February 3, 2022

Applicant(s):

Vasilios G. Tserkis

Admiral's of Thames, LLC, T/a Waterfront Hotel

1710 Thames Street 21231

Class:

"BD7" Beer, Wine & Liquor License

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

- (a) **Applicant(s) Information:** (1) Vasilios G. Tserkis was born Baltimore, MD in May of 1979. He lives in Baltimore, MD. Mr. Tserkis has financial interest in 1641 Aliceanna Street t/a Choptank and in 1645 Thames t/a The Admiral's Cup.
- (b) **Ownership Breakdown**: (1) Vasilios G. Tserkis (0%); (2) Vader II, LLC (57%) (see application for percentage breakdown); (3) Darin Mislan (5%); (4) Rob Ruff (14.25%); and (5) Eric Mathias (23.75%).
- (c) **Purchase Price of Business:** The purchase price of the business is \$500,000 to be paid as part of an asset purchase agreement.
- (d) Qualified Voters: Sarah Sharp, Megan Easter, and Margaret Argent are qualified Baltimore City voters.
- (e) **Zoning**: Applicant has applied for a USE permit, for the use of the premise as a restaurant with outdoor table service (approved with conditions on 4/13/2010 per BMZA 2010-063) and live entertainment.
- (f) Corporate Standing: Admiral's of Thames, LLC is a MD LLC and as of 1/20/2022 is active and in good standing.
- (g) **Posting Report**: The location was posted on 1/5/2022, and checked on 1/20/2022. This meets the 10-day rule. There are 40 licensed liquor establishment(s) in the 2x2 area: D" BW-2; "B" BWL-18; "BD7" BWL-19; and "Hotel/Motel"-1.
- (h) **Timeline**: Last Inspection by BLLC was performed 1/9/2022. At that time, the establishment was open and operating.
- (i) Letters of Support/Opposition: At this time the Board has no letter(s) of opposition or support.

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

Board's Decision:

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

NEW/TRANSFER/EXPANSION/AMENOMENT(S) APPLICATION FEE - \$800.00

Fullname) Residence) Street Month/Year of Birth) Reck: Yes O No Are you corren 3. Applicant C 1/4 Fullname) Residence) Street Month/Year of Birth)	(Sex: Male or Female) tly a resident of the City of Bultimare? (Telephoneno.)	Cip Code (period of residency in Baltimore City) (Place of Birth) E-mail (Required) Cip Code (period of residency in Baltimore City) (Place of Birth)
Residence)Street Month/Year of Birth) Jack: (1 Yes (2 No Are you correct 3. Applicant C 1/a	(Sex: Male or Female) tly a resident of the City of Boltimare?	(Place of Birth)
Residence)Street Month/Year of Birth) Deck: Yes No Are you correct Applicant C	(Sex: Male or Female)	(Place of Birth)
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Residence)Street	<u> </u>	
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r. II \	(Telephone no.)	E-mail (Required)
Z. Applicant B n/a		
Sheck: 🏻 Yes 🗆 No Are you curren	tly a residuet of the City of Boltimere?	
Month/Year of Birth)	(Sex: Male or Famale)	
May 1979 /	Male	Belling, MD
Residence) Street		Zip Code (period of residency in Beltimore City)
520 John- Street		/224 2 years
Vasilios G. Tserkis Full name)	(Telephone no.)	E-mail (Required)
. Applicant A		
•	and/or varification from the Baltimera Mun	
		or transfer, is not complete unless the applicant has obtained appro
•		No Extinuated Seating Capacity: no change from previous owner (
Entertaloment previded? 🖸 Yas 🗀 No 🖠	•	Off Pressise Cetering of Found and Alcohol? 🗀 Yes 🖸
		er Table Service Provided? 2 Yes 2 Ma Delivery of elcabal? 2 Yes 2
		e St., Ste. 2015, Baltimore, MD 21201 PHONE: 410-916-2638
BUSINESS PHONE NUMBER: 443-682-89		
CORPORATE/LLC/LLP/PARTNERSHIP N	AME: Admiral's of Thames, LLC	TRADE NAME: Waterfront Hotel
	WEST: ADDRESS OF THE LOCATION: _n/a	
TRANSFER OF OWNERSHIP AND L	OCATION: ADDRESS OF PROPOSED RELOCATIO	M; n∕a
C) TRANSFER OF OWNERSHIP AND L	.OCATION: CURRENT ADDRESS OF LICENSED LI	OCATION: n/a
B) TRANSFER OF OWNERSHIP ONLY:	ADDRESS OF CURRENT LICENSE: 1710 Thame	s Street
A) NEW FIREWOE KERNEOI: WANKEOO	S OF PROPOSED LOCATION: n/a	
L) NEW LIPENDE DERLIEGT, ANNDERG	Please select one option and fill out	the requested information
I) NEW HOENDE DERINEOT ANADEOG		· · · · · · · · · · · · · · · · · · ·
	Transfer License pursuant to Asset Purchase a	and Real Estate Purchase Agreements CLASS TYPE: BD7

 Constitution (1) 		
		Compared the Commission of the state of the Market of the Commission of the Commissi
Maryland? 🔲 Ye	s 🗹 No - If	djudged guilty of violating the laws governing the sale of any alcoholic beverage or for gambling in any State, includi yes, mark applicant and provide explanation in adjecent space provided.
Applicant A 🗵	B 🗆	
		nt(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State withithe United States (Federal Crime)? Yes No - If yes, mark applicant and explain.
ppicant A C	ВШ	
		nad a license for the sale of alcoholic beverages in the State of Maryland? 🖂 Yes 🗹 No If yes, mark applicant and
pplicant A 🗹	B 🗆	dates that the applicant was a licensee, and the trade name). C 🗆
. Has the applica	int(s) ever l	nad a liquor license suspended or revoked? 🗆 Yes 🖸 No If yes, mark applicant and explain.
pplicant A 🗹	B□	C
as been applied l	or, granted	a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license , and issued? ☑ Yes □ No If yes, mark applicant and explain (address of location and trade name).
as been applied (pplicant A 🗹	for, granted B □	, and issued? ☑ Yes □ No If yes, mark applicant and explain (address of location and trade name). C □
as been applied (pplicant A 🖸 Vaaillos Tserk	or, granted B 🗀 is directly	, and issued? 🗹 Yes 🗆 No If yes, mark applicant and explain (address of location and trade name).
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as been applied to pplicant A 🗹 Vasilios Tserk LLC) and indirection. Do the spouses of the control of the spouses of the spouse of the spouses of the spous	or, granted 8 Is directly ectly owns r dependen	, and issued? Yes No If yes, mark applicant and explain (address of location and trade name). C owns the 25% of the restaurant known as The Choptank in Fells Point (owned by Fells Point Venture, 16% of the restaurant know as The Admiral's Cup (owned by Admiral's of Fells Point, LLC) t children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in
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as been applied to pplicant A Vasilios Tserk LLC) and indirect to the spouses of the spouses of the spouses of the spouses of the spouse of the spouse of the arewer, distiller, or the spouse of the arewer, distiller, or the spouse of the	ior, granted B	and issued? ☑ Yes ☐ No If yes, mark applicant and explain (address of location and trade name). C ☐ cwns the 25% of the restaurant known as The Choptank in Fells Point (owned by Fells Point Venture, 6% of the restaurant known as The Admiral's Cup (owned by Admiral's of Fells Point, LLC) t children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in isdiction in the State of Maryland? ☐ Yes ☑ No If yes, mark applicant and explain (address of location and trade name). C ☐ ed in any other alcoholic beverages license applied, granted or issued? ☑ Yes ☐ No If yes, please explain. C ☐ rently open and operating? ☑ Yes ☐ No If no, then provide date of last day of operation of the establishment. estion 6 above personally or through an entity ~ have any indebtedness or other financial obligations to any manufacturer, at the time of making this application? ☐ Yes ☑ No If yes, please explain. If yes, please provide information as the content of the establishment in a the time of making this application? ☐ Yes ☑ No If yes, please explain. If yes, please provide information as the content of the establishment in a the time of making this application? ☐ Yes ☑ No If yes, please explain. If yes, please provide information as the content of the establishment in a the content of the establishment in the content of the establishment in a the content of the establishment in a the content of the content o

fl. Please list the following information	ı f ır the Manager of the establis	hment to be licensed:			·
Name	Address		Pagae	Email	:
Darin Mislan	1730 Lancaster St., Baltimore, Mi	D 21231	7		
Applicants Applying as Business Entities - list ell authorized persons.) Places note to places attach a list of the neares and an incorporation, pertourable agreement	hat all licensums MUST have a FRIA. Advance of all outstanding stock hok	NGUAL INTEREST in the lice	use applied for an per i	Uc. Bav. Art. B 4-108 (a)(1)). If necessary,
NAME: Vador R, LLC (see ownership broaks	down below) ADDRESS: 650 S. Exeter	St., Ste. 1095, Baltimore, M	^{D 21202} IIILE: Mem	iber %OF STOCK	HELD: <u>57</u>
2) NAME: Darin Mislan	ADDRESS: 1730 Lance	sater St., Baltimore, MD	²¹²³¹ _{IIILE:} M em		
3) HAME: Rob Ruff	ADDRESS:	St., Ste. 1095, Beltimore, M	0 21202 _{IIILE} Mem	ber %of Stock	HELD:
4 NAME: Eric Mathias	ADDRESS: 3400 Dillo	n St., Baltimore, MD	21224	ber %of STOCK	HELD: 23.75
CERTHICAYE OF APPLICANTS: At least of siling of this application. Each of said regulations relating to the said of elack grants permission to the State Comptracthorized agents and employees, and promises and any and all parts thereof remains a resident of Baltimore City the	applicants hareby certifies further solic beverages, as well as to the re offer, his duly authorized deputies, any peace afficer of Beltimore City upon and in which said business is	r that if the license applies sies and regulations of the inspectors and clarks, Th or the State of Maryland is to be conducted. If licenses.	d for is greated, he/she I Board of License Com I Board of License Com to Inspect and search Is is issued, the applicas	will conform to all Statu i nissioners for Beltimore (missioners for Beltimore (at any and all hours, wither its most ensure that at les	nd Caunty laws and Sty, and bereby City, its duly at warrent, the at one licenses
Signature of Applicant A Vasilios 6. Ts I hereby certify that on the 22 day of personally app that the matter and facts contained in said Signature: Sarah L. Printed Name: Sarah L.	of <u>November</u> , 20 <u>21</u> , before n eared <u>Vasilios 6. Tsarkis</u>	me, the subscriber, a notary s witness, my hand end note [Notary Seal] My Commis	public of the State of <u>H</u> the applicant(s) named i riel seal. sion expires <u>GS/2</u>	n this application made had	AUBLIC
Signature of Applicant B I hereby certify that on the day o, parsonally app that the matter and facts contained in said		ne, the subscriber, a notary	public of the State of the evolicent(s) named i	n this application made path	in and for
that the matter and facts contained in said	application are true and correct. As	s witness, my hand and nota	rial seal.		
Signature:		(Notery Seel) My Commis	sion expires		
Printed Name:		_			
Signature of Applicant C I hereby certify that on the day o personally appl that the matter and facts contained in said	 f, 20, before it	ne, the subscriber, a notary	public of the State of the applicant(s) named in	n this application made oath	in and for in due form of law
		witness, my hand and note	riel seal		
Signature:		[Notary Seal] My Commiss	sion expires		
Printed Name:					

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name and Addr	ess of the owners	or the aremise/ia	ngiard: I names Sir	eet Acquisition, LLC

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Ph	1111	πu	11111	8F:

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND						
(I, WE) Thames Street Acquisition, LLC HEREBY CERTIFY,						
That (I am, we are) the owner(s) of the property located at1710 Thames Street (prospective owner per contract), Baltimore, City with a Zip						
Code of <u>21231</u> , which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City						
under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his						
duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and						
employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which						
the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.						
Thames Street Acquisition,以C						
By:						
Signature of Uwner of the Property						
Alexander F. Smith, Manager						
hereby certify that on the <u>17</u> day of <u>November</u> , 20 <u>21</u> , before me, the subscriber, a notary public of the State of <u>Maryland</u> , in and						
for Wisto McCost personally appeared Alexander F. Smith, the Manager of Thames Street Acquisition, LLC 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.						
No criterion, was bond and instantal and						
As witness, my hand and notarial seal.						
Notary Signature: Way Real My Commission expires 06 01 2023						
Notary Printed Name: Kristen McDuff Notary Public-Maryland						
Cecil County My Commission Expires						
The following certificates must be signed by at least 3 persons. June 01, 2025						
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business						

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Laure Fraser	Beltimore, MD 21724	Laurebrasen	06/1988	5 years
Danielle Scutaro	1405 Point Street, Apt 715, Baltimore MD 21231	Danielle Scutas	₀ .03 1994	6 mos.
Kanil Kuniowski	2314 Wineberry Terr Baltimore MD 21209	3/1 3/l.	08/1986	3 mis

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: Thames Street

_ Phone Number: (

	STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND [A WE) Thames Street Acquisition, LLC HEREBY CERTIFY, hat (I am. we are) the owner(s) of the property located at 1710 Thames Street (prospective owner per contract), Baltimore, City with a Zip Code of, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City ander the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his luly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and amployees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which he 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.
Tha	es Street Acquisition, LLC
By:	lignature of Uwner of the Property Alexander F. Smith, Manager hereby certify that on theday of <u>November</u> , 20 <u>21</u> , before me, the subscriber, a notary public of the State of <u>Maryland</u> , in and or, personally appeared <u>Alexander F. Smith, the Manager of Thames Street Acquisition, LLC</u> the ndlord/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. s witness, my hand and notarial seal.
	otary Signature: (Notary Seal) My Commission expires
	otary Printed Name:

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

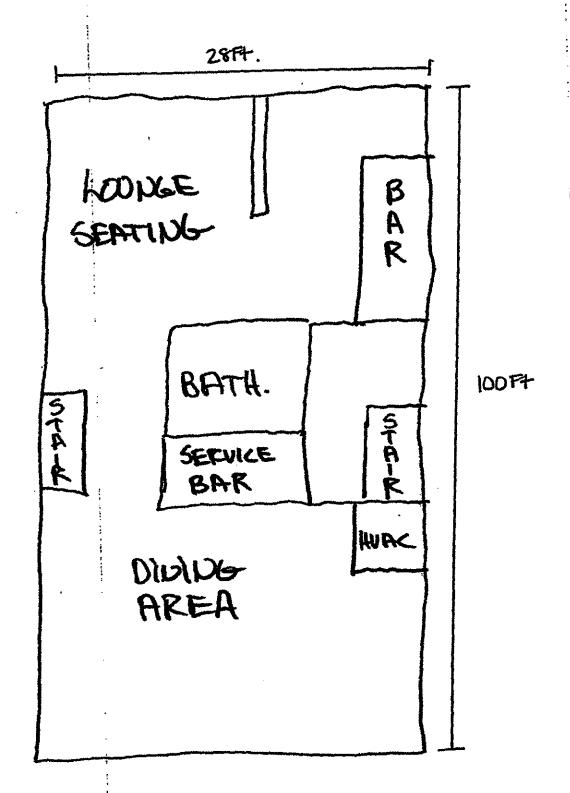
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DDB (Month/Year)	Length of time Acqueinted with the Applicant(s)
Sarah N. Sharp	2008 Rockrose Ave. Boutimore, mb 21211	Sarahas. Shep	19/0/1959	5 years
Megan E. Easter	Baltimore, MD 2123	MA	5/10/1989	10 years
Morgaret L. Argent	Baltimore, MD 2123 2117 Sulgrave Ave Beltimon, MD21205	Mayaut L. Orst	3/1959	6 years
1990				

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

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





200 FLOOR



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: LBD7 197

Cert Num: T0473

Fee: \$200.00

Status: Transferred

License Date:7/27/2021 9:27:09 AM License Year: 2021

CR Number: 17764555

Payment Date: 05-13-21

2020 - 2021 TPP Paid 🗌

2021 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: WATERFRONT FELLS POINT, LLC

Trade Name: WATERFRONT HOTEL

Zone Code: 13

Phone: 410-537-5055

Block Num: 1710

Street: THAMES STREET

City: BALTIMORE

State: MD

Zip: 21231

CR Number: 17764555

Portion of Business Used:

CONTINUE TO USE THE PREMISE AS A RESTAURANT WITH OUTDOOR TABLE SERVICE (APPROVED WITH CONDITIONS ON 04/13/2010 PER BMZA 2010-063) AND LIVE

ENTERTAINMENT.

Restriction:

MUST MAINTAIN 50% FOOD SALES IN LINE WITH AGREEMENT WITH HOMEOWNER'S **ASSOCIATION**

Edit the License Location Info	Alternate Mailing Address

License Owners

	Last Name	Street	City	State	Zip	Action	Change Owner	
RONALD W.	HOWARD	2603 LIGHTHOUSE LANE	BALTIMORE	MD	21224	Edit	Remove Owner	

Comments

Date	Comment	Action
	Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of Admiral's of Thames, LLC T/a Waterfront Hotel, Vasilios G. Tserkis on 11/22/2021 /kk	
07/27/2021	TRANSFER COMPLETED & ISSUED: Application for Transfer of Ownership issued to WATERFRONT FELLS POINT, LLC t/a WATERFRONT HOTEL RONALD W. HOWARD on JULY 27, 2021; see Invoice #122742/sb	Delete
	Issued Outdoor License extension starting from February 12, 2021 until the governor has lifted his executive order; TMP permit# TMP2020-50278/jr	Delete
00/20/2020	executive order; DOT permit#ROW2020-5E1025807/jr	Delete
06/05/2020	6/4/2020 - Virtual Public Hearing Re: Application to transfer ownership with continuation of live entertainment and outdoor table service - APPROVED (3-0 vote)/jr	Delete
05/11/2020	Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of Waterfront Fells Point, LLC T/a Waterfront Hotel, Kevin Havens and Ronald Howard on 5/1/2020 /kk	Delete
11/13/2017	leniendinineni and oblaooi lable service - APPROVED 13-0 vote)/ir	Delete
10/11/2019	Requested an Extension (Fells Point Festival) for Saturday, October 12 and Sunday, October 13, 2019; Invoice #118105 and #118108 /sb	Delete
10/04/2019	Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of Waterfront Fells Point, LLC T/a Waterfront Hotel, Mari Lisa DeSantis on 9/27/2019 /kk	Delete
10/10/2018	License Extension for Saturday, October 13, 2018, Permit #ROW2018-SE1021038; Invoice #113564 /sb	Delete
09/18/2018	Transfer of ownership and location of a Class "BD7" Beer, Wine & Liquor License presently located at 906-08 S. Wolfe Street to 1710 Thames Street requesting live entertainment and outdoor table service to Waterfront Hotel Bar & Grill, LLC T/a Waterfront Hotel Bar & Grill Mari Lisa DeSantis completed on 9/11/2018- K.R	Delete
09/18/2018	3/15/2018- Public Hearing Re: Application to transfer ownership and location of a class "BD7" Beer, Wine & Liquor License presently located at 906-08 S. Wolfe Street to 1710 Thames Street requesting live entertainment and outdoor table service- Approved (3-0 vote).	Delete
11/16/2009	11/12/09 Transfer hearing re: Application to add second floor to the existing licensed premise. DECISION: GRANTED-SUBJECT TO LETTER FROM COMMUNITY ASSOCIATION AND USE PERMIT. MUST PAY HEARING FEE \$100	Delete
03/01/2004	10/17/91 Public hearing re: application to transfer ownership i and location of Class BD7 license presently in the name of L.S. i Deutch Inc., t/a Bernie's Bar at 1733 Bank Street to the i applicants at location 906-08 S. Wolfe Street APPROVED	Delete

Print History (Print Card)

License num: LBD7 197 Addre	ress: 1710 THAMES STREE
-----------------------------	-------------------------

Trade Name: WATERFRONT HOTEL

Comment:		
		٠.,
		j.d
	Add Comment	

Hold Info



Department ID Number:

W22352082

Business Name:

ADMIRAL'S OF THAMES, LLC: W22352082

ADMIRAL'S OF THAMES, LLC
Principal Office:
650 S. EXETER STREET
SUITE 1095
BALTIMORE MD 21202
Resident Agent:
ANASTASIA THOMAS NARDANGELI, ESQUIRE
THOMAS & LIBOWITZ, P.A.
25 S. CHARLES STREET, SUITE 2015
BALTIMORE MD 21201
Status:
ACTIVE
Good Standing:
THIS BUSINESS IS IN GOOD STANDING
Business Type:
DOMESTIC LLC
Business Code:
20 ENTITIES OTHER THAN CORPORATIONS
Date of Formation/ Registration:
11/17/2021
State of Formation:
MD
Stock Status:
N/A
Close Status:
N/A

PROPOSED LOCATION: 1710 Thames Street

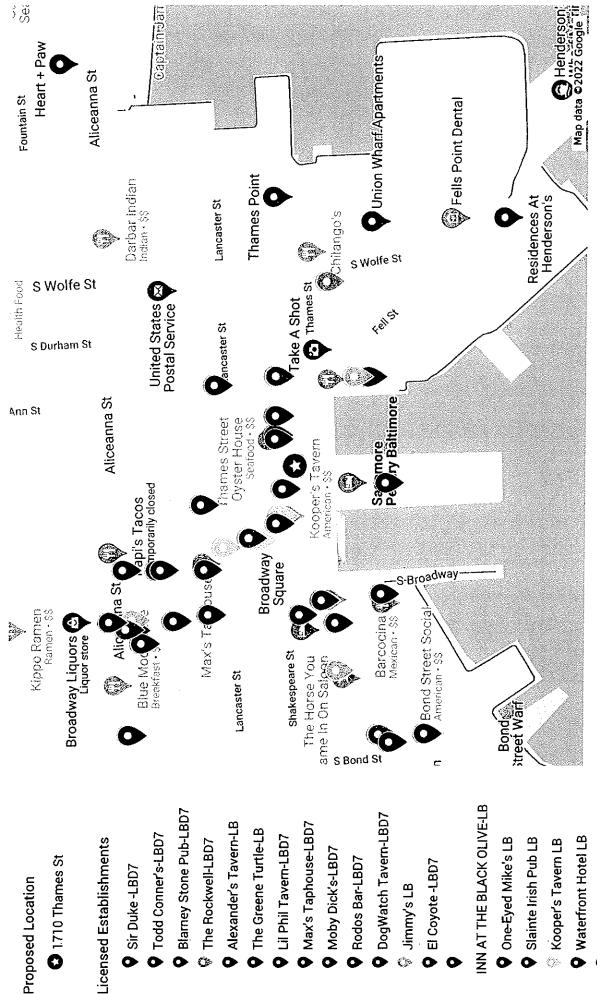
MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 40
"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 18
"C" BEER, WINE & LIQUOR
"D" BEER, WINE & LIQUOR
"BD7" BEER, WINE & LIQUOR
ARENA
HOTEL/MOTEL

PREPARED BY: April Bernett Burnan Date: Jamary 06, 2020.

RACING____

1710 Thames St



🖟 Jimmy's LB

- ♥ Thames St Oyster House LB
 - ◆ The Point In Fells LB
 - Cat's Eye Pub LBD7

- V-NO Wine Bar LBD7
 - Nanami Cafe WD
 - P Red Star LBD7
- The Wharf Rat LBD7
- Abbey Burger Bistro LB
 - Dudas Tavern LD
- ♥ Bond Street Social LB
 - Kali's Court LBD7
 - 🖗 The Horse LBD7
- Admiral Fell Inn LB
 - P Bertha's LB
- Sagamore Pendry LBHM
 - P Barcocina LB
- The Admiral's Cup LBD7
 - P Rye LBD7
- 🌣 Ampersea LB
- ♥ Black Olive LB
 - ♥ Yardam LBD7

Board of Liquor License Commissioners

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

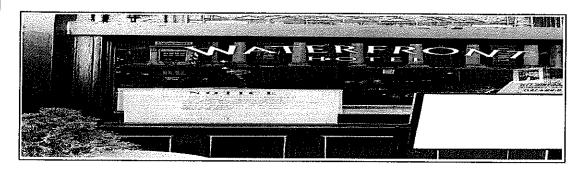
Licensee Information (Trade Name):	Water Front Hotel
Corporation Name:	Admiral's of Thames, LLC
Location Address:	1710 Thames Street
License Type:	Class ™BD7" Beer, Wine and Liquor ✓
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes 🗸
Is the location within 300 feet of Church and/or School?	Yes 🗸
Date Posted?	1/5/2022
Estimated Date of Removal?	1/20/2022
Are there any other licensed establishments within a two block radius?	Yes 🗸
Other licensed locations - Describe/Note:	
See /Refer to attached Map for other licensed locations .	

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

Application for Transfer of Ownership w/ continuation of live entertainment and outdoor table service. Establishment Open and operating.

Insert Photo of Sign and location:



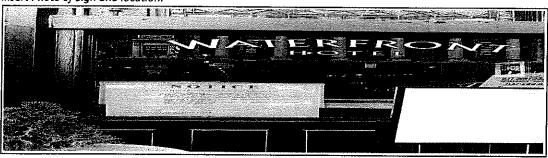


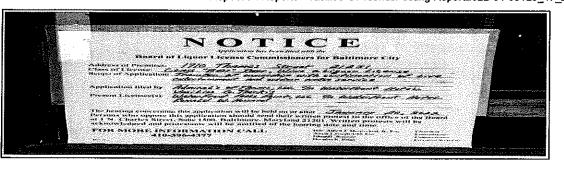


Inspector Name		Date and Time	Date and Time		
i:0#.w baltimore\april.bennett-buri	man	1/9/2022	9:04:40 PM		
Name of Licensee (if present)					

Board of Liquor License Commissioners

For Baltimore 1 North Charles Stree Baltimore, Maryla	et, 15th Floor
POSTING SIGN	
Applicant(s) Name:	Vasilios G. Tserkis
Address of Premises:	1710 Thames Street
Inspector:	i:0#.w baltimore\april.bennett-burman
Date Posted:	1/5/2022
Time Posted:	1:04 PM
Date Rechecked:	1/20/2022
Time Rechecked:	9:00 AM
Manager or Owner when sign posted:	Nicole Sheckells
Summary on location of sign posted:	
Sign affixed to front entry window.	
Summary on location of sign rechecked:	
Sign remained affixed to front entry window	
Insert Photo of Sign and location:	





Attach Additional Photos

Submit

国 し に の ス

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1710 Thames Street 21231

Class of License: CLASS "BD1" Deer, Wine & Liguor License Scope of Application: Iransfer of ownership with continuation of

entertainment and outdoor tradle service

Application filed by: AdminAL's 8FT hames, LLC TA WaterFront Its

Unsi Lios G. Tserkis

Present Licensee(s): Water Front Fells Point, LLC The WinterFront Round

Persons who oppose this application should send their written protest to the office of the Board The hearing concerning this application will be held on or after January 20, 2022 at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

FOR MORE INFORMATION CALL 410-396-4377

Hon, Albert J. Matriceiani, Jr., Esq. Aaron J. Greenfield, Esq., Edward L. Reisinger Douglas K., Paige

Chairman Commissioner Commissioner Executive Secretary

Ke- Jalu 1125/27 (2) 1259M

Back

BLLC Routine Inspection

Licensee Information				
Address:	1710 THAMES STREET 21231 ~			
Trade Name:	WATERFRONT HOTEL			
Corporation Name	WATERFRONT FELLS POINT, LLC			
Type of License:	Class "BD7" Beer, Wine and Liquor			
Date/Time of Inspection:	1/9/2022 8:54:57 PM			
Manager/Licensee	Nicole Sheckells			
	Open/Closed Status			
Open/Closed:	Open 🗸			
Closed Date:	[1]			
Clean and Free of Debris:	Externa! Appearance Satisfactory ✓			
Location of Bar:	Internal Appearance Front ✓			
Shape of Bar:	Rectangle			
Condition of Bar Area/Floors:	Satisfactory <			
Hot Water:	Yes 🗸			
Disinfectant Solution:	Yes 💙			
Three Compartment/Washer:	Yes 🗸			
	Package Goods/BD7 Checklist			
Bulletproof Partitioning:	N/A 🕶			
Separate Pkg. Goods Dept.:	N/A ~			
Separate Pkg. Goods Store:	N/A • • • • • • • • • • • • • • • • • • •			
Bar/Tavern Open and Operating:	Yes •			

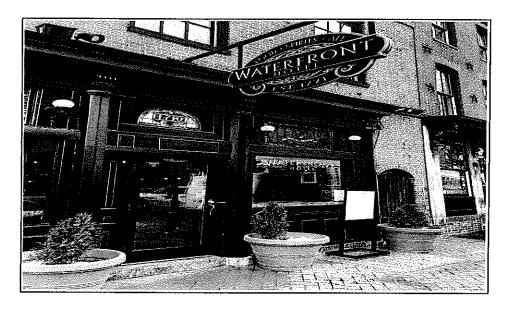
Selling Household/Grocery:	N/A	•
		Dining Area
Capacity:	75	
Lauretina of Dining Assess		
Location of Dining Area:	Throughout	
Condition of Dining Area/Floors:	Satisfactory	•
Sanitation:	Satisfactory	~
Menu:	Yes	
mena.	res	•
		Business Records
Traders License:	Yes	•
Alcohol Awareness Certification Date Issued:	11/18/2019	
Employee Records:	Yes	•
Alcohol Beverage Information Invoice Numbers and Date:	Frederick P. Wir	inner Acct# 59829 12/23/2021
		Kitchen
Inspector Comments:	SATIFACTORY	
Inspector Comments:	SATISFACTORY	Restroom
Exits Marked, Unobstructed:	V	Public Safety
LAIG WUIKEU, ONODSUUCLEU:	Yes	Y
Fire Capacity:	75	
Outdoor Seating Capacity:	N/A	
	Adı	ult Entertainment - If Applicable
License is Valid:		

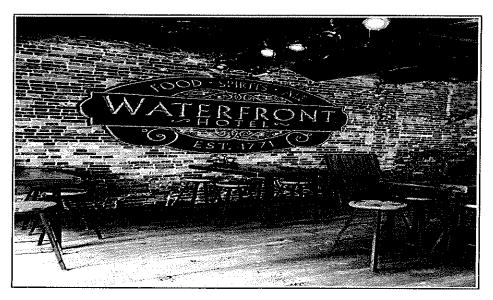
ortal2013.baltimore.city/sites/BLLC_Inspections/_layouts/15/FormServer.aspx?XmlLocation=/sites/BLLC_Inspections/New Inspection Report/WATER... 2/5

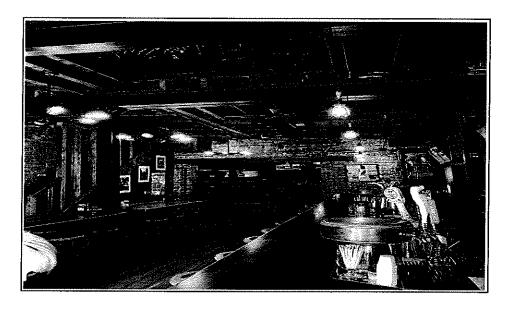
	N/A ❖
Dancers Present 18 and older:	N/A ✓
Cleanliness of Dressing Room:	N/A 🗸
	Ancillary Services
Live Entertainment (Describe):	
Outdoor Table Service	N/A 🗸
Malatia barrat	Violations
Violation Issued:	No 🗸
Violations Noted:	
	Wrap-Up
Instructions Given to Licensee:	NONE
Inspector's Comments:	On January 05,2022 The Admiral Water Front Hotel received a Routine Inspection as a result of a License Transfer Posting affixed on the same date. All documents and permits were presented upon requested with nothing further to report. Insp. Bennett-Burman # 007
•	

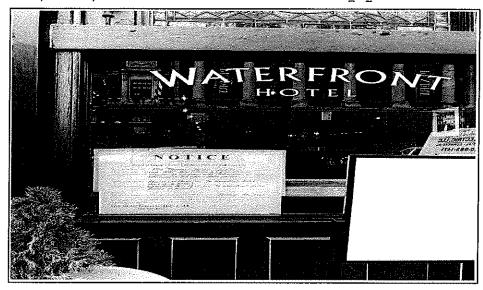
ortal2013.baltimore.city/sites/BLLC_Inspections/_layouts/15/FormServer.aspx?XmlLocation=/sites/BLLC_Inspections/New Inspection Report/WATER... 3/5

Photo Taken:









	Ċ.	Attach Additional Photos
Owner Email:	Г	<u> </u>

Submitted by Inspector i:0#.w/baltimore\april.bennett-burman

Approve Disapprove

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

Property Address:

1861/016 Block/Lot:

Applicant:

ANASTASIA NARDANGELI

1710 THAMES ST

Owner/Lessee:

Owner

1710 THAMES PARENT, LLC

Lessee

ADMIRAL'S OF THAMES, LLC C/O ALEXANDER SMITH

Online Use & Occupancy Permit **Application**

Permit No: USE2021-55525

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

> Total: 98.00

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

Property Use & Occupancy Information:

Existing Use: (Commercial) Restaurant

Proposed Use: (Commercial) Restaurant

Dwelling: Roomming: Efficiency: **Existing Count:** 000 00 0 0 0 **Proposed Count:** Λ

Description Created Completed Assigned To CHESAPEAKE CRITICAL 11/19/2021 BATT AREA F02 - REGULATED 11/19/2021 BATT FLOODPLAIN BFE One Stop Permit Office 11/18/2021 **SMITHJO** Review 11/19/2021 FIRE DEPARTMENT LDZI REFERRAL HEALTH DEPARTMENT 11/19/2021 JWEL. INSPECTION MINOR PRIVILEGE 11/19/2021 MPRV Application Received 11/18/2021

District:201

MINOR PRIVILEGE:

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

CONTINUE TO USE THE PREMISE AS A RESTAURANT WITH OUTDOOR TABLE SERVICE (APPROVED WITH CONDITIONS ON 4/13/2010 PER BMZA 2010-063) AND LIVE ENTERTAINMENT

AFFIDAVIT BY: ANASTASIA THOMAS NARDANGELI

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:

WATERFRONT HOTEL

Role:

Agent

Appicant:

NARDANGELI, ANASTASIA

Owner First Name:

Owner Last Name Or

Company Name:

Phone:

Project Note: Address1:

> Address2: City: State: Zip:

THAMES STREET ACQUISITIONS, LLC

February 3, 2022

Licensee(s):

Tyler Bek Loy and Kathryn D. Barrett TOG Kona Baltimore, LLC, T/a Kona Grill

1 E. Pratt Street, #103 21202

Class:

"B" Beer, Wine & Liquor License

Request to add live entertainment.

(a) **Applicant(s) Information:** (1) Tyler Bek Loy was born in Seoul, Korea in March of 1980. He lives in Denver, CO; and (2) Kathryn D. Barrett was born in Houston, TX in February of 1985. She lives in Baltimore; MD. Ms. Barrett has financial Interest in 550 Washington Boulevard t/a Hampton Inn. Ms. Barrett was a licensee at 711 W. 50th Street from 2017-2020.

(b) Ownership Breakdown: (1) Tyler Bek Loy (50%); and (2) Kathryn D. Barrett (50%).

(c) Purchase Price of Business: N/A

(d) Qualified Voters: N/A

- (e) **Zoning**: Applicant has applied for a USE permit, for the use of property as a restaurant with outdoor patio and live entertainment.
- (f) Corporate Standing: TOG Kona Baltimore, LLC is a MD LLC and as of 1/19/2022 is active and in good standing.
- (g) **Posting Report**: The location was posted on 1/5/2022, and checked on 1/14/2022. This meets the 10-day rule. There are 12 licensed liquor establishment(s) in the 2x2 area: "B" BWL-8; "C" BWL-1; and "Hotel/Motel"-3.
- (h) **Timeline**: Last Inspection by BLLC was performed 1/10/2022. At that time, the establishment was open and operating.
- (i) Letters of Support/Opposition: At this time the Board has no letter(s) of opposition or support.

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

Board's Decision:

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

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

O3/1980 (Month/Year of Birth) Check: Yes No Are you current! 2. Applicant B Kathryn D. Barrett (Full name) 1007 E. Lake Avenue (Residence) Street 02/1985 (Month/Year of Birth) Check: Yes No Are you currenth 3. Applicant C n/a (Full name) (Residence) Street	() y a resident of the City of () () () () () () () () () () () () ()	lephone no.) ore MD State Female Sex: Male or Fen	21212 Zip Code	Seout, South Korea (Place of Birth) E-mail (Required) 9 years (period of residency in Baltimore City) Houston, TX (Place of Birth) RECEIVED: E DEC 7 2021 Ph E-mail (Required) (period of residency in Baltimore City)	12
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03/1980 (Month/Year of Birth) Check: □ Yes ☑ No Are you current! 2. Applicant B Kathryn D. Barrett	() ly a resident of the City o	Sex: Male or Fei f Baltimore?	male)	Seoul, South Korea (Place of Birth)	
03/1980 (Month/Year of Birth) Check: ☐ Yes ☑ No Are you current	(Sex: Male or Fei	male)	Seoul, South Korea	
03/1980 (Manth/Year of Birth)	(Sex: Male or Fei	male)	Seoul, South Korea	
03/1980			mala)	Seoul, South Korea	
		L # _ 1 _			
(Residence)Street	City	State	Zip Code	(period of residency in Baltimore City)	
5092 Trenton Street	Denve		80238	n/a	
(Full name)		elephone na.)	,	E-mail (Required)	
1. Applicant A Tyler Bek Loy)		
s rouse note that as per All, USS, Art. 8 12	c-14U7 (A)(2), an application from and/or verification from				' <i>81</i>
ining Receipt or Current Certificate of Occup Place note that as non Alc Rev. Act. 8 ()				d Seating Capacity: 221 not complete unless the applicant has obtained approv	
re Entertainment provided? ☑Yes ☐ No W				Off Premise Catering of Food and Alcohol? ☐ Yes ☑	No
			Outdoor Table Service	Provided? □Yes ☑ No Delivery of alcohol? □ Yes ☑	No
ATTORNEY FOR THE APPLICANT: Leanne					
BUSINESS PHONE NUMBER: 410-244-899					
CORPORATE/LLC/LLP/PARTNERSHIP NA			TRAD		
PROGRATE ALD ALD ASSOCIATIONS	HE TOOK -		مرضو		
D) AMENDMENT OR EXPANSION REQU	JEST : ADDRESS OF THE I	LOCATION: Add	live entertainment		
TRANSFER OF OWNERSHIP AND LO	ICATION : ADDRESS OF P	ROPOSED RELO	CATION: n/a		
C) TRANSFER OF OWNERSHIP AND LE	DCATION : CURRENT ADD	RESS OF LICEN	SED LOCATION: <u>n/a</u>		
B) TRANSFER OF DWNERSHIP ONLY:	ADDRESS OF CURRENT L	.ICENSE: <u>n/a</u>			
A) NEW LICENSE REQUEST: ADDRESS	OF PROPOSED LOCATION	N; _n/a			
	Please select o	ne option and f	ill out the requested	I information	
				CLASS TYPE: B(BWL)	
EXPLANATION OF REQUEST: Add live ent	tertainment				

Applicant A 🗆	B□	adjudged guilty of a felony in the State of Maryland or any other? 🗆 Yes 🗵 No - If yes, indicate applicant and explain. C 🗀
		adjudged guilty of violating the laws-governing the sale of any alcoholic-beverage or for gambling in any State, includin f yes, mark applicant and provide explanation in adjacent space provided.
Applicant A 🗆	BC	
		nt(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State within t the United States (Federal Crime)? 🗔 Yes 🗹 No - If yes, mark applicant and explain. C 🗀
		had a license for the sale of alcoholic beverages in the State of Maryland? ☑ Yes ☐ No If yes, mark applicant and dates that the applicant was a licensee, and the trade name). C ☐
See attached.		
5. Has the applica Applicant A □	nt(s) ever B □	had a liquor license suspended or revoked? \square Yes $ ot i$ No If yes, mark applicant and explain.
i. Does the applica las been applied fo Applicant A 🖸	int(s) have or, granted B 🗷	a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license I, and issued? 🗹 Yes 🗆 No If yes, mark applicant and explain (address of location and trade name). C 🗀
See attached.		
7. Do the spouses o Raltimore City or er Applicant A 🗆	r dependen ny other jur B 🖂	t children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in risdiction in the State of Maryland? Yes No If yes, mark applicant and explain (address of location and trade name).
. Are you financia pplicant A □	ily interesi B 🗷	ted in any other alcoholic beverages license applied, granted or issued? 🖸 Yes 🗆 No If yes, please explain. C 🗆
Please see qui	estion 6 abo	VE.
. Is the licensed p	emise cur	rently open and operating? 🖸 Yes 🗌 No If no, then provide date of last day of operation of the establishment.
rewer, distiller, or	wholesale	— personally or through an entity – have any indebtedness or other financial obligations to any manufacturer, er at the time of making this application? □ Yes ☑ No If yes, please explain. If yes, please provide information as to rsonally or through an entity – the amount of the indebtedness, and the name of the manufacturer, brewer, distiller,
rwnoiesaier? pplicant A 🗆	B□	C 🗆

Kona Grill

Application Supplement

Question 4.

Tyler Loy has held this license since 2020.

Kathryn Barrett has held this license since May of 2021. She holds/has held the following:

Hampton Inn Since May of 2021

550 Washington Blvd. Baltimore, MD 21230

CineBistro 2017-2020

711 W. \$0th Street Baltimore, MD 21211

Question 6.

Ms. Barrett has an interest in the Hampton Inn license referenced above.

	Address	Ph	ane	Email
Antonio Troia	18 E. Lafayette St., Baltimore	, MD 21201		
ist all outhorized persons.) <i>Please na</i>	ate that all licensees MUST have a fi and address of all outstanding stock.	INANCIAL INTEREST in the Boense	epolled for as per Alc.	imited Liebility Company/Partnerships Bev. Art. 8 4-108 (a)(11). If necessary, the corporation and the articles of
				Person _{%OF} STOCK HELD: 50 -B
	3arrett ADDRESS: 1007 E	E. Lake Ave., Baltimore, N	ID INLE: Auth.P	erson %DF STOCK HELD: 50 - B
_{I) NAME:} n/a	ADDRESS:		TITLE:	%OF STOCK HELD:
NAME: TOG Kona Macada	amia, LLC _{ADDRESS:} 16059 и.	Scottsdale Rd. #300, Scottsdale,	AZ IIILE: Memb	er%0F STOCK HELD: 100 - A
"Extract from Law: If any affidavit o	r oeth required under the provision	es of this Act shall contain any faisi	statements, the offer	nder shall be deemed
ancy or porjory, rene apon anacon	nent and conviction thereof, shall	na santact in banainas la naina	i d y Law i lat ui al cathi	7 8 .
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ereby certify that on the	ay of November, 20 21, before appeared Tyler B. Loy Said application are true and correct Kathryn D. Barrett Ay of December, 20 21, before appeared Kathryn D. Barrett Said application are true and correct. AN Shreceyor	[Notary Seel] My Commission of the a subscriber, a notary public limits, my hand and notarial state.] The subscriber is notary public limits, my Commission of the a limits. The subscriber is notary public limits. The subscriber is notary public limits.	in policant(s) named in the eal. In FLAGEOLLE ARY PUBLIC DE COLORADO (D 20174007683) PIRES FEBRUARY 2 In of the State of	is application made oath in due form of law 1, 2025 1, 2025 in and for is application made oath industry pflaw EANNE M. South
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Name and Address of the owners of the premise/landlord: Banyan Street/GAP East Pratt Owner, LLC Phone Number:
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND (I, WE) Banyan Street/GAP I East Pratt Owner, LLC That (I am, we are) the owner(s) of the property located at I.E. Pratt Street, #103 Code of 21202 , which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.
Lnu Wunne, V.P. Signature of Uwner of the Property
hereby certify that on the 24 th day of November . 20 <u>21</u> , before me, the subscriber, a notary public of the State of <u>Florida</u> , in and for <u>Lori Dune</u> , personally appeared the andlord/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: (3/d 2012)

The following certificates must be signed by at least & persons:

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

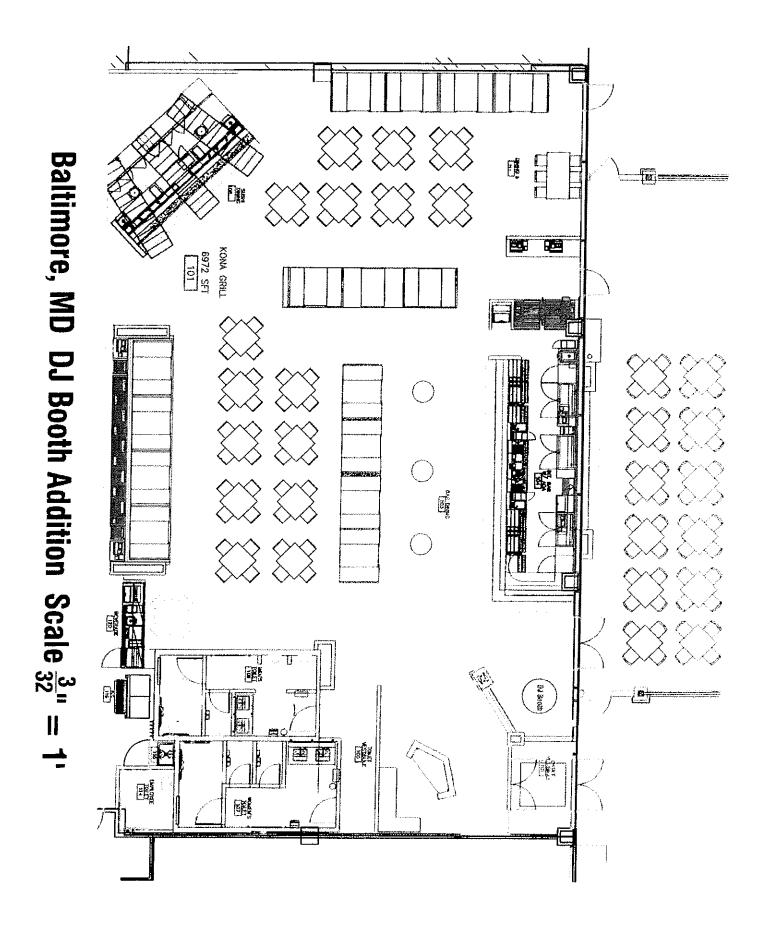
Names	Address	Signature	OOB (Month/Year)	Length of time Acquainted with the Applicant(s)
	MA			

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

YuJu B. Fischer

Notary Printed Name:____

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





Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: LB 178

Cert Num: 0655

Fee: \$2,000.00

Status: Renewed

License Date:5/1/2021

License Year: 2021

CR Number: 18004393

Payment Date: 08-06-21

2020 - 2021 TPP Paid N

2021 Trader's License 🗹 Y

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: TOG KONA BALTIMORE, LLC

Trade Name: KONA GRILL

Zone Code: 26

Phone: 410-244-8994

Block Num: 1

Street: PRATT STREET EAST

City: BALTIMORE

State: MD

Zip: 21202

CR Number: 18004393

Portion of Business Used:

CONTINUE TO USE SUITE 103 AS A RESTAURANT

Restriction:

MUST HAVE AVERAGE DAILY FOOD SALES OF 65% AND NO SALES FOR OFF-PREMISES CONSUMPTION. LICENSEE MAY PROVIDE WINE CORKAGE.

Edit the License Location Info	Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
KATHRYN D.	BARRETT	1007 E. LAKE AVENUE	BALTIMORE	MD	21212	Edit	Remove Owner
TYLER BEK	LOY	5092 TENION STREET	DENVER	СО	80238	Edit	Remove Owner

Comments

Date	Comment	Action
12/30/2021	Provided 2021 Traders License/sb	Delete
	Application requesting to add live entertainment filed on behalf of TOG Kona Baltimore, LLC T/a Kona Grill, Tyler Bek Loy and Kathryn D. Barrett on 12/7/2021 /kk	Delete
	* Licensee(s) changed during 2021 renewal period - Kathryn D. Barrett replaced Martha Katherine White * /kk	Delete
	2020 Traders License was submitted during transfer of ownership/sb	Delete
07/30/2020	Application for transfer of ownership issued to TOG Kona Baltimore, LLC T/a Kona Grill, Tyler Bek Loy and Martha Katherine White ON 7/30/2020;see Invoice# 119899k/r	Delete
04/13/2020	FOOD FORM WAS SUBMITTED WITH 2020 RENEWAL APPLICATION /kr	Delete
	3/12/2020 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)/jr	Delete
	Application for transfer of ownership filed on behalf of TOG Kona Baltimore, LLC T/a Kona Grill, Tyler Bek Loy and Martha Katherine White on 12/6/2019 /kk	Delete
	Processed Substitute application removing Licensee Berke Bakay and Frank Jarowski: adding Martha White to License; Invoice #118300 and Invoice #118301/jr	Delete
	PAID IN FULL FOR BOUNCED CHECK: Invoice #117534 = \$2,000.00 + BAD CHECK FEE- Invoice #117535 = \$30.00. /sb	Delete
07/10/2019	License Fee \$2,000.00 was bounced back as bad check. The manager was told to bring a two separate Money order or Cashier Check for \$2,000.00 and \$30.00 on July 12, 2019/mb	Delete
03/28/2019	Paid in Full (\$625.00) for Violation Hearing dated 3/14/2019; Invoice #115009/jr	Delete
	FOOD FORM WAS SUBMITTED WITH 2019-2020 RENEWAL APPLICATION /sb	Delete
03/18/2019	3/14/2019 - Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$500; \$500 + \$125 admin fee; \$625 total fine, 30 days to pay (3-0 vote)/jr	Delete
03/23/2018	FOOD FORM WAS SUBMITTED WITH 2018-2019 RENEWAL APPLICATION /sb	Delete
03/28/2017	2017 FOOD FORM ATTACHED WITH RENEWAL APPLICATION /sb	Delete
11/02/2016	FOOD FORM WAS ATTACTHED TO 2016 RENEWAL APPLICATIONK/R	Delete
10/01/2010	11/12/09 Public hearing re: Application for a new Class "B" BWL license under the provisions of Article 2B Section 9-204.1 requiring \$700,000 in capital investment, seating capacity over 70, daily food sales of 65% and no sales for off-premises consumption; application includes request	Delete
l	for outdoor table service APPROVED	

Print History (Print Card)

License num: LB 178	Address: 1	I PRATTS	STREET	EAS

Trade Name: KONA GRILL

Comment:		
<u></u>	Add Comment	

Hold Info



Department ID Number:

Z19979392

N/A

TOG KONA BALTIMORE, LLC: Z19979392

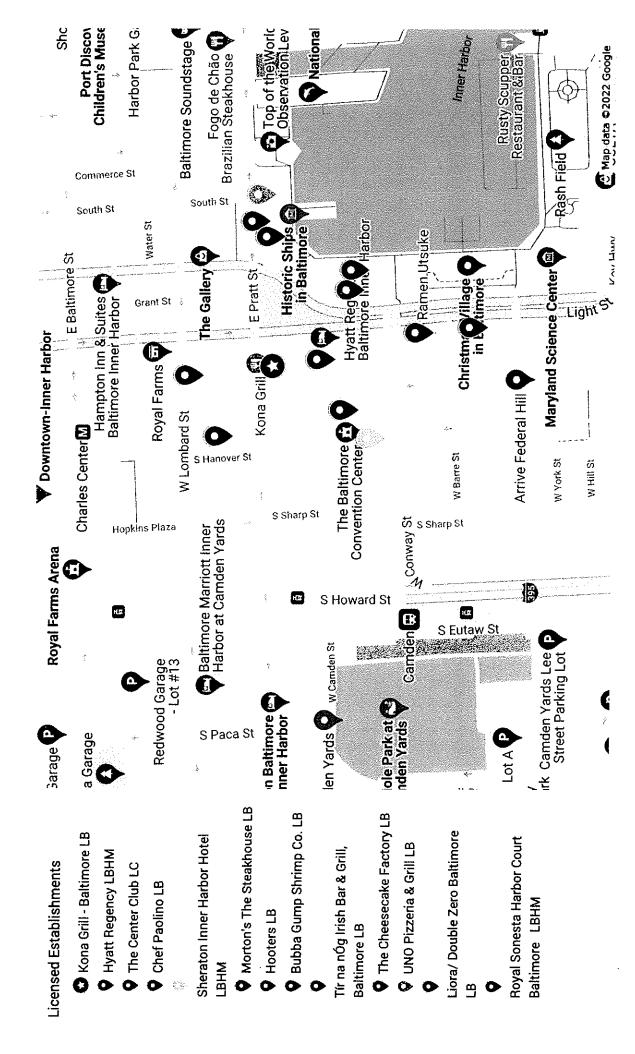
Business Name:
TOG KONA BALTIMORE, LLC
Principal Office:
411 WEST 14TH ST.
NEW YORK NY 10014
Resident Agent:
THE CORPORATION TRUST INCORPORATED
2405 YORK ROAD
SUITE 201
LUTHERVILLE TIMONIUM MD 21093-2264
Status:
REVIVED
Good Standing:
THIS BUSINESS IS IN GOOD STANDING
THIS BUSINESS IS IN GOOD STANDING
Business Type:
FOREIGN LLC
Business Code:
20 ENTITIES OTHER THAN CORPORATIONS
Date of Formation/ Registration:
09/27/2019
03/21/2013
State of Formation:
DE
Stock Status:
N/A
Close Status:

PROPOSED LOCATION:	 ٤.	Prat	<i>S</i> † .	
1101 0000 =	 			

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLIS	SHMENTS IN MAP AREA 12
	"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 \(\frac{\gamma}{\square} \)
	"C" BEER, WINE & LIQUOR
	"D" BEER, WINE & LIQUOR
	"BD7" BEER, WINE & LIQUOR
	ARENA
	HOTEL/MOTEL 3
	RACING
PREPARED BY:	Chase DATE: 1/10/22

1 E. Pratt St



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Kona Grill
Corporation Name:	TOG Kona Baltimore, LLC
Location Address:	1 E. Pratt St.
License Type:	Class "B" Beer, Wine and Liquor ✓
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes 🕶
Is the location within 300 feet of Church and/or School?	No →
Date Posted?	1/5/2022
Estimated Date of Removal?	1/14/2022
Are there any other licensed establishments within a two block radius?	Yes 🗸
Other licensed locations - Describe/Note:	
Please see maps for additional locations	
Comments and Follow-up Items(s) (please note any issues or concerns abo	ut the location):
Filed application to add live entertainment which includes a DJ to existing	

Insert Photo of Sign and location:



nspector Name		Date and Time		
:0#.w baltimore\terri.chase		1/10/2022	10:31:46 AM	
lame of Licensee (if present)				

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Board of Liquor License Commissioners

For Baltimore City

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

I	D	n	SI	ΓΙΙ	N	G	S	C	:N	C	D	FI	20	D	T	J
3	_	_	_		•		× .				-	_		п		

Applicant(s) Name:	Tyler Bek Loy; Kathryn D. Barrett
Address of Premises:	1 E. Pratt St.
Inspector:	I:0#.w baltimore\terri.chase
Date Posted:	1/5/2022
Time Posted:	1:00 PM
Date Rechecked:	1/14/2022
Time Rechecked:	2:00 PM
Manager or Owner when sign posted:	Stephanie Jones
Summary on location of sign posted:	
The sign is posted on the front window.	
Summary on location of sign rechecked:	
The sign is still posted on the front window.	
Insert Photo of Sign and location:	



Attach Additional Photos

Approve

Disapprove

A D H D Z

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Class of License: 16, 16eul , Wine + Liquore
Scope of Application: Acquest to Cive Entertainment Address of Premises: | E. Prah 81. 21201

TOS Kong Baltimore, UCTIA Kong Gara Application filed by: 106 Kong Balhanore, LLC TIA Kong Grill Tules Bek Lov and Kathrum D. Basal Ivler Ber Loy and Kathryn D. Barrett Present Licensee(s):

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

BLLC Routine Inspection

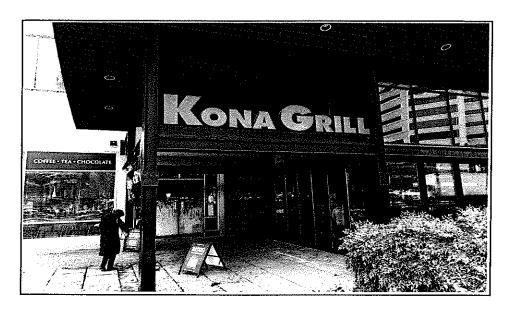
		Unersee Information
Address:	1 PRATT STREET E	AST 21202 •
Trade Name:	KONA GRILL	
Corporation Name	TOG KONA BALTIM	IORE, LLC
Type of License:	Class "B" Beer, Wi	ne and Liquor
Date/Time of Inspection:	1/10/2022	10:23:35 AM
Manager/Licensee	Stephanie Jones	
Open/Closed:	Open	Open/Cross distans
Closed Date:		
Clean and Free of Debris:	Satisfactory	ik ekemini (Angenmenten) ✓ —————————————————————————————————
Location of Bar:	Front	 ✓
Shape of Bar:		
Condition of Bar Area/Floors:	Satisfactory	•
Hot Water:	Yes	•
Disinfectant Solution:	Yes	•
Three Compartment/Washer:	Yes	•
	Par	rkage Goods/807 Checklist
Bulletproof Partitioning:	N/A	•
Separate Pkg. Goods Dept.:	N/A	•
Separate Pkg. Goods Store:	N/A	•
Bar/Tavern Open and Operating:	Yes	•

Selling Household/Grocery.	: N/A		•
			Olidag Area
Capacity:	: [262		ordivinisty 20 Miles
oupatity)	203		
Location of Dining Area:	Throughout		
Condition of Dining Area/Floors:	Satisfactory		•
Sanitation:	Satisfactory		•
Menu:	Yes		•
			- Egykavss Racords
Traders License:	Yes	~	
Alcohol Awareness Certification Date Issued:			
Employee Records:	Yes	~	
Alcohol Beverage Information Invoice			Power Control of the
Numbers and Date:			Windham
Inspector Comments:	Rear/ Satisfacto	new .	
	neur/ sunsjucti	лу	
			Restroom
Inspector Comments:	Rear/ satisfacto	ry	
			Public Sofety
Exits Marked, Unobstructed:	Yes		•
Fire Capacity:	263		
Outdoor Seating Capacity:		ì	
Databor Sealing Capacity:			

Adult Entertainment - If Applicable

	N/A ♥
Dancers Present 18 and older:	N/A 🕶
Cleanliness of Dressing Room:	N/A ✓
	Ancillary Services
Live Entertainment (Describe):	N/A
Outdoor Table Service	N/A ❖
Violation Issued:	√Gribvibras No ✓
	No ¥
Violations Noted:	
	Maardg
Instructions Given to Licensee:	Send a copy of a recent invoice
Inspector's Comments:	Inspected on 1/5/22 by Chase
İ	

Photo Taken:



	Attach Additional Photos
Owner Email:	
Submitted by Inspector	i:0#.w baltimore\terri.chase
	Approve Disapprove

Certificate of Occupancy

No: USE2021-54291

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 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 OF HEROLING NATIONAL PHEREIN, INCLUDING ANY AND ALL AWAY. 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 3:00 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
22	01	0683	002	12/9/21	102

PROPERTY ADDRESS:

1 E PRATT ST SUITE 103

OWNER:

BANYAN STREET/GAP 1 EAST PRATT

ADDR:

80 SW 8TH STREET SUITE 2200 MIAI

LESSEE:

TOG KONA BALTIMORE LLC

ADDR:

1 E PRATT ST SUITE 103 BALTIMORE

LAND USE CODES 3-50

CONTINUE TO USE SUITE 103 AS A RESTAURANT WITH OUTDOOR PATIO AND LIVE ENTERTAINMENT.

1001-000000-2600-159600-460560	1001-000000-2600-158009-400480	1001-000000-2600-158009-400480	1001-000000-2600-158301-40049	1001-000000-2600-158302-4004	
PER. INSP.	MISC.	CH. USE	0	90	
		45	.00 NEW BLDG.	ADDITIONS	
1601-00000-2600-158302-460496	1001-00000-2600-158304-400490	1601-00000-2600-158304-400490	1001-000000-2600-158800-460500	1601-60000-2600-158901-460510	
ALTERATIONS	REPAIRS	MISC. CONST.	ELECT.	HYDRONIC/STEAM HEAT	
1001-00000-2600-158902-400516	1001-00000-2600-158902-406510	1601-000000-26XI-158902-400510	:001-000000-2600-158903-400510	1601-00006-2600-158906-100510	,
DISTRIBÆXH	AIR COND.	DISP. TANKS	PIRE	FUEL-BURNING EQUIPMENT	
1001-000000-2600-159300-406530	1001-000000-2660-159000-400520	1601-000000-2660-159000-400520	1601-600000-5700-508801-40181	1001-000000-1500-102800-400230	
ELE VATOR	PLUMBING	S & E CONTROL	3	TAX	
	0.0	0			3.00
1001-606009-2600-158306-400490 RAZING	1001-000000-2600-159400-400540 FILING FEE	I/OL-00000-2600-1594/0-4E0540 LOW VOLTAGE TELECOMMUNICATIONS	1601-00000-2600-158009-400480 PENALTY	TOTAL FEES	
	50.0	0		9	00.80

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



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

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.





Home > Permits > My Permit Application List

Account: schrecengost@rmmr.com

USE 2021 - 54291

Review Status: KONA 2 Back



Comments	Markup	Department	Review	Assigned Yo	Date Assigned	Guarantee	Lest Review	Status	Notes
		Building	Building	Lewis, Thomas	11/15/2021		11/17/2021	APP	HIS IS TO ADD LIVE ENTERTAINMENT TO THE EXISTING USE PERMIT ONLY.) InspComment:RESULTS, OKAY FOR LIQ more
		Building	Occupancy Certification	Lewis, Thomes	11/17/2021		11/19/2021	NOEN	R THE ADDITION OF LIVE ENTERTAINMENT ONLY.) InspComment:RESULTS, OKAY TO USE SUITE 103 FOR THE ADDIT more
	,	Fire Department		Hemilton, Kevin	9/10/2021		11/12/2021	APP	CONTINUE TO USE SUITE 103 AS A RESTAURANT WITH OUTDOOR PATIO AND LIVE ENTERTAINMENT.
	1	Health Department	Health Department	Welch, Jerry ®	9/9/2021	, W. W.	10/15/2021		BCHD DOES NOT INSPECT FOR LIVE ENTERTAINMENT.



Mayor Brandon M. Scott & Alice Kennedy, Acting Commissioner

February 3, 2022

Applicant(s): Ariane Tuskey and Tyler Frank

Brazil Gourmet Market Place, LLC T/a Brazil Gourmet Market Place

2000 Eastern Avenue 21231

Class: "D" Beer, Wine & Liquor License

Application to transfer ownership requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Ariane Tuskey was born in Brazil in July of 1972. She lives in Gunpowder, MD; and (2) Tyler Frank was born in Baltimore, MD in February of 1992. He lives in Baltimore, MD;

- (b) Ownership Breakdown: (1) Ariane Tuskey (100%); and (2) and Tyler Frank (0%).
- (c) Purchase Price of Business: The purchase price of the business is \$25,000 to be financed by the seller.
- (d) Qualified Voters: Lauren Miller, Parker Bratton, and Ilya Nudelman are qualified Baltimore City voters.
- (e) **Zoning**: Applicant has applied for a USE permit, for the use of the property 1st floor as a restaurant/café per BMZA2019-127.
- (f) **Corporate Standing:** Brazil Gourmet Market Place, LLC is a MD LLC and as of 1/19/2022 is active and in good standing.
- (g) **Posting Report**: The location was posted on 1/5/2022, and checked on 1/14/2022. This meets the 10-day rule. There are 20 licensed liquor establishment(s) in the 2x2 area: "B" BW-1; "C" BW-1; "A" BWL-1; "B" BWL-5; "D" BWL-6 and "BD7" BWL-6.
- (h) **Timeline**: On 4/23/2015, the Board held a public hearing on a Protest of Renewal of the license and voted not to renew the license. On 2/23/2016, the Circuit Court for Baltimore City upheld the decision of the Board. On 9/27/2017, the Court of Special Appeals of Maryland vacated the decision of the Circuit Court for Baltimore City and remanded to the Circuit Court with instructions to vacate the Order of the Board. On 12/6/2018, the Board conducted a public hearing and voted Not to Confirm the decision of 4/23/2015. On 12/6/2018, Board received a timely Motion to Reconsider its decision Not to Confirm. On 1/15/2019, the Board denied the Motion for Reconsideration and ordered that the license may be renewed consistent with the Order of the Court of Special Appeals of Maryland on 9/27/2017. 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 Alcoholic Beverages Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

Board's Decision:

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

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

INDICATE TYPE OF LICENSE APPLICA	HUN: IKANS	SHEK 🖭 N	IEW LI EXPAND	IION OF EKEWIZEZ F	\square WHENDMENT(2) \square
EXPLANATION OF REQUEST: Transfer of Own	ership		·····		CLASS TYPE: D BWL
	Please select on	e option and h	ill out the requested	information	
A) NEW LICENSE REQUEST: ADDRESS OF PRO	POSED LOCATION:	:	= . -		
B) TRANSFER OF OWNERSHIP ONLY: ADDRES	SS OF CURRENT LI	CENSE: 2000	EASTERN AVE, I	BALTIMORE, MS 21:	231
C) TRANSFER OF OWNERSHIP AND LOCATIO	N: CURRENT ADDR	LESS OF LICEN	SED LOCATION:		
TRANSFER OF OWNERSHIP AND LOCATION					
D) AMENDMENT OR EXPANSION REQUEST: A					
CORPORATE/LLC/LLP/PARTNERSHIP NAME: BF					
BUSINESS PHONE NUMBER: 410-276-2198	BUSINESS	S EMAIL ADDRE	ESS:		
ATTORNEY FOR THE APPLICANT: PETER A PP	REVAS	ADDRESS: 309 I	N. Charles St, Ste 200, Bai	Namore, MID 21201 PHI NE:	410-752-2340
rt of Premisus Used (<i>Note: Floors and Areas for Storag</i>	7th 1ct		Datdeur Table Service	Provide P Car Ca No. 1	bilivery of alcabol? 23 Yes (1) N
ra Entertalament provided? 🔲 Yes 🔁 No. What Kins					
ning Receipt or Current Cartificate of Occupancy Pr	ermit ettached to A	pplication? 🛭	Yas 🗆 No Estimetar	Senting Capacity: 24	
Please note that as per Als. Bev. Art. 8 12-1407(.	(A)(Z), an applicati	ion for the less	vanca or transfer, le .	oot complete enless the .	applicant has obtained approve
	er varification from	n the Beltimer	e Manicipel Zening Ap	opeala (BNZA)	
				• • •	
1. Applicant A	4			_	
ARIANE TUSKEY	(Teh	ephonena.)			ai (Regulred)
ARIANE TUSKEY (Full name) 8624 Sword St	Gunpowo	ter MD	21010	E-n	al (Required)
ARIANE TUSKEY (Full name) 8624 Sword St (Residence) Street	Gunpowo City	State	21010 Zip Code	E-n (period of reside	ncy in Baltimore City)
ARIANE TUSKEY (Fullname) 8624 Sword St (Residence)Street	Gunpowo City F	State	Zip Code	E-n	ncy in Baltimore City)
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Baltimore City Liquor Board

	rt A 🗆	B□	djudged guilty of a felony in the State of Maryland or any other? □ Yes ☑ No - If yes, indicate applicant and C □	
2 Has th Marylanı Applican	17 🗆 Ye:	t(s) been (s 🖾 No - l B 🗀	ljudged guilty of violating the laws-governing the sale of any alcoholic-beverage or for gambling in any State yes, mark applicant and provide explanation in adjacent space provided. C 🖂	includi
3. State v the Unite Applicant	d States,	he applica or against 8 🗀	(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other Sta the United States (Federal Crime)? □ Yes ☑ No - If yes, mark applicant and explain. □ □	te with
**				
4. Has the explain (a applicant	iddress o	nt(s) ever f location, B 🗆	ad a license for the sale of alcoholic beverages in the State of Maryland? Yes No If yes, mark applicate that the state of Maryland? Yes No If yes, mark applicate that the state of Maryland? Yes No If yes, mark applicate that the state of Maryland?	ınt and
ppinauri				
o. Has the applicant	applican A 🗆	t(s) ever l	nd a liquor license suspended or revoked? □ Yes © No If yes, mark applicant and explain. C □	
as been :	applied fo	nt(s) have r, granted B 🗆	: financial interest in any other alcoholic beverage business or business for which an alcoholic beverage lic and issued? □ Yes ☑ No If yes, mark applicant and explain (address of location and trade name). C □	ense
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as been applicant Do the saltimore pplicant Are you pplicant	pouses or City or an A 🗆 financial A 🗆	r, granted 8 dependent y other jur B dependent g interest	and issued? Yes No If yes, mark applicant and explain (address of location and trade name). C Children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business diction in the State of Maryland? Yes No If yes, mark applicant and explain (address of location and trade C d in any other alcoholic beverages license applied, granted or issued? Yes No If yes, please explain. C ently open and operating? Yes No If no, then provide date of last day of operation of the establishment.	in name)
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Name	Address	Phone	Email
list all authorized persons.) <i>Please i</i> please attack a list of the names i incorporation periods who access	note that all licensees MUST have a FHANCUA. and address of all outstanding stock hoklars meet or activity of acceptation.	L INTEREST in the license applied for a who at the time of application own an	ary) or in Limited Liability Company/Partnersh na per Alc. Bax. Art. 8 4-108 (a)(11). If nacessa y stock of the corporation and the erticles of
I) HAME: ARIANE TU	JSKEY ADDRESS: 8624 5	word St Edward	Member %OF STOCK HELD: 10
2) NAME: Tyler Frai	nk ADDRESS: 1286 F	Riverside Overnue.A	Member %OF STOCK HELD: 10
3) NAME:			%OF STOCK HELD:
NAME	ADDRESS:	TITLE:	%OF STOCK HELD:
icense Conseissioners for Beltim earch affeny and all hears, witho	ore City, its duly eatherized egents and emp at warrant, the premises and any end all cen	rts thereof uson and in which said bu	imore City or the State of Meryland to inspe siness is to be conducted.
icense Comerissioners for Beltimerch et any end all hours, without the ignature of Applicant A hereby cartify that on the 16 hereby cartify that on the 16 hereby cartify that on the 17 hereby cartify that on the 18 h	ore City, its duly eatherized agents and empt warrent, the premises and any end ell per US May of July 2071, before me. the papeared House I we nave the said application are true and correct. As with	playees, and any peace officer of Balt rts thereof woo and in which said bu	imore City or the State of Maryland to inspensions is to be conducted. To of Maryland In an amed in this application made oath in due form
icense Conseissioners for Beltim earch of any and all hours, without ignature of Applicant A hereby certify that on the 19 hereby certify that on the 19 ignature: ignature: ignature: ignature of Applicant B ignature of Applicant B	day of July 2021, before me, the premises and any end ell per 2021, before me, the premises and any end ell per day of July 2021, before me, the said application are true and correct. As with the premises and correct as with a speared 1022, before me, the speared 1022, before	e subscriber, a notary public of the States my hand and notarial seat. ALEX TRAC HARFORD COUNTY, MY COMMISSION EXPINES a subscriber, a notary public of the States with the applicant of the States	imore City or the State of Maryland to inspensioners is to be conducted. In an armed in this application made both in due form LC MARYLAND MARICH 05, 2023 B of Maryland in and armed in this application made both in due form in and armed in this application made both in due form in and armed in this application made both in due form in the control of the control
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(I, WE) JUSTIA Frank HEREBY CERTIFY
That (I am, we are) the owner(s) of the property located at 2000 Fostern Ove Baltimore, City with a Zip
Code of 21231 which is named in the present application made to the Board of Liquor License Commissioners of Beltimore 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.
The state of the s
Signature of thurses of the University
Signature of Uwner of the Property
thereto A we show the state of
I have by partify that on the day of Mary and in and City
for 150 (40 personally appeared Tustin trank, member the
landlord/property owner named in this application made oath in due form of law that the the and facts contained in said application are true and correct.
As witness, my hand and noterial seed.
AS WILLIESS, My Hallo dad Hutanar Salar.
Notery Signeture: 11 miles A 1016 Hours Sept W Commission progres 6126-2073
Notary Printed Name: Jeon Her L Martin 19 8 4
- R 2023 - 2023
The Contract of the Contract o
The following certificates must be signed by at least 3 persons.

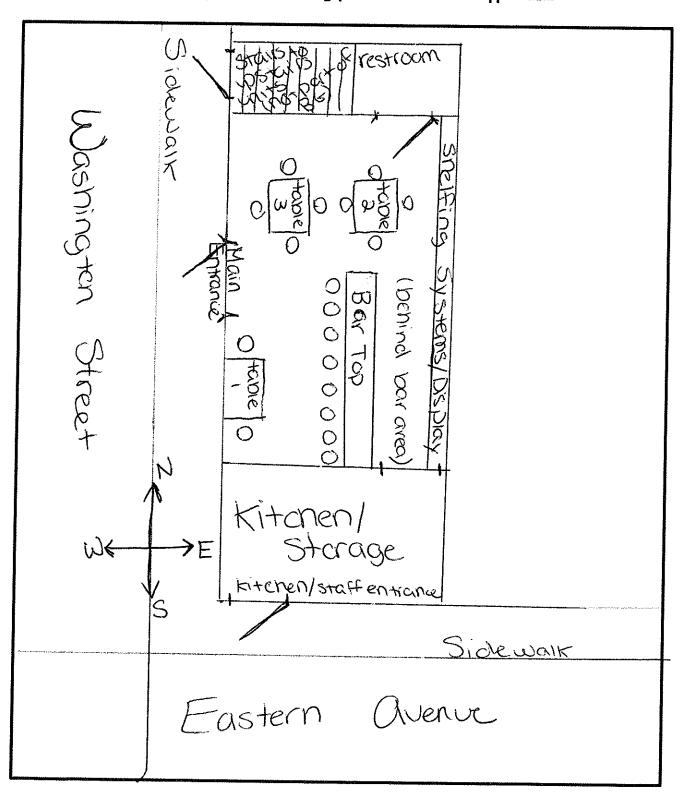
We, the undersigned citizens, real estate owners and registered votef shi the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Manes	Address	Signatura	DOB (Month/Year)	Length of time Acqueinted with the Applicant(s)
Lauren Miller	2639 Boston St 117 Baltimure, MD 21324	Leuren Milk	02/90	10+years
Parker Bratton	1903 Govgh St. Ballimore, MD 21231	Ruful	4/191	10tyears
Ilya Nudelman	638 Ponte Villas	ln	2/1/86	10+ year

Board of Liquor License Commissioners for the City of Beltimore I North Charles Street, Suite 1500, Baltimore, Maryland 2/20/ Phone: 410-396-4377 Fex: 410-396-4382

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

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





Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License info

License Num: LD 047

Cert Num: 1234

Fee: \$825.00

Status: Renewed

License Date:5/1/2021

License Year: 2021

CR Number: 15156012

Payment Date: 12-02-21

2020 - 2021 TPP Paid 🔲

2021 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: FIREBALL ENTERTAINMENT, INC.

Trade Name: THE BIG EASY CABARET

Zone Code: 13

Phone: 443-449-7591

Block Num: 2000

Street: EASTERN AVENUE

City: BALTIMORE

State: MD Zip: 21231

CR Number: 15156012

Portion of Business Used:

USE 1ST & 2ND FLOORS OF PREMISES AS A TAVERN WITH ADULT ENTERTAINMENT

Restriction:

NANCY TAYLOR (AKA NANCY OAKES) AND TINA KNIGHTON BARRED FROM PREMISES IN ANY CAPACITY

Edit the License Location Info	Alternate Mailing Address
Edit tilo Elocitoo Eoodilon siilo	Automate maning Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
BRIAN M.	GRACE	2637 HUDSON STREE	Baltimore	MD	21224	Edit	Remove Owner
PAUL	GUNSHOL	130 E. CLEMENT STREET	Baltimore	MD	21230	Edit	Remove Owner

Comments

Comme	iii)	
Date	Comment	Action
12/10/2021	Application for transfer of ownership requesting delivery of alcoholic beverages filed on behalf of Brazil Gourmet Market Place, LLC T/a Brazil Gourmet Market Place, Ariane Tuskey and Tyler Frank on 10/6/2021 /kk	Delete
12/02/2021	****Processed 2021 Renewal Application; Invoice #123555/sb***	Delete
12/02/2021	Received & Processed 2020 Renewal Application; Invoice #123554/sb	Delete
12/02/2021	Received & Processed 2019 Renewal Application; Invoice #123552/sb	Delete
12/02/2021	Received & Processed 2018 Renewal Application; Invoice #123550/sb	Delete
12/02/2021	Received & Processed 2017 Renewal Application; Invoice #123548/sb	Delete
12/02/2021	Received & Processed 2016 Renewal Application; Invoice #123546/sb	Delete
12/02/2021	Received & Processed 2015 Renewal Application; Invoice #123544/sb	Delete
01/15/2019	Re: Motion for Reconsideration - Chairman Matricciani has denied the motion from Atty. Becky Witt - License may be renewed as per 12/6/18 hearing. Please see appeal file for documents. /kk	Delete
01/10/2019	Received a response from Atty Peter Prevas in reference to the Motion for Reconsideration from Atty. Becky Witt in regards to remand decision heard before the Board on 12/6/2018. Both documents can be found in the appeals file. /kk	Delete
12/28/2018	Received a Motion for Reconsideration from Atty. Becky Witt in reference to the remand decision heard before the Board on 12/6/2018. Motion was received within a timely matter of 15 days after the hearing. /kk	Delete
12/10/2018	12/6/2018 - Public Hearing RE: Remand/Transcript and Evidentiary Review items - VOTED TO NOT CONFIRM THE DECISION (License can be renewed) (2-1 vote) * License may be renewed to put under a Secured Creditor to be transferred and moved to a different location/jr	Delete
11/02/2018	11/1/2018 - Public Hearing RE: Remand/Transcript and Evidentiary Review Items - POSTPONED/jr	Delete
03/15/2016	If in 2/22/14/Circuit Court A EEDAAED the beard's decision at April 22, 2015 (exatest at renowal 1)	Delete
01/11/2016	1/7/16 Public Hearing re Protest of renewal**Neil- no vote, Trotter- not to renew ,Hafey- not to renew **NOT RENEWED	Delete
01/08/2016	1/7/16- Public Hearing re: Protest of renewal under the provision of Baltimore City Code- AE Article 15 1-14. (3-0 vote) NOT TO RENEW	Delete
12/24/2015	Due to Appeal Court, fine was reduced from \$2,125.00 to \$625.00 (\$500 + \$125)	Delete
	Sent letters to Licensees home addresses.	Delete
09/15/2015	Sent letter to Licensee about past due violation fines & fees from hearing dated November 20, 2014 in the amount of \$2,125.00	Delete
07/08/2015	Appeal filed concerning board's decision of April 30, 2015 protest of renewal (AE License)	Delete
07/08/2015	Appeal filed concerning board's decision of April 23, 2015 profest of renewal (Class DBWL License)	Delete
05/07/2015	4/30/2015 Protest of Renewal 3-0 vote Non- Renewal	Delete
03/30/2015	Protest of renewal filed for 2015-2016 license year	Delete
03/12/2015	MERCHANT OWES LIQUOR BOARD \$2125.00 FOR HEARING ON 11/20/14.	Delete
11/21/2014	11/20/2014 Public Hearing re: Violation of 3.12 & Violation of Rule 3.02. GUILTY \$2000 Fine + \$125 admin fee \$2125 Total (2 month suspension) 30Days to pay	Delete
05/24/2013	4/18/2013 Public Hearing re: Transfer of license and adult entertainment license. APPROVED with live entertainment.	Delete
1/19/2012	11/8/2012 Public Hearing re: Transfer of ownership of class D - BWL and Adult Entertainment license. POSTPONED.	Delete
0/19/2012	10/12 Transfer of ownership, D-BWL, Michael Dickinson, Tecaram Raghubar, Seventh Sinn Show Club, LLC	Delete
	4/10 Transfer of ownership of the liquor license & adult entertainment license, D-BWL, Benjamin R. Pascal, Kerie L. Sample, Eastern Envy, LLC	Delete
2/09/2009	12/3/09 Hearing Conf.to determine status of license.DECISION: LICENSE OPERABLE.	Delete
	09/22/08 \$3250 FINE PAID IN FULL #64927	Delete

08/14/08 Public Hearing re: Violation of rule 4.01(a)(4/16/08)(5/19/08)A/E RULE 5(a)& RULE 6 & RULE 4.18 DECISION: RULE4.01(a)-(4/16/08)GUILTY \$500-(5/19/08) GUILTY \$3000/ SUSPENDED \$750-A/E RULE 6 GUILTY \$500-RULE 4.18 & RULE 5(a) ARE COMBINED WITH RULE 6. FINE \$3250 + \$125 ADM.FEE WAVIED=\$3250				
Print History (Print Card)				
License num: LD 047 Address: 2000 EASTERN AVENUE Trade Name: THE BIG EASY CABARET				
Comment:				
	×			
	5.2			
Add Comment				

Hold Info



BRAZIL GOURMET MARKET PLACE, LLC: W19517697

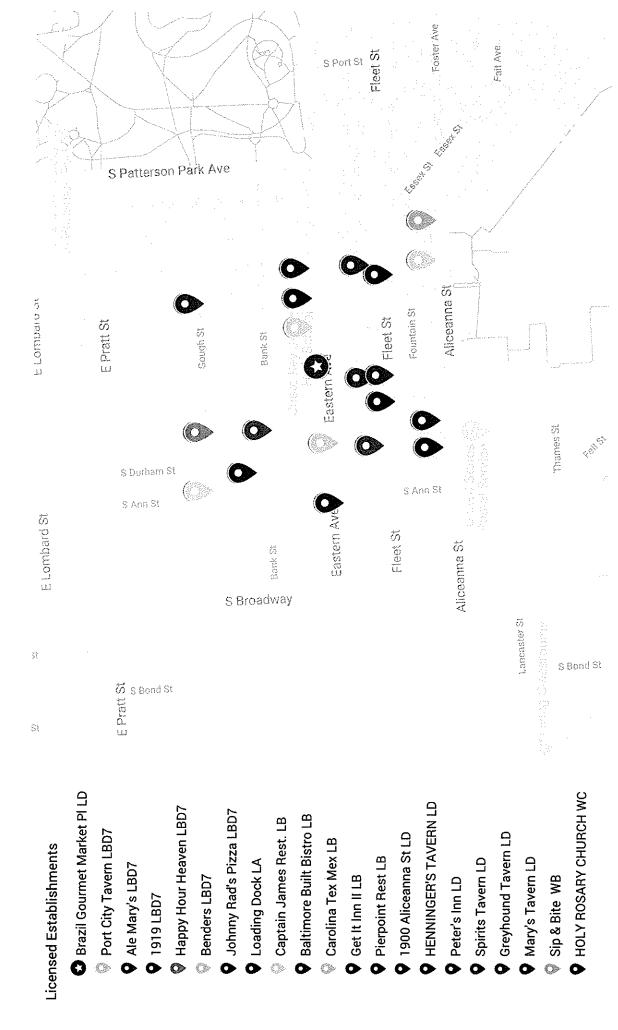
Department ID Number:
W19517697
Business Name:
BRAZIL GOURMET MARKET PLACE, LLC
Principal Office:
2000 EASTERN AVE.
BALTIMORE MD 21231
Resident Agent: O
ARIANE TUSKEY
8624 SWORD ST.
GUNPOWDER MD 21010
Status:
ACTIVE
Good Standing:
THIS BUSINESS IS IN GOOD STANDING
Business Type:
DOMESTIC LLC
Business Code:
20 ENTITIES OTHER THAN CORPORATIONS
Date of Formation/Registration:
03/20/2019
State of Formation:
MD
Charly Charleson
Stock Status:
N/A
Close Status:
N/A

PROPOSED LOCATION: 2000 Zan Jern Poll

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA
"A" BEER & WINE
"B" BEER & WINE
"C" BEER & WINE
"D" BEER & WINE
"A" BEER, WINE & LIQUOR
"A-2" BEER, WINE & LIQUOR
"B" BEER, WINE & LIQUOR
"C" BEER, WINE & LIQUOR
"D" BEER, WINE & LIQUOR
"BD7" BEER, WINE & LIQUOR
ARENA
HOTEL/MOTEL
RACING
PREPARED BY: R. JOSGAN DATE: 01/08/22
Inspector

2000 Eastern Avenue

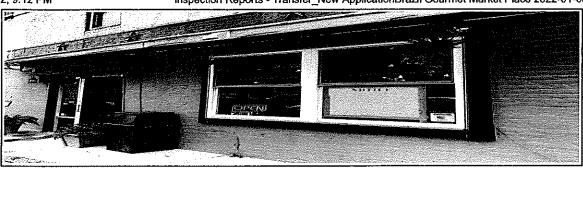


Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANS	FERS/NEW APPLICATIONS
Licensee Information (Trade Name):	Brazil Gourmet Market Place
Corporation Name:	Brazil Gourmet Market Place LLC
Location Address:	2000 Eastern Ave
License Type:	Class "D" 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?	1/5/2022
Estimated Date of Removal?	1/14/2022
Are there any other licensed establishments within a two block radius?	Yes 🗸
Other licensed locations - Describe/Note:	
Refer to attached map for other licensed locations.	
Comments and Follow-up Items(s) (please note any issues or concerns abo	out the location):
"Transfer of ownership"	

Insert Photo of Sign and location:



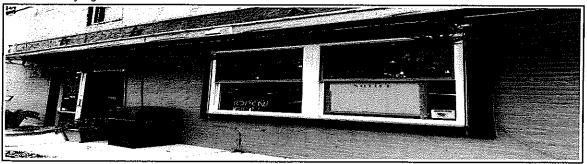
Inspector Name			Date and Time			
i:0#.w baltimore\rosalba.jordan	l:0#.w baltimore\rosalba.jordan			9:07:44 PM		
Name of Licensee (if present)			l			
	Approve	7	Disapprove			

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT				
Applicant(s) Name:	Ariane Tuskey, Tyler Frank			
Address of Premises:	2000 Eastern Ave			
Inspector:	i:0#.w baltimore\rosalba.jordan			
Date Posted:	1/5/2022			
Time Posted:				
Date Rechecked:	1/14/2022			
Time Rechecked:				
Manager or Owner when sign posted:				
Summary on location of sign posted:				
Sign was posted on the front of building.				
Summary on location of sign rechecked:				
Remained posted on the front of building.				

Insert Photo of Sign and location:





Attach Additional Photos

Submit

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Scope of Application: Transfer of contenship requesting delivery Address of Premises: 2000 Easken Ave. 2123 Class of License: D- buk wher thiquok

Brazi Gowman Magrer Place, LLc Tla Bracil Gamment Markey Place Heigh Tuskey and Tyler Frank Application filed by:

OP alcoholic beverages

Present Licensee(s):

Fire ball Entertainments Inc. The Big Easy casset brian Grace and Hay Gunshol

Persons who oppose this application should send their written protest to the office of the Board The hearing concerning this application will be held on or after Unualy 20, 2022 at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

FOR MORE INFORMATION CALL 410-396-4377

Hon. Albert J. Matricciani, Jr., Esq. Aaron J. Greenfield, Esq. Edward L. Reisinger

Commissioner Commissioner Chairman

Back

BLLC Routine Inspection

Licensee Information						
Address:	2000 EASTERI	2000 EASTERN AVENUE 21231			*	
Trade Name:	THE BIG EASY	THE BIG EASY CABARET				
Corporation Name	FIREBALL ENTE	FIREBALL ENTERTAINMENT, INC.				
Type of License:	Class "D" Bee	r, Wine and Liquo	or			~
Date/Time of Inspection:	1/8/2022		9:14:27 PM			
Manager/Licensee						
		Open/Close	d Status			
Open/Closed:	Open	~				
Closed Date:		ing Her				
		External App	pearance			
Clean and Free of Debris:	Satisfactory	~				
		Internal Ap	opearance			
Location of Bar:	Center	~	•			
Shape of Bar:	Straight					
Condition of Bar Area/Floors:	Satisfactory	•				
Hot Water:	N/A	~				
Disinfectant Solution:	N/A	•				
Three Compartment/Washer:	N/A	•				
		Package Goods,	/BD7 Checklist			
Bulletproof Partitioning:	N/A	•				
Separate Pkg. Goods Dept.:	N/A	~		. •		

Separate Pkg. Goods Store:

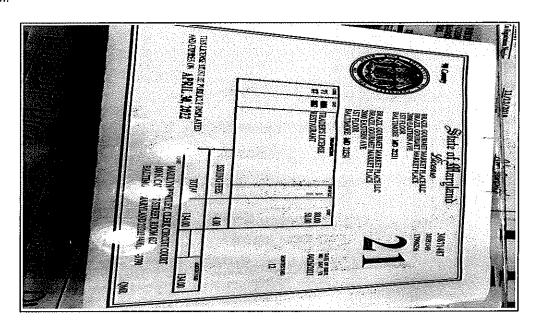
1/8/22, 9:27 PM	Inspection Re	ports -	THE BIG EASY CABARETRoutine2022-01-08T21_14_27
	N/A	•	~
Bar/Tavern Open and Operating:	N/A	,	•
Selling Household/Grocery:	N/A		•
			Dining Area
Capacity:			
Location of Dining Area:	Front		
Condition of Dining Area/Floors:	Satisfactory		•
Sanitation:	Satisfactory		•
Menu:	Yes		•
			Business Records
Traders License:	Yes	~	
Alcohol Awareness Certification Date Issued:		125	
Employee Records:	Yes	~	
Alcohol Beverage Information Invoice Numbers and Date:			
:			Kitchen
Inspector Comments:	Satisfactory		
			Restroom
Inspector Comments:	Satisfactory		
	Lucia		
			Public Safety
Exits Marked, Unobstructed:	Yes		*

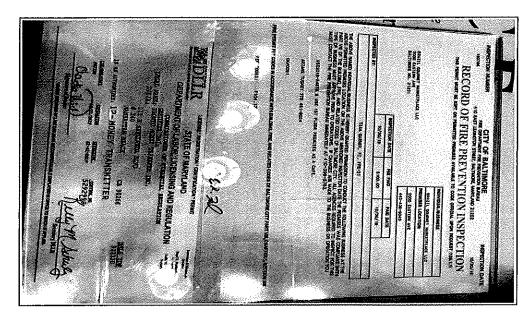
Fire Capacity:

Inspector's Comments:

Inspected Establishment known as Brazilian Gourmet Marketplace on 01/05/2022. Capacity was not specified on 2019 fire inspection. Health expires 11/26/2022

Photo Taken:





IN THE MATTER OF THE PETITION OF: ALIZA

HERTZMARK

2000 EASTERN AVENUE

Appeal No. **2019-127** Hearing Date: May 7, 2019



Baltimore City Board of Municipal & Zoning Appeals

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

RESOLUTION

This matter comes before the Board on appeal from the Zoning Administrator for Baltimore City denying Aliza Hertzmark's ("Petitioner" or "Appellant") application to use the first floor as a restaurant, and the second and third floors as two dwelling units.

BACKGROUND

This property is located in an R-8 Zoning District with existing authorized use as a tavern with adult entertainment on the first and second floors, and one unoccupied dwelling unit on the third floor.

Appellant filed this appeal to the Board on April 11, 2019, and appeared for a public hearing on May 7, 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 use the first floor as a restaurant, and the second and third floors as two dwelling units. Under ZC §1-310(j), a "Neighborhood commercial establishment" means a non-residential use that is within a residential or office-residential zoning district, but in a structure that: (1) is non-residential in its construction and original use; or (2) has received prior zoning approval for a non-residential use, as evidenced by permits, construction, or historical evidence of lawful non-residential use. Under ZC §14-328(b), a neighborhood commercial establishment may contain the following non-residential uses: (1) art galleries with no live entertainment or dancing; (2) arts studios; (3) adult or child day care centers; (4) offices; (5) personal services establishments; (6) restaurants with no live entertainment or dancing; (7) retail goods establishments with no alcoholic beverage sales. Under ZC §1-312(s)(1), a "Restaurant" means an establishment at which: (i) food and drinks are provided to the public, primarily for on-premises consumption by seated patrons; (ii) if the establishment also serves alcoholic beverages: (A) a full menu of food and drinks is prepared primarily on premises; and (B) annually, the average daily receipts from the sale of food exceeds fifty percent of the establishment's total average daily receipts, not including sales of novelty items, income from vending machines, cover charges, or other receipts not derived from the sale of food or beverages. Under ZC §9-301 and Table 9-301, a Neighborhood Commercial Establishment is a conditional use in an R-8 Zoning District. The Board may approve conditional uses under the standards set forth by ZC §§5-405 and 5-406.

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Under ZC §9-401 and Table 9-401, the minimum lot area required for a Dwelling: Multi-Family in an R-8 Zoning District is 750 square feet per dwelling unit. The proposal is for two dwelling units, so 1,500 square feet is required. The existing lot area is 765 square feet; therefore, a forty-nine percent variance is requested. Under ZC §16-602(a) and Table 16-406, one off-street parking space is required per dwelling unit. Submitted plans do not indicate any off-street parking spaces would be provided. Therefore, a 100 percent variance is requested. Under ZC §5-302(c)(2), the Board may grant or deny an application for a major variance pursuant to the required standards contained under ZC §5-305.

Conditional Use: Neighborhood Commercial Establishment

Under ZC §5-406, the Board of Municipal and Zoning Appeals may not approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that: (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare; (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan; (3) the authorization would not be contrary to the public interest; and (4) the authorization would be in harmony with the purpose and intent of this Code. As a further guide to its decision on the facts of each case under ZC §5-406(b), the Board of Municipal and Zoning Appeals must consider the following, where appropriate: (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures; (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading; (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development; (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering; (5) accessibility of the premises for emergency vehicles; (6) accessibility of light and air to the premises and to the property in the vicinity; (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided; (8) the preservation of cultural and historic landmarks and structures; (9) the character of the neighborhood; (10) the provisions of the City's Comprehensive Master Plan. (11) the provisions of any applicable Urban Renewal Plan; (12) all applicable standards and requirements of this Code; (13) the intent and purpose of this Code; and (14) any other matters considered to be in the interest of the general welfare. (Ord. 16-581; Ord. 17-015.)

Appellant testified that the property is currently unoccupied. Appellant testified that the developer went to a neighborhood meeting, and the response was positive. Appellant testified that a restaurant would be better for the neighborhood than the previous use of a tavern with adult entertainment. Appellant testified that the proposal would promote pedestrian activity in the neighborhood.

The Board reviewed the file and evidence submitted in support of this application, noting the lack of testimony or evidence offered in opposition, and evaluated the request for a Neighborhood Commercial Establishment (restaurant) at this location with the conditional use standards provided under Article 32 and Maryland law. After a complete and comprehensive review of all the evidence, the Board finds by competent evidence that the establishment, location, construction, maintenance, and operation of the proposed Neighborhood Commercial Establishment (restaurant) would not be detrimental to or endanger the public health, safety, or welfare; the proposed use is not precluded by any other law, including any applicable Urban Renewal Plan; this authorization is not contrary to the public interest; and this authorization and proposed use is in harmony with the purpose and intent of this Code. In consideration of these

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standards including those imposed by ZC §5-406(b), and on review of the file, testimony, and evidence submitted in support of this conditional use application, the Board finds by competent evidence that Appellant's request meets the requirements of Article 32, the Zoning Code of the City of Baltimore.

Variances: Lot Area, Parking

Under ZC §5-305(a), the Board must evaluate the request for a variance based on the evidence presented at a public hearing in accordance with ZC §5-308. Under ZC §5-308, in order to grant a variance, the Board must find that because of the particular physical surroundings, shape, or topographical conditions of the specific structure or land involved, an unnecessary hardship or practical difficulty, as distinguished from a mere inconvenience, would result if the strict letter of the applicable requirement were carried out.

Appellant testified that the existing building covered the entire lot. No proposed additions or structural alterations were proposed. Appellant testified that the neighborhood did not have restricted permit parking, and was near bus routes. Appellant submitted City records noting the history of the use of the property.

This property is unique because the existing building covers the entire lot, with no additions or structural alterations proposed. Each dwelling unit is located on a separate floor. The area where the property is located provides unrestricted street parking as well as public transportation. For these reasons the Board finds by competent evidence that because of the particular physical surroundings, shape, and topographical conditions of the existing land and structure involved, a strict application of the Zoning Code would result in a practical difficulty if the applicable bulk regulations were carried out. Because of these findings, Appellant meets this threshold requirement for obtaining a variance.

To grant a variance under ZC §5-308(b), the Board must also find that: (1) the conditions on which the application is based are unique to the property for which the variance is sought and are not generally applicable to other property within the same zoning classification; (2) the unnecessary hardship or practical difficulty is caused by this article and has not been created by the intentional action or inaction of any person who has a present interest in the property; (3) the purpose of the variance is not based exclusively on a desire to increase the value or income potential of the property; (4) the variance will not: (i) be injurious to the use and enjoyment of other property in the immediate vicinity; or (ii) substantially diminish and impair property values in the neighborhood; (5) the variance is in harmony with the purpose and intent of this Code; (6) the variance is not precluded by and will not adversely affect: (i) any Urban Renewal Plan; or (ii) the City's Comprehensive Master Plan; (iii) any Historical and Architectural Preservation District; and (7) the variance will not otherwise: (i) be detrimental to or endanger the public health, safety, or welfare; or (ii) be in any way contrary to the public interest.

The conditions on which this application is based are unique to this property and the practical difficulty caused by a strict application of the Zoning Code has not been created by the intentional action or inaction of any person who has a present interest in the property. The purpose of the requested variances is not based exclusively on a desire to increase the value or income potential of the property as no such evidence was adduced at the hearing or can be inferred from the plans. The variances proposed will not be injurious to the use and enjoyment of other property in the immediate vicinity and will not substantially diminish and/or impair property values in the

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neighborhood. The Board further finds that these variances will be in harmony with the purpose and intent of this Code, is not precluded by and will not adversely affect any Urban Renewal Plan, the City's Comprehensive Master Plan, or any Historical and Architectural Preservation District. The variances requested will not otherwise be detrimental to or endanger the public health, safety, or welfare, or be in any way contrary to the public interest.

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 24"day of June, 2019, by the Baltimore City Board of Municipal and Zoning Appeals, hereby

RESOLVED, that Petitioner's request to use the first floor as a Neighborhood Commercial Establishment (restaurant) and the second and third floors as a Dwelling: Multi-Family (two dwelling units) is **GRANTED**, subject to the **CONDITION** that all exterior changes, including additions, demolitions, alterations, and signage are completed in accordance with an Authorization to Proceed issued by the Commission for Historical and Architectural Preservation (CHAP).

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 J. Daumgardner Executive Director



February 3, 2022

Applicant(s):

Malcolm H. Delaney and Anthony Fitzgerald So Baltimore, LLC, T/a Brewer's Hill Pub & Grill

3734 Fleet Street 21224

Class:

"BD7" Beer, Wine & Liquor License

Application to transfer ownership with continuation of outdoor table service, requesting off-premises catering and delivery of alcoholic beverages.

- (a) **Applicant(s) Information:** (1) Malcolm H. Delaney was born in Baltimore, MD in March of 1989. He lives in Roswell, GA; and (2) Anthony Fitzgerald was born in Baltimore, MD in July of 1984. He lives in Baltimore, MD.
- (b) Ownership Breakdown: (1) Malcolm H. Delaney (100%); and (2) Anthony Fitzgerald (0%).
- (c) **Purchase Price of Business:** The purchase price of the business is \$500,000. \$350,000 to be paid via loan. Remaining balance to be paid via cash & personal savings at closing.
- (d) **Qualified Voters**: Armstead Jones, Rodney Harrison, and Emmanuel Fitzgerald are qualified Baltimore City voters.
- (e) **Zoning**: Applicant has applied for a USE permit, for the use of the premise as a tavern/restaurant with outdoor table service.
- (f) Corporate Standing: So Baltimore, LLC is a MD LLC and as of 1/19/2022 is active and in good standing.
- (g) **Posting Report**: The location was posted on 10/25/2021, and checked on 11/3/2021. This meets the 10-day rule. There are 9 licensed liquor establishment(s) in the 2x2 area: "B" BW- 1; "D" BW-2; "B" BWL-2; "D" BWL-1; and "BD7" BWL-3.
- (h) **Timeline**: Last Inspection by BLLC was performed 6/29/2021. At that time, the establishment was closed. Application was received on 9/7/2021, meaning the license was legally closed for less than 180 days. License is valid.
- (i) Letters of Support/Opposition: At this time the Board has no letter(s) of opposition or support.

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

Board's Decision:

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

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

INDICATE TYPE OF LICENSE APPLI	CATION: TRANS	FER 🗹	NEW □ EX	PANSION OF PREMISES 🗆	AMENDMENT(S) □
EXPLANATION OF REQUEST: tr	ansfer of ownership)			CLASS TYPE: LBO7
	Please select one	e option an	d fill out the requ	ested information	
A) NEW LICENSE REQUEST: ADDRESS OF	PROPOSED LOGATION:				
B) TRANSFER OF OWNERSHIP ONLY: ADD	RESS OF CURRENT LIC	CENSE:	3734	Fleet Street, Baltimore, Ma	ryland 21224
C) TRANSFER OF OWNERSHIP AND LOCA	. Tion : Current ador	ESS OF LIC	ENSED LOCATION	:	
TRANSFER OF OWNERSHIP AND LOCA					
D) AMENDMENT OR EXPANSION REQUES					
	Hooked by The ce				
CORPORATE/LLG/LLP/PARTNERSHIP NAME:	So Baltimore, L	LC		TRADE NAME: Brower's Hill P	ub & Grill
BUSINESS PHONE NUMBER: 410-558-162					
ATTORNEY FOR THE APPLICANT: Melvin J.					
art of Premises Used (<i>Note: Floors and Areas for Si</i>					
ive Entertalnment provided? □Yes ☑ No What					
oning Receipt or Current Certificete of Occupen					2.4
Please note that as per Alc. Bay. Art. § 12-14					
aı	nd/or varification from	n the Beltin	nore Municipal Zo	ning Appeals (BMZA)	
1. Applicant A Malcolm H. Delaney		678-896-	1550		
(Full name)		ephone no.)		E-ma	il (Required)
11140 West Road			gia 30075	n/a	•
(Residence)Street	City	State	Zip Code		cy in Baltimore City)
03/1989		Male		Baltimore, N	MD
(Month/Year of Birth)	· ·	ex: Male or		(Place of Birth)	
Check: 🔲 Yes 🖾 No Are you currently a	resident of the City of	Baltimore?	?		
2. Applicant B					
Anthony Fitzgerald	2-0 1	443-927			
(full name) 4629 Mary Avenue	(l'ele Baltimore	ephone no.) Maryl		E-ma 27 years	il (Required)
(Residence)Street	City	State	Zip Code		cy in Baltimore City)
07/1984		Male		Baltimore, M	
(Month/Year of Birth) Check: ☑ Yes ☑ No Are you currently a		ex: Male or Rollinges		(Place of Birth)	
,	, saidwit di DIE 1917 BI	CONTRACT (
3. Applicant C					
(Full name)	(Tele	ephone no.)		E-mai	i (Required)
(Residence)Street	City	State	Zip Gode	(period of resident	cy in Baltimore City)
(Month/Year of Birth)		ex: Male or		(Place of Birth)	

Z. Has the applica	nt(ş) been i	adjudged guilty of violating the laws-governing the sale of any alcoholic-baverage or for gambling in any State, includ
Maryland? □ Ye Applicant A □	as Mo-I B□	f yes, mark applicant and provide explanation in adjecent space provided. C
S. State whether	the applica	nt(s) has ever been edjudged guilty of any offighse against the laws of the State of Maryland, any other State with
he United State: opplicant A 🗆	s, or againsi B 🗆	t the United States (Federal Crime)? 🗆 Yes 🐧 No - If yes, mark applicant and explain.
		had a license for the sale of elcoholic bevereges in the State of Maryland? 🗆 Yes No If yes, mark applicant and dates that the applicant was a licensee, and the trade name).
lpplicent A□	B □	
. Has the applica	ent(s) ever i	had a liquor license suspended or revoked? 🗆 Yes 🗙 No If yes, mark applicant and explain.
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	<u> </u>	
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Name	tion for the Manager of the establishm Address	Phone	Email
list all authorized persons.) <i>Please no</i>	te that all licensees MUST have a FINANC. d addrass of all outstanding stock holder	UAL INTEREST in the license applied for as so who at the time of application own any	ry) or in Limited Liability Company/Partnerships per Alc. Bav. Art. \$ 4-109 (a)(II). If necessary, stock of the corporation and the articles of 6 E Member %0F STOCK HELD:
2) NAME: Anthony	Fitzgeruld 4629	Mary Ave mile:	Sec. %OF STOCK HELD: 0°
3) NAME:	ADDRESS:	TITLE:	
4 NAME:	ADORESS:		%OF STOCK HELD: $rac{\mathcal{N}^{\prime\prime}}{}$
*Extract from Law: If any affidavit of guilty of perjury. And upon indictm	r anth required under the provisions of the ent and conviction thereof, shall be su	his Act shell contain any falsa statements. bjact to penaltias providad by Law for t	the aftender shell be deemed that crime.
ramains a resident of Baltimore City	ent upon and in which said business is to throughout the duration of this license.	oe conducted. If license is issued, the epp	plicants must ensure that at least one licensee
Ballo, Co. personally	h duy 20 before me, appeared <u>malcolm</u> said application are true and correct. As wi	the subscriber, a notary public of the State H. DELONEY the applicant(s) na tness, my hand and notarial seal.	of
Signature: Eldine		Notery Seal) My Commission expires	11 19 2 ASPAS
Signature of Applicant B	in the		No N
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Signature: <u>Elame</u> Printed Name: <u>Elain e</u>	Pappas 1	Hotary Seal] My Commission expires 	19 2022 WAPPAS
Signature of Applicant C			NE SON EXPLOSION
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	eid application are true and correct. As wit	ness, my hand and notarial seal.	TO PUBLICA
Printed Name:	A)	lotary Seal) My Commission expires	

STATEMENT OF DWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND
(I, WE) Malcolm + Delaney, Member of m. Delaney, LCC HEREBY CERTIFY.
That (I am, we are) the owner(s) of the property located at 3734 Fleet Street . Baltimore, City with a Zip Code of 21224 , which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized egents 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. by certify that on the 17th august 20, before me, the subscriber, a notary public of the State of Balto. Co. personally appeared malcolm H. Delaney, Member I hereby certify that on 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 notorial seal. [Notary Seal] My Commission 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 Bity of Baltimore in Whick the covered by the present application is to be conducted. We certify that the qualifying applicant(s) is see personally known to us and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application. ORE CO Names Address Signature MB Length of th (Month/Year) Acquainted with the Applicant(s) 2407 Lake Ave 3045 Bulto, MD 21213 1405 POINT ST. AIX. 521 Gerra Jr. Balle, HD 21231. 5305 Luch Rava Biva Balten ND 21239 Ballo up 21206

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

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

Baltimore Board

20211

re: 5129	Fleet	JAREEL	
Name and Address of the owners of the premise/landlord:		Phone Number:	

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND (I. WE) HEREBY CERTIFY,
That (I am, we are) the owner(s) of the property located at Baltimore, City with a Zip Code of, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City
under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his
duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and
employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which
the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.
Signature of Owner of the Property
I hereby certify that on the day of, 20, before me, the subscriber, a notary public of the State of, in and
tor
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 Seel) My Commission expires
(Margi, A gegi) wh continues in explises
Notary Printed Name:

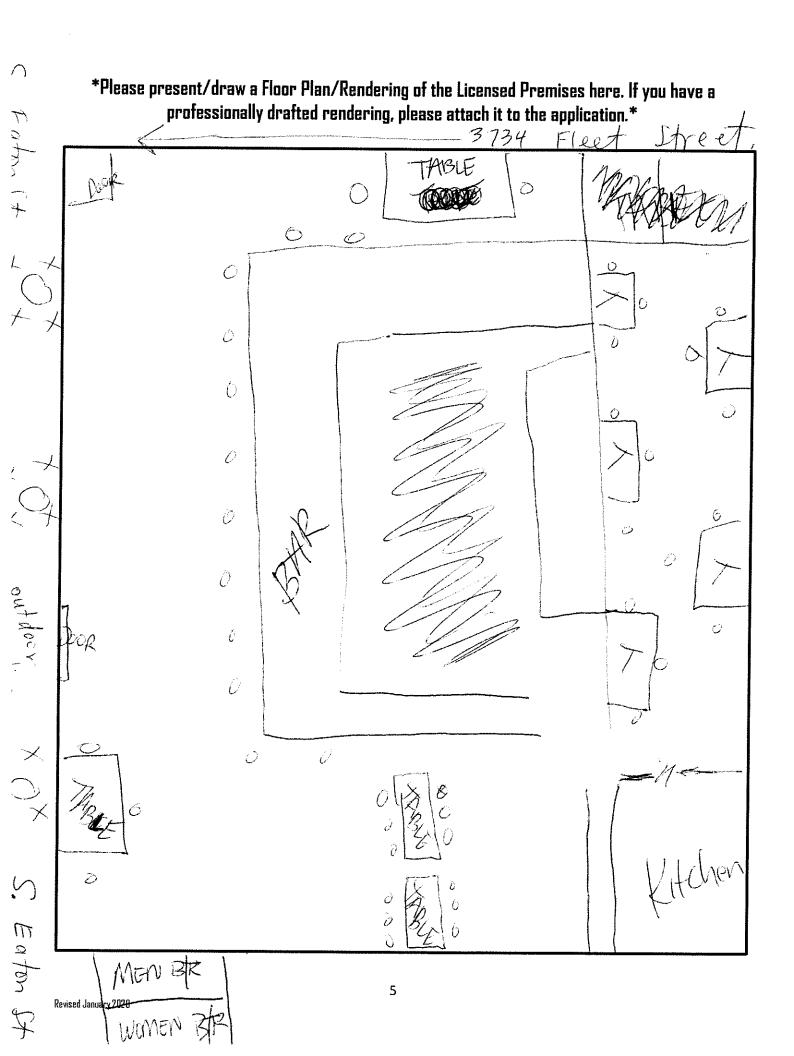
The following certificates must be signed by at least 3 persons.

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

	Names	Address	Signature ()	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
1	Armstead Jones	2407 LAKE AVE BUILO, MD 21213	1 and	8/1981	30 years
7	Rodney Herrison	4248 Shameckinco Balley ND 21206	Les Hann	12/1785	20 years
2	Emmune (Fitzerald	3315 Ravenwood Ave Bulto, MD 21213	Em Dato	2 1945	15 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.





Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: LBD7 051

Cert Num: 0106

Fee: \$1,320.00

Status: Renewed

License Date:5/1/2021

License Year: 2021

CR Number: 12685145

Payment Date: 05-18-21

2020 - 2021 TPP Paid 🔲

2021 Trader's License 🗌

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: BREWERS HILL PUB & GRILL, LLC

Trade Name: GNOCCO

Zone Code: 12

Phone: 410-558-1620

Block Num: 3734

Street: FLEET STREET

City: BALTIMORE

State: MD

Zip: 21224

CR Number: 12685145

Portion of Business Used:

USE ENTIRE PREMISES INCLUDING NEW ADDITION APPROVED PER BMZA 04-0642 AS A TAVERN/RESTAURANT WITH OUTDOOR TABLE SERVICE PER BMZA 249-09; NO LIVE

ENTERTAINMENT

Restriction:

Edit the License Location Info	Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
PAUL M.	CRIST	801 S. MONTFORD AVENUE		MD	21224	Edit	Remove Owner

Comments

Date	Comment	Action
	11/18/2021 - Virtual Public Hearing Re: Application to transfer ownership with continuation of outdoor table service, requesting off-premises catering and delivery of alcoholic beverages - POSTPONED/jr	Delete
10/08/2021	Application for transfer of ownership with continuation of outdoor table service, requesting off- premises catering and delivery of alcoholic beverages filed on behalf of So Baltimore, LLC T/a Brewer's Hill Pub & Grill, Malcolm H. Delaney and Anthony Fitzgerald on 9/7/2021 /kk	Delete
09/22/2020	****RELEASED STATE OF MD TAX HOLD**** /mb	Delete
	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/sb	Delete
12/06/2019	Inspection report showing location was open and operating was submitted on 11/5/2019. Copy to file. TRA.	Delete
11/13/2019	Submitted 2019 Trader's License/sb	Delete
10/23/2019	Sent letter to licensee(s) regarding closed status, estimated closing date is 5/11/19 /kk	Delete
04/18/2017	****RELEASED STATE OF MD TAX HOLD**** /sb	Delete
01/18/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
06/13/2016	CLIENT (PAUL CRIST) CAME IN TODAY TO CHAGNE THE TRADER'S NAME OF ESTABLISHMENT HE PAID THE \$20 DUPLICATE FEE AND PROVIDED LETTER FOR FILING PUROPSEK/R	Delete
07/16/2009	07/09 Request to add outdoor table service, BD7-BWL, Paul Crist, Brewers Hill Pub & Grill, LLC	Delete
01/09/2007	01/04/07 Transfer Conf. re: Paul M. Crist, Brewers Hill Pub & Grill, LLC T/a Brewers Hill Pub & Grill "BD7" DECISION: TRANSFER APPROVED	Delete

Print History (Print Card)

licanta	nma.	I DD7	061
License	nom.	LRD/	UOI

Address: 3734 FLEET STREET

Trade Name: GNOCCO

Comment:			

	 	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	Add Commont		

Hold Info



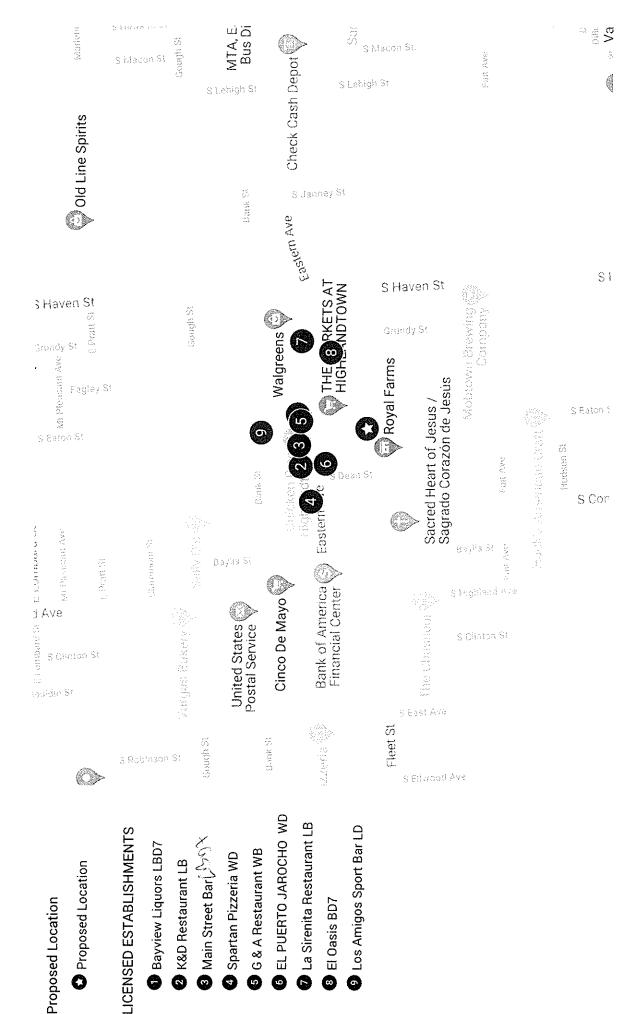
SO BALTIMORE, LLC: W22020101
Department ID Number: W22020101
Business Name: SO BALTIMORE, LLC
Principal Office: 5301 HARFORD ROAD BALTIMORE MD 21234
Resident Agent: MALCOLM DELANEY 5301 HARFORD ROAD BALTIMORE MD 21234
Status: ACTIVE
Good Standing: THIS BUSINESS IS IN GOOD STANDING
Business Type: DOMESTIC LLC
Business Code: 20 ENTITIES OTHER THAN CORPORATIONS
Date of Formation/ Registration: 07/25/2021
State of Formation: MD
Stock Status: N/A
Close Status: N/A

PROPOSED LOCATION: 3734 Fleet St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLIS	SHMENTS IN MAP AREA	
	"A" BEER & WINE	
	"B" BEER & WINE	
	"C" BEER & WINE	
	"D" BEER & WINE	
	"A" BEER, WINE & LIQUOR	
	"A-2" BEER, WINE & LIQUOR	
	"B" BEER, WINE & LIQUOR	
	"C" BEER, WINE & LIQUOR	
	"D" BEER, WINE & LIQUOR	
	"BD7" BEER, WINE & LIQUOR	
	ARENA	
	HOTEL/MOTEL	
	RACING	
PREPARED BY:	Pent DATE: 10/21	····

3734 Fleet St



Board of Liquor License Commissioners

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

INSPECTORS R	EPORT - '	TRANSFERS/	NEW AP	PLICATIONS

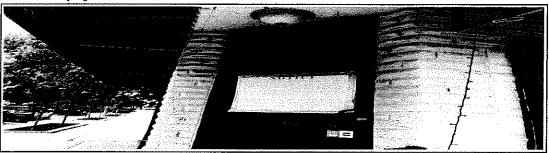
Licensee Information (Trade Name):	Brewer's Hill Pub & Grill
Corporation Name:	So Baltimore, LLC
Location Address:	3734 Fleet St
License Type:	Class "B" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No
Is the location within 300 feet of Church and/or School?	No
Date Posted?	10/25/2021
Estimated Date of Removal?	11/3/2021
Are there any other licensed establishments within a two block radius?	Yes
Other licensed locations - Describe/Note:	

see attached map

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

application filed for transfer of ownership with continuation of outdoors table service and request for delivery of alcoholic beverages and off premise catering

Insert Photo of Sign and location:



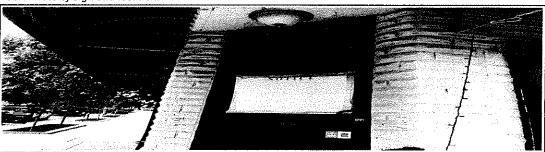
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Application has been Ma	red with the		
Board of Liquor License Commissio			
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(3): Tracer Hill Fill & C.	vere to some		
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raing this application will be held after one this application should send their	written protest to the office of	the Board	
Printer State T Will Extend to a second The State of the second		<u>• • • • • • • • • • • • • • • • • • • </u>	
Inspector Name	Date and Time		
		7:01:40 PM	
•	Date and Time [10/29/2021	7:01:40 PM	
i:0#.w baltimore\andy.perez		7:01:40 PM	
i:0#.w baltimore\andy.perez		7:01:40 PM	
		7:01:40 PM	
i:0#.w baltimore\andy.perez		7:01:40 PM	
i:0#.w baltimore\andy.perez		7:01:40 PM	
i:0#.w baltimore\andy.perez		7:01:40 PM	

Board of Liquor License Commissioners

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

Baltimore, Maryla	nd, 21201
POSTING SIGN	S REPORT
Applicant(s) Name:	Malcolm Delaney, Anthony Fitzgerald
Address of Premises:	3734 Fleet St
Inspector:	i:0#.w baltimore\andy.perez
Date Posted:	10/25/2021
Time Posted:	
Date Rechecked:	11/3/2021
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:



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so this ap	plication 1400 B	Missississississississississississississ	end thei	r writte	n protest	to the o	trice of	the Board

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

		979g	9		1		12	
	977	ICATION: Irrasper of Bauvership with continuation of outdoor TABLE	Service requesting of F-previse continue and delivery of		20 WASTIMOTE, LLC 1/A Brewer'S Hill Pul & Grill	Mattolm H. Delaney and Anthony Fitzment	(s). Brewers Hill Pul & Grill, LLC The GNBCC A	()
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	SAL	Ž	Senzi	2070	7 60 7	Mat	Shew	
emises:	isc. CARS BELL Been Wine & Liquor License	сафоп:		J. Perro		**	.(s):	

ose this application should send their written protest to the office of the Board Traing this application will be held after Novem Ser 11, 2021 troot Critic 1500 Daltimara Manualand 21201 WILLIA

BLLC Compliance Inspection

Address:	3734 FLEET STREET 21224
Trade Name:	GNOCCO
Corporation Name	BREWERS HILL PUB & GRILL, LLC
Type of License:	Class "BD7" Beer, Wine and Liquor
Date/Time of Inspection:	7/15/2021 5:44:42 PM
Manager/Licensee	
	na viče vrani Snime
Open/Closed:	Closed
Closed Date:	7/15/2021
Clean and Free of Debris:	Satisfactory
Traders License:	N/A
lcohol Awareness Certification Date Issued:	
Exits Marked, Unobstructed:	N/A
Fire Capacity:	
Outdoor Seating Capacity:	
	a uit Breent uit the thing i special a e
License is Valid:	
Violation Issued:	
Violations Noted:	

	Inspection Reports - GNOCCOCompliance2021-07-15T17_44_42	
		_
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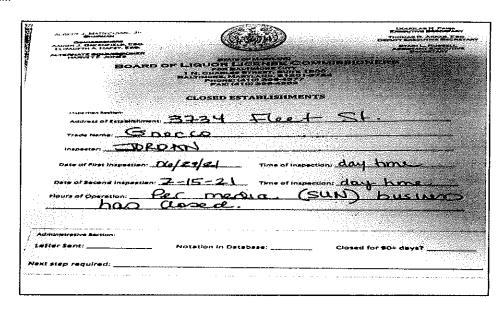
Instructions Given to Licensee:

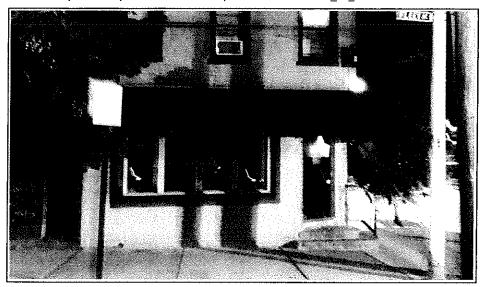
Inspector's Comments	

Establishment remains closed. Media reports confirm closure.

Submitted document below to Kimberly Kerns , Executive Assistant

Photo Taken:





Owner Email:	
	· · · · · · · · · · · · · · · · · · ·

Submitted by Inspector [i:0#.w|baltimore\rosalba.jordan

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

Property Address:

Block/Lot:

6425A/001

3734 FLEET ST

Applicant:

ELAINE PAPPAS

Owner/Lessee:

Owner

M. DELANEY, LLC

Lessee

SO BALTIMORE, LLC

Online Use & Occupancy Permit **Application**

Permit No:

Description

REMINDER

FIRE DEPARTMENT

USE2021-54133

1001-000000-2600-159400-400540 Filing Fee 1001-000000-1500-102800-400230 Tax

3.00 45.00

Assigned To

LDZI

MPRV

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

50.00

Total:

Completed

09/09/2021

98.00

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

Property Use & Occupancy Information:

Existing Use: (Commercial) Tavern

Proposed Use: (Commercial) Tavem

Existing Count: Proposed Count:

Roomming: **Dwelling:** Efficiency: 000 00 0 0

REFERRAL **HEALTH DEPARTMENT** 09/09/2021 JWEI. INSPECTION Application Received 08/31/2021 Zoning Sign-off 08/31/2021 08/31/2021 One Stop Permit Office 09/01/2021 WILCOXI

08/31/2021

M. DELANEY, LLC

Created

09/09/2021

Review MINOR PRIVILEGE 09/09/2021

District:202

MINOR PRIVILEGE:

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

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CHANGE OF OPERATOR -- CONTINUE TO USE ENTIRE PREMISES AS A TAVERNIRESTAURANT WITH OUTDOOR TABLE SERVICE

AFFIDAVIT BY: ELAINE PAPPAS

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:

BREWER'S HILL PUB & GRILL

Owner First Name:

Role:

Agent

Owner Last Name Or

Appicant:

PAPPAS, ELAINE

Company Name:

Project Note:

Phone: Address1:

Address2: City: State:

Zip:

February 3, 2022

Applicant(s):

Linda Lee Kuzmiw and Andrea Lynn Butler Roman's Place, Inc., T/a Roman's Place

2 S. Decker Avenue 21224

Class:

"B" Beer, Wine & Liquor License

Amended application to transfer ownership.

- (a) **Applicant(s) Information:** (1) Linda Lee Kuzmiw was born in Baltimore, MD in September of 1952. She lives in Baltimore, MD; and (2) Andrea Lynn Butler was born in Baltimore, MD in February of 1988. She lives in Baltimore, MD.
- (b) Ownership Breakdown: (1) Linda Lee Kuzmiw (80%); and (2) Andrea Lynn Butler (20%).
- (c) Purchase Price of Business: The purchase price of the business is the settlement of estate of Roman Kumziw.
- (d) Qualified Voters: Zak Persing, Michelle Cyach, and Collin Stevens are qualified Baltimore City voters.
- (e) **Zoning**: Applicant has applied for a USE permit, for the use of the property 1st floor as a restaurant/tavern and basement for storage with DU on 2nd floor.
- (f) Corporate Standing: Roman's Place, Inc. is a MD Corporation and as of 1/19/2022 is active and in good standing.
- (g) **Posting Report**: The location was posted on 1/5/2022, and checked on 1/14/2022. This meets the 10-day rule. There is 0 licensed liquor establishment(s) in the 2x2 area:
- (h) **Timeline**: Application for transfer of ownership was filed on12//30/2019. Board approved the transfer application on 2/27/2020. Due to Governor's Executive Order issued on 3/12/2020, all timelines were tolled under Alc. Bev. Art. 12-2202 until 6/30/2021. 13 days passed between Board approval and start of tolling period. On 10/5/2021, staff received an amended application. 96 legal days passed between end of tolling period and receipt of amended application. In total 109 legal days passed between Board approval of transfer application and amended application. 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 Alcoholic Beverages Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

Board's Decision:

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

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

				ION OF PREMISES 🗆	
EXPLANATION OF REQUEST:					CLASS TYPE: LB
	Please select one opti	ion and fill out	the requested	information	
A) NEW LICENSE REQUEST: ADDRESS (OF PROPOSED LOCATION:				
B) TRANSFER OF OWNERSHIP ONLY: A	ADDRESS OF CURRENT LICENS	E:			
C) TRANSFER OF OWNERSHIP AND LO	CATION: CURRENT ADDRESS				
TRANSFER OF DWNERSHIP AND LDI	CATION: ADDRESS OF PROPOS	SEN RELNCATIO	in:		
D) AMENDMENT OR EXPANSION REQU	EST: ADDRESS OF THE LOCATI	ЮN: <u>2</u>	S. De	ecker Av	ie; 2122
CORPORATE/LLC/LLP/PARTNERSHIP NAI	ME: Roman's Place, Inc.		TRAD	E NAME: Roman's Plac	:e
BUSINESS PHONE NUMBER: 410-342-5	5226 BUSINESS EMA	AIL ADDRESS: _			
ATTORNEY FOR THE APPLICANT:Melvir					
EMENT FOY STORAGE Entertainment provided? □Yes ☑ No. W ing Racelpt or Current Certificate of Occup					f Food and Alcohol? [3] Yes [
Please note that as per Alc. Bay. Art. 8 12					oplicant has obtained appri
•	and/or varification from the			-	* **
	ailu/ ur fai nicaurun ii viii ciia	Denumbre Mun	icipal Zoning A	opaais (BNZA)	
1. Applicant A	and of varinceron it unit the	Dentinore Mun	elcipal Zoning A	opeais (UNZA)	
Linda Lee Kuzmiw			elcipal Zoning A		: (((((((((((((((((((
Linda Lee Kuzmiw (Full name)	(Yelepho	ne no.)		E-me	ai (Required)
Linda Lee Kuzmiw (Full name) 4 S. Decker Avenue	(Telepho Bakimore	neno.) Maryland	etcip el Zoning A 21224 Zip Code	Е-лы 35 years	sil (Required) cy in Baltimore City)
Linda Lee Kuzmiw (Full name) 4 S. Decker Avenue	(Telepho Be k imore City	ne no.) Maryland	21224	Е-лы 35 years	cy in Baltimore City)
Linda Lee Kuzmiw (Full name) 4 S. Decker Avenue (Residence) Street 09/1952	(Yelephor Bakimore City Fer	пе по.) Maryland State	21224 Zip Code	E-ma 35 years (period of residen	cy in Baltimore City)
Linda Lee Kuzmiw (Full name) 4 S. Decker Avenue (Residence)Street 09/1952 (Month/Year of Birth)	(Telephon Bakimore City Fer (Sex: M	neno.) Maryland State male dale or Female)	21224 Zip Code	E-ma 35 years (period of residen Baltimore C	cy in Baltimore City)
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Linda Lee Kuzmiw (Full name) 4 S. Decker Avenue (Residence)Streat 09/1952 (Month/Year of Birth) Check: Yes No Are you current) Z. Applicant B Andrea Lynn Butler (Full name) 4 S. Decker Avenue	(Telephon Baltimore City Fer (Sex: M y a resident of the City of Balti (Telephon Baltimore	neno.) Maryland State male fale or Female) imere? neno.) Maryland	21224 Zip Code	E-ma 35 years (period of residen Baltimore C (Place of Birth) E-ma 33 years	cy in Baltimore City) Sity il (Required)
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I. Has the Applican		x(s) been a B □	djudged guilty of a felony in the State of Maryland or any other? 🗆 Yes 🗹 No - If yes, indicate applicant and explain
		ing salah sa an pada sa	
Maryland	? ☐ Yes	☑ No - If	djudged guilty of violeting the laws-governing the sale of any elcoholic-beverage or for gembling in any State, including yes, mark applicant and provide explanation in adjacent space provided.
Applicant	A 🗆	B□	
			t(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State within the United States (Federal Crime)? Yes 2 No - If yes, mark applicant and explain.
Applicant	A 🗀	B□	
		96 a 3 50 of 5	
			ned a license for the sale of alcoholic baverages in the State of Maryland? 🗆 Yes 🗹 No If yes, merk applicant and dates that the applicant was a licensee, and the trade name).
Applicant	A□	B□	
	• •		ned a liquor license suspended or revoked? 🗆 Yes 🗹 No if yes, mark epplicent end explein.
Applicant	ALI	8 🗆	
		2 (4) (5) (4) (4) (4) (5) (5)	
			e financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license , and issued? 🔲 Yes 🗹 No If yes, mark epplicant and explain (address of location and trade name).
nes veen Applicant		8 🗆	, end issued: 🗀 Tes 🖭 no ir yes, mark eppiecent end expedit (eddress er iddaten and d'ede neme).
7. Do the : Beltimare	epouses o City or a	r dependen ny other jur	t children of any of the applicant(s) have a financial interest in any other alcoholic baverages license or business in isdiction in the State of Maryland? Yes Mo If yes, mark applicant and explain (address of location and trade name).
Applicant	A	8 🗆	
		3 ASS (2 m) 5 12 (5 A)	
8. Are yo Applicant		lly interest B 🗆	ed in any other alcoholic beverages license applied, granted or issued? 🗆 Yes 🗹 No If yes, please explain. C 🗆
9. Is the I	icensed p	remise cu	rently open and operating? 🗹 Yes 🗌 No If no, then provide date of lest day of operation of the establishment.
brewer, d	istäler, o	r wbolesek	– personally or through an entity – have any indebtedness or other financial obligations to any manufacturer, ar at the time of making this application? 🗆 Yex 🗀 No If yex, please explain. If yes, please provide information as to crsonally or through an entity – the amount of the indebtedness, and the name of the manufacturer, brewer, distiller,
or wholes	aler?	·	
Applicent	AU	В 🗆	

Extract from Lew: If any afficient are centric required under the provisions of this Act stall contain any false statements, the offender shall be beened guilty of parjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Lew for that crime. EXTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that but the is a current resident of Beltimers City. Maryland at the time regulations reliefly to the sale of abordies beverages, as well as to the values and regulations of the Board of Uceans Commissioners for Beltimers City, the day grants permission to the State Comptroller, this day outhorized deputes, inspectors and circles and requires and employees, and any peece officiar of Beltimers City, the day's permission and may and all perts thereof upon and in which sald business is to be condeated. If Bears all the supplicants must ensure that at least one licenses remains a resident of Beltimers City throughout the development the development of this license. Signature of Applicant A State Comptroller, the day of September City	Name	Address	Phone	Email
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Printed Name: E as Ne Pappas Signature of Applicant B	that the matter and facts contained in	appeared Linda L	・ <u> </u>	of Mary Paval in and for med in this application rijade path in due form of law 2
That the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal. Signature:	Printed Name: E ai		A.S	
Signature of Applicant C I hereby certify that on the day of 20 before me, the subscriber, a notary public of the State of int and for the applicant(s) named in this application are true and correct. As witness, my hand and notarial seal. Signature: [Notary Seal] My Commission expires	130 to Co- personally	eppeared Andrea L	· Bu+ler the applicant(s) na	med in this application made oath in due form of law
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I hereby certify that on the day of 20 before me, the subscriber, a notary public of the State of intend for personally appeared the applicant(s) named in this application are true and correct. As witness, my hand and notarial seal. Signature: [Notary Seal] My Commission expires	Printed Name: Elgih	e "pappa.	<u>S</u>	
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	Printed Name:		[Notery Seal] My Commission expires	

Linda Kuzmiw Name and Address of the owners of the premise/landlord: 25. Decker Ave. Phone Number.

STATEMENT OF DUALED DE PORTUGE DE LA COMPANY DE LA COMP STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND Linda L. KizmiW
the property located at 2 S. Decker Ave HEREBY CERTIFY. (I, WE) Baltimore, City with a Zip That (I am, we are) the owner(s) of the property located at Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours. Maryland before me, the subscriber, a notary public of the State of I hereby certify that on the KUZMIW for Balto, Co personally appeared Linda 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. Elane Pappas [Notary Seel] My Commission expires 11/19 Elaine Pappas Notary Printed Name: The following certificates must be signed by at least 3 persons. We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are parameters from to us and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application. S DOB Length of time Signature Address Names (Month/Year) 245 becker the JUDA OF THIS BEST HORE MD 21224 5 S. Robinson St Baltimore MD 21224 20 S Robinson St Baltimore, MD 21224

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

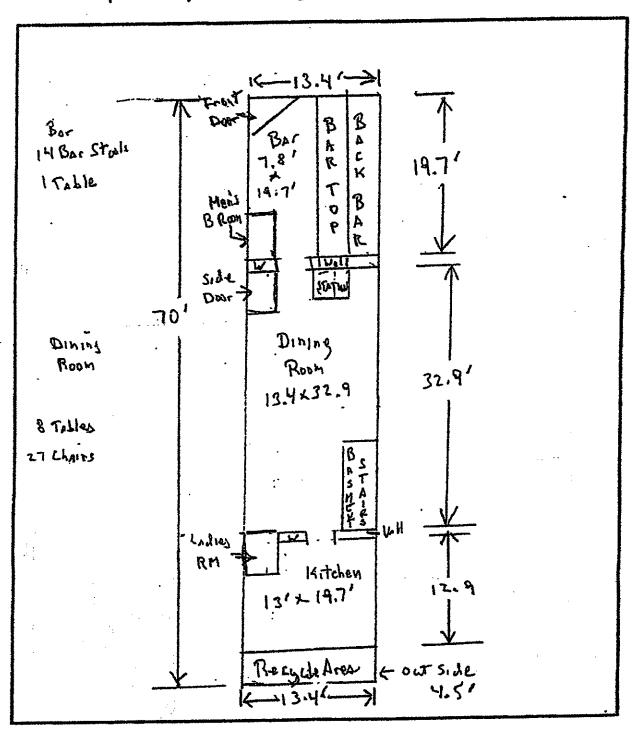
Please note that this is a public document and upon request will be provided to the general members of the public.

additional

Signatures For 2 S. Decker Ave.

			· 	- 1
ame	Address	Signature	DOB (Month/Year)	Length of time Acquainted with applicant (s)
COLE ERBY#6	14 S ROBINSON ST Baltimore, MD 21224	nicole Erby	9/1984	5 years
ilensuy	18 S. Ellward Ave Bultirore MD 21224	Juny	05/10/84	10+ Yeurs
risten (#8) Lohman	3278 E. Lombard St ballimon MD 21224	ku	64 182	4 years
				(date: Sept. 2021)

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



LAW OFFICES MELVIN J. KODENSKI, ESQUIRE

320 N. Charles Street Baltimore, Maryland 21201 melvinjkodenski@hotmail.com 410-685-5100

Fax No: 410-685-5825

October 5, 2021

Board of Liquor License Commissioners for Baltimore City 1 N. Charles Street – 15th Floor Baltimore, Maryland 21201 Attn: Staci Russell

Re: Ro

Roman's Place, Inc., t/a Roman's Place

2 S. Decker Avenue

Dear Ms. Russell:

On February 27, 2020, a Liquor Board hearing was held approving the transfer of ownership application that was filed. The corporate name did not change. It regarded transfer of stock per estate distribution. The applicants were Roman Kuzmiw and Linda Kuzmiw.

The license was never transferred into the applicants' names due to COVID-19 and the applicant. Roman Kuzmow, died on 09/28/2020.

Today, we filed an amended application whereby Mr. Kuzmiw's wife, Linda Kuzmiw, is again the applicant, along with her daughter, Andrea Lynn Buter.

Thank you for your kind cooperation.

Very truly yours,

Melviry, Kodenski

MJKep MJK\5019



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: LB 334

Cert Num: 1257

Fee: \$1,320.00

Status: Renewed

License Date:5/1/2021

License Year: 2021

CR Number: 03966598

Payment Date: 01-19-22

2020 - 2021 TPP Paid 🔲

2021 Trader's License 🗌

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: ROMAN'S PLACE, INC. Trade Name: ROMAN'S PLACE

Zone Code: 11

Phone: 410-342-5226

Block Num: 2

Street: DECKER AVENUE SOUTH

City: BALTIMORE

State: MD Zip: 21224

CR Number: 03966598

Portion of Business Used:

FIRST FLOOR FOR BUSINESS & BASEMENT FOR STORAGE

Restriction:

ALL PACKAGE GOODS TO BE SOLD OVER THE BAR.

Edit the License Location Info	Alternate Mailing Address
--------------------------------	---------------------------

License Owners

	V ************************************							
First Name	Last Name	Street	City	State	Zip	Action	Change Owner	
LINDA	KUZMIW	2 SOUTH DECKER STREET	BALTIMORE	MD	21224	Edit	Remove Owner	
LINDA	KUZMIW (PR)	4 S. DECKER AVENUE	BALTIMORE	MD	21224	Edit	Remove Owner	

Comments

Date	Comment	Action
01/19/2022	* Licensee(s) changed during 2020 renewal period - Linda Kuzmiw became the Per. Rep. for Roman Kuzmiw (death) * /kk	Delete
01/19/2022	Application for franster of ownership issued to Roman's place, Inc. t/a Roman's place, Roman Kuzmiw and Linda Kuzmiw on 12/15/2021; see invoice #123725 k/r	Delete
12/10/2021	Amended application for transfer of ownership filed on behalf of Roman's Place, Inc. T/a Roman's Place, Linda Lee Kuzmiw and Andrea Lynn Butler on 10/5/2021 /kk	Delete
09/21/2021	9/9/21 90 day transfer pending letters were sentk/r	Delete
	FOOD FORM WAS SUBMITTED WITH 2021-2022 RENEWAL APPLICATION /jr	Delete
	2/27/2020 - Public Hearing Re: Application to transfer ownership with continuation of outdoor table service - APPROVED (2-0 vote)/jr	Delete
01/15/2020	Application for transfer of ownership filed on behalf of Roman's Place, Inc. T/a Roman's Place, Roman Kuzmiw and Linda Kuzmiw on 12/30/2019 /kk	Delete
07/05/2019	Alcohol Awareness expires on 06/26/23, Roman T. Kuzmiw (certified by MSLBA)/sb	Delete
03/26/2019	FOOD FORM WAS SUBMITTED WITH 2019 RENEWAL APPLICATION /kr	Delete
04/03/2018	FOOD FORM WAS SUBMITTED WITH 2018-2019 RENEWAL APPLICATION /sb	Delete
04/24/2017	Received 2017 food form in the mail /kk	Delete
03/31/2016	2016 food form attached to renewal application. ND	Delete
06/30/2015	Alcohol Awareness expires 05/20/19 (Roman T. Kuzmiw) /sb	Delete
06/24/2009	06/22/09 \$500 (SALE TO MINOR VIOL) PAID IN LIEU OF 7/23/09 HEARING #69435	Delete

Print History (Print Card)

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Address: 2 DECKER AVENUE SOUTH

Trade Name: ROMAN'S PLACE

Comment:			

	Add Comment		

Hold Info



YES

ROMAN'S PLACE, INC.: D02241776 Department ID Number: D02241776 **Business Name:** ROMAN'S PLACE, INC. Principal Office: 2 S. DECKER AVENUE **BALTIMORE MD 21224** Resident Agent: **ROMAN KUZMIW** 2 SOUTH DECKER AVE. BALTIMORE MD 21224 Status: REVIVED **Good Standing:** THIS BUSINESS IS IN GOOD STANDING **Business Type:** CORPORATION **Business Code:** 03 ORDINARY BUSINESS - STOCK Date of Formation/Registration: 11/21/1986 State of Formation: MD Stock Status: **STOCK** Close Status:

PROPOSED LOCATION:	2 C	Decker A	tue
PROPOSED LOCATION.	<u>~~ ~ .</u>	- CCCA 1	

MAP SUMMARY (RECAPITULATION)

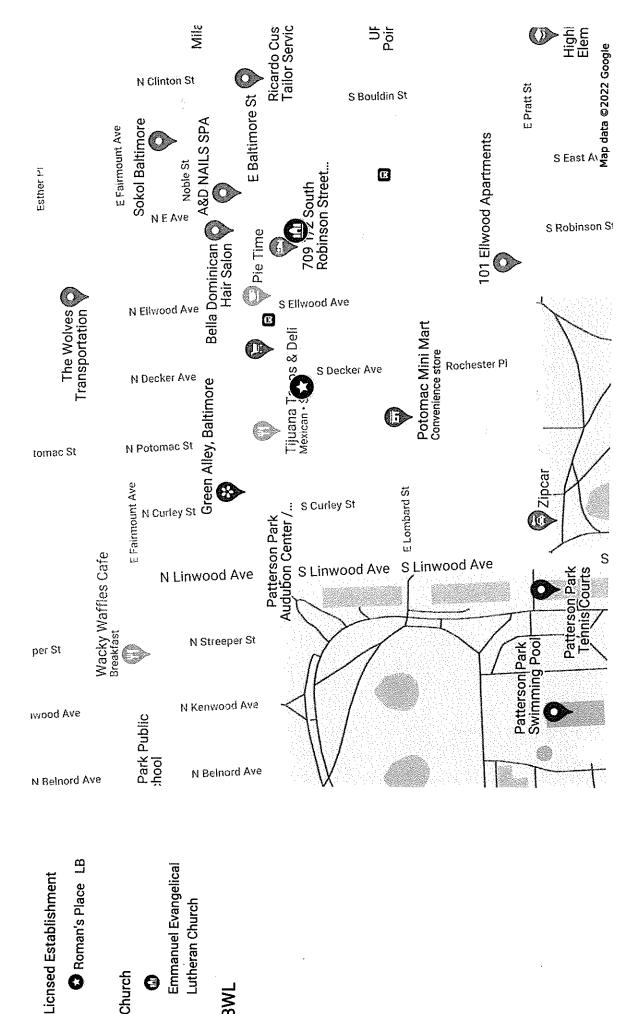
TOTAL ESTABLISHMENTS IN MAP AREA

	"A" BEER & WINE
	"B" BEER & WINE
	"C" BEER & WINE
	"D" BEER & WINE
	"A" BEER, WINE & LIQUOR
	"B" BEER, WINE & LIQUOR
	"C" BEER, WINE & LIQUOR
	"D" BEER, WINE & LIQUOR
	"BD7" BEER, WINE & LIQUOR
	ARENA HOTEL/MOTEL
	RACING
PREPARED BY:	Chase DATE: 1/10/22

2 S. Decker Ave.

Church

B-BWL



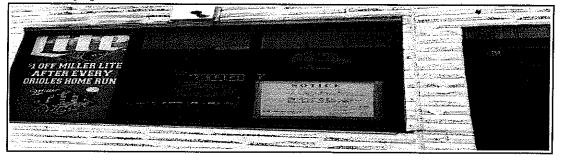
Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Roman's Place
Corporation Name:	Roman's Place, Inc
Location Address:	2 S. Decker Ave
License Type:	Class "B" Beer, Wine and Liquor ✓
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No 🗸
Is the location within 300 feet of Church and/or School?	Yes 🕶
Date Posted?	1/5/2022
Estimated Date of Removal?	1/14/2022
Are there any other licensed establishments within a two block radius?	No 🗸
Other licensed locations - Describe/Note:	
Please see maps for additional locations	
Comments and Follow-up Items(s) (please note any issues or concerns abo	ut the location):
Filed application for a transfer of ownership.	

Insert Photo of Sign and location:



nspector Name	Date and Time		
i:0#.w baltimore\terri.chase	1/10/2022	10:45:48 AM	
Name of Licensee (if present)			· · · · · · · · · · · · · · · · · · ·
	 7		

Board of Liquor License Commissioners

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

P	OSI	ΓΤΝ	G	ST	GNS	RFI	PO	RT

POSTING SIGN	S REPORT
Applicant(s) Name:	Linda Lee Kuzmiw; Andrea Lynn Bulter
Address of Premises:	2 S. Decker Ave
Inspector:	i:0#.w baltimore\terri.chase
Date Posted:	1/5/2022
Time Posted:	3:00 PM
Date Rechecked:	1/14/2022
Time Rechecked:	4:00 PM
Manager or Owner when sign posted:	N/A
Summary on location of sign posted:	
The sign is posted on the front window. Summary on location of sign rechecked: The sign is still posted on the front window.	
Insert Photo of Sign and location:	
TOFF MILLER LITE AFTER EVERY ORIOLES HOME RUK	
	Table 10 Company Compa

Approve

Disapprove

Attach Additional Photos

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Scope of Application: Amended Application - Transfer of Burnership Class of License: CLASS "B" Been Wine & Liquor License Address of Premises: 2 S. Decker Averae 21224

Linda Lee Kuzmiw AND Andred Lynn Butler Rannu's Ance, INC. The Roman's Place Application filed by: Rangu's Place Inc. The Roman's Place Theodore Kuzmiw And Koman Kuzmice

essons who oppose this application should send their written protest to the office of the Board The hearing concerning this application will be held on or after January 20, 2022 #1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be seknowledged and protestants will be notified of the hearing date and time.

OR WORE INFORMATION CALF 41.0-39/6-4377

Hon Albert I Wammusan, Fr. Frg. Aaron L. Greenmelt

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

Property Address:

Block/Lot:

1742/059

Online Use & Occupancy Permit Application

2 S DECKER AVE

Applicant:

ELAINE PAPPAS

Owner/Lessee:

Owner

ROMAN KUZMIW

Lessee

ROMAN'S PLACE, INC., T/A ROMAN'S PLACE

Permit No: USE2019-56317

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

1001-000000-2600-159400-400540 Filing Fee

1001-000000-1500-102800-400230 Tax

45.00

Assigned To

CHAM

Total

98.00

50.00

3.00

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

Property Use & Occupancy Information:

Existing Use: (Commercial) Restaurant

Proposed Use: (Commercial) Restaurant

Roomming: Efficiency:

Existing Count:

Dwelling: OO 1

000

000

Proposed Count:

001

0

Description

Application Received

One Stop Permit Office

Zoning Sign-off

Created 12/23/2019

12/23/2019

12/23/2019 12/23/2019

Completed

0

District:201

MINOR PRIVILEGE:

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

CONTINUE TO USE 1ST FLOOR OF PREMISES FOR A RESTAURANT/TAVERN WITH A CLASS "B" BEER. WINE AND LIQUOR LICENSE (AND BASEMENT FOR STORAGE) AND 1 DU ON 2ND FLOOR

AFFIDAVIT BY: ELAINE PAPPAS

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

ROMAN'S PLACE

Owner First Name: Owner Last Name Or ROMAN

Role: Appicant:

PAPPAS, ELAINE

Company Name:

KUZMIW

Phone:

Address1;

Address2: City:

State

Project Note

Zip: