

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 Mislán (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/AMENDMENT(S) APPLICATION FEE - \$800.00

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

EXPLANATION OF REQUEST: Request to Transfer License pursuant to Asset Purchase and Real Estate Purchase Agreements CLASS TYPE: BD7

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: n/a

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 1710 Thames Street

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: n/a

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: n/a

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: n/a

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Admiral's of Thames, LLC TRADE NAME: Waterfront Hotel

BUSINESS PHONE NUMBER: 443-682-8950 BUSINESS EMAIL ADDRESS: info@atlaserestaurantgroup.com

ATTORNEY FOR THE APPLICANT: Anastasia Thomas Nardangeli ADDRESS: 26 S. Charles St., Ste. 2015, Baltimore, MD 21201 PHONE: 410-916-2838

Part of Premises Used (Note: Hours and Areas for Storage): 1st/2nd floors for restaurant, 3rd/4th floors for storage Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: no change from previous owner (275)

Please note that as per Alc. Bev. Art. § 12-407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A

Vasilios G. Tserkis

(Full name) [Redacted] (Telephone no.) [Redacted] E-mail (Required) [Redacted]

520 Johns Street Baltimore MD 21224 2 years

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

May 1979 Male Baltimore, MD

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

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

2. Applicant B

n/a

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

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

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

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

3. Applicant C

n/a

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

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

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

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

RECEIVED: BLC
NOV 22 2021 PM 1:21

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

[Redacted]

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

Vasilios Taerklis directly owns the 25% of the restaurant known as The Choptank in Fells Point (owned by Fells Point Venture, LLC) and indirectly owns 8% of the restaurant know as The Admiral's Cup (owned by Admiral's of Fells Point, LLC)

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

[Redacted]

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

[Redacted]

9. Is the licensed premise currently open and operating? Yes No If no, then provide date of last day of operation of the establishment.
see response to question 6 above

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

[Redacted]

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

Name	Address	Phone	Email
Darin Mislán	1730 Lancaster St., Baltimore, MD 21231		

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. B 4-108 (a)(8). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

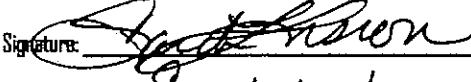
- 1) NAME: Vader II, LLC (see ownership breakdown below) ADDRESS: 650 S. Exeter St., Ste. 1066, Baltimore, MD 21202 TITLE: Member %OF STOCK HELD: 57
- 2) NAME: Darin Mislán ADDRESS: 1730 Lancaster St., Baltimore, MD 21231 TITLE: Member %OF STOCK HELD: 5
- 3) NAME: Rob Ruff ADDRESS: 650 S. Exeter St., Ste. 1066, Baltimore, MD 21202 TITLE: Member %OF STOCK HELD: 14.25
- 4) NAME: Eric Mathias ADDRESS: 3400 Dillon St., Baltimore, MD 21224 TITLE: Member %OF STOCK HELD: 23.75

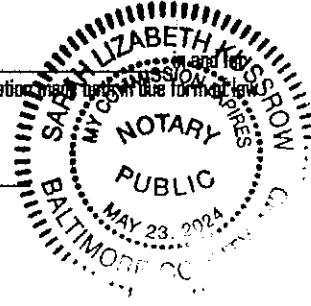
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

Vader II, LLC Ownership Breakdown: Alexander Smith - 37.5%, Eric Smith - 37.5%, Nick Sfakianos - 5%, Brian McCormack - 5%, Vasilios Tserkis - 15%
 CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform to all State and County laws and regulations relating to the sale of alcoholic beverages, as well as to the rules and regulations of the Board of License Commissioners for Baltimore City, and hereby grants permission to the State Comptroller, his duly authorized deputies, inspectors and clerks, The Board of License Commissioners for Baltimore City, its duly authorized agents and employees, and any peace officer of Baltimore City or the State of Maryland to inspect and search at any and all hours, without warrant, the premises and any and all parts thereof upon and in which said business is to be conducted. If license is issued, the applicants must ensure that at least one licensee remains a resident of Baltimore City throughout the duration of this license.


 Signature of Applicant A Vasilios G. Tserkis

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

Signature:  [Notary Seal] My Commission expires 05/23/24
 Printed Name: Sarah L. Kussrow



Signature of Applicant B

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

Signature: _____ [Notary Seal] My Commission expires _____

Printed Name: _____

Signature of Applicant C

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

Signature: _____ [Notary Seal] My Commission expires _____

Printed Name: _____

Name and Address of the owners of the premise/landlord: Thames Street Acquisition, LLC

Phone Number: [REDACTED]

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 at 1710 Thames Street (prospective owner per contract), Baltimore, City with a Zip Code of 21231, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Thames Street Acquisition, LLC

By: [Signature]
Signature of Owner of the Property

Alexander F. Smith, Manager

I hereby certify that on the 22 day of November, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Kristen McDuff, 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.

As witness, my hand and notarial seal.

Notary Signature: [Signature]

[Notary Seal] My Commission expires 06/01/2025

Notary Printed Name: Kristen McDuff

KRISTEN M MCDUFF
Notary Public-Maryland
Cecil County
My Commission Expires
June 01, 2025

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)
Laure Fraser	608 S. Bradford St Baltimore, MD 21224	[Signature]	06/1988	5 years
Danielle Scutaro	1405 Point Street, Apt 715, Baltimore MD 21231	[Signature]	03/1994	6 mos.
Kamil Kurkowski	2314 Wineberry Terr Baltimore MD 21209	[Signature]	08/1986	3 mos

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 Acquisition, LLC Phone Number: [REDACTED]

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 at 1710 Thames Street (prospective owner per contract), Baltimore, City with a Zip Code of 21231, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Thames Street Acquisition, LLC

By: _____
Signature of Owner of the Property
Alexander F. Smith, Manager

I hereby certify that on the _____ day of November, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for _____, 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.

As witness, my hand and notarial seal.

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

Notary Printed Name: _____

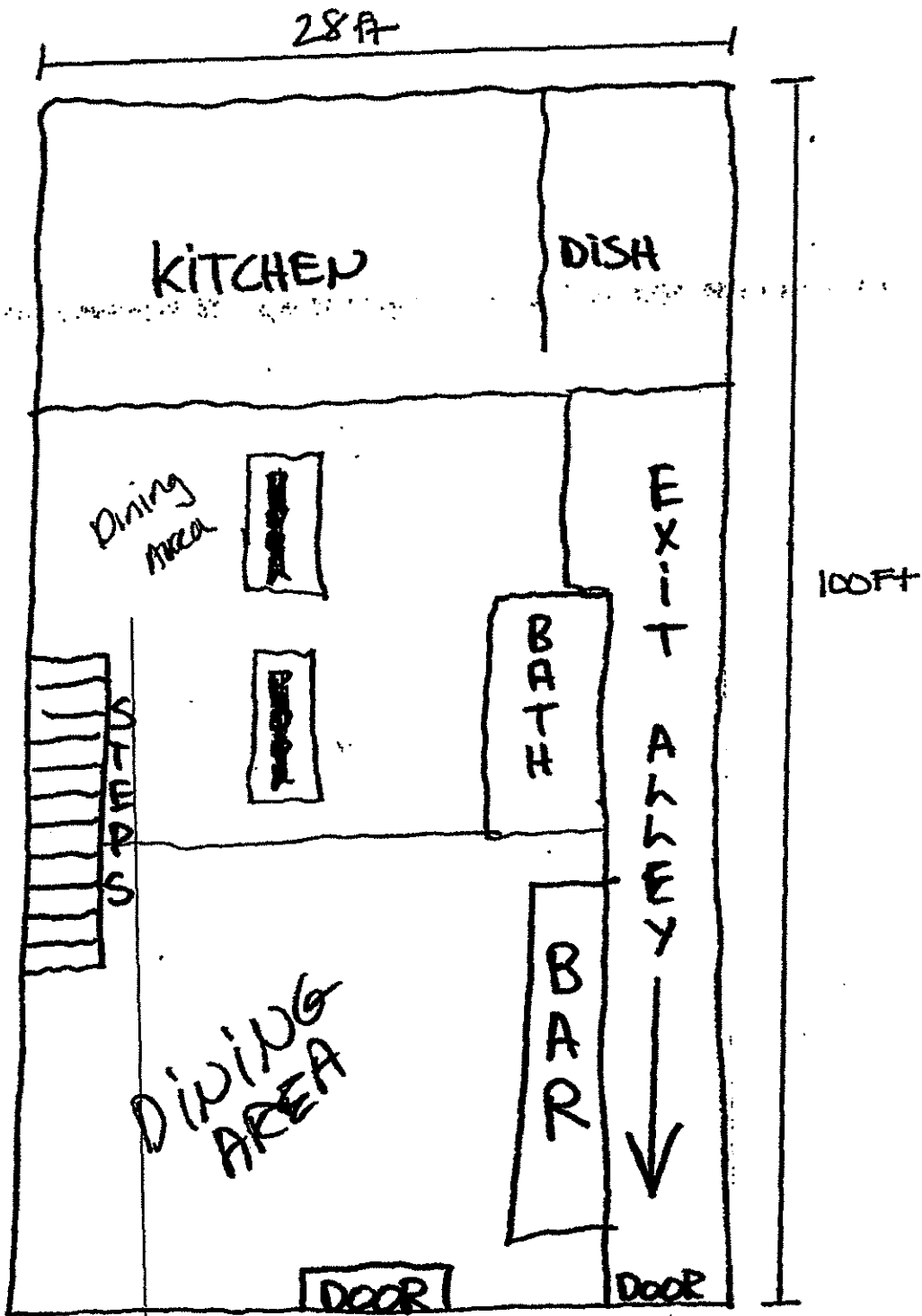
The following certificates must be signed by at least 3 persons.

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

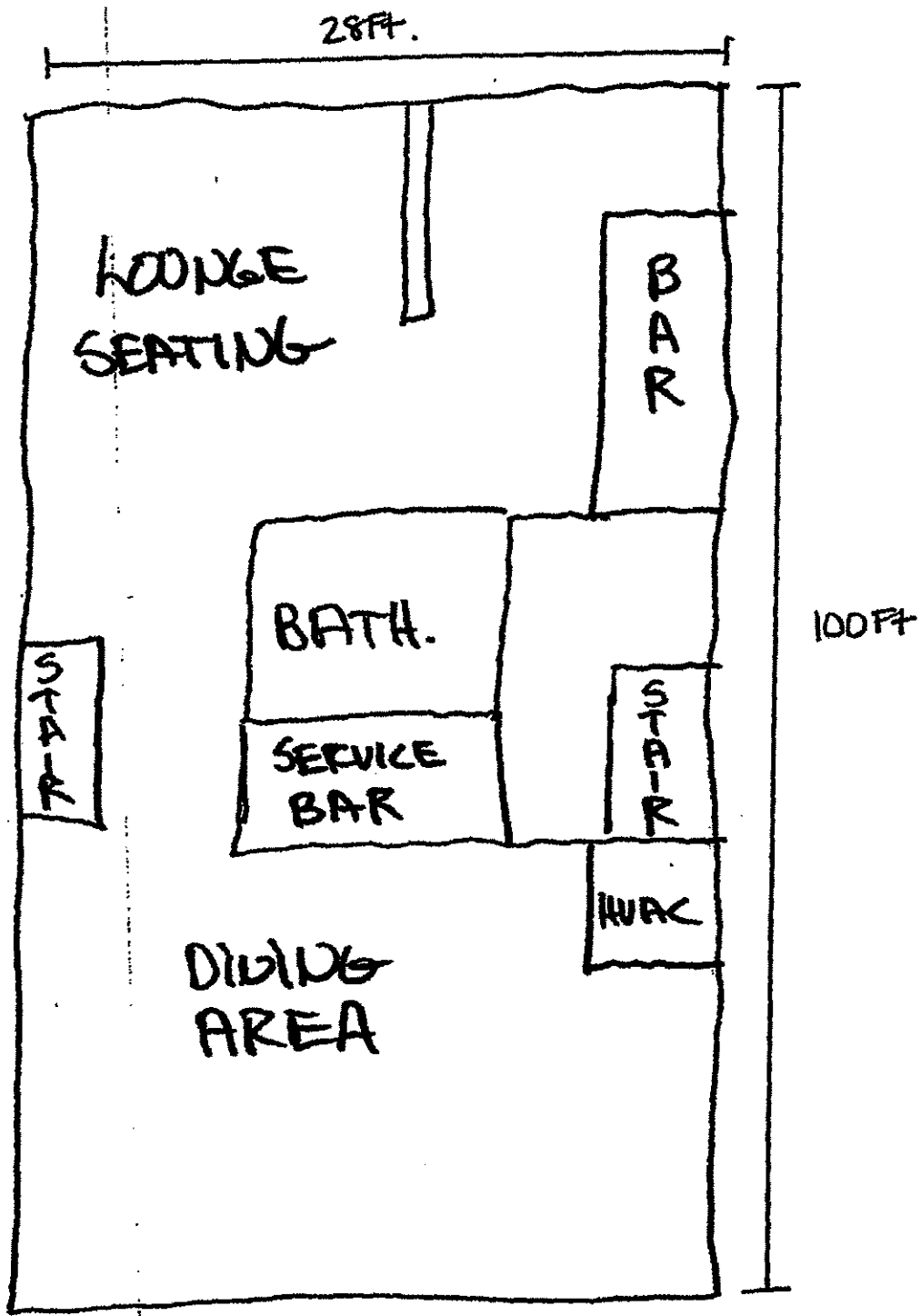
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Sarah N. Sharp	2008 Rockrose Ave. Baltimore, MD 21211	<i>Sarah N. Sharp</i>	10/1959	5 years
Megan E. Easter	1517 William St. Baltimore, MD 21230	<i>[Signature]</i>	5/1989	10 years
Margaret L. Argent	2117 Sulgrave Ave Baltimore, MD 21205	<i>Margaret L. Argent</i>	3/1959	6 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.



1ST FLOOR



2ND FLOOR



Liquor Board System

Version 1.0

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

License Detail

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

Add Adult Entertainment License

Location

Corp Name: **WATERFRONT FELS 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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
RONALD W.	HOWARD	2603 LIGHTHOUSE LANE	BALTIMORE	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action
12/10/2021	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, Vasilius G. Tserkis on 11/22/2021 /kk	Delete
07/27/2021	TRANSFER COMPLETED & ISSUED: Application for Transfer of Ownership issued to WATERFRONT FELS POINT, LLC t/a WATERFRONT HOTEL RONALD W. HOWARD on JULY 27, 2021; see invoice #122742..../sb	Delete
02/12/2021	Issued Outdoor License extension starting from February 12, 2021 until the governor has lifted his executive order; TMP permit# TMP2020-50278..../jr	Delete
06/26/2020	Issued Outdoor License extension starting from June 26, 2020 until the governor has lifted his executive order; DOT permit#ROW2020-SE1025807..../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
11/15/2019	11/14/2019 - Public Hearing Re: Application to transfer ownership with continuation of live entertainment and outdoor table service - APPROVED (3-0 vote)..../jr	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 and location of Class BD7 license presently in the name of L.S. Deutch Inc., t/a Bernie's Bar at 1733 Bank Street to the applicants at location 906-08 S. Wolfe Street APPROVED	Delete

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

License num: LBD7 197 Address: 1710 THAMES STREET
Trade Name: WATERFRONT HOTEL

Comment:

[Add Comment](#)

Hold Info



ADMIRAL'S OF THAMES, LLC: W22352082**Department ID Number:**

W22352082

Business Name:

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 2

"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 19

ARENA _____

HOTEL/MOTEL 1

RACING _____

PREPARED BY: April Bennett Burman DATE: January 05, 2022

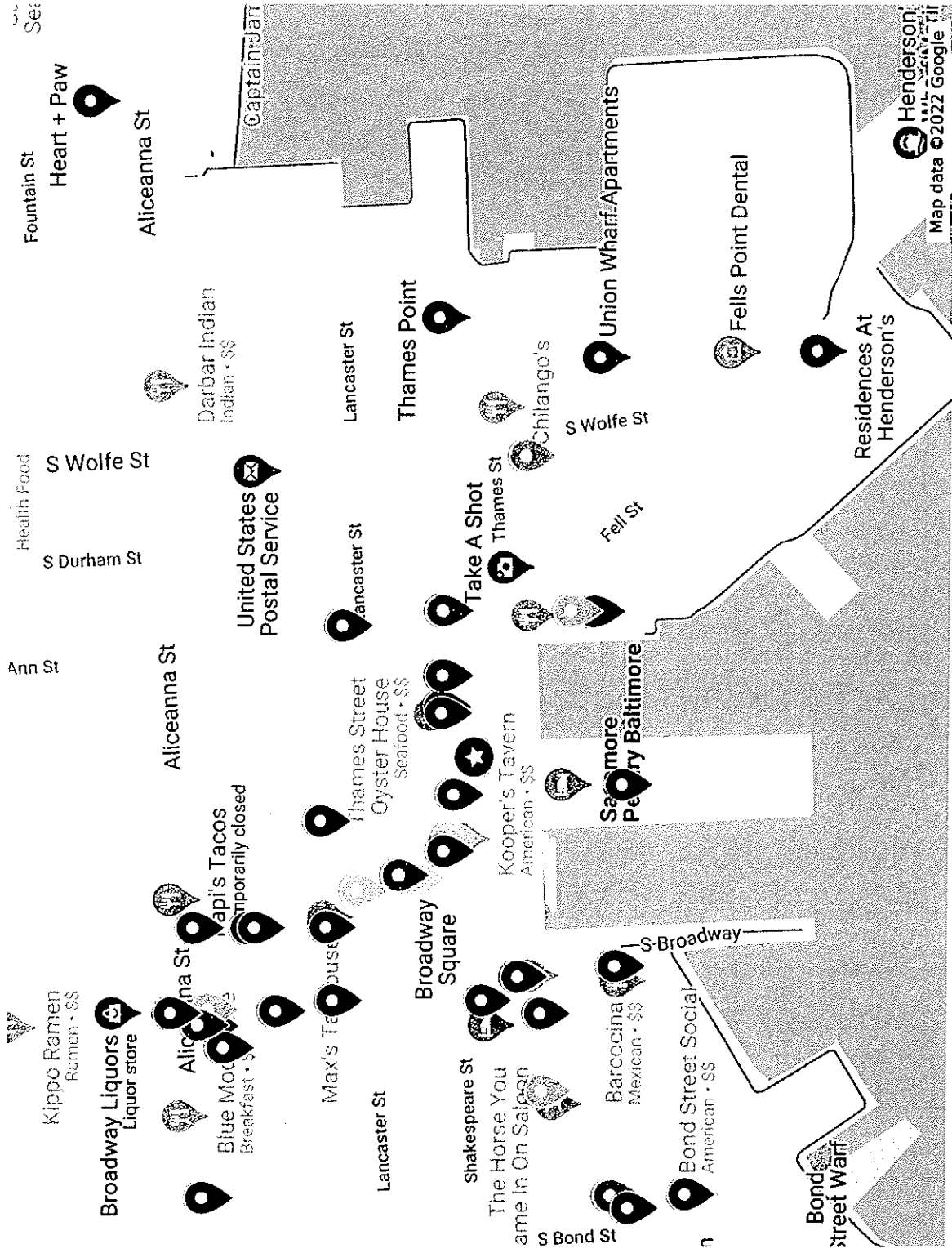
1710 Thames St



















Proposed Location

- 📍 1710 Thames St

Licensed Establishments

- 📍 Sir Duke -LBD7
- 📍 Todd Conner's-LBD7
- 📍 Blarney Stone Pub-LBD7
- 📍 The Rockwell-LBD7
- 📍 Alexander's Tavern-LB
- 📍 The Greene Turtle-LB
- 📍 Lil Phil Tavern-LBD7
- 📍 Max's Taphouse-LBD7
- 📍 Moby Dick's-LBD7
- 📍 Rodos Bar-LBD7
- 📍 DogWatch Tavern-LBD7
- 📍 Jimmy's LB
- 📍 El Coyote -LBD7
- 📍 INN AT THE BLACK OLIVE-LB
- 📍 One-Eyed Mike's LB
- 📍 Slainte Irish Pub LB
- 📍 Kooper's Tavern LB
- 📍 Waterfront Hotel LB
- 📍 Thames St Oyster House LB
- 📍 The Point In Fells LB
- 📍 Cat's Eye Pub LBD7



-  V-NO Wine Bar LBD7
-  Nanami Cafe WD
-  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
-  Bertha's LB
-  Sagamore Pendry LBHM
-  Barcocina LB
-  The Admiral's Cup LBD7
-  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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	<input type="text" value="Water Front Hotel"/>
<i>Corporation Name:</i>	<input type="text" value="Admiral's of Thames, LLC"/>
<i>Location Address:</i>	<input type="text" value="1710 Thames Street"/>
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor ▼
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes ▼
<i>Is the location within 300 feet of Church and/or School?</i>	Yes ▼
<i>Date Posted?</i>	<input type="text" value="1/5/2022"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="1/20/2022"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes ▼

Other licensed locations - Describe/Note:

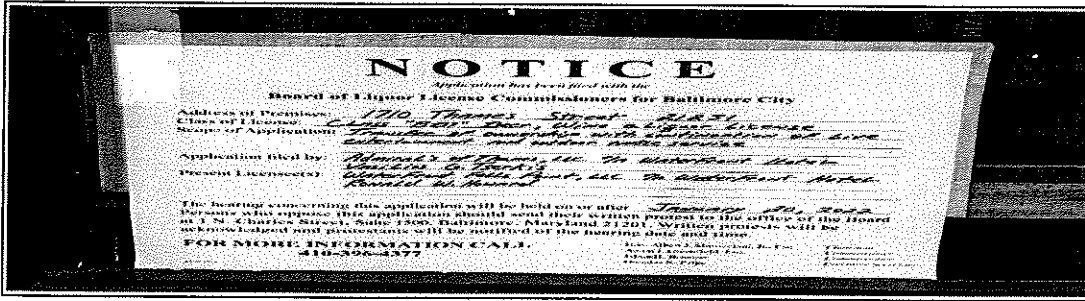
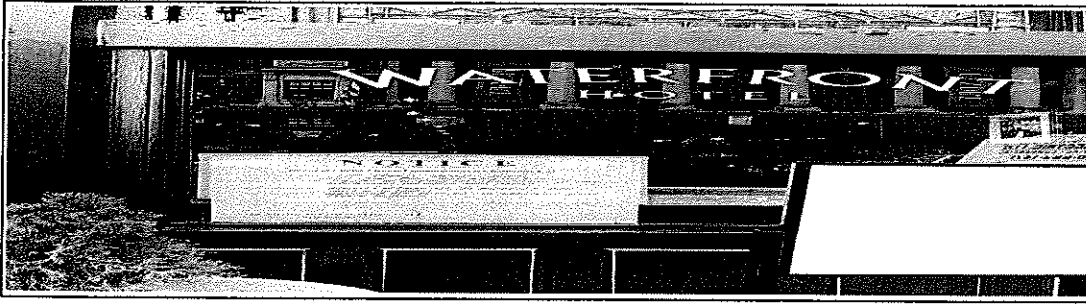
See /Refer to attached Map for other licensed locations .

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:





Attach Additional Photos

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

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: 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 Shekells

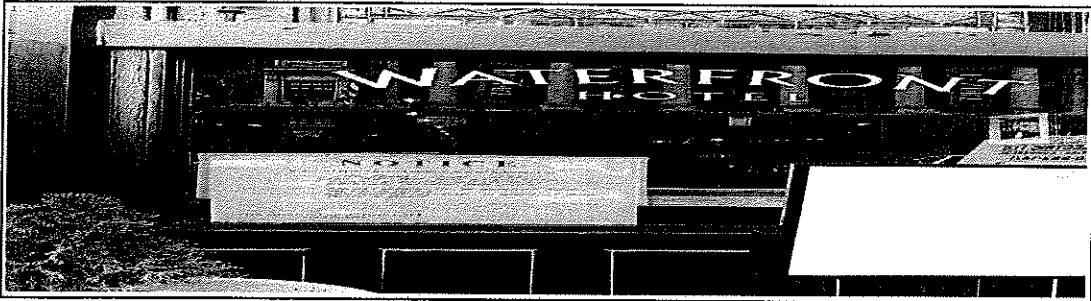
Summary on location of sign posted:

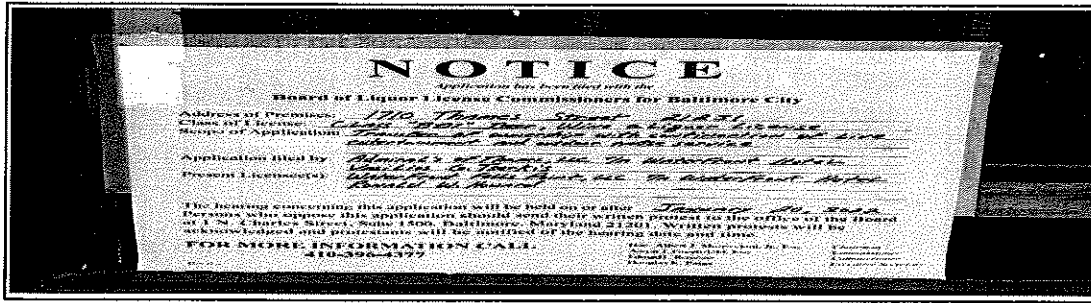
Sign affixed to front entry window.

Summary on location of sign rechecked:

Sign remained affixed to front entry window

Insert Photo of Sign and location:





Attach Additional Photos

Submit

NOTICE

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 "B01" Beer, Wine & Liquor License
Scope of Application: Transfer of ownership with continuation of live entertainment and outdoor table service
Application filed by: Admiral's of Thames, LLC TA Waterfront Hotel
Present Licensee(s): Vasi Lios G. Tserkis
Waterfront Fells Point, LLC TA Waterfront Hotel
Ronald W. Howard

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

FOR MORE INFORMATION CALL

410-396-4377

1210324

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

Re: John 1/25/22 @ 1:35 pm

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:

External Appearance

Clean and Free of Debris: Satisfactory

Internal Appearance

Location of Bar: 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

Location of Dining Area: Throughout

Condition of Dining Area/Floors: Satisfactory ▼

Sanitation: Satisfactory ▼

Menu: Yes ▼

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. Winner Acct# 59829 ... 12/23/2021

Kitchen

Inspector Comments: SATISFACTORY

Restroom

Inspector Comments: SATISFACTORY

Public Safety

Exits Marked, Unobstructed: Yes ▼

Fire Capacity: 75

Outdoor Seating Capacity: N/A

Adult Entertainment - If Applicable

License is Valid:

N/A ▼

Dancers Present 18 and older: N/A ▼

Cleanliness of Dressing Room: N/A ▼

Ancillary Services

Live Entertainment (Describe):

[Empty text box for Live Entertainment description]

Outdoor Table Service N/A ▼

Violations

Violation Issued: No ▼

Violations Noted:

[Empty text box for Violations Noted]

Wrap-Up

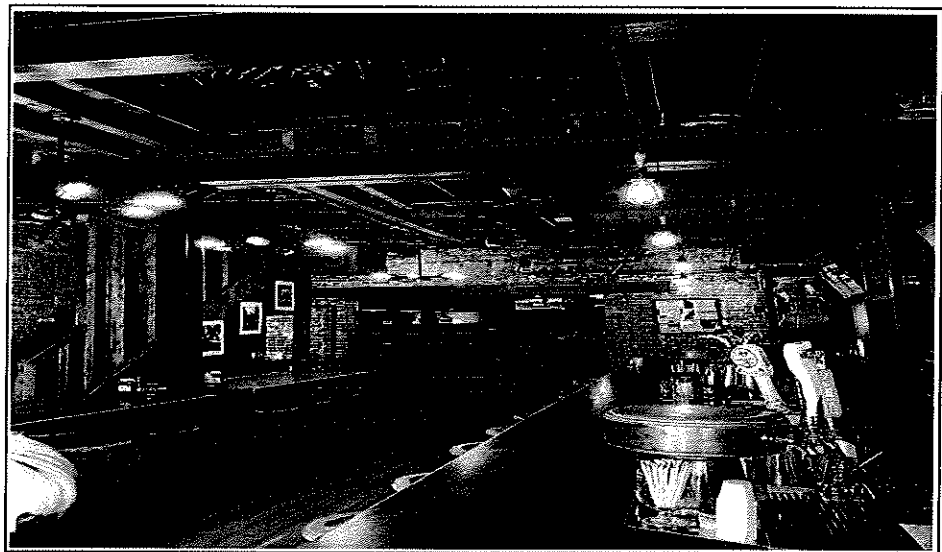
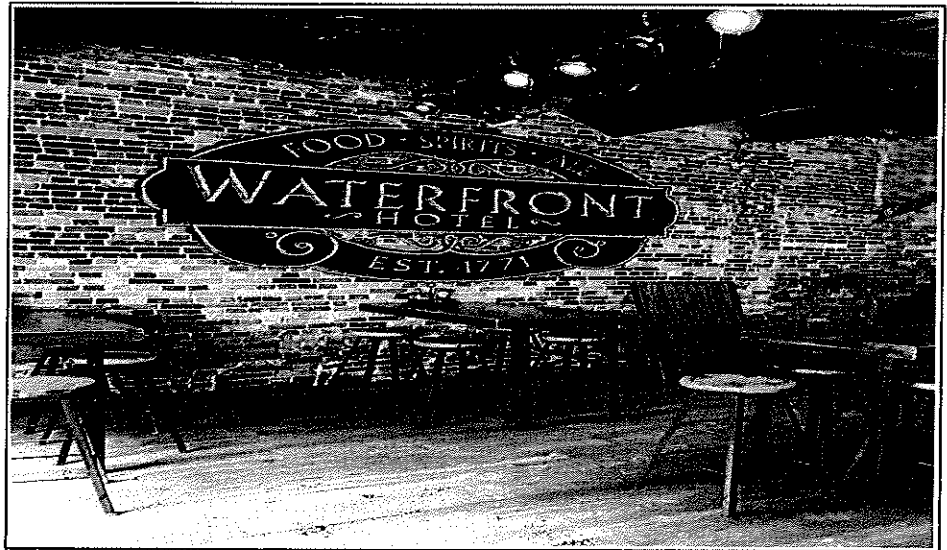
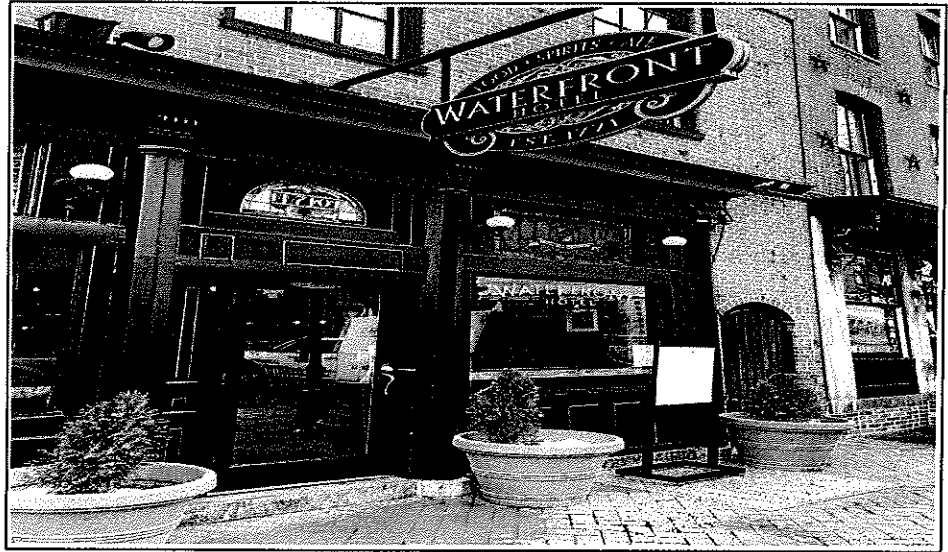
Instructions Given to Licensee:

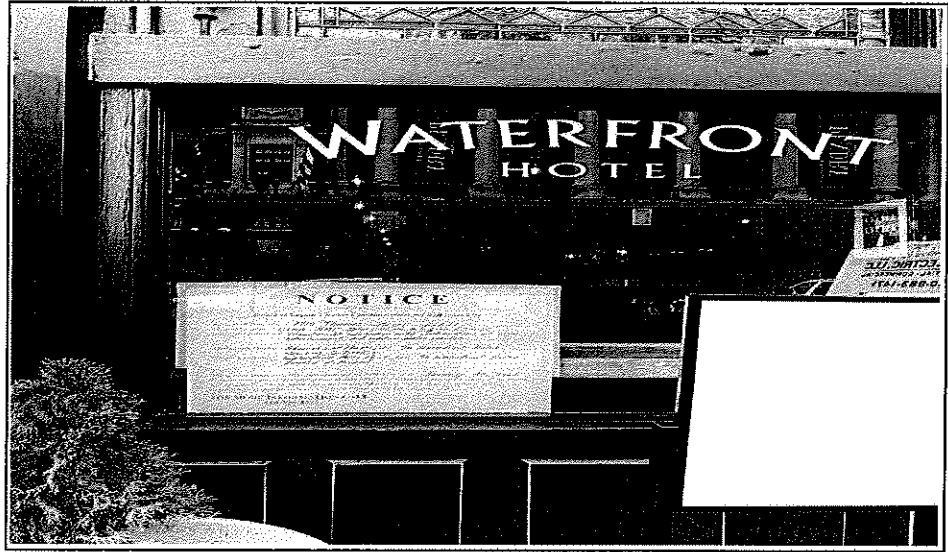
NONE

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

Photo Taken:





Attach Additional Photos

Owner Email:

Submitted by Inspector

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

**Online Use & Occupancy Permit
Application**

Property Address: 1710 THAMES ST
Block/Lot: 1861/016

Permit No: **USE2021-55525**

Applicant:
ANASTASIA NARDANGELI

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

Owner/Lessee:
Owner 1710 THAMES PARENT, LLC

Total : **98.00**

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

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Restaurant

Proposed Use : (Commercial) Restaurant

	Dwelling:	Rooming:	Efficiency:
Existing Count:	000	00	0
Proposed Count:	0	0	0

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

Owner First Name:

Role: **Agent**

Owner Last Name Or Company Name: **THAMES STREET ACQUISITIONS, LLC**

Applicant: **NARDANGELI,ANASTASIA**

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

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

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

EXPLANATION OF REQUEST: Add live entertainment CLASS TYPE: B(BWL)

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: n/a

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: n/a

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: n/a

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: n/a

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: Add live entertainment

CORPORATE/LLC/LLP/PARTNERSHIP NAME: TOG Kona Baltimore, LLC TRADE NAME: Kona Grill

BUSINESS PHONE NUMBER: 410-244-8994 BUSINESS EMAIL ADDRESS: licensing@konagrill.com

ATTORNEY FOR THE APPLICANT: Leanne Schrecengost ADDRESS: 102 W. Pennsylvania Avenue, #600, Towson, MD 21204 PHONE: 410-823-1800

Part of Premises Used (Note: Floors and Areas for Storage): Suite 103, storage in locked liquor room and bar Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 221

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

1. Applicant A

Tyler Bek Loy [REDACTED] [REDACTED]

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

5092 Trenton Street Denver CO 80238 n/a

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

03/1980 Male Seoul, South Korea

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

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

2. Applicant B

Kathryn D. Barrell [REDACTED] [REDACTED]

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

1007 E. Lake Avenue Baltimore MD 21212 9 years

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

02/1985 Female Houston, TX

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

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

3. Applicant C

n/a

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

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

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

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

RECEIVED: BLLC
DEC 7 2021 PM 12:33

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

See attached.

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

Applicant A B C

[Redacted area]

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

Applicant A B C

See attached.

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

Applicant A B C

[Redacted area]

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

Applicant A B C

Please see question 6 above.

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

[Redacted area]

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

Applicant A B C

[Redacted area]

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. 50 th Street	
Baltimore, MD 21211	

Question 6.

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

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

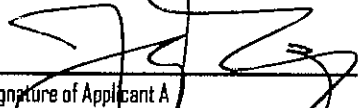
Name	Address	Phone	Email
Antonio Troia	18 E. Lafayette St., Baltimore, MD 21201	[REDACTED]	[REDACTED]

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

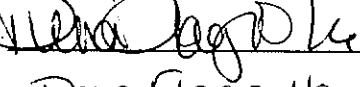
- 1) NAME: Tyler Bek Loy ADDRESS: 5092 Trenton St., Denver, CO TITLE: Auth. Person % OF STOCK HELD: 50 - B
- 2) NAME: Kathryn D. Barrett ADDRESS: 1007 E. Lake Ave., Baltimore, MD TITLE: Auth. Person % OF STOCK HELD: 50 - B
- 3) NAME: n/a ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____
- 4) NAME: TOG Kona Macadamia, LLC ADDRESS: 16059 N. Scottsdale Rd. #300, Scottsdale, AZ TITLE: Member % OF STOCK HELD: 100 - A

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

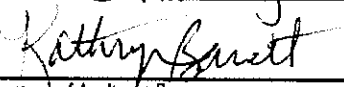
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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


Signature of Applicant A Tyler B. Loy

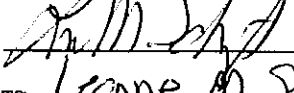
I hereby certify that on the 18th day of November, 2021, before me, the subscriber, a notary public of the State of Colorado in and for Denver, personally appeared Tyler B. Loy the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: 
Printed Name: Dena Flageolle

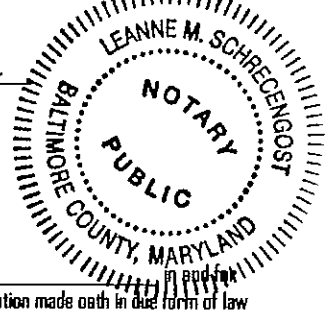
(Notary Seal) My Commission expires February 21, 2025
DENA G. FLAGEOLLE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174007683
MY COMMISSION EXPIRES FEBRUARY 21, 2025


Signature of Applicant B Kathryn D. Barrett

I hereby certify that on the 3rd day of December, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore County, personally appeared Kathryn D. Barrett the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: 
Printed Name: Leanne M. Schreengost

(Notary Seal) My Commission expires 3/4/2022



n/a
Signature of Applicant C

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

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

Name and Address of the owners of the premise/landlord: Banyan Street/GAP I East Pratt Owner, LLC Phone Number: [REDACTED]

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

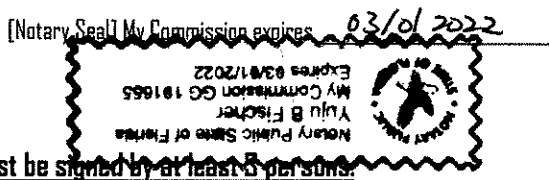
(I, WE) Banyan Street/GAP I East Pratt Owner, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1 E. Pratt Street, #103, Baltimore, City with a Zip Code of 21202, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Lois Dume, V.P.
Signature of Owner of the Property

I hereby certify that on the 24th day of November, 2021, before me, the subscriber, a notary public of the State of Florida, in and for Lois Dume, personally appeared _____ the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature]
Notary Printed Name: Yvonne B. Fischer



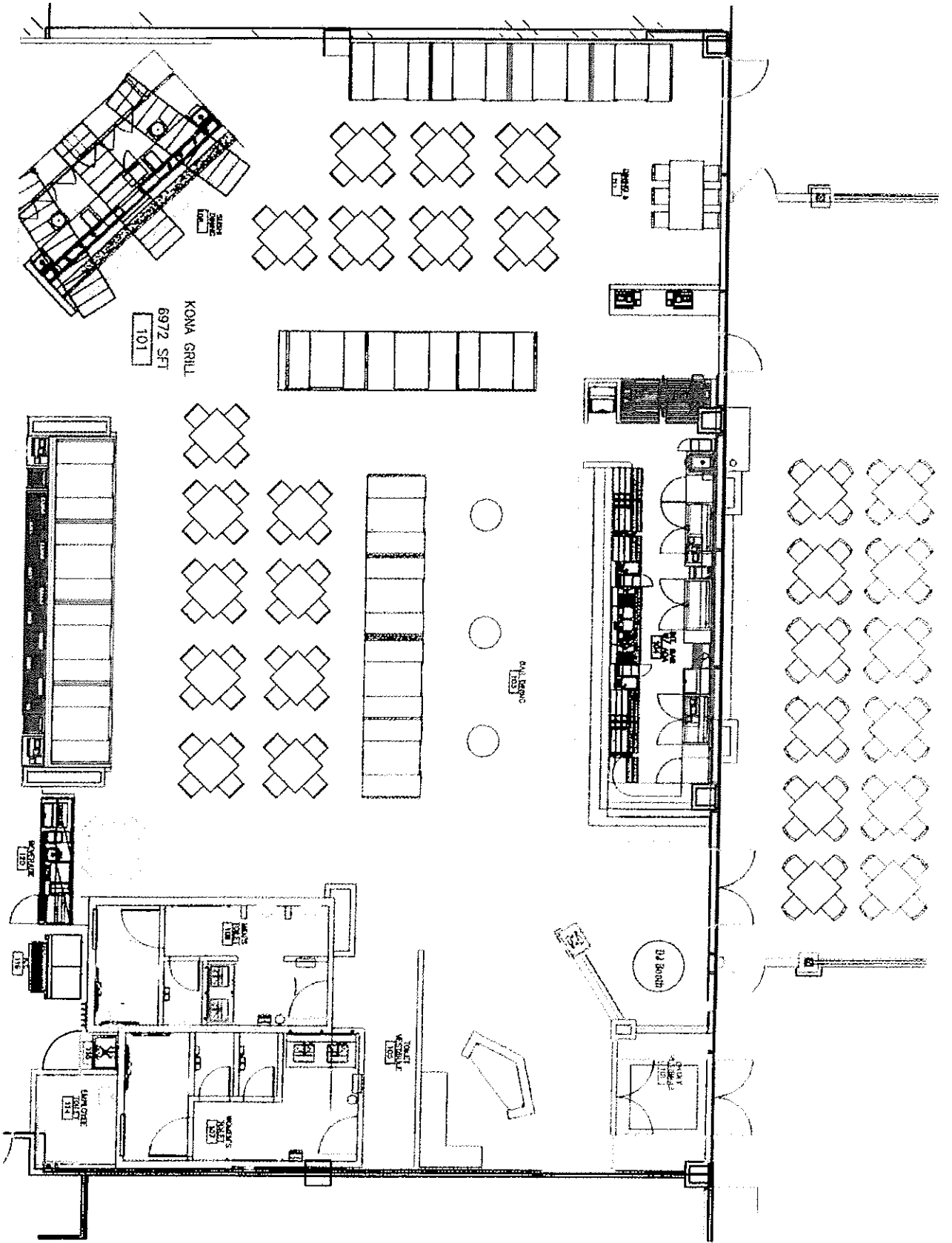
The following certificates must be signed by at least 5 persons:

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)
<i>N/A</i>				

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

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



Baltimore, MD DJ Booth Addition Scale $\frac{3}{32}'' = 1'$



Liquor Board System

Version 1.0

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

License Detail

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

License Info

License Num: **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 N2021 Trader's License Y
[Update Info](#)
[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment 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	CO	80238	Edit	Remove Owner

Comments

Date	Comment	Action
12/30/2021	Provided 2021 Traders License .../sb	Delete
12/10/2021	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
05/11/2021	* Licensee(s) changed during 2021 renewal period - Kathryn D. Barrett replaced Martha Katherine White * /kk	Delete
08/04/2020	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# 119899...k/r	Delete
04/13/2020	FOOD FORM WAS SUBMITTED WITH 2020 RENEWAL APPLICATION..... /kr	Delete
03/13/2020	3/12/2020 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)..../jr	Delete
01/15/2020	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
11/13/2019	Processed Substitute application removing Licensee Berke Bakay and Frank Jarowski: adding Martha White to License; Invoice #118300 and Invoice #118301..../jr	Delete
07/11/2019	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
03/22/2019	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 ATTACHED TO 2016 RENEWAL APPLICATION...K/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 for outdoor table service APPROVED	Delete

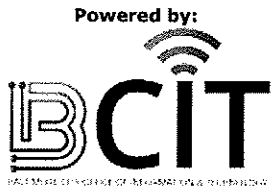
Print History (Print Card)

License num: LB 178 Address: 1 PRATT STREET EAST
 Trade Name: KONA GRILL

Comment:

Add Comment

Hold Info



TOG KONA BALTIMORE, LLC: Z19979392

Department ID Number:

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

Business Type:

FOREIGN LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

09/27/2019

State of Formation:

DE

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1 E. Pratt St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS 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 8

"C" BEER, WINE & LIQUOR 1

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR _____

ARENA _____

HOTEL/MOTEL 3

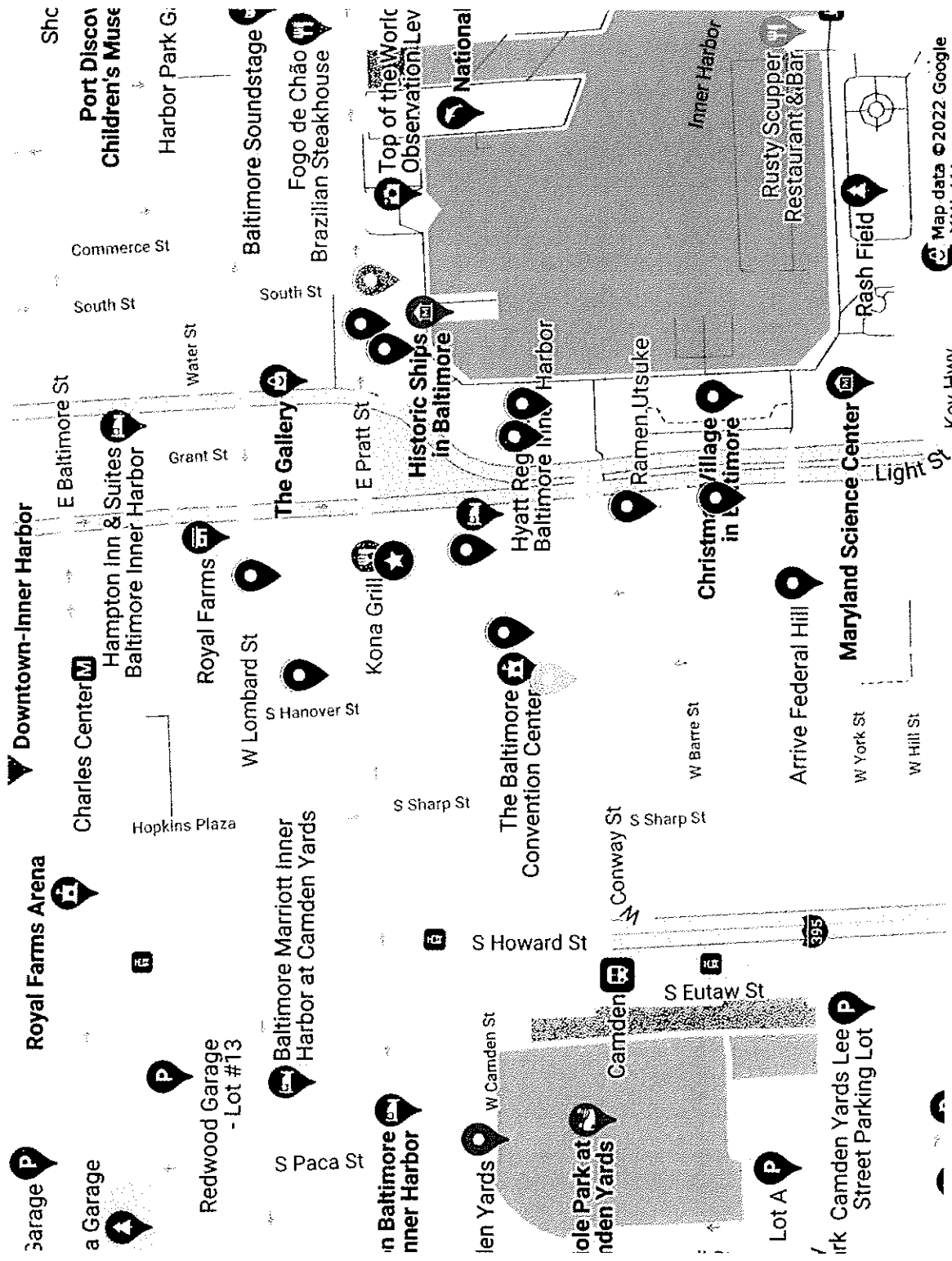
RACING _____

PREPARED BY: Chase DATE: 1/10/22

1 E. Pratt St.

Licensed Establishments

- 📍 Kona Grill - Baltimore LB
- 📍 Hyatt Regency LBHM
- 📍 The Center Club LC
- 📍 Chef Paolino LB
- 📍 Sheraton Inner Harbor Hotel LBHM
- 📍 Morton's The Steakhouse LB
- 📍 Hooters LB
- 📍 Bubba Gump Shrimp Co. LB
- 📍 Tír na nÓg Irish Bar & Grill, Baltimore LB
- 📍 The Cheesecake Factory LB
- 📍 UNO Pizzeria & Grill LB
- 📍 Liora/ Double Zero Baltimore LB
- 📍 Royal Sonesta Harbor Court Baltimore LBHM



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 <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input type="checkbox"/>
Date Posted?	1/5/2022 <input type="checkbox"/>
Estimated Date of Removal?	1/14/2022 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

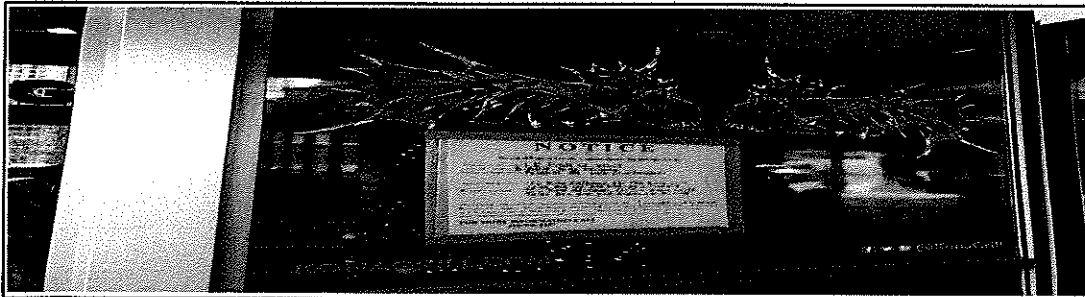
Other licensed locations - Describe/Note:

Please see maps for additional locations

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

Filed application to add live entertainment which includes a DJ to existing license

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

Date and Time

i:\0#.w\baltimore\terri.chase

1/10/2022

 10:31:46 AM

Name of Licensee (if present)

Approve

Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: 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

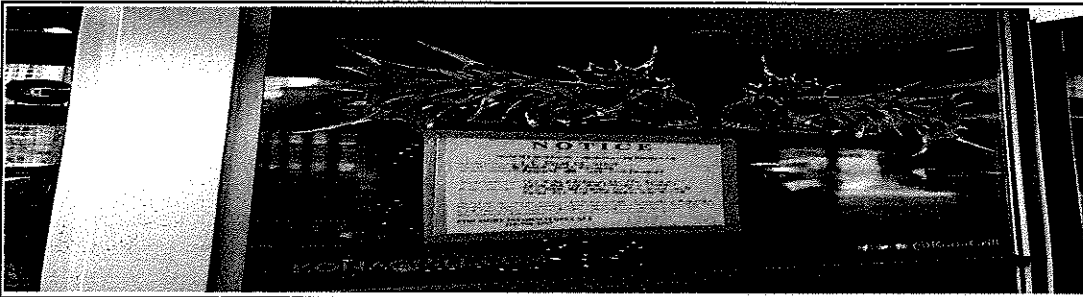
Summary on location of sign posted:

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

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1 E. PRAH ST. 21201

Class of License: Beer, Wine & Liquor

Scope of Application: Request for Live Entertainment

Application filed by: TOG Kona Baltimore, LLC T/A Kona Grill

Tyler Bek Loy and Kathryn D. Baerett

Present Licensee(s): TOG Kona Baltimore, LLC T/A Kona Grill

Tyler Bek Loy and Kathryn D. Baerett

The hearing concerning this application will be held on or after January 20, 2011. Persons who oppose this application should send their written protest to the office of the Board of Liquor License Commissioners for Baltimore City, 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.

Back

BLLC Routine Inspection

Licensee Information:

Address: 1 PRATT STREET EAST 21202

Trade Name: KONA GRILL

Corporation Name: TOG KONA BALTIMORE, LLC

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

Date/Time of Inspection: 1/10/2022 10:23:35 AM

Manager/Licensee: Stephanie Jones

Open/Closed Status

Open/Closed: Open

Closed Date:

External Appearance

Clean and Free of Debris: Satisfactory

Internal Appearance

Location of Bar: Front

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BD7 Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: N/A ▼

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory ▼

Sanitation: Satisfactory ▼

Menu: Yes ▼

Business Records

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 4/13/2021

Employee Records: Yes ▼

Alcohol Beverage Information Invoice Numbers and Date:

Notes

Inspector Comments:

Restroom

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes ▼

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid:

N/A ▼

Dancers Present 18 and older: N/A ▼

Cleanliness of Dressing Room: N/A ▼

Auxiliary Services

Live Entertainment (Describe): N/A

Outdoor Table Service N/A ▼

Violations

Violation Issued: No ▼

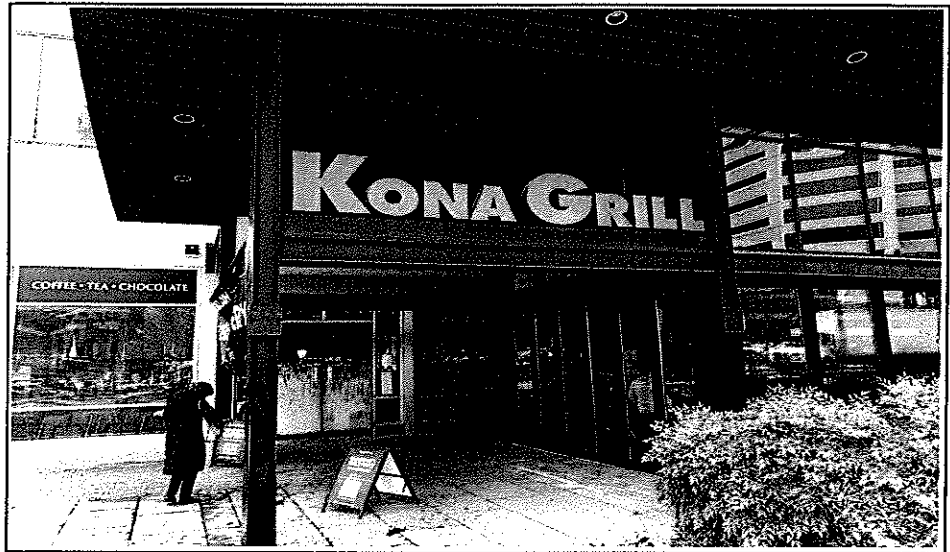
Violations Noted:

Remarks

Instructions Given to Licensee: Send a copy of a recent invoice

Inspector's Comments: Inspected on 1/5/22 by Chase

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
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.

1001-000000-2600-159600-400560 PER. INSP.	1001-000000-2600-158009-400480 MISC.	1001-000000-2600-158009-400480 CH. USE	1001-000000-2600-158301-400490 NEW BLDG.	1001-000000-2600-158302-400490 ADDITIONS
		45.00		
1001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC. CONST.	1001-000000-2600-158800-400500 ELECT.	1001-000000-2600-158901-400510 HYDRONIC/STEAM HEAT
1001-000000-2600-158902-400510 DISTRIB/EXH	1001-000000-2600-158902-400510 AIR COND.	1001-000000-2600-158902-400510 DISP. TANKS	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-159300-400530 ELEVATOR	1001-000000-2600-159000-400520 PLUMBING	1001-000000-2600-159000-400520 S & E CONTROL	1001-000000-5700-308801-401811 TAX	
	0.00			3.00
1001-000000-2600-158306-400490 RAZING	1001-000000-2600-159400-400540 FILING FEE	1001-000000-2600-159400-400540 LOW VOLTAGE TELECOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES
	50.00			98.00

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



DEPARTMENT OF
HOUSING & COMMUNITY
DEVELOPMENT

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

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.



**BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT**



Home > Permits > My Permit Application List

Account: schrecengost@mnmr.com

USE 2021-5421

Review Status:KONA [Back](#)

Comments	Markup	Department	Review	Assigned To	Date Assigned	Guarantee	Last 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, Thomas	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	Fire Dept Inspection	Hamilton, Kevin	9/10/2021		11/12/2021	APP	CONTINUE TO USE SUITE 103 AS A RESTAURANT WITH OUTDOOR PATIO AND LIVE ENTERTAINMENT.
		Health Department	Health Department	Welch, Jerry	9/9/2021		10/15/2021	DONE	BCHD DOES NOT INSPECT FOR LIVE ENTERTAINMENT.



Mayor Brandon M. Scott & Aijoe 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/AMENDMENT(S) APPLICATION FEE - \$600.00

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

EXPLANATION OF REQUEST: Transfer of Ownership CLASS TYPE: D BWL

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 2000 EASTERN AVE, BALTIMORE, MS 21231

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

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

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

CORPORATE/LLC/LP/PARTNERSHIP NAME: BRAZIL GOURMET MARKET PLACE, LLC TRADE NAME: BRAZIL GOURMET MARKET PLACE

BUSINESS PHONE NUMBER: 410-276-2198 BUSINESS EMAIL ADDRESS: _____

ATTORNEY FOR THE APPLICANT: PETER A PREVAS ADDRESS: 309 N. Charles St, Ste 200, Baltimore, MD 21201 PHONE: 410-752-2340

Part of Premises Used (Note: Floors and Areas for Storage): 4st Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 24

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

1. Applicant A

ARIANE TUSKEY _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 8624 Sword St _____
 (Residence) Street _____ City _____ State _____ Zip Code _____
07/1972 _____
 (Month/Year of Birth) _____ (Sex: Male or Female) _____ (Place of Birth) _____
 Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

2. Applicant B

Tyler Frank _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 1286 Riverside Ave _____
 (Residence) Street _____ City _____ State _____ Zip Code _____
02/1992 _____
 (Month/Year of Birth) _____ (Sex: Male or Female) _____ (Place of Birth) _____
 Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

3. Applicant C

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

 (Residence) Street _____ City _____ State _____ Zip Code _____

 (Month/Year of Birth) _____ (Sex: Male or Female) _____ (Place of Birth) _____
 Check: Yes No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?
 Yes No Are you a registered voter in the City of Baltimore?

RECEIVED

OCT 05 2021

4:27pm

Baltimore City
Liquor Board

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

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

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

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

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

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

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

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

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

WITH 20 VY ALCOHOL

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

Applicant A B C

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

Name	Address	Phone	Email

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

- 1) NAME: ARIANE TUSKEY ADDRESS: 8624 SWORD ST EDWARD TITLE: Member %OF STOCK HELD: 100
- 2) NAME: Tyler Frank ADDRESS: 1286 Riverside Ave TITLE: Authorized P %OF STOCK HELD: 0
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

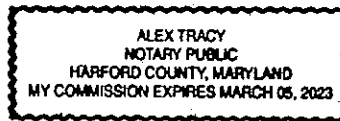
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

Ariane Tuskey
Signature of Applicant A

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

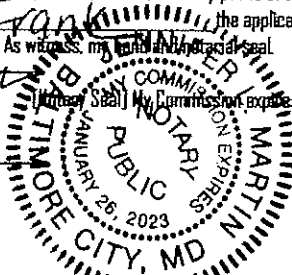
Signature: _____ (Notary Seal) My Commission expires 03/05/2023
Printed Name: Alex Tracy



Signature of Applicant B

I hereby certify that on the 26th day of July, 2021, before me, the subscriber, a notary public of the State of Maryland in and for CITY OF BALTIMORE, personally appeared Tyler Frank the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Jennifer L Martin (Notary Seal) My Commission expires 01-26-2023
Printed Name: Jennifer L Martin



Signature of Applicant C


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

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

Name and Address of the owners of the premises/landlord: 2000 Eastern, LLC Phone Number: [REDACTED]

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

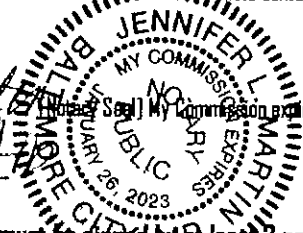
(I, WE) Justin Frank HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2000 Eastern Ave, Baltimore, City with a Zip Code of 21231, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.


Signature of Owner of the Property

I hereby certify that on the 26th day of July, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Balto, personally appeared Justin Frank, member the landlord/property owner named in this application made oath in due form of law that the ~~truth~~ facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Jennifer L. Martin My Commission Expires 01-26-2023
Notary Printed Name: Jennifer L. Martin



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

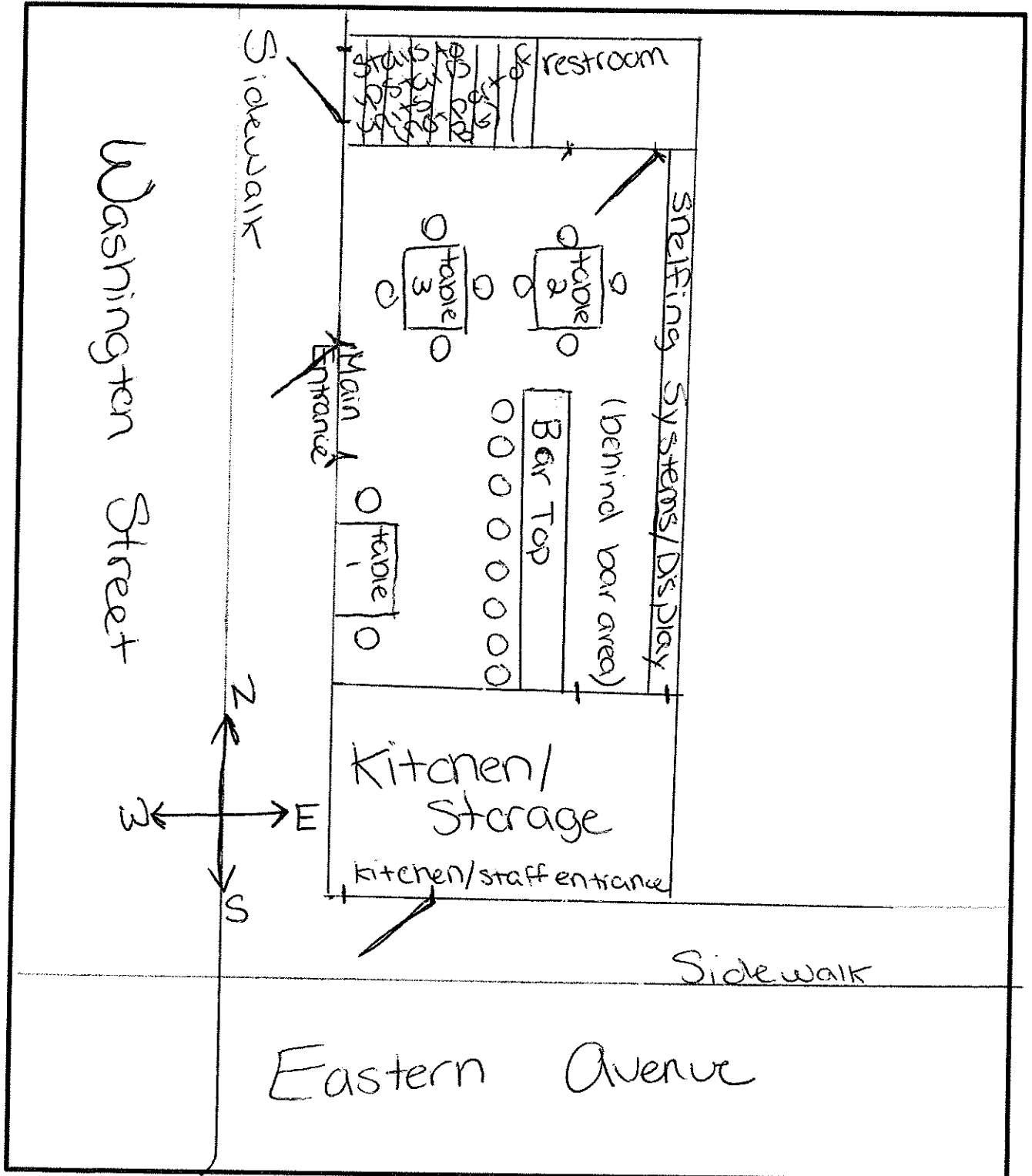
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
<u>Lauren Miller</u>	<u>2639 Boston St 117 Baltimore, MD 21224</u>	<u>Lauren Miller</u>	<u>02/90</u>	<u>10+ years</u>
<u>Parker Bratton</u>	<u>1903 Gough St. Baltimore, MD 21231</u>	<u>Parker Bratton</u>	<u>4/91</u>	<u>10+ years</u>
<u>Ilya Nudel'man</u>	<u>638 Porter V. Hias St Baltimore MD 21230</u>	<u>Ilya Nudel'man</u>	<u>2/186</u>	<u>10+ years</u>

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

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

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





Liquor Board System

Version 1.0

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

License Detail

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

Add Adult Entertainment 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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
BRIAN M.	GRACE	2637 HUDSON STREE	Baltimore	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
PAUL	GUNSHOL	130 E. CLEMENT STREET	Baltimore	MD	21230	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

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	On 2/23/16 Circuit Court AFFIRMED the board's decision of April 23, 2015 (protest of renewal class D BWL license) dkp	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 Ballimore 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
09/29/2015	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 protest 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
11/19/2012	11/8/2012 Public Hearing re: Transfer of ownership of class D - BWL and Adult Entertainment license. POSTPONED.	Delete
10/19/2012	10/12 Transfer of ownership, D-BWL, Michael Dickinson, Tecaram Raghubar, Seventh Sinn Show Club, LLC	Delete
04/12/2010	4/10 Transfer of ownership of the liquor license & adult entertainment license, D-BWL, Benjamin R. Pascal, Kerie L. Sample, Eastern Envy, LLC	Delete
12/09/2009	12/3/09 Hearing Conf.to determine status of license.DECISION: LICENSE OPERABLE.	Delete
11/19/2008	09/22/08 \$3250 FINE PAID IN FULL #64927	Delete

11/19/2008	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 WAVED=\$3250	Delete
------------	--	--------

Print History (Print Card)

License num: LD 047 Address: 2000 EASTERN AVENUE

Trade Name: THE BIG EASY CABARET

Comment:

[Empty comment box]

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: 

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

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 2000 Eastern Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 20

"A" BEER & WINE _____

"B" BEER & WINE 1

"C" BEER & WINE 1

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 5

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 6

"BD7" BEER, WINE & LIQUOR 6

ARENA _____

HOTEL/MOTEL _____

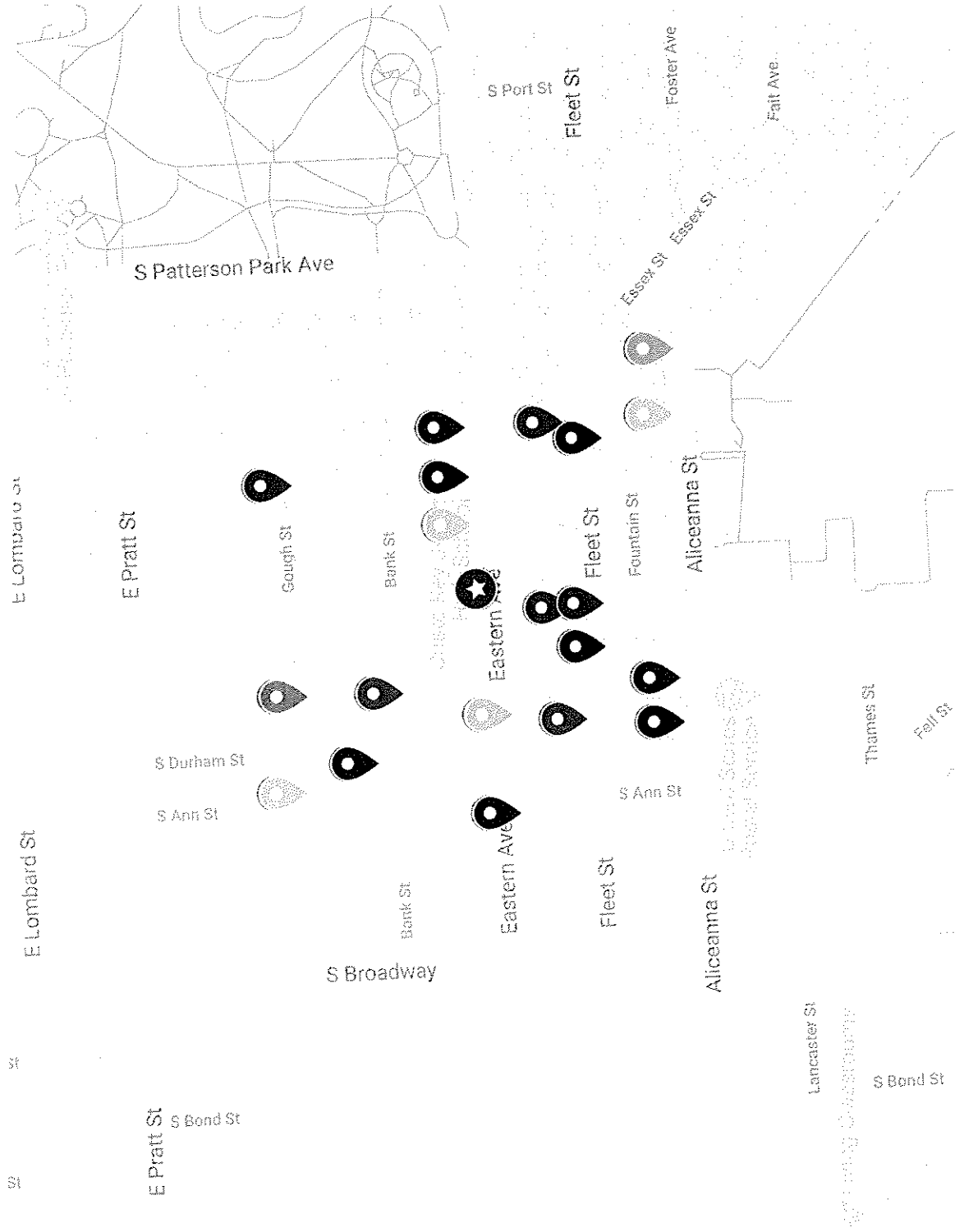
RACING _____

PREPARED BY: R. Jordan DATE: 01/08/22
Inspector

2000 Eastern Avenue

Licensed Establishments

- ★ Brazil Gourmet Market PI LD
- 📍 Port City Tavern LBD7
- 📍 Ale Mary's LBD7
- 📍 1919 LBD7
- 📍 Happy Hour Heaven LBD7
- 📍 Benders LBD7
- 📍 Johnny Rad's Pizza LBD7
- 📍 Loading Dock LA
- 📍 Captain James Rest. LB
- 📍 Baltimore Built Bistro LB
- 📍 Carolina Tex Mex LB
- 📍 Get It Inn II LB
- 📍 Pierpoint Rest LB
- 📍 1900 Aliceanna St LD
- 📍 HENNINGER'S TAVERN LD
- 📍 Peter's Inn LD
- 📍 Spirits Tavern LD
- 📍 Greyhound Tavern LD
- 📍 Mary's Tavern LD
- 📍 Sip & Bite WB
- 📍 HOLY ROSARY CHURCH WC



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	Brazil Gourmet Market Place
<i>Corporation Name:</i>	Brazil Gourmet Market Place LLC
<i>Location Address:</i>	2000 Eastern Ave
<i>License Type:</i>	Class "D" Beer, Wine and Liquor <input type="checkbox"/>
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes <input type="checkbox"/>
<i>Is the location within 300 feet of Church and/or School?</i>	No <input type="checkbox"/>
<i>Date Posted?</i>	1/5/2022 <input type="text"/>
<i>Estimated Date of Removal?</i>	1/14/2022 <input type="text"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes <input type="checkbox"/>

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 about the location):

"Transfer of ownership"

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name	Date and Time
<input type="text" value="i:0#w baltimore\rosalba.jordan"/>	<input type="text" value="1/8/2022"/> <input type="text" value="9:07:44 PM"/>
Name of Licensee (if present)	
<input type="text"/>	
<input type="button" value="Approve"/> <input type="button" value="Disapprove"/>	

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	Ariane Tuskey, Tyler Frank
<i>Address of Premises:</i>	2000 Eastern Ave
<i>Inspector:</i>	i:0#w baltimore\rosalba.jordan
<i>Date Posted:</i>	1/5/2022
<i>Time Posted:</i>	
<i>Date Rechecked:</i>	1/14/2022
<i>Time Rechecked:</i>	
<i>Manager or Owner when sign posted:</i>	

Summary on location of sign posted:

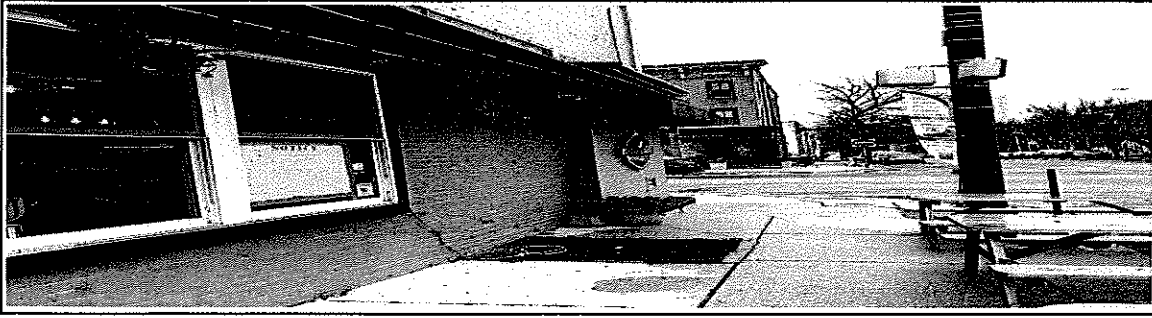
Sign was posted on the front of building.

Summary on location of sign rechecked:

Remained posted on the front of building.

Insert Photo of Sign and location:





Attach Additional Photos

Submit

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 2000 Eastern Ave. 21231

Class of License: D-beer, wine & liquor

Scope of Application: Transfer of ownership requesting delivery of alcoholic beverages

Application filed by: Brazil Gourmet Market Place, LLC T/A Brazil Gourmet Market Place Ariane Tuskey and Tylee Frank

Present Licensee(s): Fireball Entertainment, Inc. T/A The Big Easy Cabaret Brian Grace and Pau Gunshol

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

FOR MORE INFORMATION CALL

410-396-4377

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

Back

BLLC Routine Inspection

Licensee Information

Address: 2000 EASTERN AVENUE 21231 ▼

Trade Name:

Corporation Name:

Type of License: Class "D" Beer, Wine and Liquor ▼

Date/Time of Inspection:

Manager/Licensee:

Open/Closed Status

Open/Closed: Open ▼

Closed Date:

External Appearance

Clean and Free of Debris: Satisfactory ▼

Internal Appearance

Location of Bar: Center ▼

Shape of Bar:

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:

N/A

Bar/Tavern Open and Operating: N/A

Selling Household/Grocery: N/A

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued:

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Kitchen

Inspector Comments:

Restroom

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Ancillary Services

Live Entertainment (Describe):

Outdoor Table Service No

Violations

Violation Issued: No

Violations Noted:

Wrap-Up

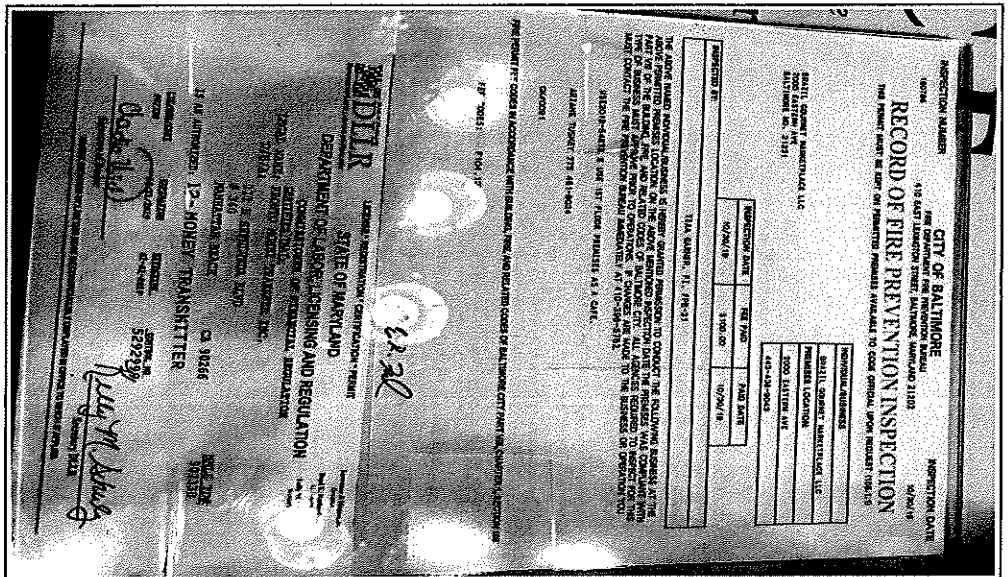
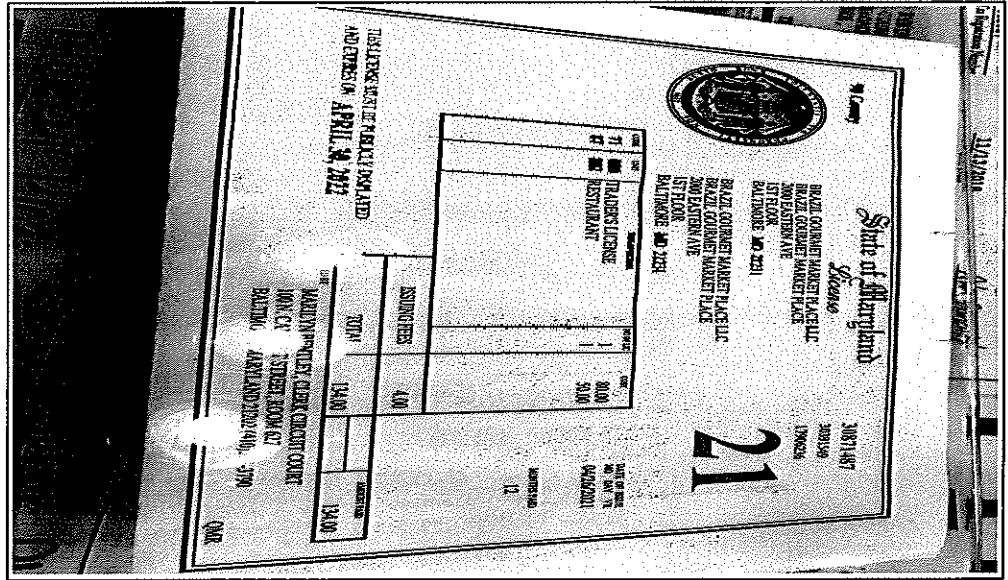
Instructions Given to Licensee:

To provide Alcohol awareness certificate and liquor invoice .

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:




***** 6107 7 NNC *****

IN THE MATTER OF THE
 PETITION OF: ALIZA
 HERTZMARK

2000 EASTERN AVENUE

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

JUN 24 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.

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

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.

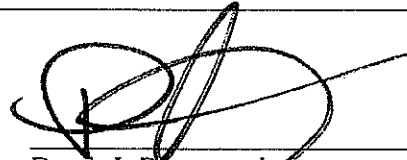
The conditions on which this application is based are unique to this property and the practical difficulty caused by a strict application of the Zoning Code has not been created by the intentional action or inaction of any person who has a present interest in the property. The purpose of the requested 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

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 24th 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. Baumgardner
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 APPLICATION: TRANSFER NEW EXPANSION OF PREMISES AMENDMENT(S)

EXPLANATION OF REQUEST: transfer of ownership CLASS TYPE: LBD7

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 3734 Fleet Street, Baltimore, Maryland 21224

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: So Baltimore, LLC TRADE NAME: Brewer's Hill Pub & Grill

BUSINESS PHONE NUMBER: 410-558-1620 BUSINESS EMAIL ADDRESS: _____

ATTORNEY FOR THE APPLICANT: Melvin J. Kodenski, Esq. ADDRESS: 320 N. Charles St., 21201 PHONE: 410-685-5100

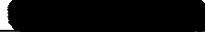
Part of Premises Used (Note: Floors and Areas for Storage): entire premises Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

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

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

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

1. Applicant A

Malcolm H. Delaney 678-896-1559 

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

11140 West Road Roswell Georgia 30075 n/a


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

03/1989 Male Baltimore, MD

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

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

2. Applicant B

Anthony Fitzgerald 443-927-5800 

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

4629 Mary Avenue Baltimore Maryland 27 years

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

07/1984 Male Baltimore, MD

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

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

3. Applicant C

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

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

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

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

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

Name	Address	Phone	Email

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

- 1) NAME: Malcolm H. Delaney ADDRESS: 11140 West Rd. Roswell, GA 30075 TITLE: Sole Member % OF STOCK HELD: 100%
- 2) NAME: Anthony Fitzgerald ADDRESS: 4629 Mary Ave TITLE: Sec. % OF STOCK HELD: 0%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____

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

will be compensated monthly

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

[Signature]
Signature of Applicant A
17th August 21

I hereby certify that on the 17th day of August, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared Malcolm H. Delaney the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

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

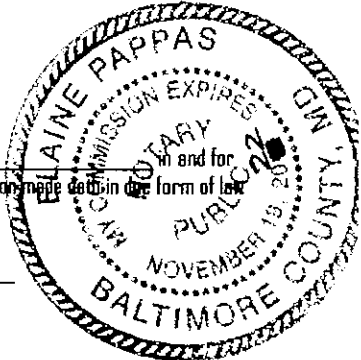
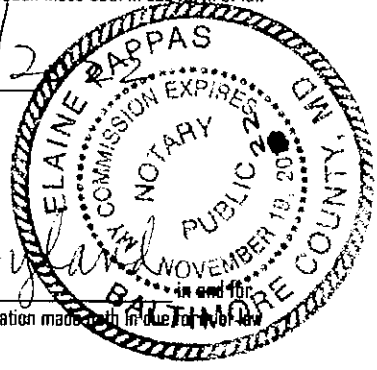
[Signature]
Signature of Applicant B
17th August 21

I hereby certify that on the 17th day of August, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared Anthony Fitzgerald the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Elaine Pappas (Notary Seal) My Commission expires 11/19/2022
Printed Name: Elaine Pappas

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

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



Settled on 7/29/2021
 ↓ not on SDAT site yet

Name and Address of the owners of the premise/landlord:

M. Delaney, LLC
3734 Fleet St, 21224

Phone Number: [REDACTED]

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

(I, WE) Malcolm H. Delaney, Member of M. Delaney, LLC 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 agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
 Signature of Owner of the Property

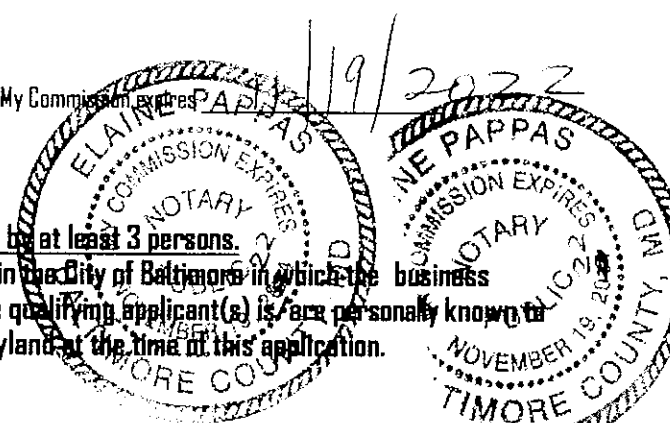
I hereby certify that on the 17th day of August, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Balto. Co., personally appeared malcolm H. Delaney, member the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Elaine Pappas

(Notary Seal) My Commission Expires

Notary Printed Name: Elaine Pappas



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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
1 Armstead Jones	2407 Lake Ave. Baltimore, MD 21213	[Signature]	8/1984	30 yrs
2 Christopher Wren Jr.	1405 R. Mt. St. Apt. 521 Baltimore, MD 21231	[Signature]	6/1985	18 yrs
3 Jason Taylor	5305 Loch Raven Blvd. Baltimore, MD 21239	[Signature]	8/1982	22 yrs
4 Rodney Harrison	4248 Shamrock Ave. Baltimore, MD 21206	[Signature]	12/1983	20 yrs
5 Melvin Bridges	7919 Hillendale Rd. Baltimore, MD 21234	[Signature]	02/1979	17 yrs
6 Sam Brand	1404 Greenberry Rd. Baltimore, MD 21209	[Signature]	06/1981	23 yrs

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

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

RECEIVED
 SEP 07 2021
 Baltimore City Liquor Board

re: 3734 Fleet Street

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

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

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

Signature of Owner of the Property _____

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

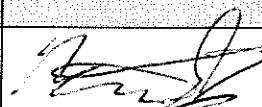
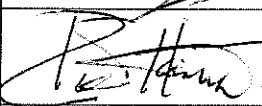
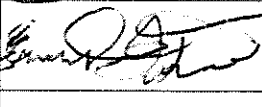
As witness, my hand and notarial seal.

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

Notary Printed Name: _____

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

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

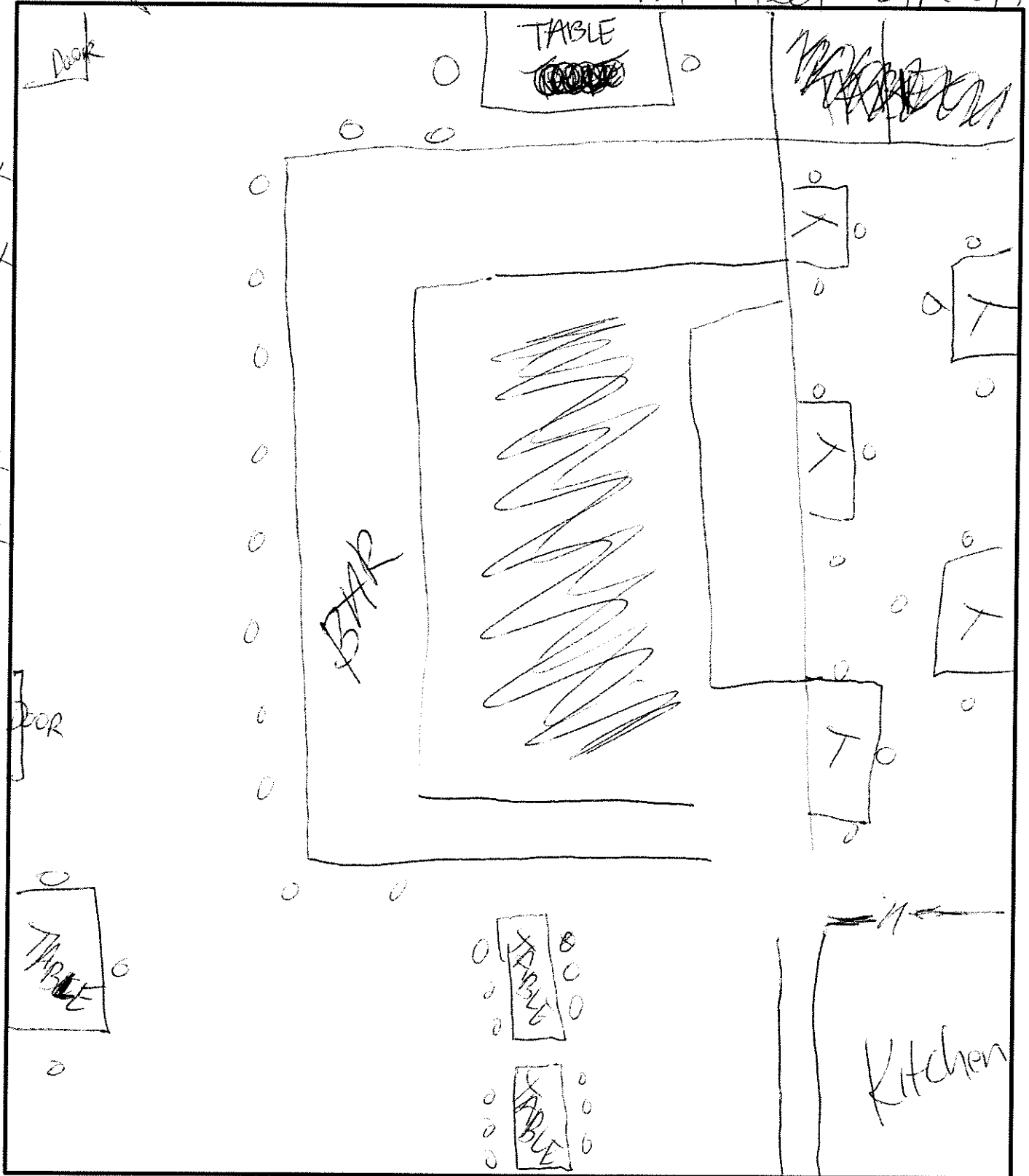
	Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
1	Armistead Jones	2407 Lake Ave Bulto, MD 21213		8/1981	30 years
2	Kidney Harrison	4248 Shamrock Ave Baltimore, MD 21206		12/1925	20+ years
3	Emmanuel Fitzgerald	3315 Ravenwood Ave Bulto, MD 21213		8/1945	15+ years

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.

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.

← 3734 Fleet Street



C Eaton St
T O T
T O T
outdoor
X O X
S. Eaton St

MENU BTR
WOMEN BTR



Liquor Board System

Version 1.0

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

License Detail

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

Add Adult Entertainment 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:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
PAUL M.	CRIST	801 S. MONTFORD AVENUE	BALTIMORE	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action
11/19/2021	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
01/28/2020	****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 PUROPSE.....K/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)

License num: LBD7 051 Address: 3734 FLEET STREET
 Trade Name: GNOCCO

Comment:

Add Comment

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 ESTABLISHMENTS IN MAP AREA 9

"A" BEER & WINE _____

"B" BEER & WINE 1

"C" BEER & WINE _____

"D" BEER & WINE 2

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 2

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 3

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Perit DATE: 10/29/21

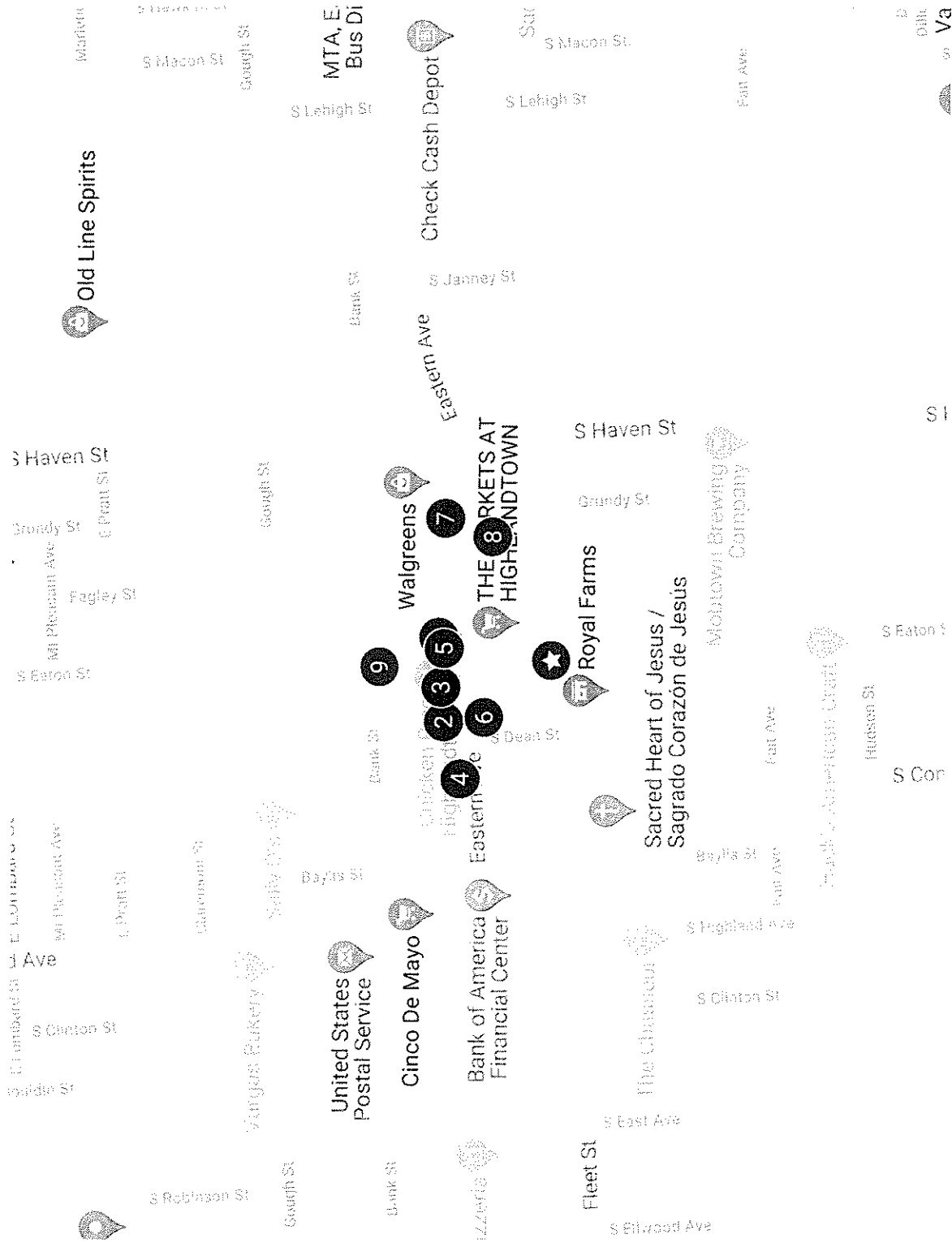
3734 Fleet St

Proposed Location

★ Proposed Location

LICENSED ESTABLISHMENTS

- 1 Bayview Liquors LBD7
- 2 K&D Restaurant LB
- 3 Main Street Bar *Bar*
- 4 Spartan Pizzeria WD
- 5 G & A Restaurant WB
- 6 EL PUERTO JAROCHO WD
- 7 La Sirenita Restaurant LB
- 8 El Oasis BD7
- 9 Los Amigos Sport Bar LD



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

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

Other licensed locations - Describe/Note:

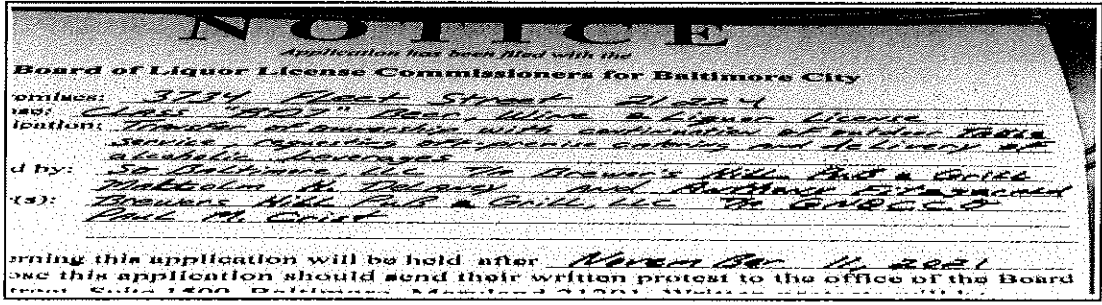
see attached map

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:





Inspector Name	Date and Time	
i:\0#w\baltimore\andy.perez	10/29/2021	7:01:40 PM
Name of Licensee (if present)		
<input data-bbox="113 703 800 745" type="text"/>		
<input data-bbox="113 772 800 814" type="text"/>		

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: 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:

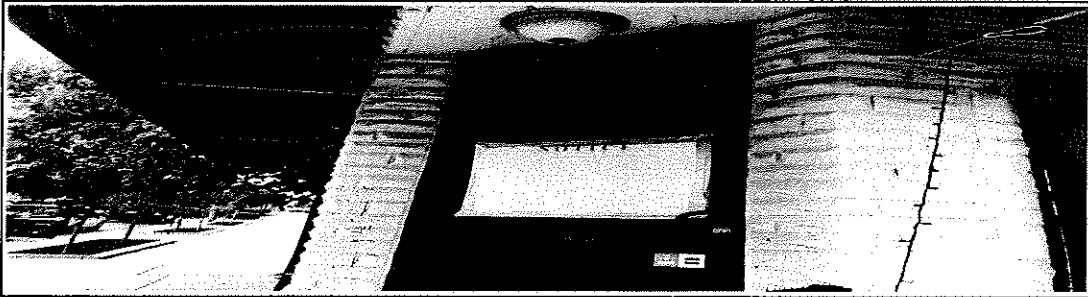
Summary on location of sign posted:

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:



NOTICE
Application has been filed with the
Board of Liquor License Commissioners for Baltimore City

Address: 3714 Fleet Street #1224
 City: Cross City Beer Wine & Liquor License
 Location: Transfer of ownership with acquisition of outdoor patio service consisting of service catering and delivery of alcoholic beverages
 Filed by: St. Bernard's LLC, The Oceanic Hill Pub & Grill
 (s): Malcolm A. Delaney, Anthony Fitzgerald, Malcolm A. Delaney, Hill Pub & Grill, LLC, St. Bernard's LLC, Paul M. Grant

During this application will be held after November 11, 2021
 Those who wish to protest this application should send their written protest to the office of the Board of Liquor License Commissioners, 1600 Baltimore Boulevard #1501, Baltimore, MD 21202.

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address: 3734 Fleet Street 21224

License: Class "BD7" Beer, Wine & Liquor License

Description: Transfer of ownership with continuation of outdoor table service, requesting off-premise catering and delivery of alcoholic beverages

Applicant: So Baltimore, LLC The Brewer's Hill Pub & Grill

Applicant(s): Malcolm H. Delaney And Anthony Fitzgerald
Brewers Hill Pub & Grill, LLC TA GNBCCO
Paul M. Crist

Public hearing this application will be held after November 11, 2021

Interested parties should send their written protest to the office of the Board

Office: Suite 1500 Baltimore Maryland 21201

BLLC Compliance Inspection

Address: 3734 FLEET STREET 21224

Trade Name:

Corporation Name:

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

Date/Time of Inspection:

Manager/Licensee:

Open/Closed: Closed

Closed Date:

Clean and Free of Debris: Satisfactory

Traders License: N/A

Alcohol Awareness Certification Date Issued:

Exits Marked, Unobstructed: N/A

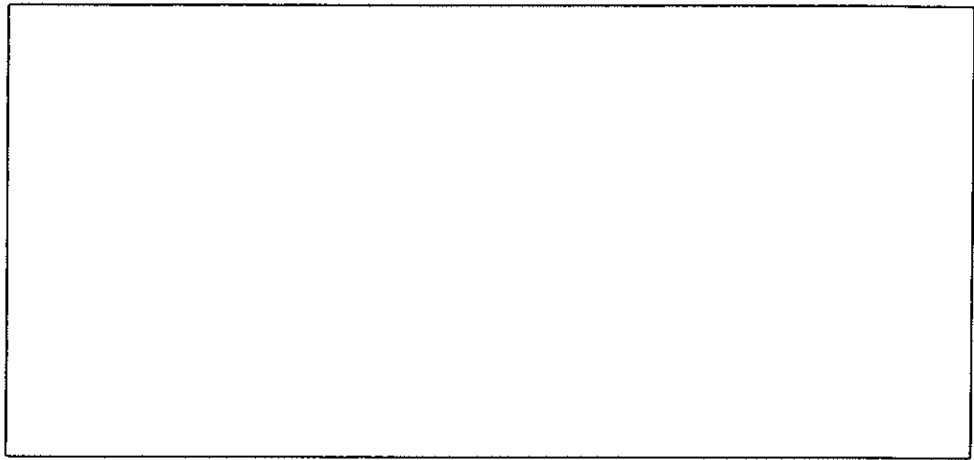
Fire Capacity:

Outdoor Seating Capacity:

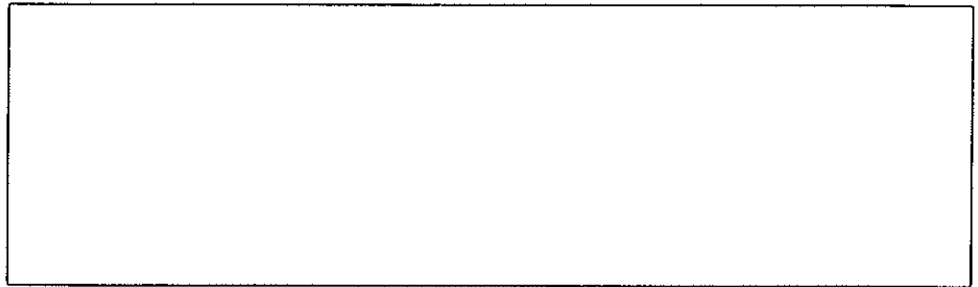
License is Valid: N/A

Violation Issued: No

Violations Noted:



Instructions Given to Licensee:



Inspector's Comments:

Establishment remains closed.
Media reports confirm closure.

Submitted document below to Kimberly Kerns , Executive Assistant

Photo Taken:

ALBERT J. MATCIGLIANO, JR.
Commissioner
ANNON J. GONZALEZ, CMO
LENAUPTA HAYES, ESM
ALTERNATE CHIEF OF POLICE

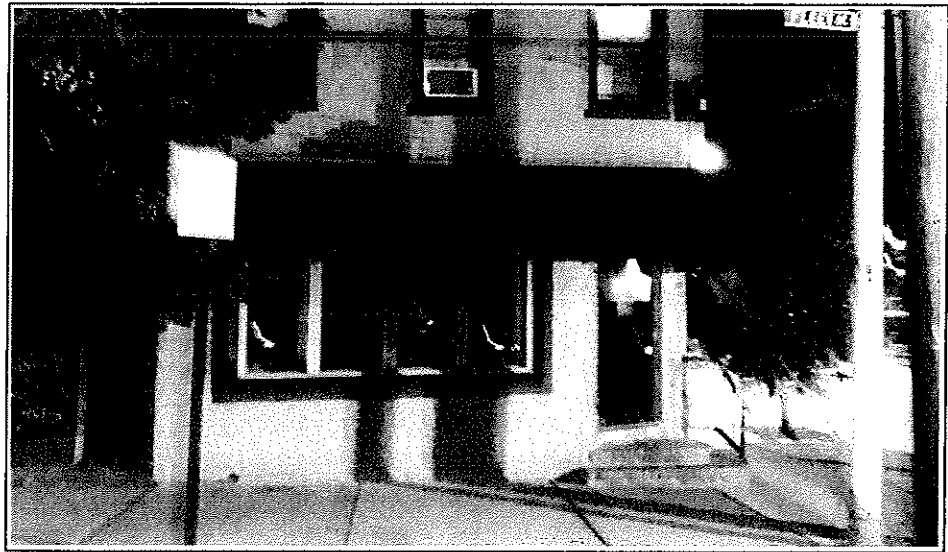
REGULAR H. FORD
Executive Assistant
THOMAS R. ANDERSON, ESM
Deputy Executive Secretary
STACELY RUSSELL
Administrative Assistant

STATE OF MARYLAND
BOARD OF LIQUOR LICENSE COMMISSIONERS
701 BALTIMORE CITY
111 CHARLES STREET, SUITE 1200
BALTIMORE, MARYLAND 21201
PHONE (410) 388-2877
FAX (410) 388-2888

CLOSED ESTABLISHMENTS

Inspection Section: _____
Address of Establishment: 3724 Fleet St.
Trade Name: Gnocco
Inspector: JORDAN
Date of First Inspection: 10/29/21 Time of inspection: day home
Date of Second Inspection: 7-15-21 Time of inspection: day home
Hours of Operation: Per media. (SUN) business
has closed.

Administrative Section:
Letter Sent: _____ Notation in Database: _____ Closed for 90+ days? _____
Next step required: _____



Owner Email:

Submitted by Inspector

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

**Online Use & Occupancy Permit
Application**

Property Address: 3734 FLEET ST
Block/Lot: 6425A/001
Applicant: ELAINE PAPPAS
Owner/Lessee:
 Owner M. DELANEY, LLC
 Lessee SO BALTIMORE, LLC

Permit No: USE2021-54133
 1001-000000-2600-159400-400540 Filing Fee 50.00
 1001-000000-1500-102800-400230 Tax 3.00
 1001-000000-2600-158009-400480 Use&Occupancy 45.00
Total : 98.00

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Tavern

Proposed Use : (Commercial) Tavern

	Dwelling:	Rooming:	Efficiency:
Existing Count:	000	00	0
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	09/09/2021		LDZI
HEALTH DEPARTMENT INSPECTION	09/09/2021		JWEL
Application Received		08/31/2021	
Zoning Sign-off	08/31/2021	08/31/2021	
One Stop Permit Office Review	09/01/2021		WILCOXL
MINOR PRIVILEGE	09/09/2021		MPRV
REMINDER	08/31/2021	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 443-964-1808.

CHANGE OF OPERATOR – CONTINUE TO USE ENTIRE PREMISES AS A TAVERN/RESTAURANT 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 M. DELANEY, LLC

Applicant: PAPPAS,ELAINE

Company Name:

Phone:

Project Note:

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 Kuzmiw.

(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 on 12/30/2019. 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

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

EXPLANATION OF REQUEST: _____ CLASS TYPE: LB

Please select one option and fill out the requested information

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

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

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

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: 2 S. Decker Ave; 21224

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Roman's Place, Inc. TRADE NAME: Roman's Place

BUSINESS PHONE NUMBER: 410-342-5226 BUSINESS EMAIL ADDRESS: _____

ATTORNEY FOR THE APPLICANT: Melvin J. Kodenski, Esq. ADDRESS: 320 N. Charles St., 21201 PHONE: 410-685-5100

nd basement for storage

Part of Premises Used (Note: Floors and Areas for Storage): 1st floor for business Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? _____ Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 50

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

1. Applicant A

Linda Lee Kuzmiw _____
 (Full name) (Telephone no.) E-mail (Required)
 4 S. Decker Avenue Baltimore Maryland 21224 35 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 09/1952 Female Baltimore City
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

Andrea Lynn Butler _____
 (Full name) (Telephone no.) E-mail (Required)
 4 S. Decker Avenue Baltimore Maryland 21224 33 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 02/1988 Female Baltimore City
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

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

RECEIVED
 OCT 05 2021
 Baltimore City
 Liquor Board

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

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

Applicant A B C

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

Name	Address	Phone	Email
n/a			

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-109 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

- 1) NAME: Linda L. Kuzmiw ADDRESS: 4 S. Decker Ave. 21224 TITLE: Pres. %OF STOCK HELD: 80%
- 2) NAME: Andrea L. Kuzmiw ADDRESS: 4 S. Decker Ave. 21224 TITLE: Sec. %OF STOCK HELD: 20%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

Linda L. Kuzmiw
Signature of Applicant A

I hereby certify that on the 8th day of Sept., 2021, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Linda L. Kuzmiw the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Elaine Pappas (Notary Seal) My Commission expires 11/19/2022
Printed Name: Elaine Pappas

Andrea Butler
Signature of Applicant B

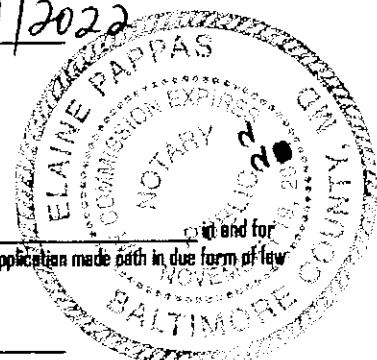
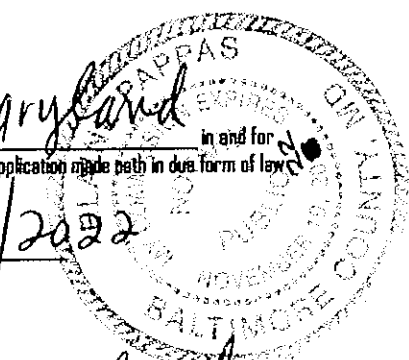
I hereby certify that on the 8th day of Sept., 2021, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Andrea L. Butler the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Elaine Pappas (Notary Seal) My Commission expires 11/19/2022
Printed Name: Elaine Pappas

Signature of Applicant C

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

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



Name and Address of the owners of the premise/landlord: Linda Kuzmiw
2 S. Decker Ave. Phone Number: [REDACTED]
Baltoj, MD 21224

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

(I, WE) Linda L. Kuzmiw HEREBY CERTIFY,
 That (I am, we are) the owner(s) of the property located at 2 S. Decker Ave., Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Linda L. Kuzmiw
 Signature of Owner of the Property

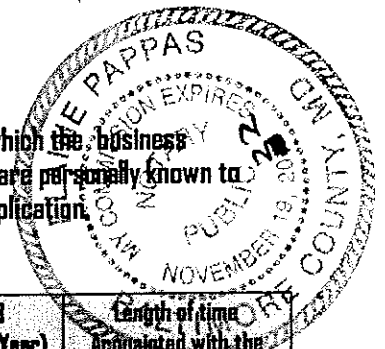
I hereby certify that on the 8th day of Sept., 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Balto, Co., personally appeared Linda Kuzmiw the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Elaine Pappas (Notary Seal) My Commission expires 11/19/2022
 Notary Printed Name: Elaine Pappas

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

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



	Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
1	<u>Caitlin Gubala</u> ^(mother)	<u>24 S. Decker Ave</u> <u>Baltimore MD 21224</u>	<u>[Signature]</u>	<u>04/1990</u>	<u>4 years</u>
2	<u>Zak Persing</u>	<u>5 S. Robinson St</u> <u>Baltimore MD 21224</u>	<u>[Signature]</u>	<u>11/1988</u>	<u>1.5 Years</u>
3	<u>Michelle Cvach</u>	<u>20 S Robinson St</u> <u>Baltimore, MD 21224</u>	<u>[Signature]</u>	<u>12/1991</u>	<u>5 years</u>
4	<u>Collin Stevens</u>	<u>17 S. Robinson St</u> <u>Baltimore, MD 21224</u>	<u>[Signature]</u>	<u>03/1984</u>	<u>1 year</u>
5	<u>Margaret Beckmann</u>	<u>241 S. EAST AVE</u> <u>BALTIMORE, MD 21224</u>	<u>[Signature]</u>	<u>03/1989</u>	<u>3 years</u>

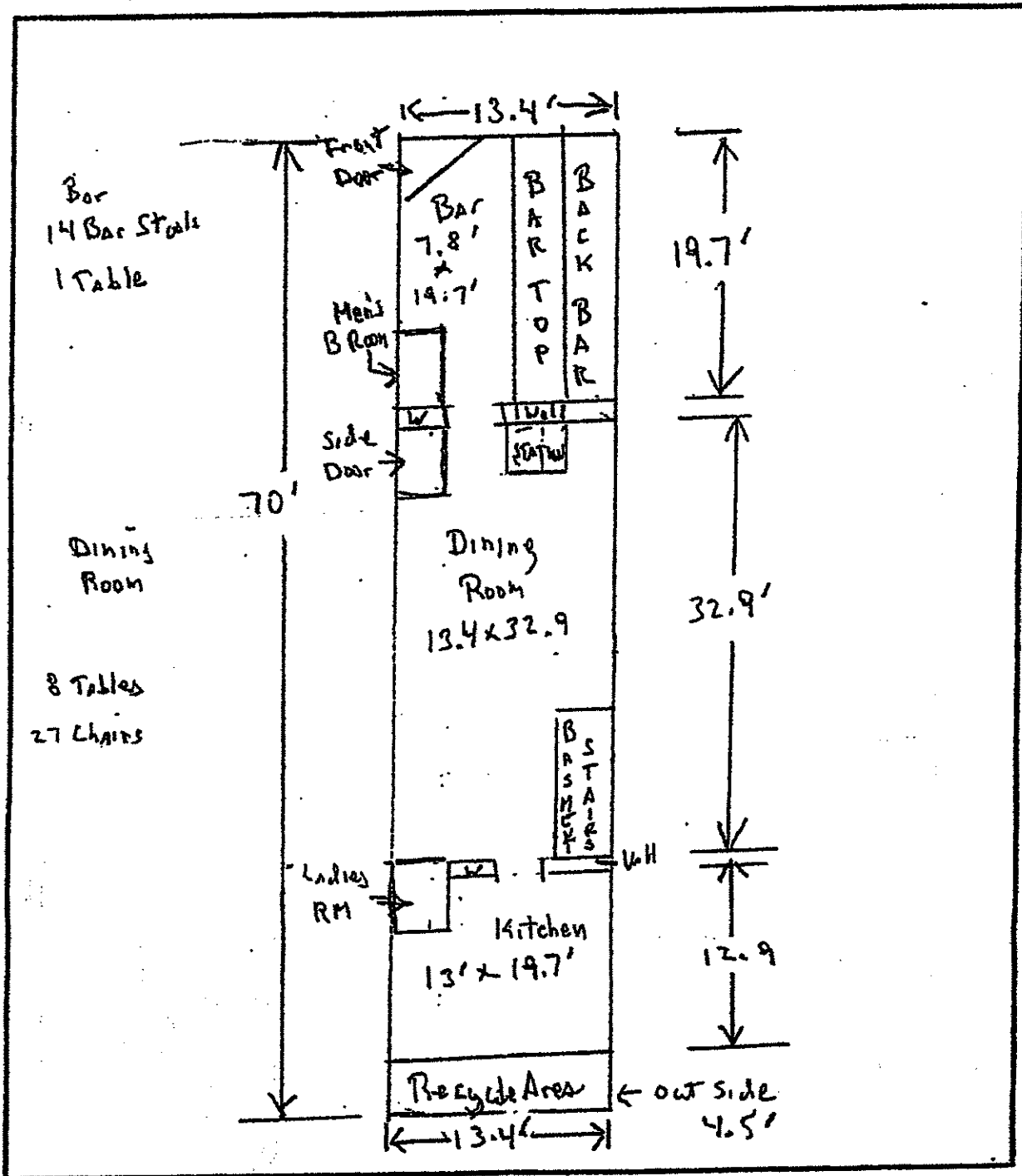
Board of Liquor License Commissioners for the City of Baltimore
 1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
 Phone: 410-396-4377 Fax: 410-396-4382

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

additional signatures For
2 S. Decker Ave.

name	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
essie ilensky (#7)	18 S. Ellwood Ave Baltimore MD 21224	Essie ilensky	05/1984	10+ years
risten Lohman (#8)	3228 E. Lombard St Baltimore MD 21224	Risten Lohman	02/1982	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: Roman's Place, Inc., t/a Roman's Place
2 S. Decker Avenue

Dear Ms. Russell:

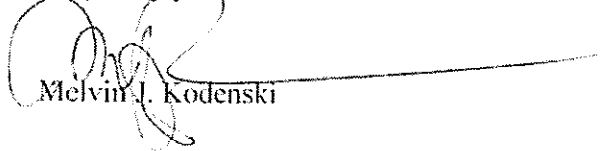
On February 27, 2020, a Liquor Board hearing was held approving the transfer of ownership application that was filed. The corporate name did not change. It regarded transfer of stock per estate distribution. The applicants were Roman Kuzmiw and Linda Kuzmiw.

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,


Melvin J. Kodenski

MJKep
MJK\5019



Liquor Board System

Version 1.0

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

License Detail

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

Add Adult Entertainment License

Location

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

Zone Code: 11

Phone: 410-342-5226

Block Num: 2

City: BALTIMORE

Street: DECKER AVENUE SOUTH

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.

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
LINDA	KUZMIW	2 SOUTH DECKER STREET	BALTIMORE	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
LINDA	KUZMIW (PR)	4 S. DECKER AVENUE	BALTIMORE	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="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 transfer 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 sent....k/r	Delete
04/13/2021	FOOD FORM WAS SUBMITTED WITH 2021-2022 RENEWAL APPLICATION..... /jr	Delete
02/28/2020	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)

License num: LB 334

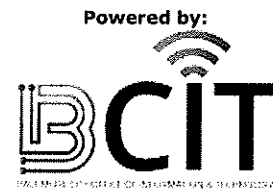
Address: 2 DECKER AVENUE SOUTH

Trade Name: ROMAN'S PLACE

Comment:

Add Comment

Hold Info



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:

YES

PROPOSED LOCATION: 2 S. Decker Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 0

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR _____

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Chase DATE: 1/10/22

2 S. Decker Ave.

Licensed Establishment

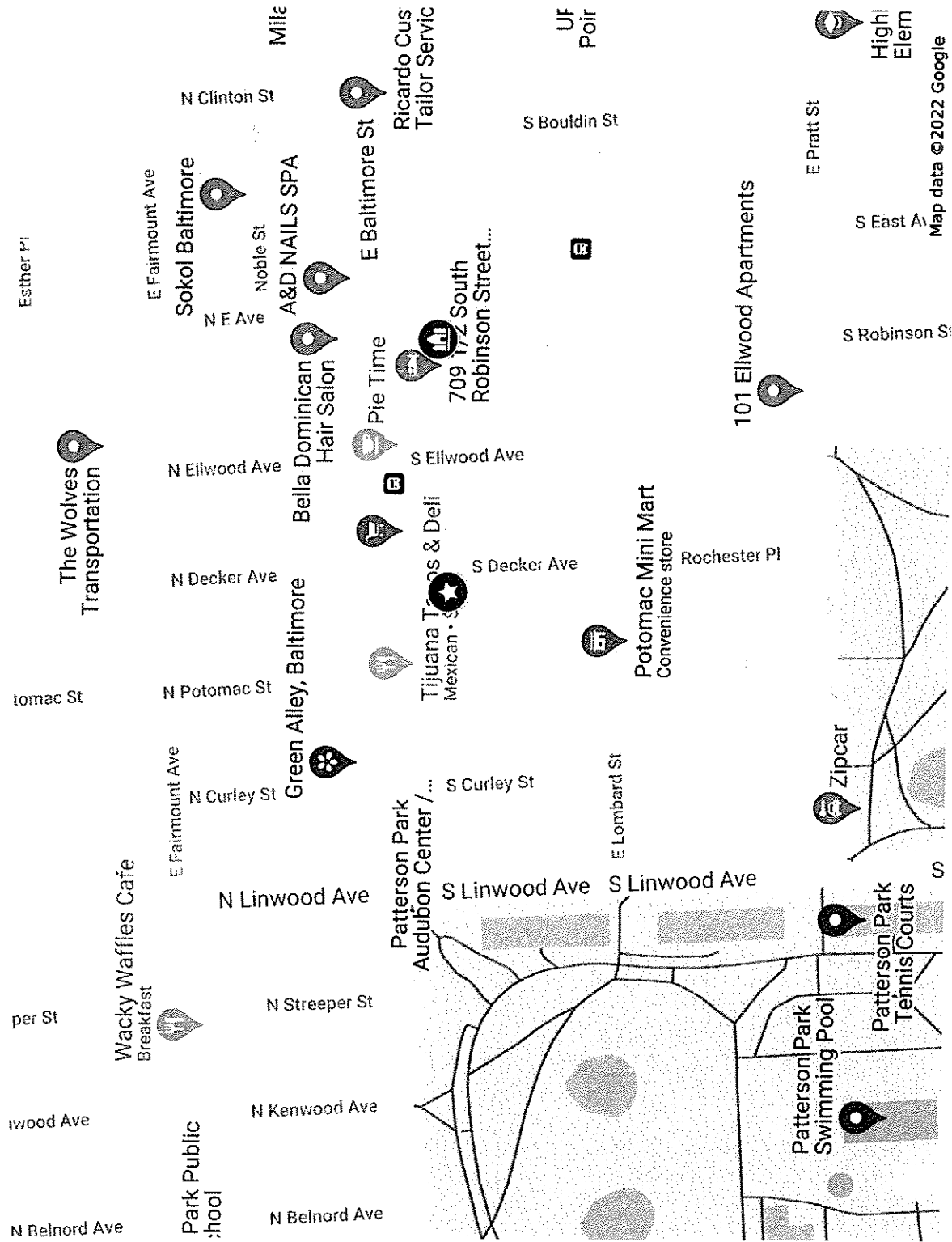
★ Roman's Place LB

Church



Emmanuel Evangelical Lutheran 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

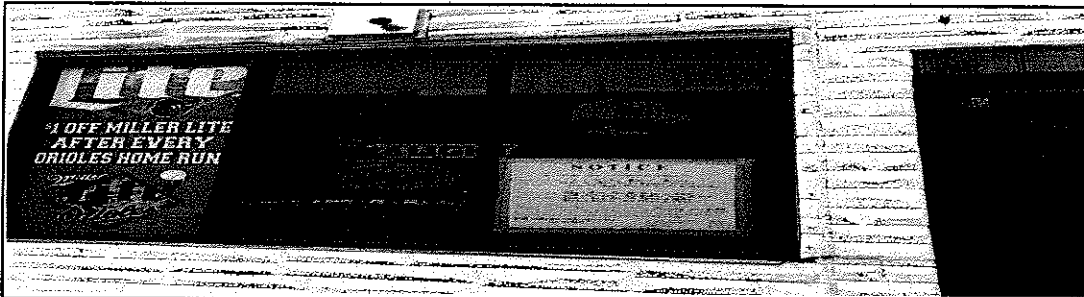
Other licensed locations - Describe/Note:

Please see maps for additional locations

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

Filed application for a transfer of ownership.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

Date and Time

i:\0#.w\baltimore\terri.chase

1/10/2022

10:45:48 AM

Name of Licensee (if present)

Approve

Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: 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

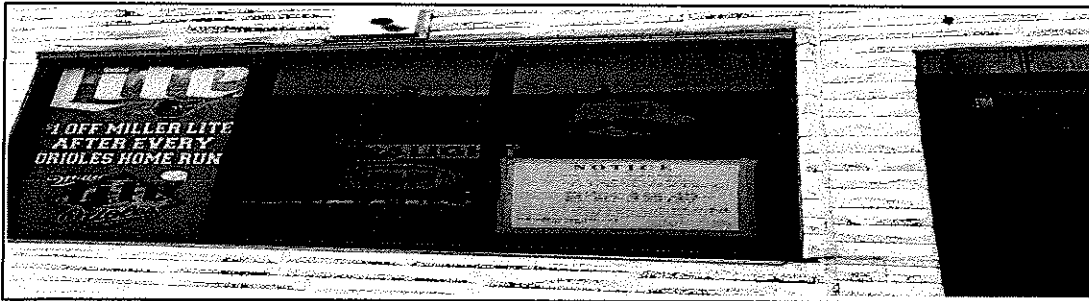
Summary on location of sign posted:

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:



Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises:

2 S. Decker Avenue 21224

Class of License:

CLASS "B" Beer, Wine & Liquor License

Scope of Application:

Amended Application - Transfer of Ownership

Application filed by:

Roman's Place, Inc. 71A Roman's Place
Linda Lee Kuzmiw And Andrea Lynn Butler

Present Licensee(s):

Roman's Place, Inc. 71A Roman's Place
Theodore Kuzmiw And Roman Kuzmiw

The hearing concerning this application will be held on or after

January 20, 2022

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

FOR MORE INFORMATION CALL

410-396-4377

Hon. Albert J. Mauterani, Jr., Esq.

Chairman

Aaron J. Greenfield, Esq.

Commissioner

Edward L. Reisinger

Commissioner

Douglas K. Paige

Executive Director

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

**Online Use & Occupancy Permit
 Application**

Property Address: Block/Lot: 1742/059
 2 S DECKER AVE

Permit No: **USE2019-56317**

Applicant:
 ELAINE PAPPAS

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

Owner/Lessee:

Owner ROMAN KUZMIW

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

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Restaurant

Proposed Use : (Commercial) Restaurant

Description	Created	Completed	Assigned To
One Stop Permit Office Review	12/23/2019		CHAM
Application Received		12/23/2019	
Zoning Sign-off	12/23/2019	12/23/2019	

Dwelling: Roomming: Efficiency:

Existing Count: 001 000 000

Proposed Count: 001 0 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: ROMAN

Role: Agent

Owner Last Name Or Company Name: KUZMIW

Applicant: PAPPAS,ELAINE

Phone:

Project Note

Address1:

Address2:

City:

State:

Zip: