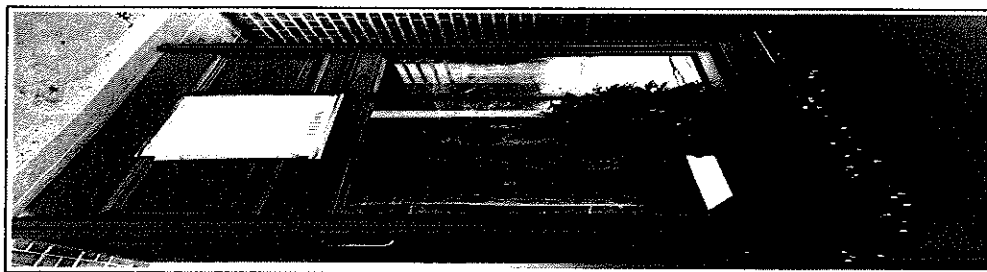
The sign is posted on front door of the establishment

Summary on location of sign rechecked:

The sign is still posted on the front door of the establishment.

Insert Photo of Sign and location:





Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 3811 Canterbury Rd. 21215
Class of License: Beer, Wine & Cigars
Scope of Application: Transfer of ownership representing a
teleshopping service and other services
Application filed by: Smith, LLC 778 Ambassador Drive, #100
Legal Services and Auto Restoration
Present Licensees: Yuxiang, Inc. 778 Ambassador Drive, #100
David Stein and Kenneth Smith

The hearing concerning this application will be held on or after January 9, 2012
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 proponents will be notified of the hearing date and time.

FOR MORE INFORMATION CALL
410-396-4377

Back

BLLC Routine Inspection

Licensee Information

Address: 3811 CANTERBURY ROAD 21218

Trade Name: AMBASSADOR DINING ROOM

Corporation Name: TUSCANY, INC.

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

Date/Time of Inspection: 12/24/2019 10:46:07 AM

Manager/Licensee: Gopal Bishwakarma

Open/Closed Status

Open/Closed: Open

Closed Date:

Equipment/Address

Clean and Free of Debris: Satisfactory

Internal 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/FBD 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: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 1/31/2017

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Equipment

Inspector Comments:

Exits

Inspector Comments:

Fire 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

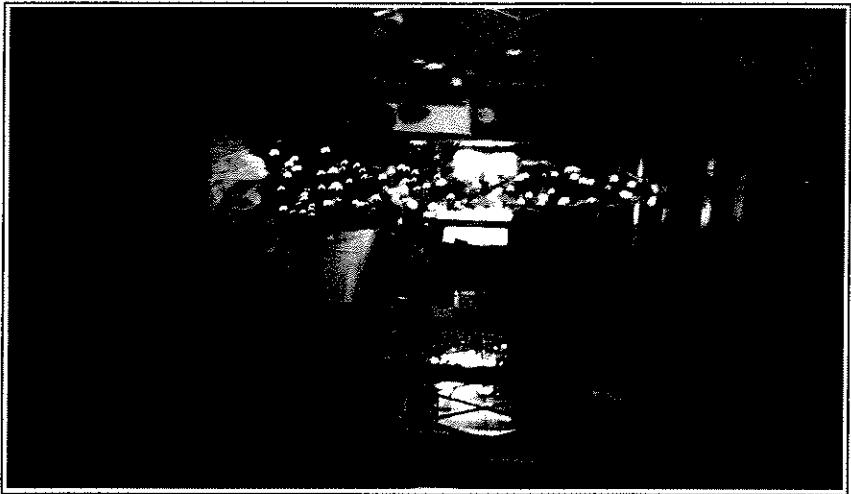
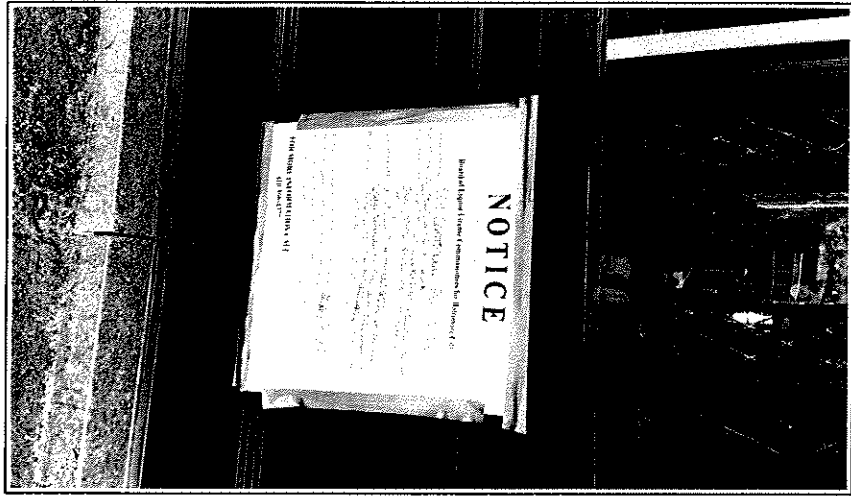
Violations Noted:

Alcohol

Instructions Given to Licensee:

Inspector's Comments: Posting report, performed routine inspection.
12/23/19

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove

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
12	18	3695A	003	1/23/17	502

PROPERTY ADDRESS: **3811 CANTERBURY ROAD**

OWNER: **AMBASSADOR APARTMENTS L.L.C.** ADDR: **411 NICHOLS RD. SUITE 245**

LESSEE: **SAM'S CANTERBURY CAFE** ADDR: **BALTIMORE MD 21210**

LAND USE CODES 5810

(USE) CONTINUE TO USE PORTION OF PREMISES GROUND FL & BASEMENT AS CAFE, LAWN AREA, FOR OUTDOOR SEATING INJUNCTION WITH EXISTING RESTAURANT/CAFE PER BMZA 92-08 APPROVED 5 FEB 08(CHANGE OF OPERATOR)

1001-000000-2600-158000-400560 PER INSP	1001-000000-2600-158000-400480 MISC	1001-000000-2600-158000-400480 CH USE	1001-000000-2600-158000-400490 NEW BLDG	1001-000000-2600-158000-400490 ADDITIONS
		45.00		
1001-000000-2600-158000-400490 ALTERATIONS	1001-000000-2600-158000-400490 REPAIRS	1001-000000-2600-158000-400490 MISC CONST	1001-000000-2600-158000-400500 ELECT	1001-000000-2600-158000-400510 HYDRONIC/STEAM HEAT
1001-000000-2600-158000-400510 DISTRIB/KIT	1001-000000-2600-158000-400510 AIR COND	1001-000000-2600-158000-400510 DISP TANKS	1001-000000-2600-158000-400510 FIRE	1001-000000-2600-158000-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-158000-400530 ELEVATOR	1001-000000-2600-158000-400520 PLUMBING	1001-000000-2600-158000-400520 S & E CONTROL	1001-000000-5700-508800-401810 CHAP	1001-000000-1500-102800-400230 TAX
		0.00		3.00
1001-000000-2600-158000-400490 RAZING	1001-000000-2600-158000-400540 FILING FEE	1001-000000-2600-158000-400540 LOW VOLTAGE TELECOMMUNICATIONS	1001-000000-2600-158000-400480 PENALTY	TOTAL FEES
	50.00			98.00

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



DEPARTMENT OF
HOUSING & COMMUNITY
DEVELOPMENT

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



Statutes Text

Article - Alcoholic Beverages

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§12–1609.

(a) The Board may:

(1) subject to subsection (c) of this section, issue an additional Class B (on-sale — hotels and restaurants) beer, wine, and liquor license for premises used as a restaurant that meets the requirements of subsection (b) of this section to the holder of a Class B (on-sale — hotels and restaurants) beer, wine, and liquor license; and

(2) define “restaurant” by regulation.

(b) (1) Except as provided in subsection (e) of this section, a restaurant under this section is required to have:

(i) a minimum capital investment of \$500,000 for restaurant facilities; and

(ii) a minimum seating capacity of 125 individuals.

(2) The capital investment described in paragraph (1)(i) of this subsection may not include the cost of land or buildings.

(c) The Board may not issue more than five licenses under this section to or for the use of the same person.

(d) Additional licenses shall be limited to providing alcoholic beverages for on-premises consumption.

(e) The Board may waive the minimum capital investment requirement and the minimum seating capacity requirement under subsection (b)(1) of this section for an additional restaurant that a license holder seeks under this section if the Board:

(1) holds a public meeting at which the Board reviews the business practice of the license holder; and

(2) determines that the license holder is in good standing and has a reputable business practice.



Select Language ▼

Powered by [i18n](#) | [Translate](#)

January 23, 2020

Applicant(s): Deepak Khatri and Jack Hinder
DY Brothers, LLC, T/a JP's
528 S. Bouldin Street 21224

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Deepak Khatri was born in Nepal in June of 1982. He lives in Nottingham, MD; and (2) Jack Hinder was born in Baltimore, MD in October of 1994. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Deepak Khatri (99%); and (2) Jack Hinder (1%).

(c) **Purchase Price of Business:** The purchase price of the business is \$60,000, to be paid at settlement.

(d) **Qualified Voters:** Joseph Crowell, Melvin Hutton, and Edna Martin are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a tavern and basement for accessory storage.

(f) **Corporate Standing:** DY Brothers, LLC is a MD LLC and as of 1/1/2020 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/23/2019, and checked on 1/2/2020. This meets the 10-day rule. There are 10 licensed liquor establishment(s) in the 2x2 area: "D" BW-1; "A" BWL- 1; "D" BWL -1 and "BD7" BWL- 7.

(h) **Timeline:** Last Inspection by BLLC was performed 12/26/2019. 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

2019 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 License (same location) CLASS TYPE: BD7

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 528 South Bouldin Street

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: DY Brothers, LLC TRADE NAME: JP's

BUSINESS PHONE NUMBER: 410-276-6811 BUSINESS EMAIL ADDRESS: khatrideep82@gmail.com

ATTORNEY FOR THE APPLICANT: Frank V. Boozer ADDRESS: 614 Bosley Ave. Towson, MD 21204 PHONE: 410-828-9441

Part of Premises Used (Note: Floors and Areas for Storage): First floor Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. D.J. 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: 25

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

Deepak Khatri _____
 (Full name) (Telephone no.) E-mail (Required)
 8601 Hickory Thicket Pl. _____
 Nottingham MD 21236 5 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 6/82 _____
 M Nepal
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

2. Applicant B

Jack Hinder _____
 (Full name) (Telephone no.) E-mail (Required)
 3321 Hudson St. _____
 Baltimore MD 21224 2 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 10/94 _____
 M Baltimore
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in 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 Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in 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 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

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: Deepak Khatri ADDRESS: 8601 Hickory Thicket Pl. TITLE: Member %OF STOCK HELD: 99
- 2) NAME: Jack Hinder ADDRESS: 3321 Hudson St. TITLE: Member %OF STOCK HELD: 1
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

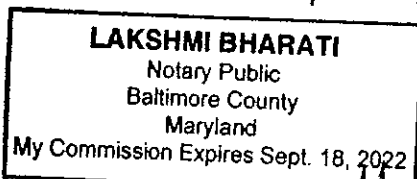
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied 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.

[Signature]
Signature of Applicant A

I hereby certify that on the 29 day of Nov, 2019 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore personally appeared Deepak Khatri 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 Sept. 18, 2022

Printed Name: Lakshmi Bharati

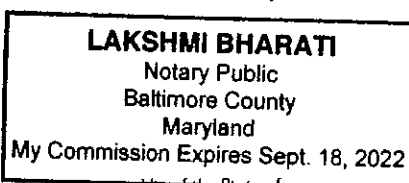


[Signature]
Signature of Applicant B

I hereby certify that on the 29 day of Nov, 2020 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore personally appeared Jack Hinder 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 Sept 18, 2022

Printed Name: Lakshmi Bharati



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: Deepak Khatri

Phone Number: [REDACTED]

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

(I, WE) DEEPAK KHATRI HEREBY CERTIFY. That (I am, we are) the owner(s) of the property located at 524 South Bolton Baltimore, City with a Zip Code of 21224 which is named in the present application made to 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 Landlord

I hereby certify that on the 29 day of Nov 2019 before me, the subscriber, a notary public of the State of Maryland and for Baltimore personally appeared Deepak Khatri the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature] Notary Printed Name: Lakshmi Bharati

(Notary Seal) My Commission expires Sep 18 2022

LAKSHMI BHARATI Notary Public Baltimore County Maryland My Commission Expires Sept. 18, 2022

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

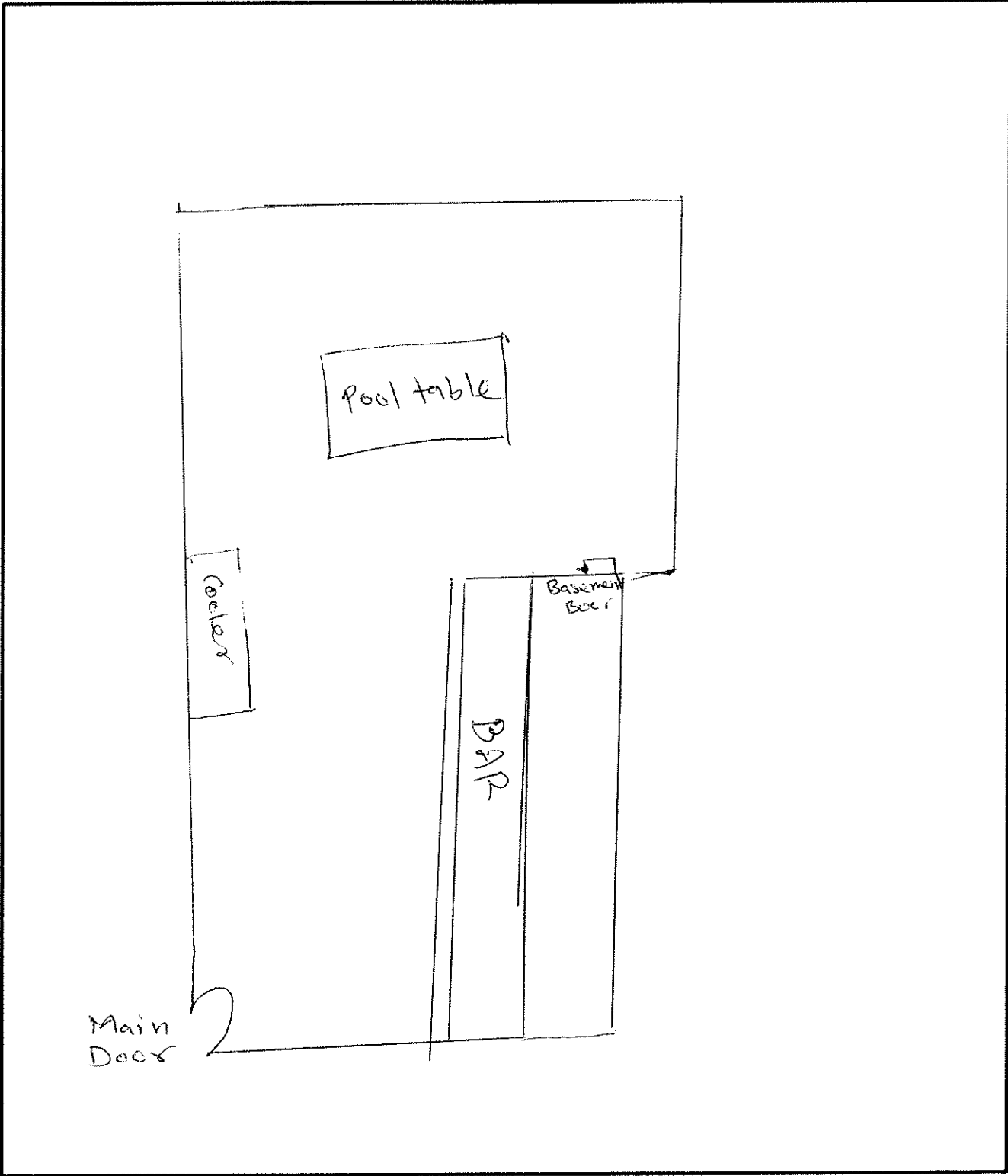
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

Table with 5 columns: Names, Address, Signature, DOB (Month/Year), Length of time Acquainted with the Applicant(s). Rows include Joseph Crowell, Malvin Hightower, and Edna Martin.

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

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

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





Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 161** Cert Num: **0731** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2019 License Year: 2019
 CR Number: 04251329
 Payment Date: 04-22-19

2018 - 2019 TPP Paid N
 2019 Trader's License Y

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **JARP, INC.**
 Trade Name: **JP'S**
 Zone Code: 12
 Phone: 410-276-6811

Block Num: 528 Street: BOULDIN STREET SOUTH
 City: BALTIMORE State: MD Zip: 21224

CR Number: 04251329

Portion of Business Used:
 RES. N.C.U. APPR. FIRST FLOOR FOR BUSINESS & BASEMENT FOR STORAGE

Restriction:
 KITCHEN CANNOT BE USED UNTIL APPROVED BY FIRE DEPARTMENT.

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JAMES H.	PERSING, JR.	1839 CLARK BOULEVARD	HALETHORPE	MD	21227	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
JAMES H.	PERSING, SR.	9914 GUNFORGE ROAD	PERRY HALL	MD	21128	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

--

Date	Comment	Action
12/12/2019	Application for transfer of ownership filed on behalf of DY Brothers, LLC T/a JP's, Deepak Khatri and Jack Hinder on 11/29/2019 /kk	Delete
05/06/2019	Submitted 2019 Traders' License..... /sb	Delete
09/24/2018	PAID IN FULL \$425.00 for Violation Hearing dated on August 30, 2018; Invoice # 113409.... /sb	Delete
09/18/2018	Given an Invoice to Inspector John Howard for Violation Hearing fee dated on August 30, 2018; Fine Fee to be paid for \$425.00.... /mb.	Delete
09/04/2018	8/30/2018 - Public Hearing RE: Violation of Rule 4.01 (a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01 (a)-Fined \$300; \$300 + \$125 admin fee = \$425 total fine; 30 days to pay (3-0 vote)...../jf	Delete
02/16/2018	Alcohol Awareness expires 02/13/18 (James Persing).... /sb	Delete
03/01/2004	11/14/93 Patron assaulted by another patron CF 2K-11734 i	Delete

Print History (Print Card)

License num: LBD7 161
Trade Name: JP'S

Address: 528 BOULDIN STREET SOUTH

Comment:

Add Comment

Hold Info

Powered by:



DY BROTHERS, LLC: W20103362

Department ID Number:

W20103362

Business Name:

DY BROTHERS, LLC

Principal Office:

528 SOUTH BOULDIN
BALTIMORE MD 21224

Resident Agent:

DEEPAK KHATRI
8610 HICKORY THICKET PLACE
NOTTINGHAM MD 21236

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:

11/21/2019

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 508 S. Bouldin St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 10

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 1 _____

"A" BEER, WINE & LIQUOR 1 _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 1 _____

"BD" BEER, WINE & LIQUOR 7 _____

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Pine DATE: 1/6/2020

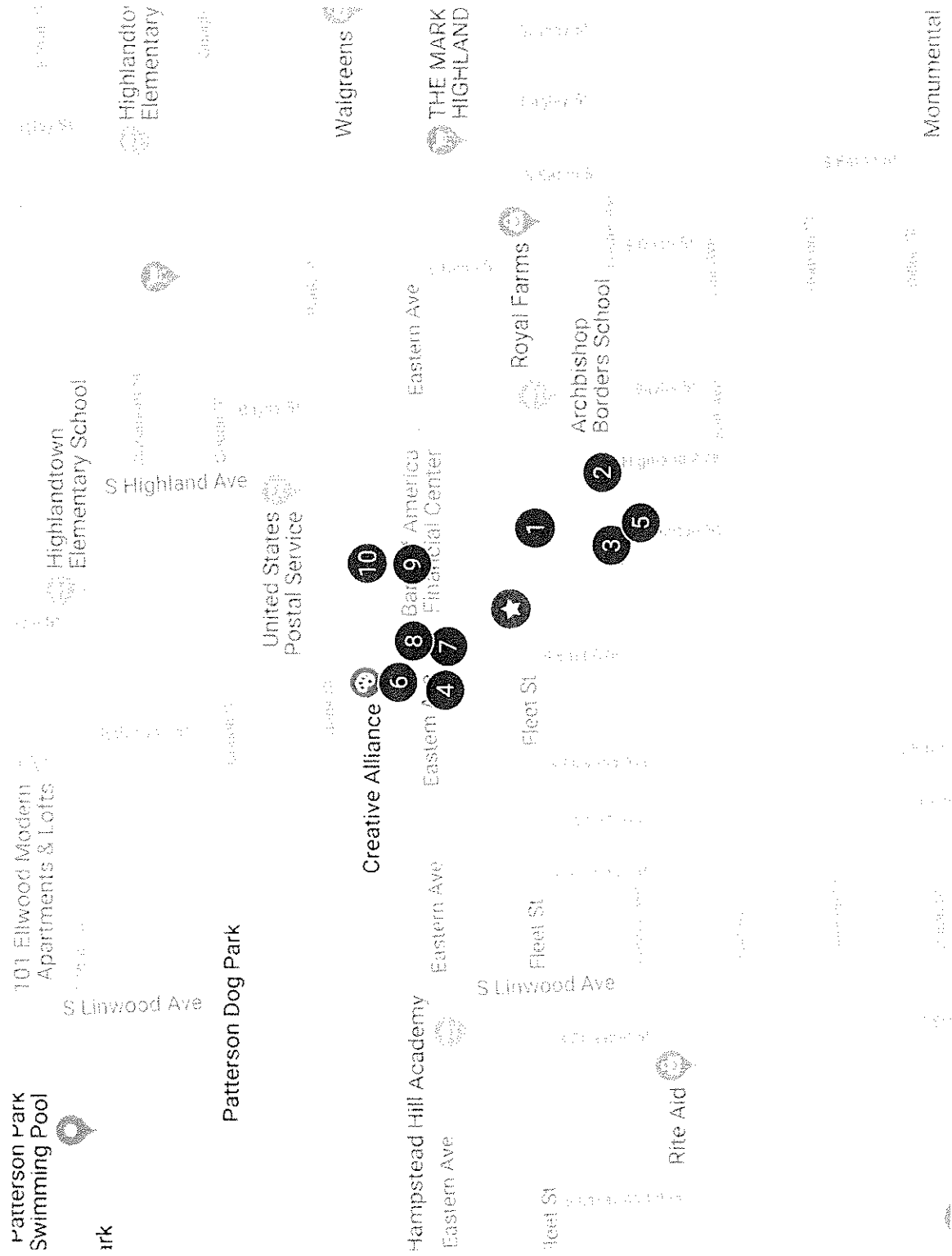
528 S. Bouldin St

Proposed Location

- ★ 528 S. Bouldin St

Licensed Establishments

- 1 Annabel Lee Tavern LBD7
- 2 The Chasseur
- 3 The Pig & Rooster LBD7
- 4 Matthew's Pizzeria LD
- 5 Marski Bar LBD7
- 6 Creative Alliance LBD7
- 7 Mustang Inn LBD7
- 8 Eastern Discount liquors LA
- 9 Off the Rox Wine & Beer WD
- 10 Snake Hill 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):	JP's
Corporation Name:	DY Brothers, LLC
Location Address:	528 S. Bouldin 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?	12/23/2019
Estimated Date of Removal?	1/1/2019
Are there any other licensed establishments within a two block radius?	Yes

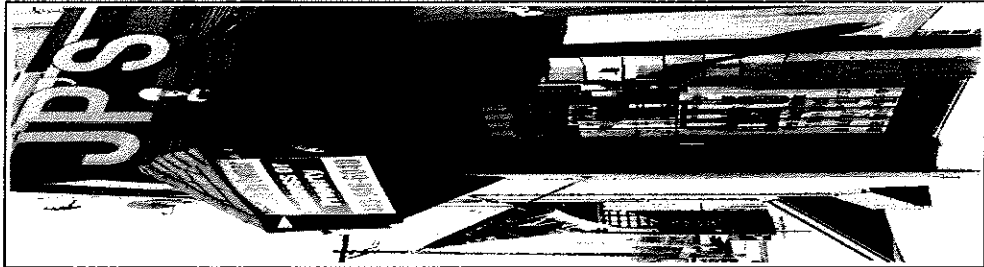
Other licensed locations - Describe/Note:

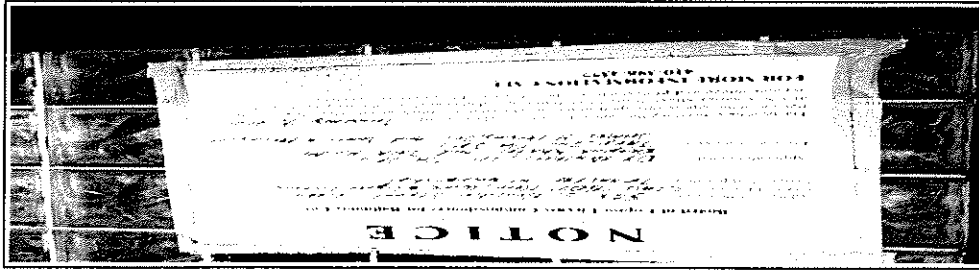
see attached map

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

Application filed for transfer of ownership

Insert Photo of Sign and location:





Inspector Name	Date and Time	
<input type="text" value="i:O#.w\baltimore\andy.perez"/>	<input type="text" value="12/24/2019"/>	<input type="text" value="12:14:46 PM"/>
Name of Licensee (if present)		
<input type="text"/>		
<input type="text"/>		

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	Deepak Khatri, Jack Hinder
Address of Premises:	528 S. Bouldin St.
Inspector:	i:0#w baltimore\andy.perez
Date Posted:	12/23/2019
Time Posted:	
Date Rechecked:	1/2/2020
Time Rechecked:	
Manager or Owner when sign posted:	

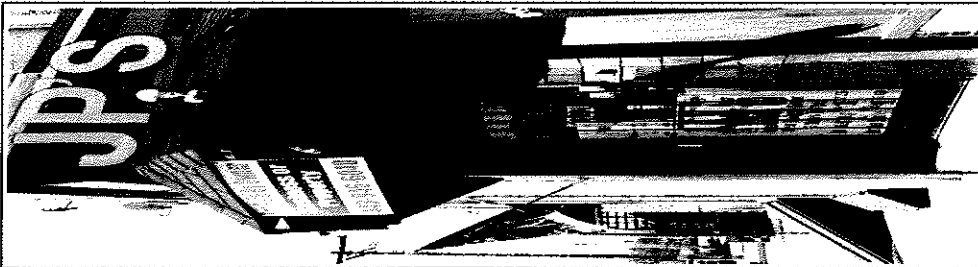
Summary on location of sign posted:

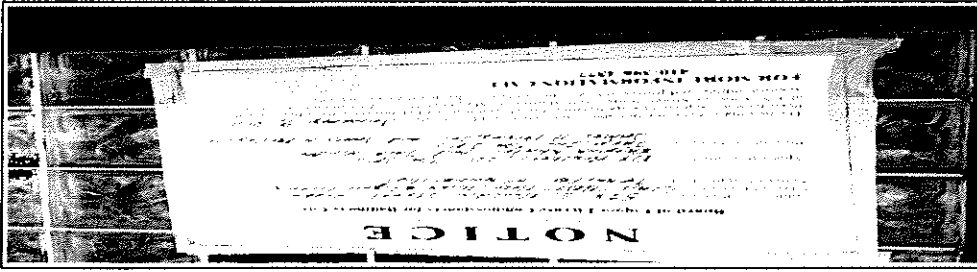
Sign posted on side window facing Bouldin St.

Summary on location of sign rechecked:

Sign remained as posted for therequired 10 days period.

Insert Photo of Sign and location:





BLLC Compliance Inspection

Licensee Information

Address: 528 BOULDIN 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:

Extent of Appearance

Clean and Free of Debris: Satisfactory

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 2/13/2018

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

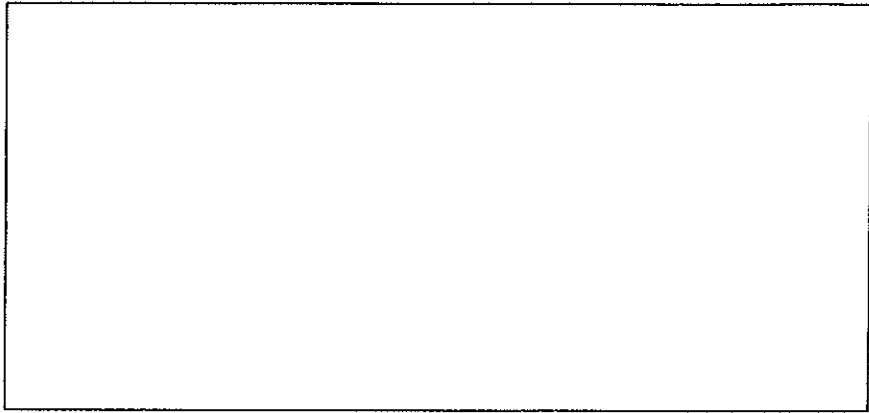
Alarm Extension (if Applicable)

License is Valid: N/A

Violations

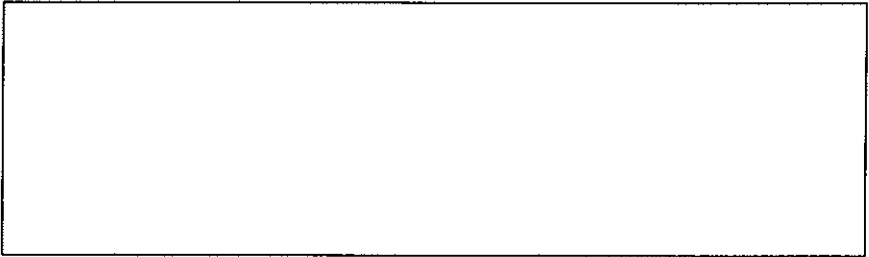
Violation Issued: No

Violations Noted:



Waco-Lis

Instructions Given to Licensee:



Inspector's Comments: Inspected 12/23/19

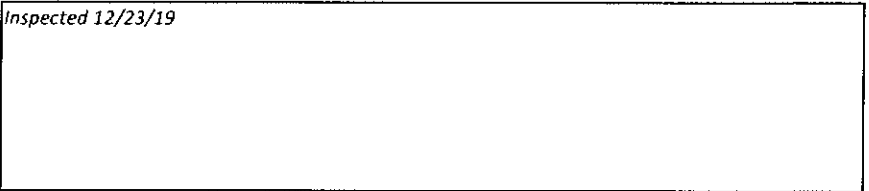
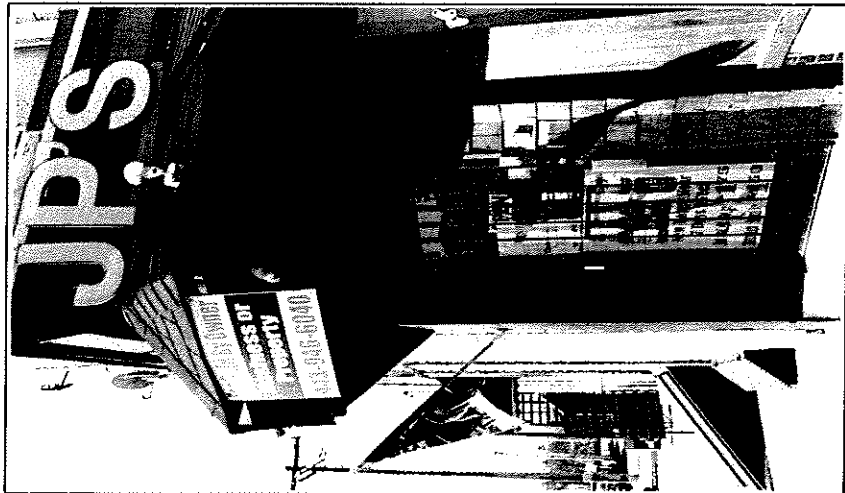


Photo Taken:



Owner Email:

Submitted by Inspector

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

**Online Use & Occupancy Permit
Application**

Property Address: 528 S BOULDIN ST
Block/Lot: 8421/026
Applicant: JAMES PERSING
Owner/Lessee:
Owner JAMES AND ANNA PERSING SR

Permit No: USE2019-55860

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

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Tavern

Proposed Use : (Commercial) Tavern

	Dwelling:	Rooming:	Efficiency:
Existing Count:	001	000	000
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
FIRE INSPECTION	11/25/2019		LDZI
HEALTH DEPARTMENT INSPECTION	11/25/2019		JWEL
One Stop Permit Office Review	11/25/2019		LONG
Application Received		11/22/2019	
Zoning Sign-off	11/22/2019	11/22/2019	

District202

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 443-984-1808.

USE 1ST FLOOR AS A TAVERN, BASEMENT FOR ACCESSORY STORAGE.

AFFIDAVIT BY: JAMES PERSING

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: OCCUPANCY PERMIT

Owner First Name:

Role: Owner

Owner Last Name Or Company Name: JARP INC

Applicant: PERSING,JAMES

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

January 23, 2020

Applicant(s): Davide Parravano and Nicole Parravano
Conkling Holdings, Inc., T/a K&D Sports Bar and Lounge
200 S. Conkling Street 21224

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership and expand licensed premises to include basement for business.

(a) **Applicant(s) Information:** (1) Davide Parravano was born in Baltimore, MD in September of 1972. He lives in White Marsh, MD; and (2) Nicole Parravano was born in Baltimore, MD in October of 1979. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Davide Parravano (100%); and (2) Nicole Parravano (0%).

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

(d) **Qualified Voters:** Abraham Hurdle, Catherine Zoppo, and Thomas Malinowski are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the of property as a tavern to include the basement for business.

(f) **Corporate Standing:** Conkling Holdings, Inc. is a MD Corporation and as of 1/8/2020 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/23/2019, and checked on 1/2/2020. This meets the 10-day rule. There are 5 licensed liquor establishment(s) in the 2x2 area: "B" BW-1; and "BD7" BWL-4.

(h) **Timeline:** Last Inspection by BLLC was performed 12/12/2019. 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

2019 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: EXPANSION OF LICENSED PREMISES - ADD BASEMENT FOR BUSINESS - CHANGE OF RESIDENT LICENSEE CLASS TYPE: LBD7

Please select one option and fill out the requested information

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

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

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

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

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: 200 S. CONKLING STREET, BALTIMORE, MD 21224

CORPORATE/LLC/LLP/PARTNERSHIP NAME: CONKLING HOLDINGS, INC. TRADE NAME: K&D SPORTS BAR AND LOUNGE

BUSINESS PHONE NUMBER: 410-534-4141 BUSINESS EMAIL ADDRESS: LADOLCEVITALD@VERIZON.NET

ATTORNEY FOR THE APPLICANT: PETER A. PREVAS ADDRESS: 231 E. BALTIMORE ST., STE 702, BALTIMORE, MD 21202 PHONE: 410-752-2340

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

Live Entertainment provided? Yes No What Kind (Ex. D.J. 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: 150

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

DAVIDE PARRAVANO _____

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

11120 PHILADELPHIA RD _____ WHITE MARSH MD 21162 _____

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

9/1972 _____ MALE _____ BALTIMORE _____

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

Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

Yes No Are you a registered voter in the City of Baltimore?

2. Applicant B

NICOLE PARRAVANO _____

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

3504 CLAREMONT STREET _____ BALTIMORE MD 21224 _____ 40 YEARS _____

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

10 _____ 1979 _____ FEMALE _____ BALTIMORE _____

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

Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

Yes No Are you a registered voter in 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 Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

Yes No Are you a registered voter in the City of Baltimore?

RECEIVED
2019 DEC -3 PM 4:32
BOARD OF LIQUOR LICENSE COMMISSIONERS

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

THIS LICENSE

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 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

THIS LICENSE

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

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

Applicant A B C

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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-109 (a)(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: DAVIDE PARRAVANO ADDRESS: 11120 PHILADELPHIA ROAD TITLE: PRESIDENT % OF STOCK HELD: 100
- 2) NAME: NICOLE PARRAVANO ADDRESS: 3718 CLAREMONT STREET TITLE: SECRETARY % OF STOCK HELD: 0
- 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 has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the 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.

David Parravano
Signature of Applicant A

I hereby certify that on the 3rd day of December, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared David Parravano the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Jennifer L Martin [Notary Seal] My Commission expires 01-26-23

Printed Name: Jennifer L Martin

Nicole Parravano
Signature of Applicant B

I hereby certify that on the 3rd day of December, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Nicole Parravano the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Jennifer L Martin [Notary Seal] My Commission expires 01-26-23

Printed Name: Jennifer L Martin

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: PARRAVANO LLC BY DAVIDE PARRAVANO - MEMBER Phone Number: [REDACTED]

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

(I, WE) PARRAVANO LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 208 S. GARDNER ST, Baltimore, City with a Zip Code of 21224, which is named in the present application made to 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 Landlord

I hereby certify that on the 3rd day of December 2019, before me, the subscriber, a notary public of the State of Maryland and for City of Baltimore personally appeared Daivide Parravano the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Jennifer L. Martin Notary Seal: My Commission Expires 01-24-23
Notary Printed Name: Jennifer L. Martin



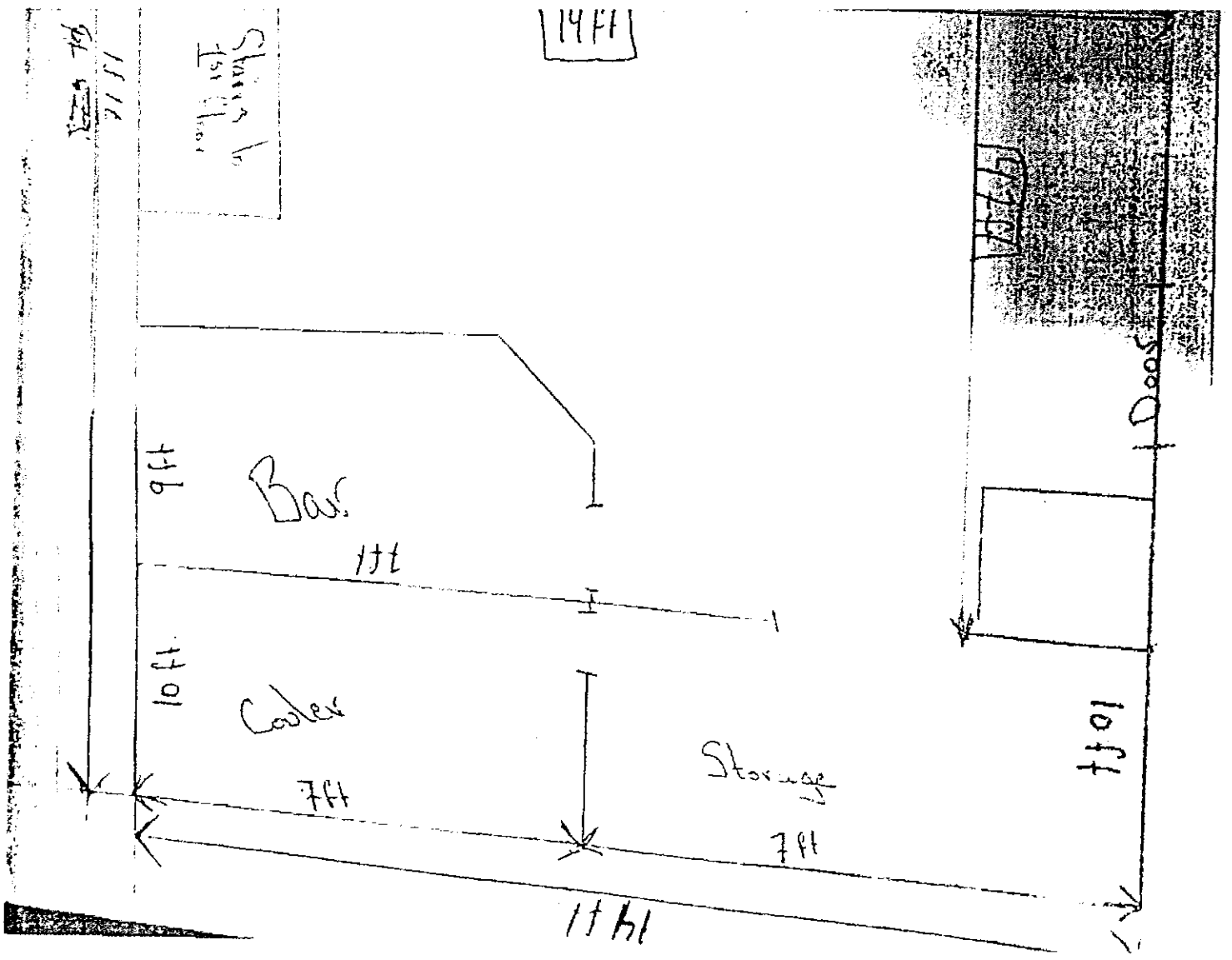
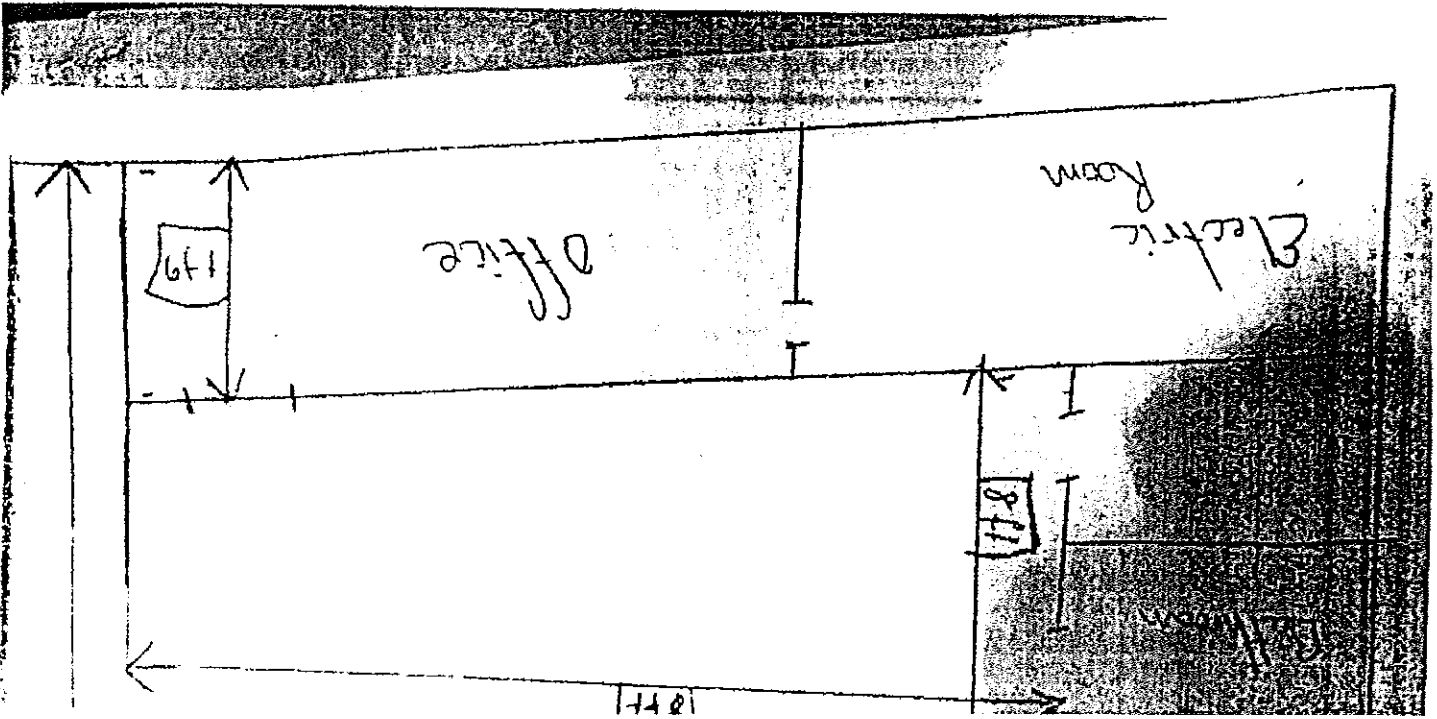
The following certificates must be signed by at least 3 persons.

We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

Names	Address	Signature	DOB (Month/Year) DAY	Length of time Acquainted with the Applicant(s)
MILINOWSKI TOMAS	1224 BREENING BALTO MD 21224	[Signature]	10 59	2 YRS
Abraham Hurdle	1949 Eutaw	[Signature]	4/02	2.5 yrs
CATHERINE Zuppo	2016 RUDY ST. BALTO MD 21224	[Signature]	8/56	25 yrs.

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

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





Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 180** Cert Num: **0750** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2019 License Year: 2019
 CR Number: 12519064
 Payment Date: 04-30-19

2018 - 2019 TPP Paid
 2019 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **CONKLING HOLDINGS, INC.**
 Trade Name: **K&D SPORTS BAR AND LOUNGE**
 Zone Code: 11
 Phone: 410-534-4141

Block Num: 200 Street: CONKLING STREET SOUTH
 City: BALTIMORE State: MD Zip: 21224

CR Number: 12519064

Portion of Business Used:
 FIRST FLOOR FOR BUSINESS; BASEMENT FOR STORAGE

Restriction:
 THERE IS TO BE NO SEPARATE PACKAGE GOODS STORE OR DEPARTMENT. ALL PACKAGE GOODS TO BE SOLD OVER THE BAR. MISHEL VASQUEZ, ESMELIN MEJIA, ERICK HUESO, GABRIEL MONTOYA DOMINGUES & JESSE LEZMA ARE BARRED FROM PREMISES IN ANY CAPACITY.

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
DAVIDE	PARRAVANO	11120 PHILADELPHIA ROAD	WHITE MARSH	MD	21162	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
IVANO	PARRAVANO	3718 CLAREMONT STREET	BALTIMORE	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

--	--

Date	Comment	Action
12/12/2019	Application for transfer of ownership and expansion of licensed premises to include basement to business filed on behalf of Conkling Holdings, Inc. T/a K&D Sports Bar & Lounge, Davide Parravano and Nicole Parravano on 12/3/2019 /kk	Delete
07/19/2019	Submitted 2018 Trader's License during renewal.... /sb	Delete
04/26/2018	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
03/01/2018	Mailed letter of recognition for underage drinking compliance check on 2/8/2018 /kk	Delete
01/24/2018	***STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***/mb	Delete
09/05/2017	09/05/17 - Application for Expansion came into this office through messenger service. Application was not completed, called Gary Maslan, Attorney, mentioned to him that business was "Not In Good Standing", need Zoning approval and U & O. I sent application back to Attorney through U.S. Postal Service..... /sb	Delete
05/12/2017	04/26/17 - ***RELEASED STATE TAX HOLD**** /sb	Delete
01/31/2017	Mailed letter of recognition for underage drinking compliance check on 1/19/17	Delete
01/17/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
07/21/2016	Alcohol Awareness expires 02/05/18 (Alfred N. Massa)	Delete
03/16/2016	Acting Chief inspector(John Howard) sent letters to both License owner to the address listed above regrading "operating status".	Delete
07/03/2012	6/28/2012 Public Hearing re: Violation of Rule 4.05(a) Serving after hours. Violation of Rule 3.02 Failure to cooperate. Rule 4.05(a) GUILTY \$500; suspended \$250. Rule 3.02 DISMISSED. Total Fine \$250.	Delete
06/04/2010	04/15/10 Public Hearing re: Protest of renewal.DECISION: LICENSE RENEWED	Delete

Print History (Print Card)

License num: LBD7 180 Address: 200 CONKLING STREET SOUTH
Trade Name: K&D SPORTS BAR AND LOUNGE

Comment:

Add Comment

Hold Info

Powered by:



CONKLING HOLDINGS, INC.: D10417046

Department ID Number:

D10417046

Business Name:

CONKLING HOLDINGS, INC.

Principal Office:

200 S. CONKLING STREET
BALTIMORE MD 21224

Resident Agent:

DAVID PARRAVANO
11120 PHILADELPHIA ROAD
WHITE MARSH MD 21162

Status:

REVIVED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

01/20/2005

State of Formation:

MD

Stock Status:

STOCK

Close Status:

YES

PROPOSED LOCATION: 200 S. Conkling

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 5

"A" BEER & WINE _____

"B" BEER & WINE 1

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD" BEER, WINE & LIQUOR 4

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Derez DATE: 1/6/2020

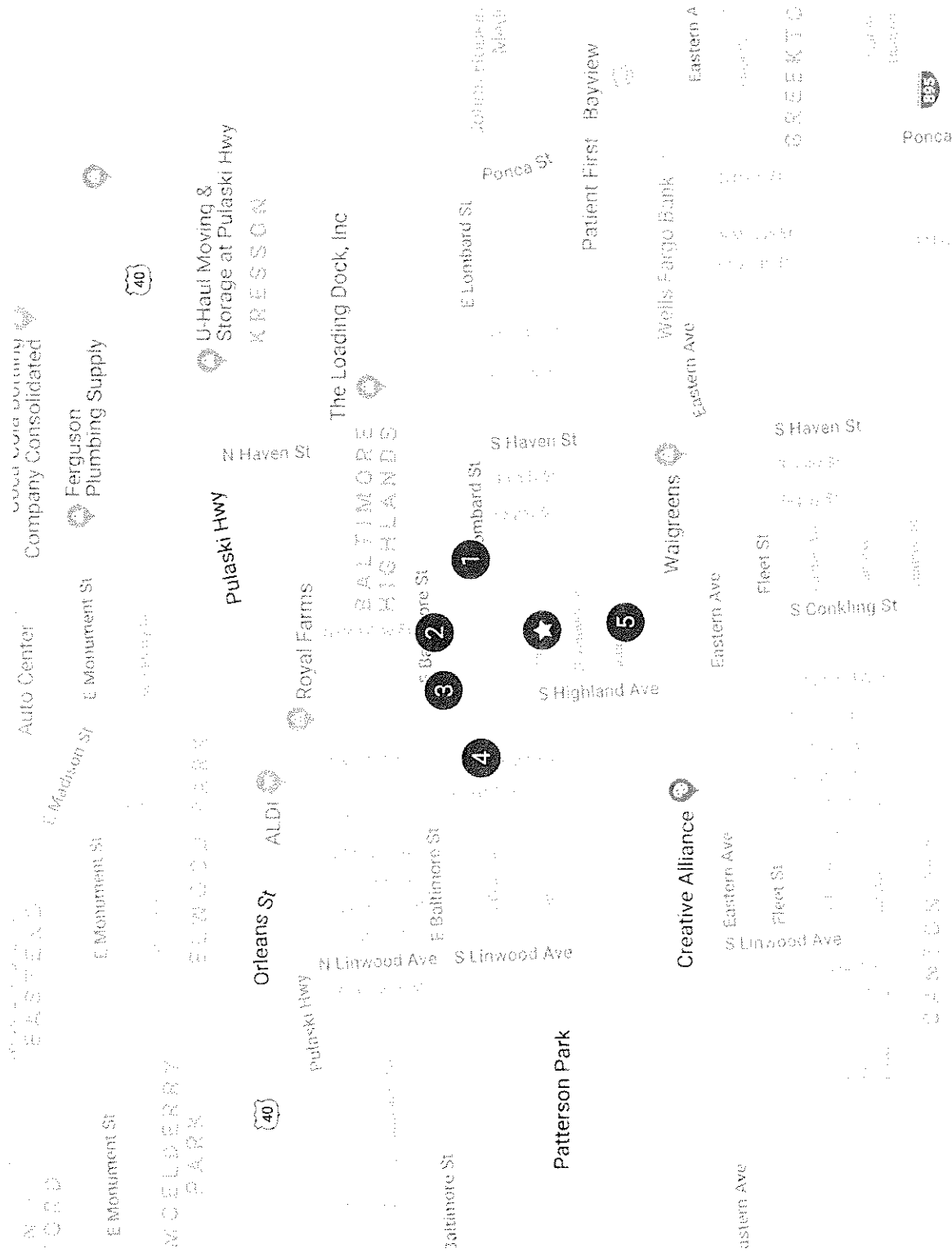
200 S. Conkling St.

Proposed Location

- ★ 200 S Conkling St

Licensed Establishments

- 1 Los 3 hermanos WB
- 2 Paradise Inn LBD7
- 3 Mir Joe's Bar LBD7
- 4 Busters Tavern LBD7
- 5 The Laughing Pint 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):	K&D Sports Bar & Lounge
Corporation Name:	Conkling Holdings, INC
Location Address:	200 S. Conkling 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?	12/23/2019
Estimated Date of Removal?	1/1/2020
Are there any other licensed establishments within a two block radius?	Yes

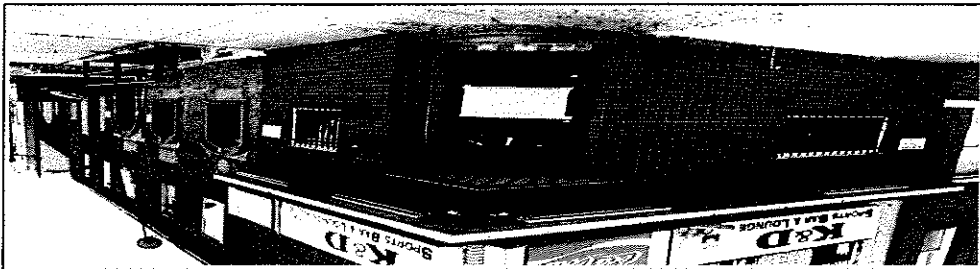
Other licensed locations - Describe/Note:

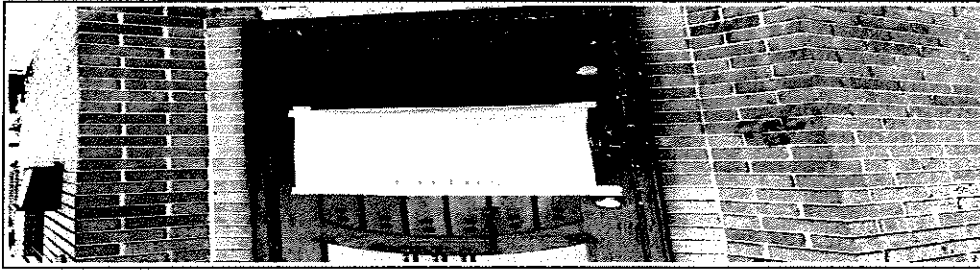
See attached map

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

Application filed for expansion of licensed premises (Adding basement for business) and Change of resident licensee.

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="12/24/2019"/>	<input type="text" value="12:04:47 PM"/>
Name of Licensee (if present)		
<input type="text"/>		
<input type="text"/>		

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	Davide Parravano, Nicole Parravano
Address of Premises:	200 S. Conkling St
Inspector:	i:0#.w baltimore\andy.perez
Date Posted:	12/23/2019
Time Posted:	
Date Rechecked:	1/2/2019
Time Rechecked:	
Manager or Owner when sign posted:	

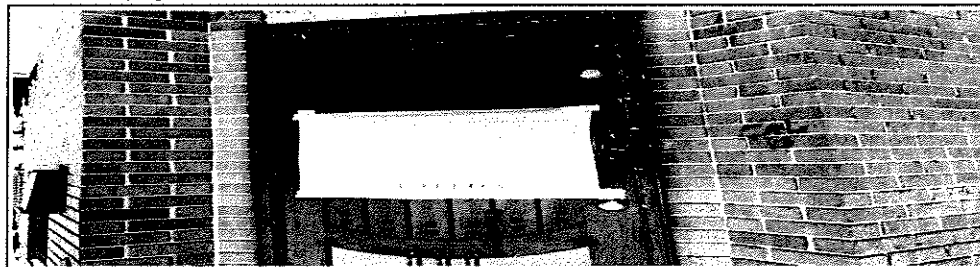
Summary on location of sign posted:

Sign posted on front door.

Summary on location of sign rechecked:

Sign remained as posted for the required 10 days period.

Insert Photo of Sign and location:





BLLC Routine Inspection

Licensee Information

Address: 200 CONKLING 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

Internal 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/BD? Checklist

Bulletproof Partitioning: No

Separate Pkg. Goods Dept.: No

Separate Pkg. Goods Store: No

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: Yes

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: 8/13/2018

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date: Chesapeake# 2330480 11/27/2019

Kitchen

Inspector Comments: n/a

Restroom

Inspector Comments: Center/Satisfactory

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity: 75

Outdoor Seating Capacity: n/a

Adult Entertainment - If Applicable

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Amatory Services

Live Entertainment (Describe):

no

Outdoor Table Service No

Violations

Violation Issued: No

Violations Noted:

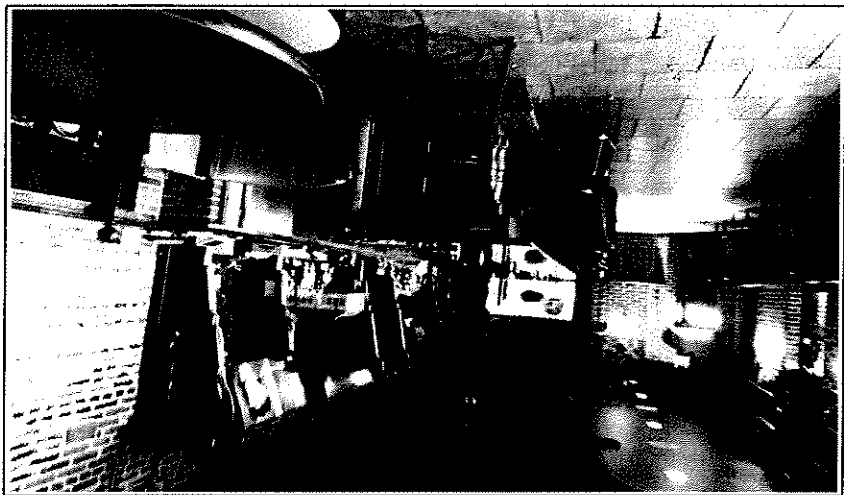
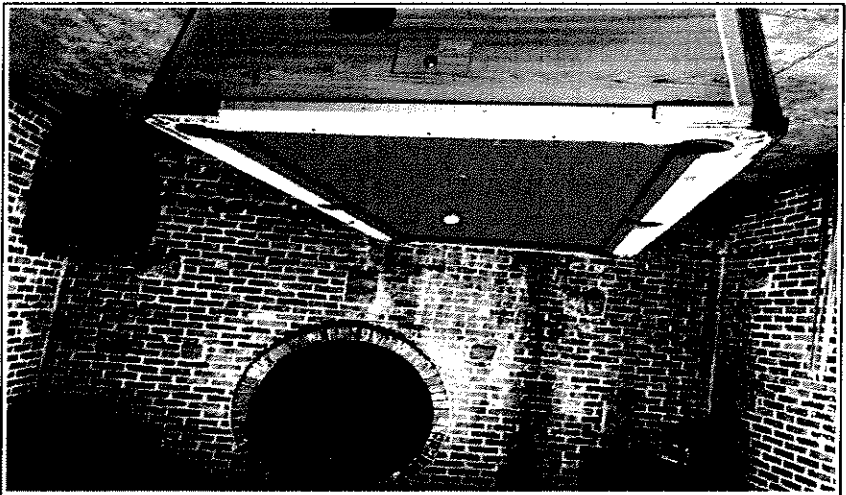
Notes

Instructions Given to Licensee:

Inspector's Comments:

Health 4/9/20
Inspected 12/11/19

Photo Taken:



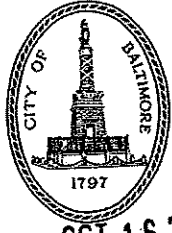
Owner Email:

Submitted by Inspector

IN THE MATTER OF THE
PETITION OF: PETER PREVAS

Baltimore City Board of Municipal
& Zoning Appeals

200 S CONKLING STREET



Derek J. Baumgardner
Executive Director
417 E. Fayette Street, Room 922
Baltimore, MD 21202
Phone: 410-396-4301

Appeal No. 2019-249
Hearing Date: September 24, 2019

OCT 16 2019

RESOLUTION

This matter comes before the Board on appeal from the Zoning Administrator for Baltimore City denying Peter Prevas' ("Petitioner" or "Appellant") application to continue to use the basement of the premises as a tavern.

BACKGROUND

This property is located in an R-8 Zoning District and is improved by a two-story attached corner building with existing authorized use as a tavern.

Appellant filed this appeal to the Board on August 27, 2019, and appeared for a public hearing on September 24, 2019. No one appeared in opposition. Board staff and the Planning Department prepared memoranda evaluating the appeal. Following deliberations, the Board voted to approve this appeal by unanimous vote.

DISCUSSION

Appellant proposes to continue to use the basement of the premises as a tavern. Under ZC §1-314(a), a "Tavern" means a business establishment that is devoted primarily to serving alcoholic beverages to the public for on-premises consumption, and might or might not also serve food and/or sell alcoholic beverages for off-premises consumption. Under ZC §9-301 and Table 9-301, a Tavern is not listed as either a permitted or conditional use in the R-8 Zoning District. In addition, under ZC §14-328(b)(7), a Neighborhood Commercial Establishment does not permit alcoholic beverage sales.

Continuation of Nonconforming Use

Under ZC §18-201(d), a "Nonconforming use" means a lawfully existing use of a structure or of land that does not conform to the use regulations applicable to the district in which it is located. Under ZC §18-302(a), a nonconforming use may not be expanded in any manner, nor may any structure be erected or expanded, unless the use of the land and the structure are made to conform to the regulations of the district in which they are located.

Appellant submitted several documents into evidence and testified that liquor board cards dating back to 1947 alternate between "first floor for business" and "first floor and basement for business." Appellant also submitted use and occupancy permits that stated "first floor for business and basement for storage." A community member testified as a witness in support of Appellant. He testified that he knew the property as a sports bar under the prior owners and that he was present

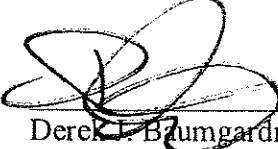
in the basement as a patron of the tavern through the 1970's and 1980's. He testified that the basement was used for private parties, and had a bar as well as bathrooms. Photographs were submitted of a party in the event, showing a bar, tables, and several attendees. The current owner testified that he had not changed the layout of the property other than cosmetic improvements to help modernize the space.

The Board reviewed the file and evidence submitted in support of this application, as well as noted the lack of testimony or evidence offered in opposition, and evaluated the request to use the basement as a tavern at this location under Article 32 and Maryland law. The Board notes that the type of indoor storage described by Appellant is traditionally considered a part of a business. After a complete and comprehensive review of all the evidence, the Board finds that use of the basement level of the premises as part of the existing tavern does not constitute an expansion of a nonconforming use; but rather, that authorized use included the basement level of the premises such that the first floor and basement of the premises constitute a lawfully existing nonconforming tavern.

For the reasons set forth above, and after giving public notice, reviewing the zoning records, holding a public hearing, considering all data submitted, and by authority of Ords. 16-581 and 17-015, enacted and corrected effective June 5, 2017, known as Article 32 Zoning, it is this 16th day of October, 2019, by the Baltimore City Board of Municipal and Zoning Appeals, hereby,

RESOLVED, that Petitioner's request to continue to use the basement as a Tavern is **GRANTED**.

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


Derek Baumgardner
Executive Director



January 23, 2020

Applicant(s): Wallace Hines
Sole Proprietorship, T/a Berger's Tavern
5523 Belair Road 21206

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Wallace Hines was born in Baltimore, MD in January of 1962. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Wallace Hines (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$30,000. \$500 down payment paid; \$29,500 to be financed at \$500 per month until paid.

(d) **Qualified Voters:** John R. Williams, Myron Ramsey, and Damon Briley are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for use of the property as a tavern and basement for storage.

(f) **Corporate Standing:** N/A - Sole Proprietorship

(g) **Posting Report:** The location was posted on 12/24/2019, and checked on 1/2/2020. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; and "BD7" BWL-2.

(h) **Timeline:** Location closed on 12/8/2019. Hardship extension was approved by the board on 6/13/2019. Licensee had until 12/3/2019 to file an application. Application for transfer was filed on 12/3/2019. 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

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: CBDF

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: 5523 Belair Rd; 21206

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: _____ Tavern

SOLE PROPRIETOR Wallace Hines, aka Berger's Tavern
CORPORATE/LLC/LLP/PARTNERSHIP NAME: _____ TRADE NAME: Berger's Tavern

BUSINESS PHONE NUMBER: pending BUSINESS EMAIL ADDRESS: _____

ATTORNEY FOR THE APPLICANT: Melvin J Ruderski ADDRESS: 370 N Charles St 21st PHONE: 410-685

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: _____

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

1. Applicant A

Wallace Hines _____

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

5501 Belair Rd Apt 4 _____ Baltimore _____ 21206 _____
(Residence) Street City State Zip Code (period of residency in Baltimore City)

2/16 _____ Male _____ BALD _____
(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in 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 Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in 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 Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

RECEIVED

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

[Empty response box for question 1]

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

[Empty response box for question 2]

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

[Empty response box for question 3]

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

[Empty response box for question 4]

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

[Empty response box for question 5]

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

[Empty response box for question 6]

7. Do the spouses or 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

[Empty response box for question 7]

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

[Empty response box for question 8]

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

12/08/18 hardship hearing on 6/13/19 180 day hardship extension approved

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?

[Empty response box for question 10]

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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-109 (a)(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: Wallace Hines ADDRESS: 5501 Belair Rd TITLE: n/a %OF STOCK HELD: n/a
 2) NAME: Sole proprietor ADDRESS: 21206 TITLE: _____ %OF STOCK HELD: _____
 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

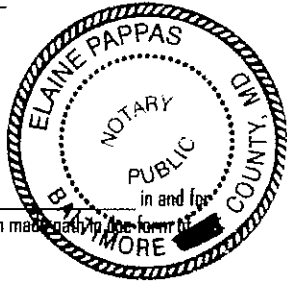
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the 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.

Wallace Hines
 Signature of Applicant A

I hereby certify that on the 2nd day of Dec, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Wallace Hines 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 11/19/22
 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: Bel 5523, LLC
8210 Annadaniel Drive Phone Number [REDACTED]
Balto, MD 21237

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

(I, WE) Shailja Anand member of Bel 5523, LLC HEREBY CERTIFY,
 That (I am, we are) the owner(s) of the property located at 5523 Belair Rd, Baltimore, City with a Zip Code of 21206, which is named in the present application made to 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.

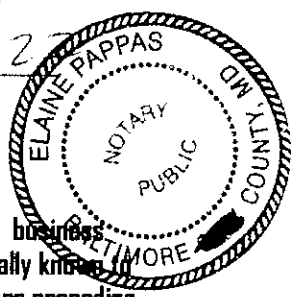
[Signature]
 Signature of Landlord

I hereby certify that on the 3rd day of Nov, 2019 before me, the subscriber, a notary public of the State of Maryland, in and for Balto Co, personally appeared Shailja Anand, 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: Elaine Pappas
 Notary Printed Name: Elaine Pappas

[Notary Seal] My Commission expires 11/19/20



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

We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

	Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
1	Marvin Wright Marvin Wright	13100 Columbia Pike	[Signature]	1-1-64	24 yrs
2	John R Williams	4501 Willshire Ave	[Signature]	3-1-51	21 yrs
3	Myron Ramsey	4012 Echo 4 Ave	[Signature]	9-1-68	12
4	AL Futtrell	4510 Forest View Ave	[Signature]	4-1-66	10 yrs
5					
6					

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

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

Name and Address of the owners of the premise/landlord: 5523 Belair Rd Phone Number: [REDACTED]

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND
 (I, WE) SHAILJA ANAND member 5523 Belair Rd HEREBY CERTIFY,
 That (I am, we are) the owner(s) of the property located at 5523 Belair Rd, Baltimore, City with a Zip
 Code of 21206, which is named in the present application made to 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.

DW
 Signature of Landlord
Shailja Anand

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

As witness, my hand and notarial seal.

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

Notary Printed Name: _____

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

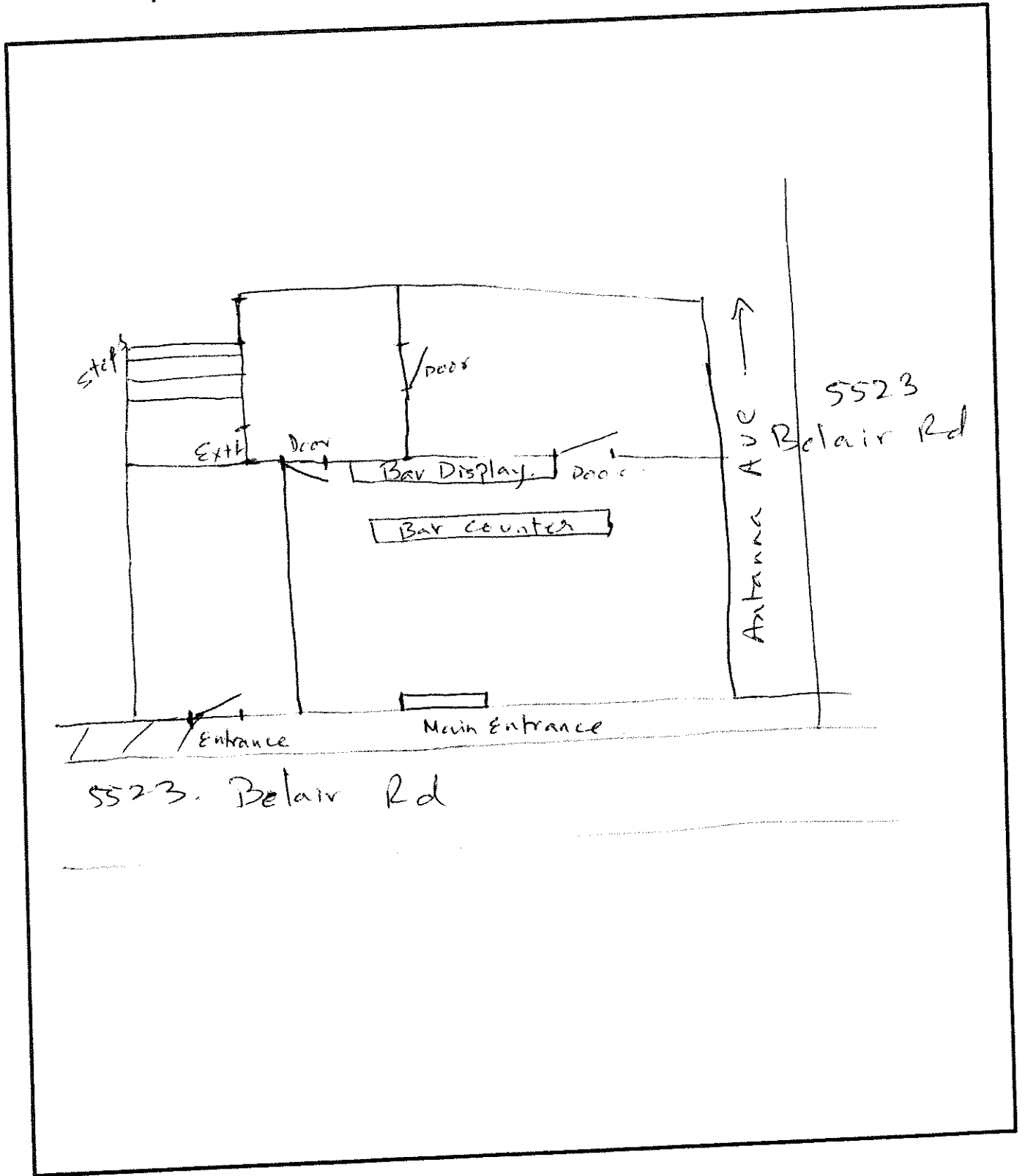
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Manjiv	3300 Belair Rd	[Signature]	11/16/69	3
John	_____	[Signature]	_____	_____
① Damon Briley	3901 Lyndale Ave	Damon Briley	11/16/69	26 yrs
② [Signature]	4332 Belair Ave	[Signature]	11/16/61	34 yrs
③ Carl Brown	21745 Holmes Ave	[Signature]	9/1/70	10 yrs

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

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

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





Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 417** Cert Num: **1208** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2019 License Year: 2019
 CR Number: 01893519
 Payment Date: 12-03-19

2018 - 2019 TPP Paid
 2019 Trader's License

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **BERGER'S TAVERN, INC.**
 Trade Name: **BERGER'S TAVERN**
 Zone Code: 43
 Phone: 410-254-8584

Block Num: 5523 Street: BELAIR ROAD
 City: BALTIMORE State: MD Zip: 21206

CR Number: 01893519

Portion of Business Used:
 FIRST FLOOR FOR BUSINESS & BASEMENT FOR STORAGE

Restriction:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
HENRY	BERGER, JR.	5708 BENTON HEIGHTS AVENUE	BALTIMORE	MD	21206	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action

12/12/2019	Application for transfer of ownership filed on behalf of Sole Proprietorship T/a Berger's Tavern, Wallace Hines on 12/3/2019 /kk	Delete
11/25/2019	11/21/2019 - Spoke with atty. Mel Kodneski at City Hall before hearings started in regards to putting in a transfer application by 12/3/2019. Atty. Kodneski stated that he was aware of the expiration date needed to put in application before license expires and would have one in by Dec 3, 2019...../jr	Delete
11/12/2019	Called and Spoke to Atty. Jeffrey Ziegler who represents Licensee Mr. Berger who states that the property and license was sold to a client of Atty. Mel Kodneski and that I would need to contact him about status of any action on license. Called and Spoke with Elaine from Atty Kodneski office and she states that she will talk to Kodneski to find out about what they are doing with license, I then advised Elaine that this license is set to expire on 12/3/2019 so we would need a Transfer application before then...../jr	Delete
09/11/2019	250 Day Hardship Extension Warning Letter mailed to Licensee and copy placed in file...../jr	Delete
06/28/2019	6/13/2019 - Public Hearing Re: Request for a hardship extension - APPROVED (3-0 vote)...../jr	Delete
06/28/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to record when this (transfer hardship/hardship) was received and processed. The (transfer hardship/hardship) received and processed by the BLLC on 5/16/2019; Invoice #117401...../jr	Delete
06/25/2019	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. (CLOSED) /kk	Delete
06/25/2019	Re: 6/13/2019 Public Hearing - Request for Hardship Extension - GRANTED (3-0 vote) /kk	Delete
04/17/2019	According to BLLC records, the establishment has not had an open inspection and has not provided information to verify if establishment was open. License has since expired and will not be renewed for 2019-2020 license year unless information can be provided. /kk	Delete
04/08/2019	****RELEASED STATE OF MD TAX HOLD**** /sb	Delete
02/07/2019	****STATE OF MD TAX HOLD, letter sent to the Licensee's Home address on 02/07/19****/mb	Delete
02/07/2019	State Tax Hold Letter mail was returned to the sender on 02/04/19 "Unable to forward" ../mb	Delete
01/25/2019	***STATE OF MD TAX HOLD, letter sent to Licensee on January 25, 2019.***/sb	Delete
04/26/2018	****RELEASED STATE OF MD TAX HOLD**** /sb	Delete
04/18/2018	Alcohol Awareness expires 04/10/22 (Henry Berger, Jr)..... /sb	Delete
03/13/2018	Personal Property Tax Cleared.../mb	Delete
02/26/2018	Personal Property Tax is paid for years 2017/2018.... /sb	Delete
02/07/2018	Re-send 2018-2019 Renewal Application to Licensees home addresses.... /sb	Delete
02/07/2018	****STATE OF MD TAX HOLD, letter re-send to Licensee Henry Berger, JR Home Address on February 7, 2018.****/mb	Delete
02/07/2018	State Tax Hold Letter mail was returned to the sender on 02/06/18 "Unable to forward" ../mb	Delete
02/06/2018	Returned To Sender; Not Deliverable As Addressed; Unable To Forward.... /sb	Delete
01/30/2018	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE for year 16/17, 2nd Letter sent to Licensee on January 23, 2018.*** /mb	Delete
01/24/2018	***STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***/mb	Delete
11/20/2017	Licensee has clearance for YR 2017/2018 also..... /sb	Delete
11/17/2017	Received a letter that showed Personal Property Tax Owed to City of Baltimore was cleared on 10/31/17...mb	Delete
10/17/2017	Personal Property tax letter mailed to Licensee (Henry Berger, JR.) Home Address...mb.	Delete
10/17/2017	Mail was returned to the sender on 10/17/17 "Vacant, Unable to Deliver" ../mb.	Delete
10/02/2017	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, letter sent to Licensee on October 2, 2017.*** /mb	Delete
08/08/2017	Spoke with the licensee regarding operations of establishment. As per Mr. Berger he is opened once every other week for short periods of time. Inspection to occur on 8/25/2017 to verify all documents are in compliance with State and local law. TRA	Delete
02/27/2013	Information obtained that establishment closed October-November 2012	Delete
09/15/2006	09/14/06 Public Hearing re: Violation of rule 4.01(a)(1ST) GUILTY \$250 & (2ND)GUILTY \$250 DECISION: GUILTY \$500/SUSP \$300.FINE \$200 + \$125 ADM.FEE = \$425.	Delete

Print History (Print Card)

License num: LBD7 417

Address: 5523 BELAIR ROAD

Trade Name: BERGER'S TAVERN

Hold Info

Powered by:



PROPOSED LOCATION: 5523 Belair Rd.

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 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD" BEER, WINE & LIQUOR 2

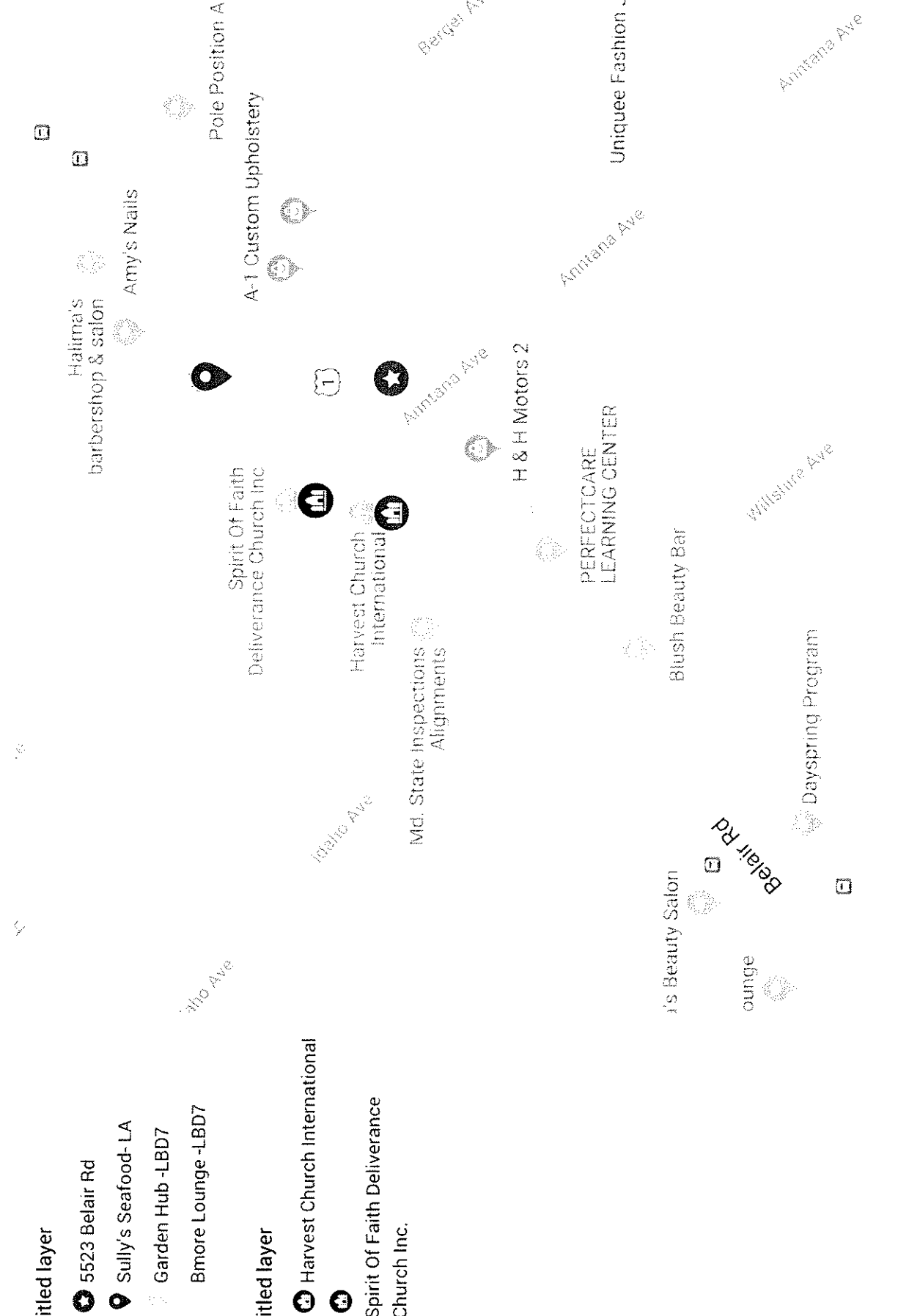
ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Cindy Ludhope DATE: _____

5523 Belair Rd



Untitled layer

5523 Belair Rd

Sully's Seafood- LA

Garden Hub -LBD7

Bmore Lounge -LBD7

Untitled layer

Harvest Church International

Spirit Of Faith Deliverance Church Inc.

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):	Berger's Tavern
Corporation Name:	Berger's Tavern
Location Address:	5523 Belair Rd, 21206
License Type:	Class "BD7" Beer, Wine and Liquor <input checked="" 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 checked="" type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input checked="" type="checkbox"/>
Date Posted?	12/24/2019 <input type="checkbox"/>
Estimated Date of Removal?	1/2/2019 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input checked="" type="checkbox"/>

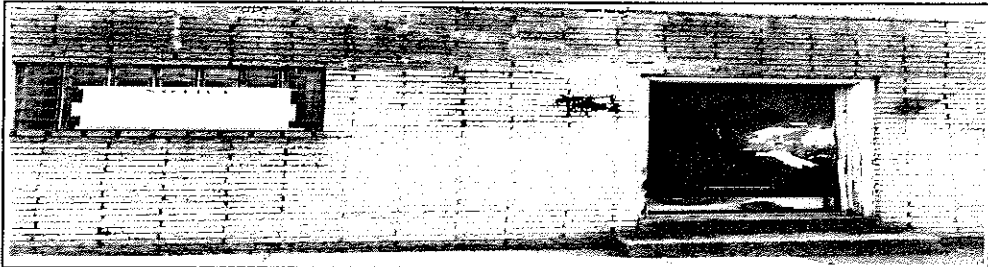
Other licensed locations - Describe/Note:

See 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:



NOTICE

Ordinance No. 10 of 1987 with the
Board of Liquor License Commissioners for Baltimore City

Address of Premises: 5547 Ocean Road #100
 Class of License: CLASS 1951, Beer, Wine & Liquor License
 Scope of Application: Transfer of Ownership

Application filed by: Sole Owners: Wallace & Henry Bergen, Jr. of Bergen's Tavern
 Present Licensee(s): Bergen's Tavern, Inc. of Bergen's Tavern
Henry Bergen, Jr.

The hearing concerning this application will be held on or after January 9, 2020
 Persons who oppose this application should send their written protest to the office of the Board
 at 1 N. Charles Street, Suite 1300, 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

Albert J. Matricciani, Jr.
 Aaron J. Hornsfield
 Elizabeth A. Harty, Esq.
 Commissioners

Attach Additional Photos

Inspector Name	Date and Time	
<input type="text" value="i:\0#.w\baltimore\cindy-leigh.tudhope"/>	<input type="text" value="12/24/2019"/>	<input type="text" value="11:12:26 AM"/>
Name of Licensee (if present)		
<input style="width: 100%;" 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:	Wallace Hines
Address of Premises:	5523 Belair Rd
Inspector:	i:\0#w\baltime\cindy-leigh.tudhope
Date Posted:	12/24/2019
Time Posted:	3:00 PM
Date Rechecked:	1/2/2020
Time Rechecked:	6:00 PM
Manager or Owner when sign posted:	

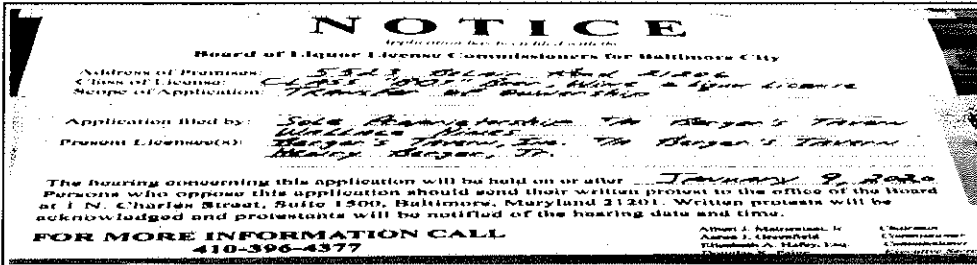
Summary on location of sign posted:

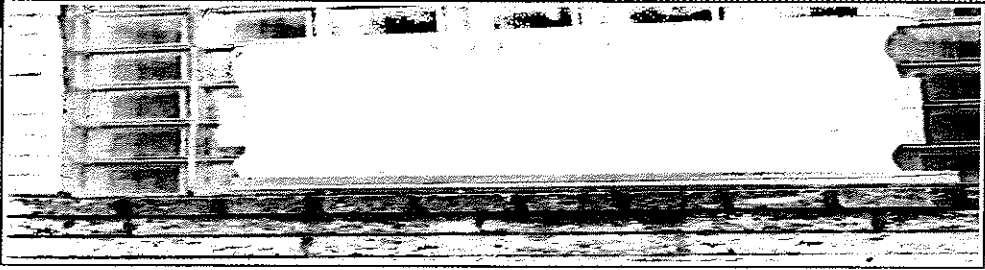
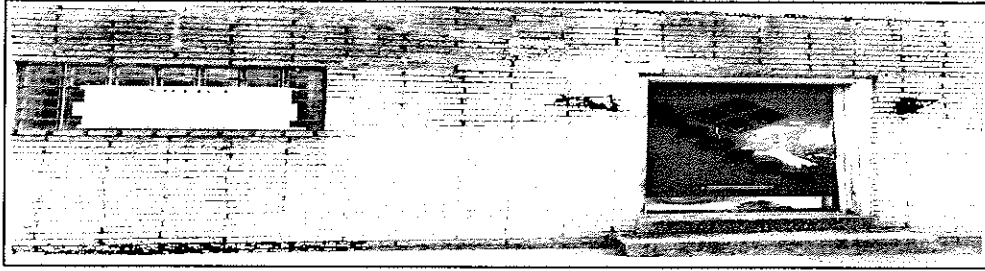
Front left window

Summary on location of sign rechecked:

Sign remained up and posted for 10 days on front left window

Insert Photo of Sign and location:





Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 5523 Belain Road 21206
Class of License: CLASS "B07" Beer, Wine & Liquor License
Scope of Application: TRANSFER OF OWNERSHIP

Application filed by: Sole Proprietorship T/A Berger's Tavern
Wallace Hines
Present Licensee(s): Berger's Tavern, Inc. T/A Berger's Tavern
Henry Berger, Jr.

The hearing concerning this application will be held on or after JANUARY 9, 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.

Albert J. Matricciani, Jr.	Chairman
Aaron J. Greenfield	Commissioner
Elizabeth A. Hafey, Esq.	Commissioner
Douglas K. Paige	Executive Sec

FOR MORE INFORMATION CALL

410-396-4377

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

**Online Use & Occupancy Permit
 Application**

Property Address: 5523 BELAIR RD
 Block/Lot: 6003/012

Permit No: **USE2019-56000**

Applicant:
 ABRAHAM HURDLE

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

Owner/Lessee:
 Owner BEL 5523, LLC

Total : **98.00**

Lessee WALLACE HINES TA BURGERS TAVERN

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

Property Use & Occupancy Information:

Description	Created	Completed	Assigned To
FIRE INSPECTION	12/05/2019		LDZI
HEALTH DEPARTMENT INSPECTION	12/05/2019		JWEL
One Stop Permit Office Review	12/05/2019		ELLY
Application Received		12/05/2019	
Zoning Sign-off	12/05/2019	12/05/2019	

Existing Use : (Commercial) Tavern

Proposed Use : (Commercial) Tavern

Dwelling: Roomming: Efficiency:

Existing Count: 000 000 000

Proposed Count: 0 0 0

District:403

MINOR PRIVILEGE:

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

USE 1ST FLOOR FOR/AS TAVERN, BASEMENT FOR STORAGE.

AFFIDAVIT BY: ABRAHAM HURDLE

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

Project Name: 5523

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: BEL 5523, LLC

Applicant: HURDLE,ABRAHAM

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

January 23, 2020

Applicant(s): Nipen Maharjan and Oniel Myrie
MTKG, LLC., T/a Waverly Tavern
3801 Old York Road 21218

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Nipen Maharjan was born in Nepal in December of 1988. He lives in Baltimore, MD; and (2) Oniel Myrie was born in Jamaica in January of 1975. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Nipen Maharjan (99%); and (2) Oniel Myrie (1%).

(c) **Purchase Price of Business:** The purchase price of the business is \$50,000. \$3,000 down payment paid; Balance to be paid at closing.

(d) **Qualified Voters:** Robert Curran, Janice Vetter, and James Wilson are qualified Baltimore City voters.

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

(f) **Corporate Standing:** MTKG, LLC is a MD LLC and as of 1/2/2020 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/23/2019, and checked on 1/2/2020. This meets the 10-day rule. There are 0 licensed liquor establishment(s) in the 2x2 area.

(h) **Timeline:** Last Inspection by BLLC was performed 12/24/2019. 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

2019 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: BD7

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: 3801 Old York Road 21218

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: MTKG, LLC TRADE NAME: Waverly Tavern

BUSINESS PHONE NUMBER: (410) 338-0888 BUSINESS EMAIL ADDRESS: nipen143@hotmail.com

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

Part of Premises Used (Note: Floors and Areas for Storage): See Plan to Address Existing 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: 65

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

Nipen Maharjan _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 3801 Old York Road Baltimore MD 21218 4 months
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 12/88 M Nepal
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

2. Applicant B

Oniel Myrie _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 1332 Meridene Drive Baltimore MD 21230 17 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 01/75 M Jamaica
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in 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 Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in 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

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Name	Address	Phone	Email
Nipen Maharjan	3801 Old York Road 21218	[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)(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: Nipen Maharjan ADDRESS: 3801 Old York Road 21218 TITLE: Mg Member %OF STOCK HELD: 99
- 2) NAME: Oniel Myrie ADDRESS: 1332 Meridene Dr 21230 TITLE: Member %OF STOCK HELD: 1
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the 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.

[Signature]
Signature of Applicant A

I hereby certify that on the 2nd day of December, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Nipen Maharjan 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 12/10/19

Printed Name: Stephon W. Ferguson Jr.

[Signature]
Signature of Applicant B

I hereby certify that on the 2nd day of December, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Oniel Myrie 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 12/16/19

Printed Name: Stephon W. Ferguson Jr.

Signature of Applicant C

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Name and Address of the owners of the premise/landlord: Prakul Suvagia Phone Number: [REDACTED]
7520 Kossville Blvd Baltimore MD

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

(I, WE) Prakul Suvagia HEREBY CERTIFY.
 That (I am, we are) the owner(s) of the property located at 3801 Old York Road, Baltimore, City with a Zip Code of 21218, which is named in the present application made to 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 Landlord: [Signature]

I hereby certify that on the 1 day of December 2015 before me, the subscriber, a notary public of the State of Maryland, in and for City of Baltimore personally appeared Prakul Suvagia 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 12/16/15

Notary Printed Name: Stephen W. Fogelman III

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

We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and a resident of the State of Maryland for 2 years preceding this application.

Name	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
ROBERT W. GURRAN	4222 KELWAY RD BALTO. MD 21218	[Signature]	07/1950	3 YEARS
JANICE A. VETTER	4222 KELWAY RD 21218	[Signature]	02/1951	2 YEARS
JAMES WILSON	1209 Rombke Road Baltimore 21239	[Signature]	10/69	4 years

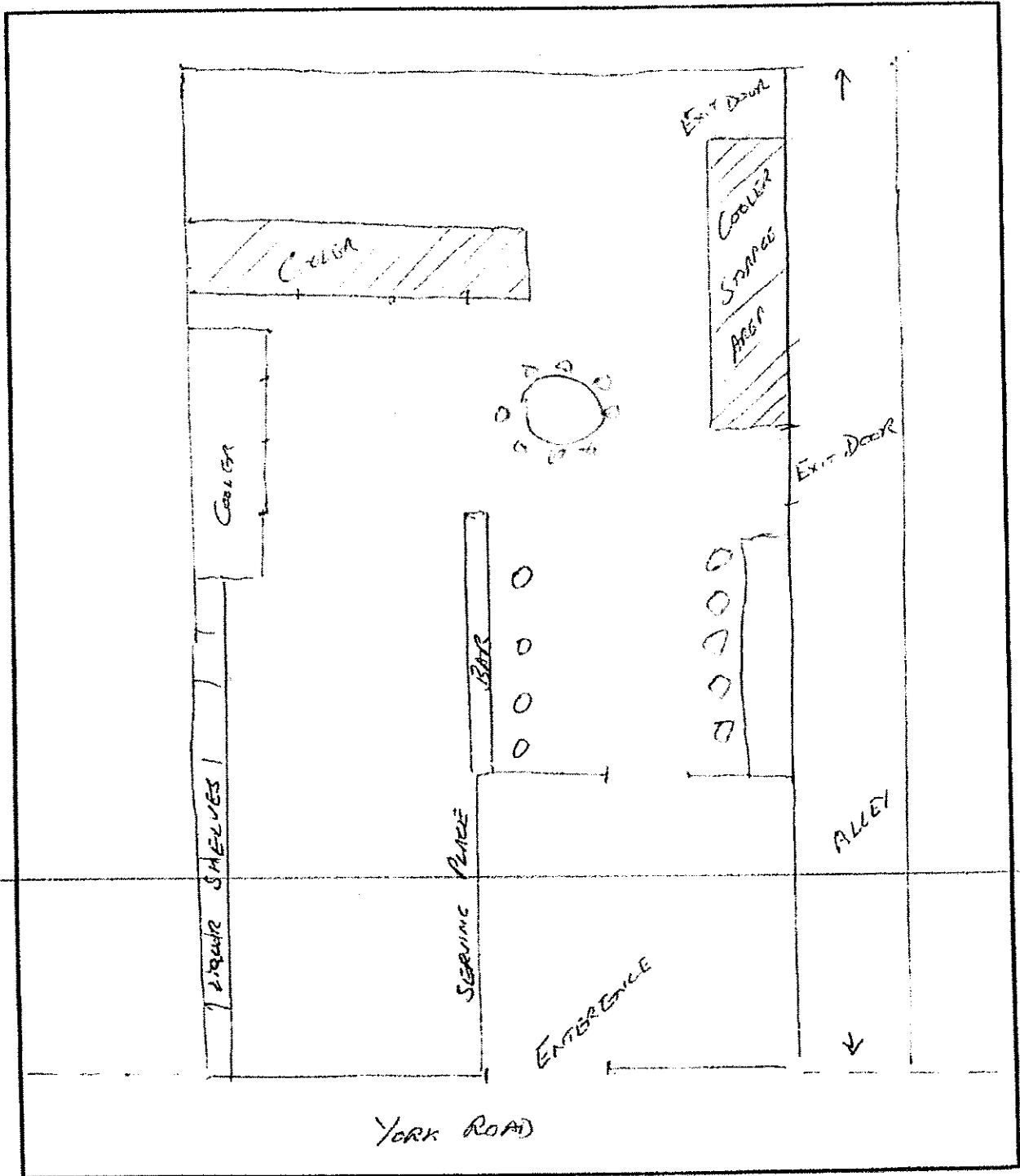
BOARD OF LIQUOR LICENSING COMMISSIONERS

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.

RECEIVED

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

License Info

License Num: **LBD7 400** Cert Num: **1144** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2019 License Year: 2019
 CR Number: 15741105
 Payment Date: 04-29-19

2018 - 2019 TPP Paid N
 2019 Trader's License Y

[Click to Start License Renewal](#)

Add Adult Entertainment License

Location

Corp Name: **BS&R, LLC**
 Trade Name: **WAVERLY TAVERN**
 Zone Code: 46
 Phone: 410-338-0888

Block Num: 3801 Street: OLD YORK ROAD
 City: BALTIMORE State: MD Zip: 21218

CR Number: 15741105

Portion of Business Used:
 (USE) CONTINUE TO USE 1ST FLOOR OF PREMISES AS A TAVERN-CHANGE OF OPERATOR

Restriction:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
BIBEK	GAUTAM	5009 NORWOOD AVENUE, APT. B6	BALTIMORE	MD	21207	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
SHEKHAR	KARKI	3801 OLD YORK ROAD	BALTIMORE	MD	21218	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
SANJIP	SHRESTHA	1005 COLERIDGE ROAD	BALTIMORE	MD	21229	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action
12/12/2019	Application for transfer of ownership filed on behalf of MTKG, LLC T/a Waverly Tavern, Nipen Maharjan and Oniel Myrie on 12/3/2019 /kk	Delete
10/03/2019	Submitted 2019 Trader's License..... /sb	Delete
09/13/2019	9/12/2019 - Public Hearing Re: Application to transfer ownership - Requesting to withdrew application on the record - Will submit paperwork to BLLC Office...../jr	Delete
08/09/2019	Application for transfer of ownership filed on behalf of Elements Management, LLC T/a Waverly Tavern, Tammy Ardila and Billy Evans on 8/5/19 /kk	Delete
06/28/2019	5/30/2019 - Public Hearing Re: Application to transfer ownership - POSTPONED...../jr	Delete
04/29/2019	* Licensee(s) changed during 2019 renewal period - Sanjip Shrestha replaced Rupendra Luitel * /kk	Delete
04/20/2019	Re: Public Hearing 4/18/2019 - Protest of Renewal - Voted to renew (2-1 vote; Matricciani - to renew, Hafey & Greenfield - to revoke) /kk	Delete
03/28/2019	3/28/19- Protest of renewal received for the 2019 License Renewal. S.R	Delete
02/27/2019	Motion for Reconsideration filed by Stephan Fogleman on 2/22/2019 was denied by the Chairman. Copy to file and copy to attorney. TRA.	Delete
02/25/2019	License placed in file due to suspension of license for one week. S.R	Delete
02/25/2019	2/21/2019 - Public Hearing Re: Violation of Rule 4.20(c)(ii) Class BD7 Licensees: Open and Operating Tavern at all times - Rule 4.20(c)(ii)-Fined \$3,000; \$3,000 + \$125 admin fee; \$3,125 total fine, 30 days to pay + 1 week suspension to commence immediately (3-0 vote)...../jr	Delete
02/23/2019	Motion for reconsideration filed by Attorney Stephan Fogleman for violation, suspension, and fine found by the Board on 2/21/2019. TRA	Delete
01/31/2019	Received letter of opposition from current licensee regarding the removal of her name from the license. Please see letter in transfer file. /kk	Delete
01/22/2019	1/17/2019 - Public Hearing RE: Violation of Rule 4.20(c)(ii) Class BD7 Licensees: Open and Operating Tavern at all Times - Attorney Stephan Fogleman requested a postponement - GRANTED - This matter will be rescheduled on February 21, 2019...../jr	Delete
11/13/2018	11/8/2018 - Public Hearing RE: Violation of Rule 4.20(c)(ii) Class BD7 Licensees: Open and Operating Tavern at all Times - POSTPONED...../jr	Delete
10/12/2018	PAID IN FULL \$2,625.00 for Violation Hearing dated September 13, 2018; Invoice #113593...../sb	Delete
09/21/2018	Licensee came in picked up Liquor License due the suspension of license for one week (per Agent John Howard)..... /sb	Delete
09/14/2018	9/13/2018 - Public Hearing RE: Violation of Rule 4.16 illegal Conduct; Violation of Rule 3.12 General Welfare; Violation of Rule 4.12 Gambling; Violation of Rule 4.16 illegal Conduct; Violation of Rule 4.20(c)(iii) Class BD7 Licensees: Open and Operating Tavern at all Times; and Violation of rule 4.16 illegal Conduct - DENIAL - Rule 4.16-Fined \$500; Rule 3.12-Fined \$500; Rule 4.12-Fined \$500; Rule 4.16-Fined \$500; Rule 4.20(c)(iii)-Dismissed(no fine); Rule 4.16-Fined \$500; \$2,500 + \$125 admin fee = \$2,625 total fine, 30 days to pay, **SUSPENDED- 1 week commencing immediately (started 9/13/2018) (2-1 vote)...../jr	Delete
09/14/2018	Rec'd 2018-2019 Liquor License from Agent John Howard Re: 9/13/2018 Public Hearing which resulting in the a Board Suspension of license; License placed in file folder...../jr	Delete
09/13/2018	Application for transfer of ownership filed on behalf of BS&R, LLC T/a Waverly Tavern, Shekhar Karki on 9/4/18 /kk	Delete
06/12/2018	Sent letter to licensee regarding referral to community mediation center for mediation. CC'd WIA, Becky Witt, Stephan Fogleman, BGNC, and BCMC. Copy in file. TRA.	Delete
04/21/2018	Re: Public Hearing 4/19/2018 - Protest of Renewal - Voted to renew (3-0 vote) /kk	Delete
03/01/2018	Mailed letter of recognition for underage drinking compliance check on 2/8/2018 /kk	Delete
05/06/2015	Alcohol Awareness expies 03/26/2019 (Bibek Gautam)	Delete
11/21/2014	11/20/14 Public Hearing re: Application to transfer ownership. APPROVED \$100 PAID	Delete
01/02/2014	12/05/2013 Public Hearing re: Violation of Rule 4.01(a) GUILTY \$500 Admin Fee \$125 Total Fine \$625 PAID fine	Delete
08/18/2011	8/11 Transfer of Ownership, BD7-BWL, Meyoung Suvagia, Lonnie Shaulis, Meyoung, Inc.	Delete
12/19/2006	12/14/06 Public Hearing re: Violation of Rule 4.01(a)on June 10, 2006 (Re:Alcoholic berage sold to 19 year old Maryland State Police Cadet)DECISION: PLEAD GUILTY \$300+\$125 ADM.FEE=\$425	Delete

Print History (Print Card)

License No. 1007400

Address: 0001

Trade Name: WAVERLY TAVERN

940 OLD YORK ROAD
YORK
ROAD

Comment:

Add Comment

Hold Info



MTKG, LLC: W20109989

Department ID Number:

W20109989

Business Name:

MTKG, LLC

Principal Office:

3801 OLD YORK ROAD
BAL MD 21224

Resident Agent:

NIPEN MAHARJAN
3801 OLD YORK ROAD
BALTIMORE MD 21215

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:

11/25/2019

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 3801 Old York Rd.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 0

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD" BEER, WINE & LIQUOR _____

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Andy Ludhope DATE: 12/24/19

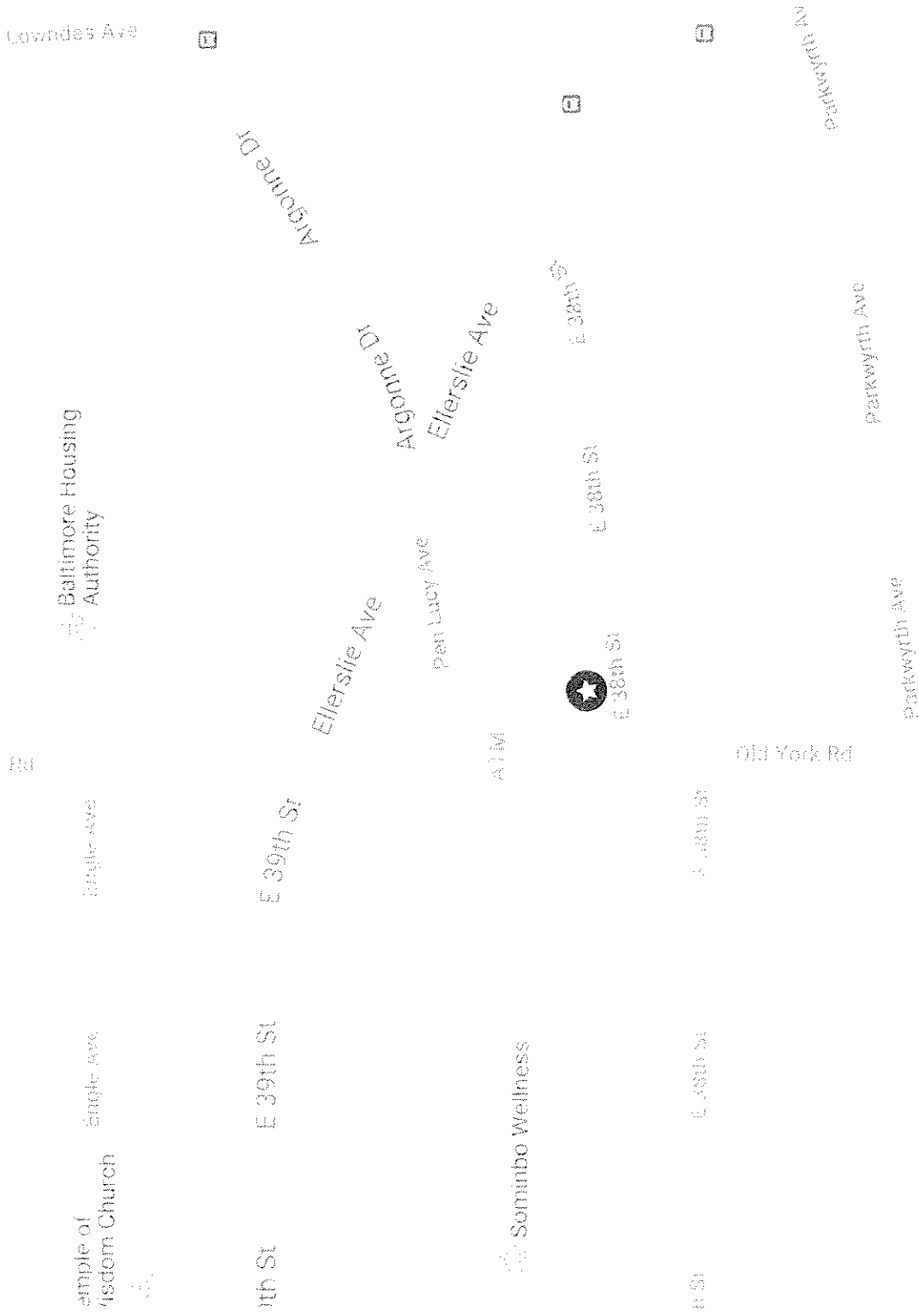
3801 Old York Rd

Establishments

📍 3801 Old York Rd

Untitled layer

📍 Temple of Wisdom Church



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):	Waverly Tavern
Corporation Name:	MTKG,LLC
Location Address:	3801 Old York Road 21218
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?	12/23/2019 ▼
Estimated Date of Removal?	1/2/2019 ▼
Are there any other licensed establishments within a two block radius?	No ▼

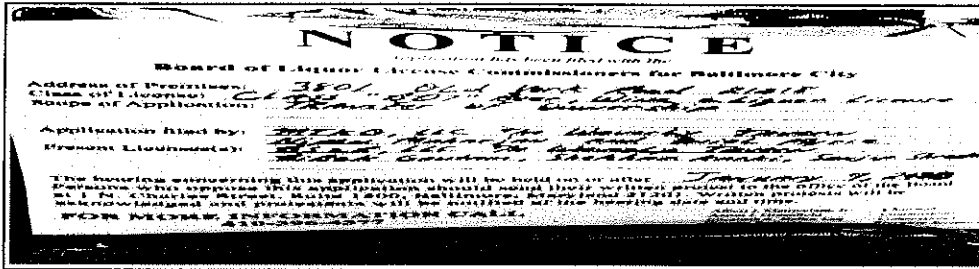
Other licensed locations - Describe/Note:

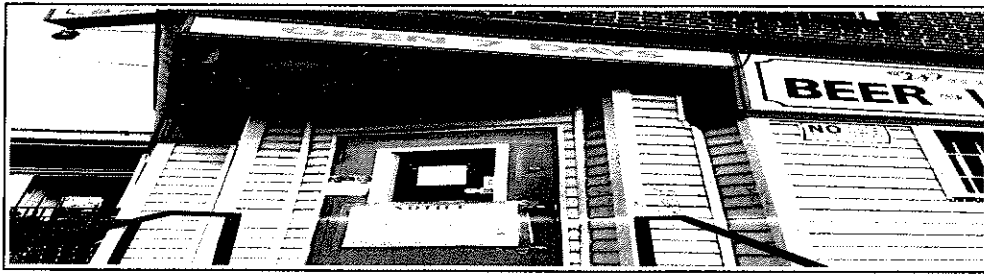
See Map

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	Date and Time	
<input type="text" value="i:\O#.w\baltimore\cindy-leigh.tudhope"/>	<input type="text" value="12/24/2019"/>	<input type="text" value="10:23:44 AM"/>
Name of Licensee (if present)		
<input type="text"/>		
Approve		Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	Nipen Maharjan, Oniel Myrie
Address of Premises:	3801 Old York Road
Inspector:	i:\0#.w\j.baltimore\cindy-leigh.tudhope
Date Posted:	12/23/2019
Time Posted:	2:20 PM
Date Rechecked:	1/2/2020
Time Rechecked:	6:15 PM
Manager or Owner when sign posted:	Nipen Maharjan

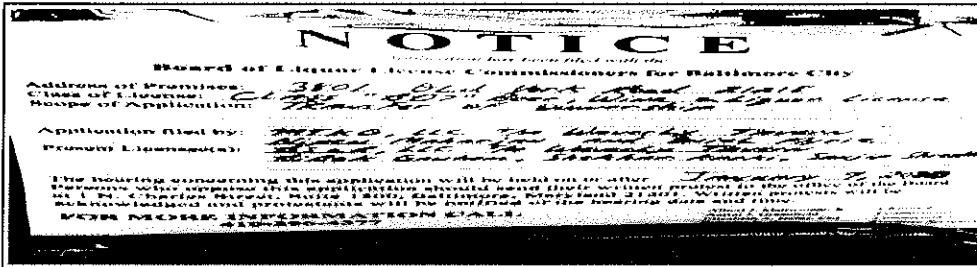
Summary on location of sign posted:

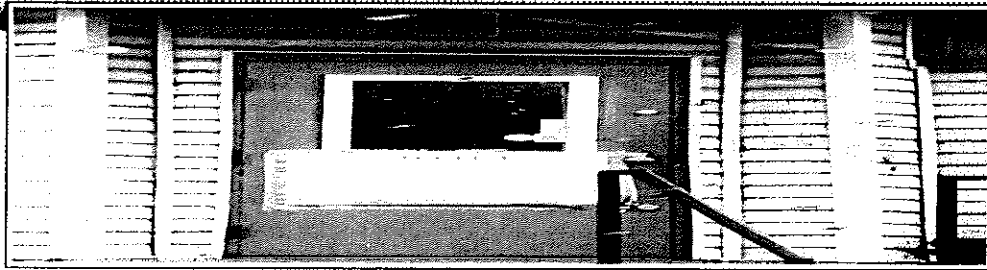
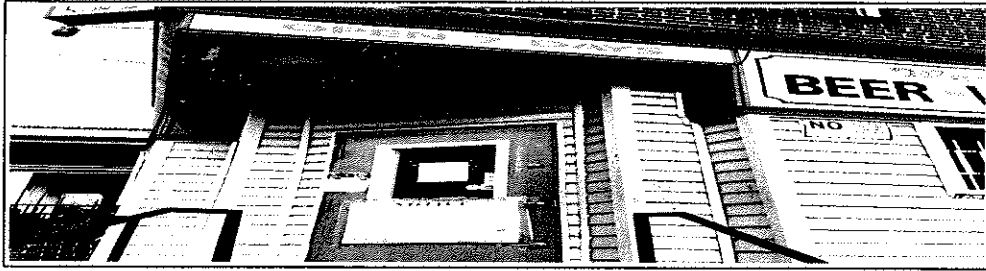
Front door of building

Summary on location of sign rechecked:

Sign remained up and posted for 10 days on front door of building

Insert Photo of Sign and location:





Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Premises: 3801 Old York Road 21218
License: CLASS "BD7" Beer, Wine & Liquor LI
Application: TRANSFER OF OWNERSHIP

Application filed by: MTKG, LLC T/A Waverly Tavern
Nipen Maharjan AND Eniel Myrie
Licensee(s): B&R, LLC T/A Waverly Tavern
Bibek Gautam, Shekhar Karki, Sanjiv

A hearing concerning this application will be held on or after JANUARY 9,
for those who oppose this application should send their written protest to the office of
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

Albert J. Matricciani, Jr.
Aaron J. Greenfield
Elizabeth A. Hafey, Esq.
Dennis K. Peltz

OPEN 7 DAYS

BEI

NO LOITER
LITTER
DRINK
OF ALCOHOLIC BEVER

NOTICE

Handwritten notice text, including a date: **January 20, 20**

FOR MORE INFORMATION CALL
89-76-077

Back

BLLC Routine Inspection

Licensee Information

Address: 3801 OLD YORK ROAD 21218

Trade Name: WAVERLY TAVERN

Corporation Name BS&R, LLC

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

Date/Time of Inspection: 12/24/2019 9:59:54 AM

Manager/Licensee Nipen Maharjan

Open/Closed Status

Open/Closed: Open

Closed Date:

Exterior Appearance

Clean and Free of Debris: Satisfactory

Interior Appearance

Location of Bar: Rear

Shape of Bar: L-shape

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BD7 Checklist

Bulletproof Partitioning: Yes

Separate Pkg. Goods Dept.: Yes

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: N/A

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 3/23/2019

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date: Breakthru #700134094 \$1108.1 12/23/2019

Comments

Inspector Comments: Health expired 12/21/19

Restroom

Inspector Comments: Back/satisfactory

Fire Safety

Exits Marked, Unobstructed: Yes

Fire Capacity: 55

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): No

Outdoor Table Service N/A

Violations

Violation Issued: No

Violations Noted:

Wrap up

Instructions Given to Licensee: Need new Health permit in the next 10 days .

Inspector's Comments: Inspected on 12/23/19

Photo Taken:

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 3801 Old York Road 21218
 Class of License: Class "B22" Beer, Wine & Liquor License
 Scope of Application: Transfer of Ownership

Application filed by: MTKG, LLC The Waverly Tavern
Nizam Mahajan and Brijal Patel
 Present Licensee(s): MTKG, LLC The Waverly Tavern
Dr. Rak Gansara, Shekhar Karki, Souvik Shrotri

The hearing concerning this application will be held on or after January 9, 2020
 Persons who oppose this application should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1300, 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

Albert E. Nazzari, Jr.
 Kenneth J. Greenwald
 Elizabeth A. Frankel, Esq.
 Board of Liquor License Commissioners for Baltimore City



Attach Additional Photos

Owner Email:

Submitted by Inspector

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

**Online Use & Occupancy Permit
 Application**

Property Address: Block/Lot: 3972/001

Permit No: **USE2019-55879**

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 PRAFUL SUVAGIA

Lessee MTKG LLC

Lessee MTKG LLC

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Tavern

Proposed Use : (Commercial) Tavern

	Dwelling:	Rooming:	Efficiency:
Existing Count:	001	000	000
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	11/25/2019		LDZI
HEALTH DEPARTMENT INSPECTION	11/25/2019		JWEL
One Stop Permit Office Review	11/25/2019		LONG
Application Received		11/25/2019	
Application Received		11/25/2019	
Zoning Sign-off	11/25/2019	11/25/2019	

District:503

MINOR PRIVILEGE:

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

CONTINUE TO USE 1ST FLOOR OF PREMISES AS A TAVERN (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: **3801 OLD YORK ROAD**

Owner First Name: **PRAFUL**

Role: **Agent**

Owner Last Name Or **SUVAGIA**

Applicant: **FOGLEMAN,STEPHAN**

Company Name:

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip: