

February 23, 2023

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

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Deepak Khatri was born in Nepal in June of 1982. He lives in Perry Hall, MD; and (2) Joseph Blackston was born in Baltimore, MD in April of 1966. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Deepak Khatri (100%); and (2) Joseph Blackston (0%).

(c) **Purchase Price of Business:** The purchase price of the business was \$50,000 via personal savings.

(d) **Qualified Voters:** Johanna Stenberg, Larry Lair, and Paul Bartley are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise 1st floor as a tavern with basement for accessory storage.

(f) **Corporate Standing:** DY Brothers, LLC is a MD LLC and as of 2/7/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 1/29/2023, and checked on 2/7/2023. This meets the 10-day rule. There are 11 licensed liquor establishment(s) in the 2x2 area: "C" BW - 1; "D" BW - 1; "A" BWL - 1; "B" BWL - 1; "D" BWL - 1; and "BD7" BWL - 6.

(h) **Timeline:** Last Inspection by BLLC was performed 1/30/2023. 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:

2022 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

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

EXPLANATION OF REQUEST: Transfer of ownership only 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: 528 S Bouldin Street 21224

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

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

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

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

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

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

Part of Premises Used (Note: Floors and Areas for Storage): first floor for business, bsmt for storage Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 45

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

1. Applicant A

Deepak Khatri _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 1 Autumn Glow Court Perry Hall MD 21128 2 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 6/82 M Nepal
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

Joseph Blackston _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 16 N Kresson Street Baltimore MD 21224 16 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 4/66 M Baltimore MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

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: BLIC
 JAN 3 2023 PM 4:27

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

[Empty box for explanation]

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

Applicant A B C

[Empty box for explanation]

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

Applicant A B C

[Empty box for explanation]

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

Applicant A B C

Current license

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

Applicant A B C

[Empty box for explanation]

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

Applicant A B C

[Empty box for explanation]

7. Do the spouses or 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

[Empty box for explanation]

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

Applicant A B C

[Empty box for explanation]

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

[Empty box for explanation]

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

Applicant A B C

[Empty box for explanation]

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

Name	Address	Phone	Email
Deepak Khatri	1 Autumn Grove Ct.		

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 Mc. Dev. Art. 24-103 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Deepak Khatri ADDRESS: 1 Autumn Grove Ct. TITLE: Owner %OF STOCK HELD: 100
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

[Signature]
Signature of Applicant A

I hereby certify that on the 2 day of January, 2023 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Deepak Khatri the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature]
Printed Name: Jennifer L. Dugas

(Notary Seal) My Commission expires 9/16/26
JENNIFER L. DUGAS
 NOTARY PUBLIC
 BALTIMORE CITY
 MARYLAND
 MY COMMISSION EXPIRES SEPTEMBER 16, 2026

[Signature]
Signature of Applicant B

I hereby certify that on the 2 day of January, 2023 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Joseph Blackston the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature]
Printed Name: Jennifer L. Dugas

(Notary Seal) My Commission expires 9/16/26
JENNIFER L. DUGAS
 NOTARY PUBLIC
 BALTIMORE CITY
 MARYLAND
 MY COMMISSION EXPIRES SEPTEMBER 16, 2026

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: _____
Printed Name: _____

(Notary Seal) My Commission expires _____

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

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

(I, WE) Deepak Khatri HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 528 S Bouldin St, Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

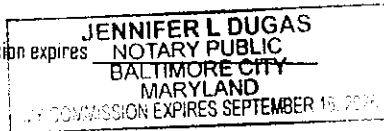
[Signature]
Signature of Owner of the Property

I hereby certify that on the 2 day of January, 2023 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Deepak Khatri the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature]
Notary Printed Name: Jennifer L Dugas

[Notary Seal] My Commission expires



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>Paul Bentley</u>	<u>3211 FLEET ST. BALTIMORE, MD 21224</u>	<u>[Signature]</u>	<u>10-67</u>	<u>2 years</u>
<u>Emmanuel Bates</u>	<u>3211 FLEET ST. BALTIMORE, 21224</u>	<u>[Signature]</u>	<u>04-82</u>	<u>2 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.

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.

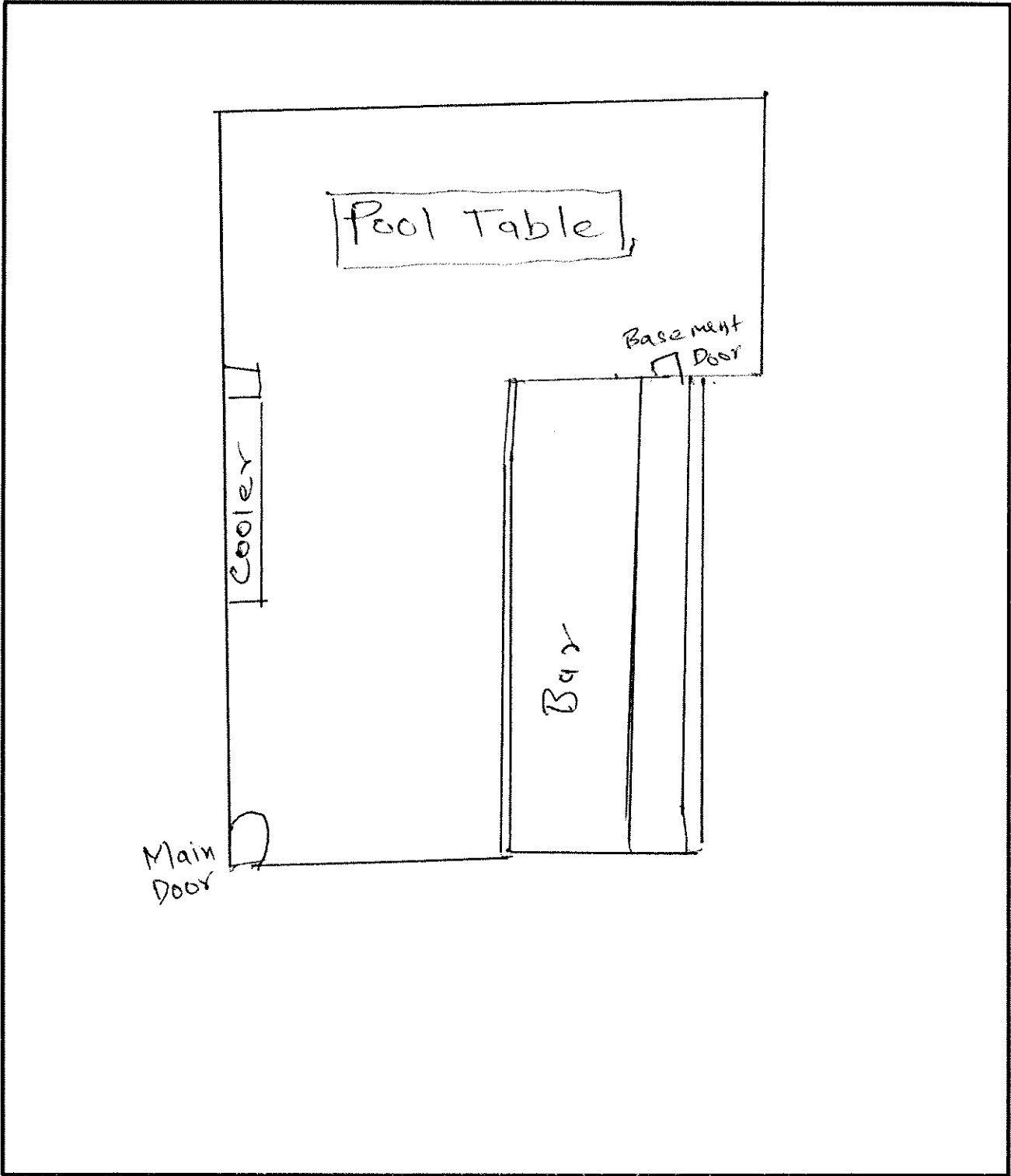
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Johanna Steuberg	728 S. Clinton St.	<i>Johanna Steuberg</i>	2/79	3 months
Lay Lam	3218 F.A.T Ave	<i>Lay Lam</i>	4/56	1 month

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

[Close the License](#)

[Print License](#)

[Print Renewal Letter](#)

[<< Go Back](#)

License Info

License Num: **LBD7 342**

Cert Num: **0932**

Fee: **\$1,320.00** Status: **Renewed**

License Date: 5/1/2022

License Year: 2022

CR Number: 04251329

Payment Date: 05-23-22

2021 - 2022 TPP Paid

2022 Trader's License

[Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **JARP, INC.**

Trade Name: **JP'S**

Zone Code: 12

Phone: 410-276-6811

Block Num: 528

City: BALTIMORE

Street: BOULDIN STREET SOUTH

State: MD

Zip: 21224

CR Number: 04251329

Portion of Business Used:

RES. N.C.U. APPR. FIRST FLOOR FOR BUSINESS & BASEMENT FOR STORAGE

Restriction:

KITCHEN CANNOT BE USED UNTIL APPROVED BY FIRE DEPARTMENT.

[Edit the License Location Info](#)

[Alternate Mailing Address](#)

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JACK	HINDER	3321 HUDSON STREET	BALTIMORE	MD	21224	Edit	Remove Owner
JAMES H.	PERSING, SR.	9914 GUNFORGE ROAD	PERRY HALL	MD	21128	Edit	Remove Owner

Comments

Date	Comment	Action
01/11/2023	Application for transfer of ownership filed on behalf of DY Brothers, LLC T/a JP's, Deepak Khatri and Joseph Blackston on 1/3/2023 /kk	Delete
04/29/2022	* Licensee(s) changed during 2022 renewal period - James H. Persing, Jr. was removed as licensee * /kk	Delete
03/10/2022	03/10/2022 - Time expired on Pending Transfer from December 2019, so this file is DEAD (per K. Robinson)..../sb	Delete
07/15/2021	* Completed an Admin Transfer to add Jack Hinder during 2021 renewal * /kk	Delete
01/27/2020	1/23/2020 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote) *MOU to be made a part of the license & will be submitted for the file*..../jr	Delete
12/12/2019	Application for transfer of ownership filed on behalf of DY Brothers, LLC T/a JP's, Deepak Khatri and Jack Hinder on 11/29/2019 /kk	Delete
05/06/2019	Submitted 2019 Traders' License..... /sb	Delete
09/24/2018	PAID IN FULL \$425.00 for Violation Hearing dated on August 30, 2018; Invoice # 113409.... /sb	Delete
09/18/2018	Given an Invoice to Inspector John Howard for Violation Hearing fee dated on August 30, 2018; Fine Fee to be paid for \$425.00.... /mb.	Delete
09/04/2018	8/30/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$300; \$300 + \$125 admin fee = \$425 total fine; 30 days to pay (3-0 vote)...../jr	Delete
02/16/2018	Alcohol Awareness expires 02/13/18 (James Persing).... /sb	Delete
03/01/2004	11/14/93 Patron assaulted by another patron CF 2K-11734 ì	Delete

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

License num: LBD7 342

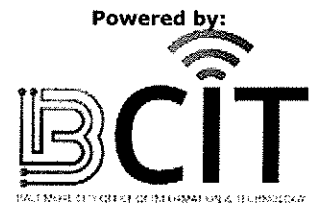
Address: 528 BOULDIN STREET SOUTH

Trade Name: JP'S

Comment:

[Add Comment](#)

Hold Info



DY BROTHERS, LLC: W20103362

Department ID Number:

W20103362

Business Name:

DY BROTHERS, LLC

Principal Office: ⓘ

528 SOUTH BOULDIN

BALTIMORE MD 21224

Resident Agent: ⓘ

DEEPAK KHATRI

8610 HICKORY THICKET PLACE

NOTTINGHAM MD 21236

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

11/21/2019

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: S28 S. Bouldin St. 21224

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 11

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE 1

"D" BEER & WINE 1

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 6

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: R Jordan DATE: 2-1-23

528 S Bouldin St. 21224

Licensed Establishments

- ★ JP's Bar LBD7
- 🍷 Snake Hill LBD7
- 🍷 Annabel Lee LBD7
- 🍷 The Pig & Rooster LBD7
- 🍷 Marski LBD7
- 🍷 The Chasseur LBD7
- 🍷 Mustang Inn LBD7
- 🍷 Eastern Discount Liquors LA
- 🍷 Creative Alliance LB
- 🍷 Matthew's Pizzeria LD
- 🍷 MEN'S CLUB- WC
- 🍷 Off the Rox WD



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):

JP's

Corporation Name:

DY Brothers LLC

Location Address:

528 S. Bouldin Street 21224

License Type:

Class "BD7" Beer, Wine and Liquor

Is the establishment open and operating in a safe and sanitary manner?
(If not open, not in comments - CLOSED or NOT OPERATING)

Yes



Is the location within 300 feet of Church and/or School?

No



Date Posted?

1/29/2023



Estimated Date of Removal?

2/7/2023



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

No



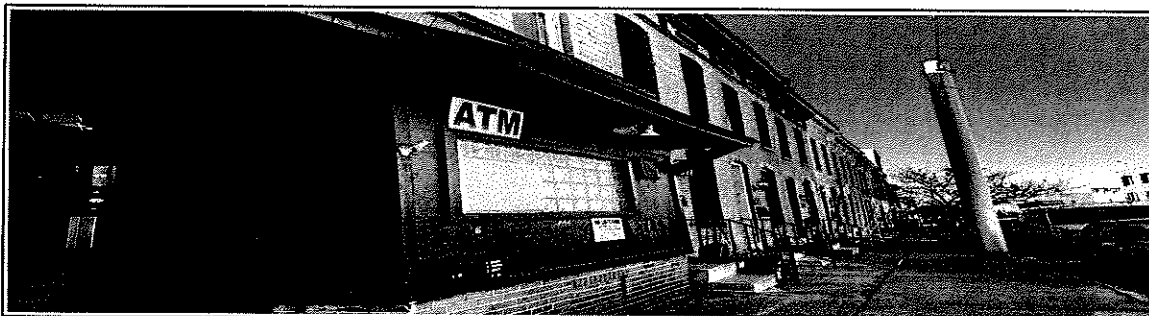
Other licensed locations - Describe/Note:

See the attached map for other licensed locations.

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

Explanation of request: Transfer of ownership.

Insert Photo of Sign and location:



HEARING LOCATION
 City Hall
 100 West Gay St.
 Baltimore, MD 21201

NOTICE

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

Address of Premises: 528 S. Bowdoin St. 21224
Class of License: SO - SPECIAL CLASS LICENSE
Scope of Application: TRANSFER OF ALIQUOTAGE

Application filed by: SVB BOTTLES, LLC T/A JPS
Present Licensee(s): DEEPAK KHARJA and JOSEPH BLACKSTON
JASP, INC. T/A JPS
Jack Hinder and James Hering, Sr.

The hearing concerning this application will be held on or after **February 9, 2023 at 10:00am**. Persons who oppose this issuing of the license should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

1st Deputy: Albert J. Marchese, Jr. Esq.
 2nd Deputy: Karen J. O'Sullivan, Esq.
 Edward J. Keenan
 Douglas R. Page

Chairman: Christopher C. Cummings
 Board Vice President: Kenneth R. Peckoff

Attach Additional Photos

Inspector Name	Date and Time
<input style="width: 95%;" type="text" value="i:\O#w\baltimore\rosalba.jordan"/>	<input style="width: 60%;" type="text" value="1/30/2023"/> <input style="width: 35%;" type="text" value="10:51:19 PM"/>
Name of Licensee (if present)	
<input style="width: 95%; height: 20px;" type="text"/>	
<input style="width: 45%; border: 1px dashed gray;" type="button" value="Approve"/> <input style="width: 45%; border: 1px dashed gray;" type="button" value="Disapprove"/>	

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:

Deepak Khatri

Address of Premises:

528 S. Bouldin Street 21224

Inspector:

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

Date Posted:

1/29/2023

Time Posted:

Date Rechecked:

2/7/2023

Time Rechecked:

Manager or Owner when sign posted:

Summary on location of sign posted:

Notice was posted on front of building.

Summary on location of sign rechecked:

Notice remained on front of building as posted.

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: 528 S. Bouldin St. 21224

Class of License: BDT- Beer, Wine & Liquor

Scope of Application: Transfer of ownership

Application filed by: DV Brothers, LLC T/A JPs

Deepak Khatri and Joseph Blackston

Present Licensee(s): JARP, INC. T/A JP'S

Jack Hinder and James Persing, Sr.

The hearing concerning this application will be held on or after February 9, 2023 @ 10:30am. Persons who oppose this issuing of the license should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

**FOR MORE INFORMATION CALL
410-396-4377**

Hon. Albert J. Matriaciani, Jr., Esq. *Chairman*
Aaron J. Greenfield, Esq. *Commissioner*
Edward L. Reisinger *Commissioner*
Douglas K. Page *Executive Director*

City Hall
100 Holiday St.
Baltimore, MD 21202
RM # 215

Back

BLLC Routine Inspection

License Information

Address: 528 BOULDIN STREET SOUTH 21224

Trade Name:

Corporation Name:

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

Date/Time of Inspection:

Manager/Licensee:

Part of License Status

Open/Closed: Open

Closed Date:

Condition of Premises

Clean and Free of Debris: Satisfactory

Bar Appearance

Location of Bar: Front

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BD7 Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating:

Selling Household/Grocery: N/A

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 2/13/2018

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Notes

Inspector Comments:

Inspection

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - F.Ragland

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Amphibious Services

Live Entertainment (Describe):

Outdoor Table Service N/A

Violations

Violation Issued: No

Violations Noted:

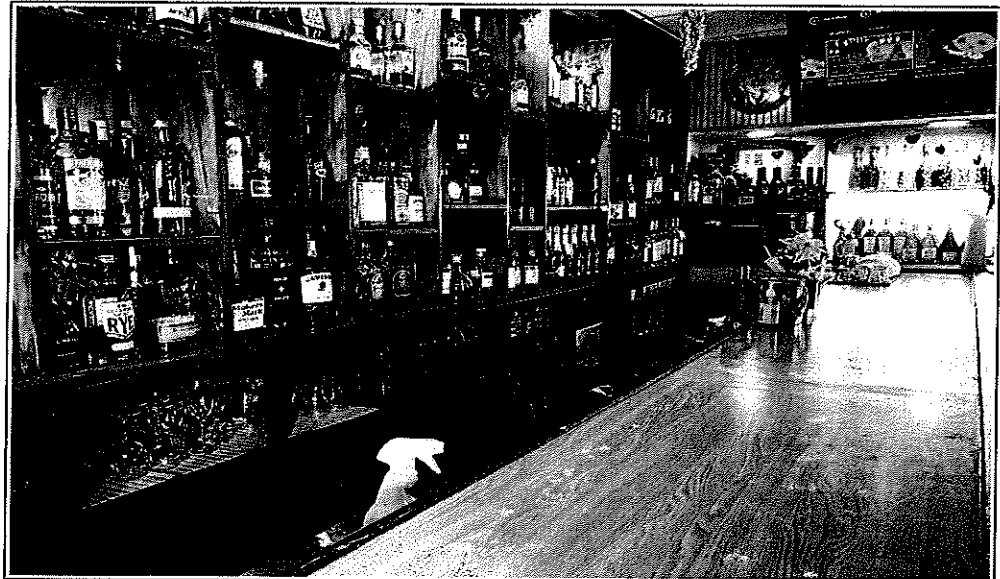
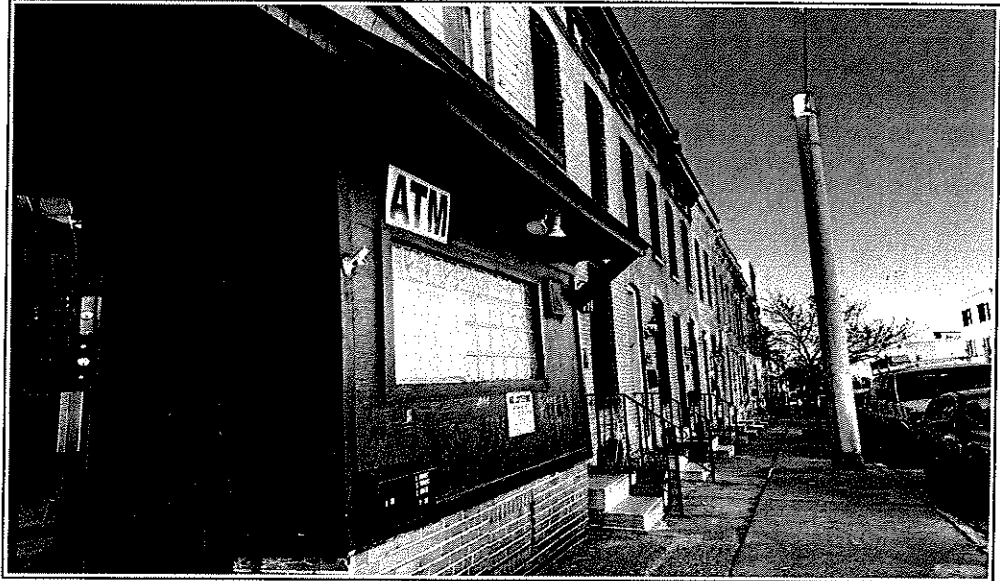
Remarks

Instructions Given to Licensee:

Inspector's Comments:

Inspected on 01/30/2023
Notice of public hearing posted.
Health 03/31/2023

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

i:0#w|baltimore\rosalba.jordan

Approve

Disapprove

Certificate of Occupancy

THIS WRITTEN INSTRUMENT, WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY AND ALL THINGS TO BE DONE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICATION HERETOFORE FILED IN THIS DEPARTMENT FOR THE ALBERTS 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 ADVERTISE BETWEEN THE HOUSERS OF "GROUPS AND FOR A WITHIN 30 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
26	11	6421	026	3/19/21	202

PROPERTY ADDRESS: **528 S BOULDIN ST**

OWNER: **DY BROTHERS, LLC** ADDR: **528 S BOULDIN ST BALTIMORE MD**
 LESSEE: **DY BROTHERS LLC** ADDR: **528 S BOULDIN ST BALTIMORE MD 21**

LAND USE CODES 3-56

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

1001-000000-2000-158302-400500 PER. INSP.	1001-000000-2000-158300-400400 MISC.	1001-000000-2000-158300-400400 CL. USE	1001-000000-2000-158301-400400 NEW BLDG	1001-000000-2000-158302-400400 ADDITIONS
			45.00	
1001-000000-2000-158302-400500 ALTERATION	1001-000000-2000-158304-400400 REPAIRS	1001-000000-2000-158304-400500 MISC. CONST.	1001-000000-2000-158305-400500 ELECT.	1001-000000-2000-158304-400500 HYDRONIC STEAM HEAT
1001-000000-2000-158302-400500 DESCRIB EXH	1001-000000-2000-158302-400500 AIR COND.	1001-000000-2000-158302-400500 PSE. PLANTS	1001-000000-2000-158305-400500 FIRE	1001-000000-2000-158306-400500 FUEL-BURNING EQUIPMENT
1001-000000-2000-158302-400500 ELEVATOR	1001-000000-2000-158304-400500 PLUMBING	1001-000000-2000-158304-400500 S & E CONTROL	1001-000000-2000-158305-400500 CRAP	1001-000000-2000-158306-400500 TAX
	0.00			
1001-000000-2000-158306-400500 BLAZING	1001-000000-2000-158306-400500 BLAZING FEE	1001-000000-2000-158306-400500 LOW VOLT. ELECTR. COMMUNITY LIGHTS	1001-000000-2000-158306-400500 PENALTY	TOTAL FEES
	50.00			98.00

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



DEPARTMENT OF
HOUSING & COMMUNITY
DEVELOPMENT

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

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

February 23, 2023

Applicant(s): Christia Monique Scott and Leigh A. Hitz
LL Pro Hospitality Baltimore, LLC, T/a Revival at Mount Vernon Place
612 Cathedral Street 21201

Class: "B" Beer, Wine & Liquor (Hotel-Motel) License

Application to transfer ownership with continuation of live entertainment, requesting off-premises catering and delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Christia Monique Scott was born in Baltimore, MD in July of 1979. She lives in Baltimore, MD; and (2) Leigh A. Hitz was born in Morristown, NJ in September of 1961. She lives in Greenwood Village, CO.

(b) **Ownership Breakdown:** (1) Christia Monique Scott (0%); and (2) Leigh A. Hitz (100%).

(c) **Purchase Price of Business:** The purchase price of the business was \$0. Change of officers.

(d) **Qualified Voters:** Mildred Singleton, Laurie Scott, and Shakesha Boyd are qualified Baltimore City voters.

(e) **Zoning:** as a hotel with 107 guest rooms on the 4th through 14th floors, staff offices throughout, conference rooms, main reception area and main kitchen on the second floor. A café on the 1st floor restaurant and bar rooftop level, and indoor live entertainment

(f) **Corporate Standing:** LL Pro Hospitality Baltimore, LLC is a MD LLC and as of 2/7/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 1/29/2023, and checked on 2/6/2023. This meets the 10-day rule. There are 13 licensed liquor establishment(s) in the 2x2 area: "A" BWL - 1; "B" BWL - 7; "C" BWL - 3; and "Hotel/Motel"- 2.

(h) **Timeline:** Last Inspection by BLLC was performed 2/9/2023. 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:

2022 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: LBHM

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: 612 Cathedral Street, Baltimore, Maryland 21201

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: LL Pro Hospitality Baltimore, LLC TRADE NAME: Revival at Mount Vernon Place

BUSINESS PHONE NUMBER: 410-727-7101 BUSINESS EMAIL ADDRESS: _____

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

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

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

Please note that as per Alc. Bev. Art. 8-12-407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A

Christia Monique Scott _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
1201 W. Mt. Royal Avenue, Unit 443 Baltimore MD 21217 42 yrs.
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
07/1979 Female Baltimore
 (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

Leigh A. Hitz _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
5402 South Holly Street, Greenwood Village, CO 80111 N/A
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
09/1961 Female Morristown, NJ
 (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]

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

Name	Address	Phone	Email

Will be compensated monthly

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: Christia M. Scott ADDRESS: 1201 W. Mt. Royal Ave. Unit 443, 21217 TITLE: Sec. %OF STOCK HELD: 0%
- 2) NAME: Leigh A. Heitz ADDRESS: 5402 S. Holly Street TITLE: Pres. %OF STOCK HELD: 100%
- 3) NAME: _____ ADDRESS: Greenwood Village, CO TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: 80111 TITLE: _____ %OF STOCK HELD: _____

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

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

[Signature]
 Signature of Applicant A
 I hereby certify that on the 4th day of Nov., 2022, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Christia Monique Scott 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
 I hereby certify that on the 4th day of Nov., 2022, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Leigh A. Heitz the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

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

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

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

Name and Address of the owners of the premise/landlord: Pro Hospitality Baltimore, LLC Phone Number: [REDACTED]
612 Cathedral St 21201

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND Hospitality Baltimore, LLC
 (I, WE) Donte Johnson, General Manager, Agent for Pro HEREBY CERTIFY, Baltimore, LLC
 That (I am, we are) the owner(s) of the property located at 612 Cathedral St, Baltimore, City with a Zip Code of 21201, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
 Signature of Owner of the Property

I hereby certify that on the 4th day of Nov, 2022, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore, personally appeared Donte Johnson, General Manager, Agent for Pro the Pro 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 11/19/22
 Notary Printed Name: Elaine Pappas

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

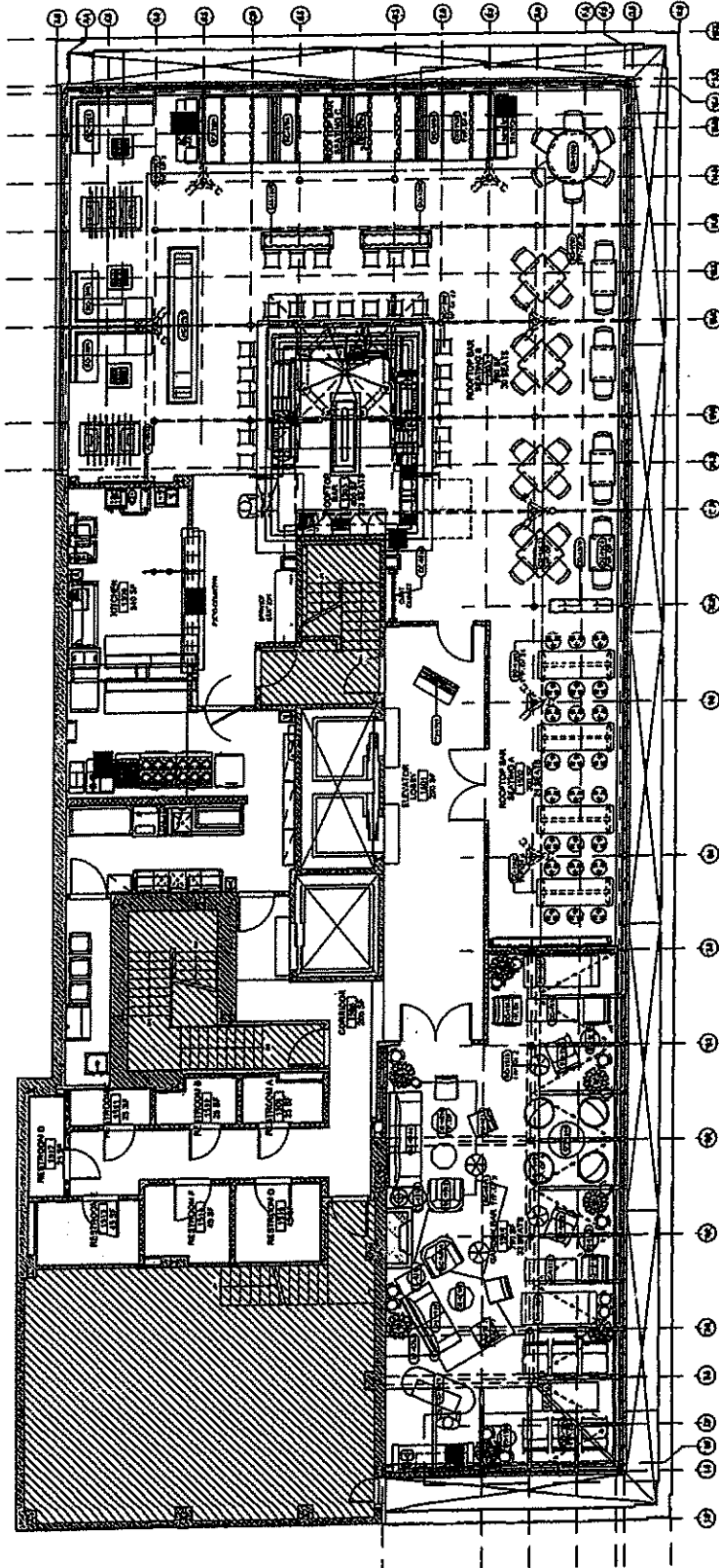
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of 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 Laurie Scott	1055 Marley St 21229	[Signature]	3/60	43 yrs
② MILDRED SINGLETON	1422 McCULLOH ST. 21217	[Signature]	5/48	2 YEARS
③ ACHRAF IRAQVI	415 creswellter 21225	[Signature]	02/81	2 Years
④ Shakesha Boyd	6110 moyer ave 21206	[Signature]	10/78	27 years
⑤ Aswan	2104 N smallwood	[Signature]	06/95	2 years
⑥ Mary L Press	3611 Rosedale Rd 21205	[Signature]	5/60	18 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.

Roof

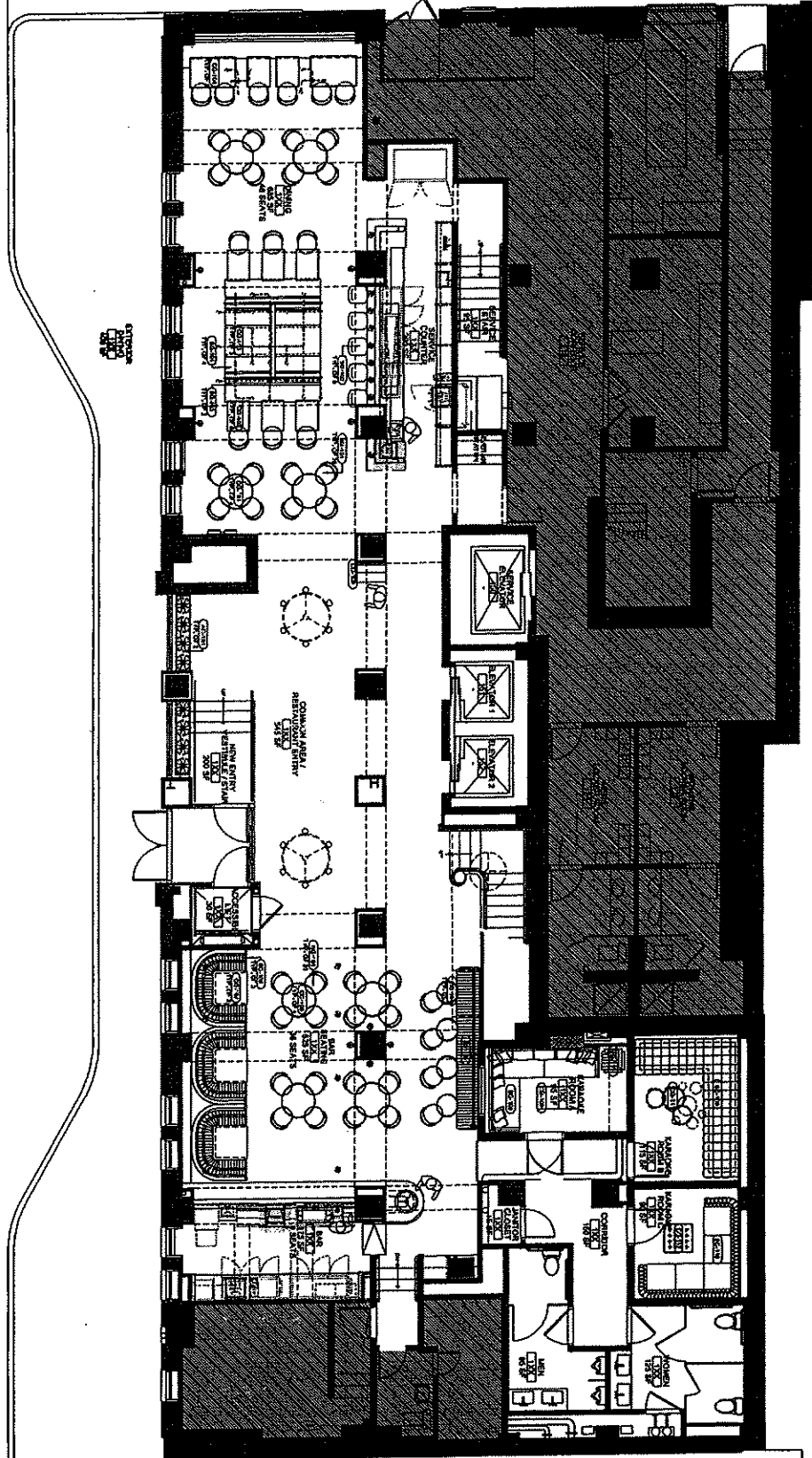


ROOFTOP FURNITURE PLAN / ALTERNATE SEATING OPTION A

REVIVAL MT. VERNON PLACE HOTEL / BALTIMORE, MD
 Owner / Issued P&I: Newell
 15 November 2016
 Rooftop Furniture Plan / REVISED
 Scale: 1/4" = 1'-0"

Restaurant 1st Floor

FIRST FLOOR FURNITURE PLAN
SCALE: 1/4" = 1'-0"



PROGRESS PRINT - NOT FOR CONSTRUCTION

<p>PROJECT:</p> <p>FIRST FLOOR FURNITURE PLAN</p> <p>DATE: 10/1/07</p> <p>SCALE: 1/4" = 1'-0"</p> <p>PROJECT NO. 000</p> <p>DATE: 10/1/07</p> <p>PROJECT NO. 000</p>	<p>NO.</p> <p>DESCRIPTION</p> <p>DATE</p>
	<p>1</p> <p>2</p> <p>3</p> <p>4</p> <p>5</p> <p>6</p> <p>7</p> <p>8</p> <p>9</p> <p>10</p> <p>11</p> <p>12</p> <p>13</p> <p>14</p> <p>15</p> <p>16</p> <p>17</p> <p>18</p> <p>19</p> <p>20</p> <p>21</p> <p>22</p> <p>23</p> <p>24</p> <p>25</p> <p>26</p> <p>27</p> <p>28</p> <p>29</p> <p>30</p> <p>31</p> <p>32</p> <p>33</p> <p>34</p> <p>35</p> <p>36</p> <p>37</p> <p>38</p> <p>39</p> <p>40</p> <p>41</p> <p>42</p> <p>43</p> <p>44</p> <p>45</p> <p>46</p> <p>47</p> <p>48</p> <p>49</p> <p>50</p>

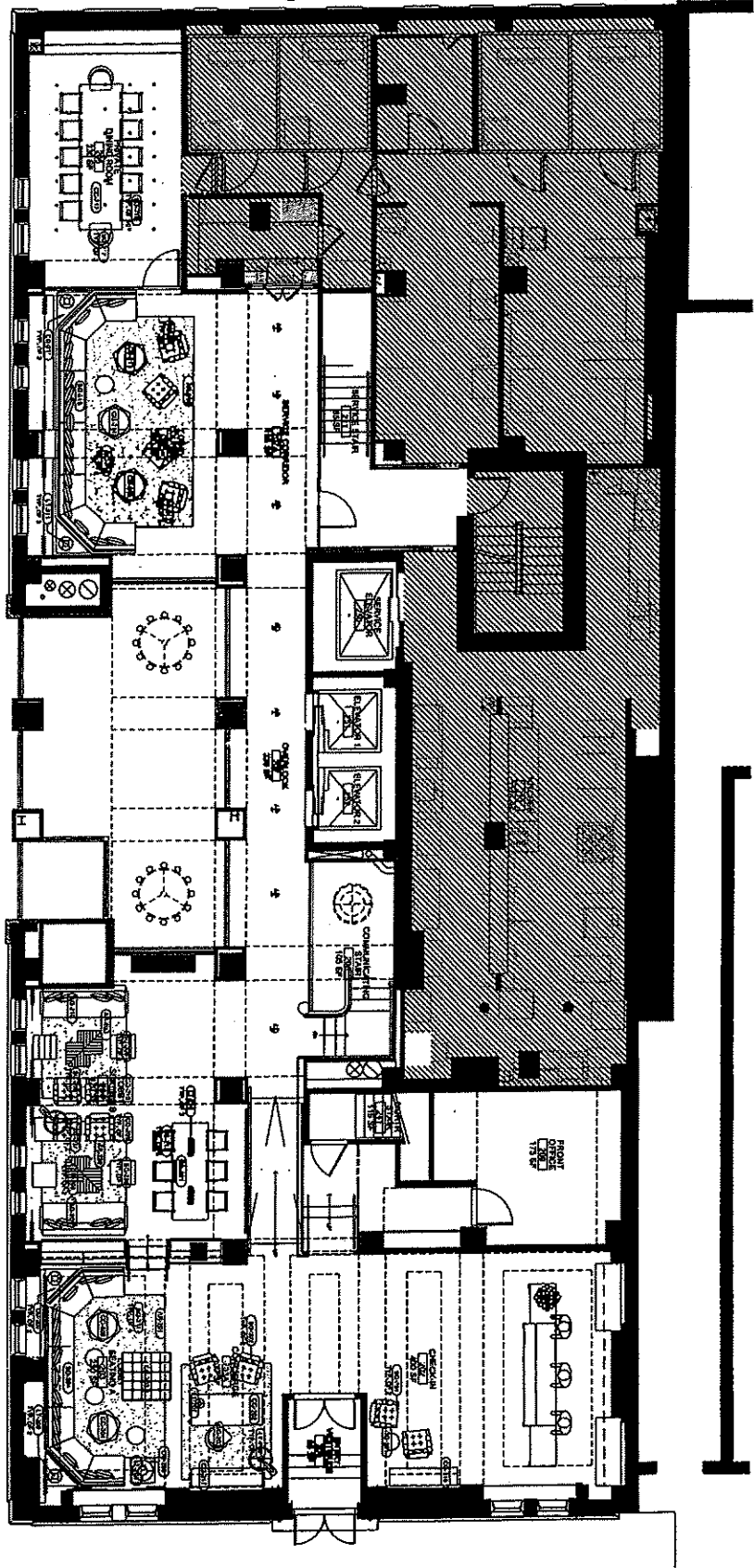
ID3.01.0

JDV HOTEL / BALTIMORE
101 W. MONUMENT STREET
BALTIMORE, MD 21201

WWW.SIDESIGN.COM
2214 ANNEAPOLIS STREET # 1
P.O. BOX 10000, BALTIMORE, MD 21288
T/ 410.526.3200

Private Dining Room - Lobby 2nd Floor

SECOND FLOOR FURNITURE PLAN
SCALE: 1/4" = 1'-0"



PROGRESS PRINT - NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	10/15/13	JLD	JLD
2	ISSUED FOR CONSTRUCTION			
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				

JDV HOTEL / BALTIMORE
101 W. MONUMENT STREET
BALTIMORE, MD 21201

www.sldesign.com
2238 PHILADELPHIA AVENUE
PHILADELPHIA, PA 19133
717.577.8133 FAX
LD



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: **LBHM 011** Cert Num: **0718** Fee: **\$7,200.00** Status: **Renewed**
License Date: 5/1/2022 License Year: 2022
CR Number: 15870904
Payment Date: 05-13-22

2021 - 2022 TPP Paid
2022 Trader's License [Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **LL PRO HOSPITALITY BALTIMORE, LLC**
Trade Name: **REVIVAL AT MOUNT VERNON PLACE, A JOIE DE VIVRE PRO**
Zone Code: 21
Phone: 410-727-7101

Block Num: 612 Street: CATHEDRAL STREET
City: BALTIMORE State: MD Zip: 21201

CR Number: 15870904

Portion of Business Used:

FOR USE AS A HOTEL WITH 107 GUEST ROOMS ON THE FOURTH THROUGH FOURTEENTH FLOORS (NOTE NO "THIRTEENTH" FLOOR). STAFF OFFICES THROUGHOUT, CONFERENCE ROOMS, MAIN RECEPTION AREA AND MAIN KITCHEN ON SECOND FLOOR, A CAFE ON THE FIRST FLOOR, RESTAURANT AND BAR ON THE ROOFTOP LEVEL

Restriction:

ADDING LIVE ENTERTAINMENT AND ROOFTOP BAR TO EXISTING HOTEL/RESTAURANT

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
TRACY	PROIETTI	900 N. CHARLES STREET, #401	Baltimore	MD	21201	Edit	Remove Owner

Comments

Date	Comment	Action
01/11/2023	Application for transfer of ownership with continuation of live entertainment, requesting off-premises catering and delivery of alcoholic beverages filed on behalf of LL Pro Hospitality Baltimore, LLC T/a Revival at Mount Vernon Place, Christia Monique Scott and Leigh A. Hitz on 1/3/2023 /kk	Delete
08/05/2022	****RELEASED STATE OF MD TAX HOLD CR # 17563035 ...****/mb	Delete
04/01/2022	Time expired on 03/28/2022-Pending Transfer, so this file is DEAD (per K. Robinson)..../sb	Delete
02/02/2022	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
01/18/2022	1/13/2022 - Virtual Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*..../jr	Delete
12/29/2021	A transfer hardship extension letter was received by BLLC staff filed by Atty Mel Kodenski on 12/20/2021...../ntrb	Delete
06/05/2020	6/4/2020 - Virtual Public Hearing Re: Application to transfer ownership with continuation of live entertainment, requesting off-premise catering - APPROVED (2-0 vote)*Due to technical difficulties, Commissioner Guye lost connection and was unable to cast his vote. The Board agreed to move forward with a quorum and the attorney consented to having two commissioners vote on the matter..../jr	Delete
05/11/2020	Application for transfer of ownership with continuation of live entertainment, requesting off-premise catering filed on behalf of LL Pro Hospitality Baltimore, LLC T/a Revival at Mount Vernon Place, Leigh Hitz and Regina Merritt on 5/7/2020 /kk	Delete
04/20/2020	Alcohol Awareness certificates are attached with renewal application..../sb	Delete
07/11/2019	Submitted 2019 Trader's License..... /sb	Delete

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

License num: LBHM 011

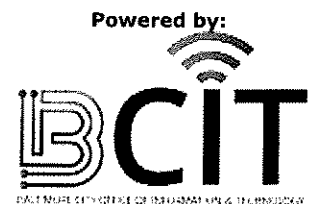
Address: 612 CATHEDRAL STREET

Trade Name: REVIVAL AT MOUNT VERNON PLACE, A JOIE DE VIVRE PRO

Comment:

[Add Comment](#)

Hold Info



LL PRO HOSPITALITY BALTIMORE, LLC: W16210189

Department ID Number:

W16210189

Business Name:

LL PRO HOSPITALITY BALTIMORE, LLC

Principal Office: ⓘ

900 N. CHARLES STREET

APT. 401

BALTIMORE MD 21201

Resident Agent: ⓘ

TRACY PROIETTI

900 N. CHARLES STREET

APT. 401

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:

12/02/2014

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 612 Cathedral St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 13

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 7

"C" BEER, WINE & LIQUOR 3

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR _____

ARENA _____

HOTEL/MOTEL 2

RACING _____

PREPARED BY: Chase DATE: 2/7/23

612 Cathedral St

This map displays a variety of licensed establishments and landmarks in downtown Baltimore, Maryland, centered around the area of 612 Cathedral St. The map includes street names such as W Read St, W Madison St, W Branch Ln, E Monument St, E Hamilton St, and W Hamilton St. Key locations marked include UMMC Midtown Campus, Spotlights Theatre, George Peabody Library, The Walters Art Museum, and the Peabody Institute of The Johns Hopkins. Other notable spots are the Hotel Indigo Baltimore Downtown, an IHG, and the Baltimore Leadership School. The map also shows several bars and restaurants, including the Revival at Mount Vernon Place and the Helmand Restaurant. A copyright notice for Google Maps is visible in the bottom right corner.

Licensed Establishments

Revival at Mount Vernon Place LBHM

The Walters Art Museum LB

Helmand Restaurant LB

Dooby's LB

Mt Vernon Supermarket LA

Cafe Fili LB

Engineers Club LC

Mt Vernon Club of Baltimore LC

Hotel Indigo Baltimore Downtown LBHM

Unity Bar & Restaurant LB

Mount Vernon Marketplace LB

Map data ©2023 Google n

14 W Hamilton Street Club LC



The CIVIL LB



Hotel Ulysses LBHM

Churches



Grace & St. Peter's Church



Mt. Vernon Place United
Methodist Church



Emmanuel Episcopal Church

Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Revival at Mount Vernon Place
Corporation Name:	LL Pro Hospitality Baltimore, LLC
Location Address:	612 Cathedral St.
License Type:	Hotel/Motel License <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?	Yes <input type="checkbox"/>
Date Posted?	1/29/2023 <input type="checkbox"/>
Estimated Date of Removal?	2/6/2023 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

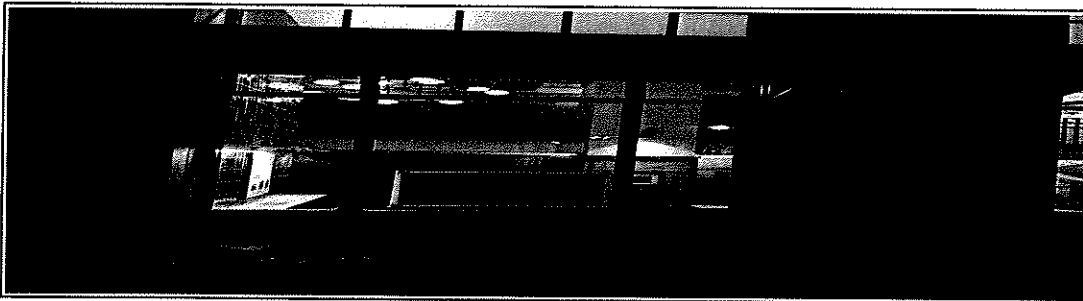
Other licensed locations - Describe/Note:

Please see maps for additional locations

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

Filed application for a transfer of ownership with live entertainment which includes DJ and bands; and off premise catering.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

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

Date and Time

1/31/2023

12:01:10 PM

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: Christia Monique Scott; Leigh A. Hitz

Address of Premises: 612 Cathedral St.

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

Date Posted: 1/29/2023

Time Posted: 11:30 PM

Date Rechecked: 2/6/2023

Time Rechecked: 3:00 PM

Manager or Owner when sign posted: N/A

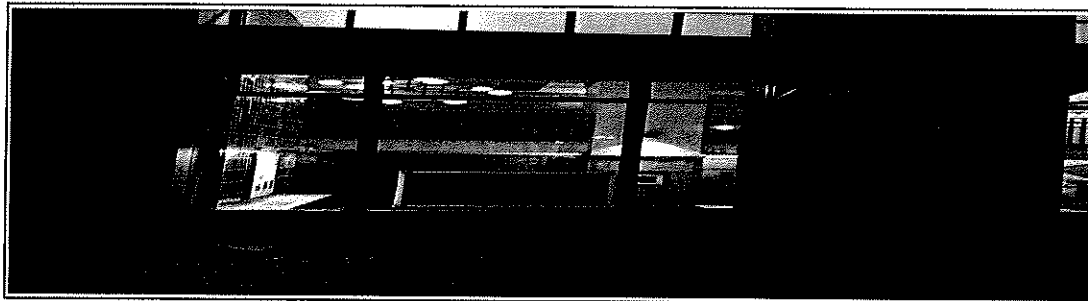
Summary on location of sign posted:

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

Location
City Hall
Holiday St.
Baltimore, MD
RM#215

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 612 Cathedral St 21201

Class of License: BHM-Beer, Wine Liqueur (Hotel & Motel)

Scope of Application: Transfer of ownership with continuation of live Entertainment requesting off-premises cooking and delivery of alcoholic beverages

Application filed by: LL Pro Hospitality Baltimore, LLC T/A Revival at Mount Vernon Place

Christina Maniguc Scott and Leigh A. Hitz

Present Licensee(s): LL Pro Hospitality Baltimore, LLC T/A Revival @ Mount Vernon Place
A Joie de Vivre Pro

Tracy Praeteli

A public hearing concerning this application will be held on or after February 9, 2023

Persons who oppose this issuing of the license should send their written protest to the Board of License Commissioners at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit www.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the hearing date for all matters being heard by the Board.

Hon. Albert J. ...
James J. ...
Edward ...
Daphne ...

FOR MORE INFORMATION CALL

410-396-4377

Back

BLLC Routine Inspection

Inspected Information

Address: 612 CATHEDRAL STREET 21201

Trade Name: REVIVAL AT MOUNT VERNON PLACE, A JOIE DE VIVRE PRO

Corporation Name: LL PRO HOSPITALITY BALTIMORE, LLC

Type of License: Hotel/Motel License

Date/Time of Inspection: 2/9/2023 12:51:20 PM

Manager/Licensee: Achraf Iraqui

Operational Status

Open/Closed: Open

Closed Date:

General Appearance

Clean and Free of Debris: Satisfactory

Bar Appearance

Location of Bar: Front

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BD7 Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: 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: 7/15/2020

Employee Records: Yes ▼

Alcohol Beverage Information Invoice Numbers and Date:

Inspector

Inspector Comments:

Inspector

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 ▼

Auditory services

Live Entertainment (Describe): Yes

Outdoor Table Service N/A ▼

Violations

Violation Issued: No ▼

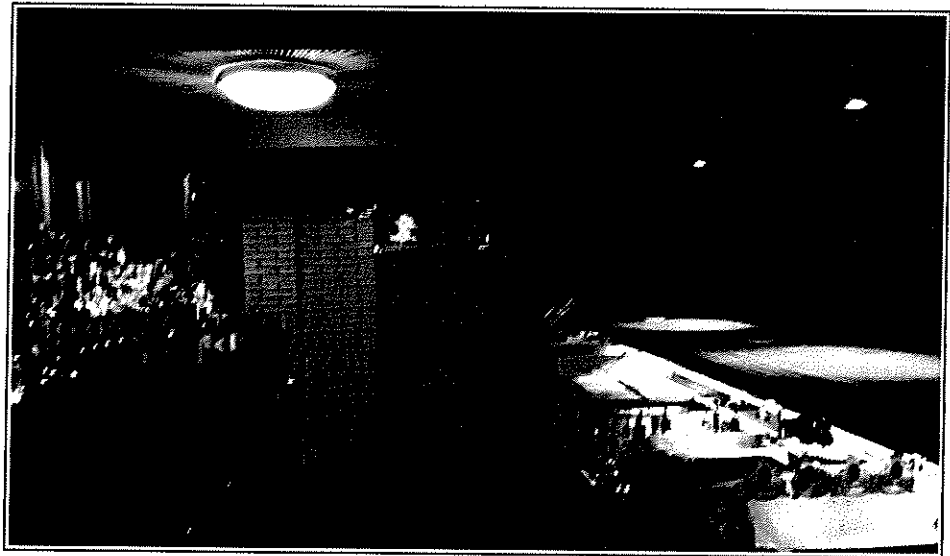
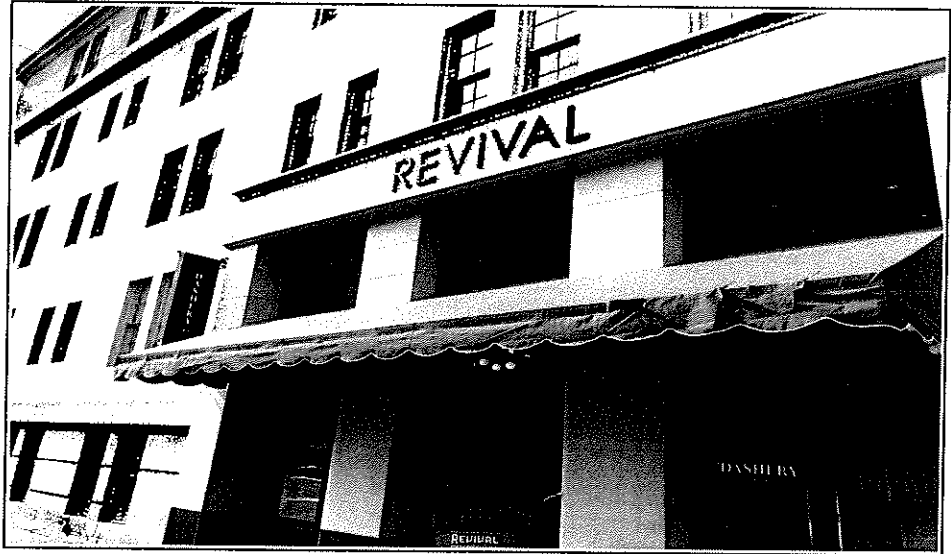
Violations Noted:

Inspector

Instructions Given to Licensee:

Inspector's Comments: *Inspected on 2/9/23 by Chase*

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove

Certificate of Occupancy

THIS WRITTEN INSTRUMENT WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW ANY AND ALL THINGS TO BE DONE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICATION HERETOFORE FILED IN THIS DEPARTMENT FOR THE AUTHORITY CONTAINED HEREIN, INCLUDING ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED THERETO, AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND REGULATIONS IN EFFECT IN THE CITY OF BALTIMORE AND THE STATE OF MARYLAND. WARNING: IT IS UNLAWFUL TO WORK BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM WITHIN 100 FEET OF A DWELLING.

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
11	10	0532	007	4/6/18	101

PROPERTY ADDRESS: 612 CATHEDRAL ST

OWNER: PRO HOSPITALITY BALTIMORE LLC ADDR: PO BOX 1860 BENTONVILLE AR 717

LESSEE: ADDR:

LAND USE CODES 3-31

FOR USE AS A HOTEL WITH 107 GUEST ROOMS ON THE FOURTH THROUGH FOURTEENTH FLOORS (NOTE NO "THIRTEENTH" FLOOR), STAFF OFFICES THROUGHOUT, CONFERENCE ROOMS, MAIN RECEPTION AREA AND MAIN KITCHEN ON SECOND FLOOR, A CAFÉ ON THE FIRST FLOOR, RESTAURANT AND BAR ON THE ROOFTOP LEVEL.

1001-00000-2600-15900-40040 PER. INSP	1001-00000-2600-15900-40040 MISC	1001-00000-2600-15900-40040 CHLDR	1001-00000-2600-15900-40040 NEW BLDG	1001-00000-2600-15900-40040 G ADDITIONS	
		45.00			
1001-00000-2600-15900-40050 ALTERATIONS	1001-00000-2600-15900-40050 RPPERS	1001-00000-2600-15900-40050 MISC CON-SL	1001-00000-2600-15900-40050 ELFCT	1001-00000-2600-15900-40050 HYDRONIC/STAM HEAT	
1001-00000-2600-15900-40050 DISTRIBESH	1001-00000-2600-15900-40050 AIR COND	1001-00000-2600-15900-40050 DISP UNITS	1001-00000-2600-15900-40050 FIRE	1001-00000-2600-15900-40050 FUEL-BURNING EQUIPMENT	
1001-00000-2600-15900-40050 ELEVATOR	1001-00000-2600-15900-40050 PLUMBING	1001-00000-2600-15900-40050 S & F CONTRL	1001-00000-2600-15900-40050 CHAP	1001-00000-2600-15900-40050 TAX	
	0.00				
1001-00000-2600-15900-40050 RAZING	1001-00000-2600-15900-40050 FILING FEE	1001-00000-2600-15900-40050 NON VOI EAJL TEL COMMUNICATIONS	1001-00000-2600-15900-40050 PENALTY	1001-00000-2600-15900-40050 TOTAL FEES	3.00
	50.00				98.00

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



Michael Braverman
 MICHAEL BRAVERMAN
 BUILDING OFFICIAL

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

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



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Search Results

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

Record Count : 44

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

Permit Number	Plan Number	Description	Address	District	Issued Date	Expiration Date	Neighborhood
USE2019-50198	-	CONTINUE TO USE AS AN HOTEL WITH 107 GUEST ROOMS ON THE FOURTH THROUGH FOURTEENTH FLOORS. (NOTE NO THIRTEENTH FLOOR), STAFF OFFICES THROUGHOUT, CONFERENCE ROOMS, MAIN RECEPTION AREA AND MAIN KITCHEN ON THE SECOND FLOOR, A CAFE ON THE FIRST FLOOR RESTAURANT AND BAR ON THE ROOFTOP LEVEL, AND INDOOR LIVE ENTERTAINMENT.	612 CATHEDRAL ST	101	01/29/2019		MOUNT VERNON
USE2018-51389	-	FOR USE AS A HOTEL WITH 107 GUEST ROOMS ON THE FOURTH THROUGH FOURTEENTH FLOORS (NOTE NO "THIRTEENTH" FLOOR), STAFF OFFICES THROUGHOUT, CONFERENCE ROOMS, MAIN RECEPTION AREA AND MAIN KITCHEN ON SECOND FLOOR, A CAFÉ ON THE FIRST FLOOR, RESTAURANT AND BAR ON THE ROOFTOP LEVEL	612 CATHEDRAL ST	101	04/06/2018		MOUNT VERNON
USE2016-02045	-	CONTINUE TO USE AS A (104) ROOM HOTEL CHANGE OF OPERATOR	612 CATHEDRAL ST	101	05/25/2016		MOUNT VERNON
USE2015-00252	-	(USE) CONTINUE TO USE AS A 105-ROOM HOTEL, TO INCLUDE RESTAURANTS AND MEETING ROOMS FOR WYNDHAM PEABODY HOTEL.	612 CATHEDRAL ST	101	02/19/2015		MOUNT VERNON
ROW2010-05546	-	TEMP. UTILIZE CURB LANE TO PLACE A DUMPSTER	612 CATHEDRAL ST	101	11/18/2010	12/31/2010	MOUNT VERNON
COM2022-90875	-	INSTALL (2) # LOW VOLTAGE AS PER CODE.	612 CATHEDRAL ST	101	12/21/2022	06/21/2023	MOUNT VERNON
COM2021-58008	-	AMEND PERMIT: CHANGE ELECTRICAL CONTRACTOR . EXTEND ORIGINAL PERMIT. (ORIGINAL PERMIT:COM2020-02081:INTERIOR ONLY RENOVATION INCLUDING FINISHES, MECHANICAL, ELECTRICAL, PLUMBING, FOOD SERVICE. NO CHANGE OF USE AS PER PLANS AS PER CODE. SEPARATE PERMITS ARE REQUIRED FOR SPRINKLER, FIRE ALARM, AND DETECTION SYSTEMS.) Original Permit Description: (COM2020-02081) INTERIOR ONLY RENOVATION INCLUDING FINISHES, MECHANICAL, ELECTRICAL, PLUMBING, FOOD SERVICE. NO CHANGE OF USE AS PER PLANS AS PER CODE. SEPARATE PERMITS ARE REQUIRED FOR SPRINKLER, FIRE ALARM, AND DETECTION SYSTEMS.	612 CATHEDRAL ST	101	03/16/2021	12/02/2021	MOUNT VERNON

February 23, 2023

Applicant(s): Kim W. Thompson
ERS, Inc., T/a Steam Punk Alley
870 Park Avenue 21201

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership with continuation of live entertainment.

(a) **Applicant(s) Information:** (1) Kim W. Thompson was born in Annapolis, MD in November of 1957. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Kim W. Thompson (100%).

(c) **Purchase Price of Business:** The purchase price of the business was \$50,000.

(d) **Qualified Voters:** Larry Struebing, Preston Shelton, and John Shields are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise 1st floor as a restaurant/tavern with live entertainment and the 2nd floor for storage.

(f) **Corporate Standing:** ERS, Inc is a MD LLC and as of 2/7/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 1/29/2023, and checked on 2/6/2023. This meets the 10-day rule. There are 6 licensed liquor establishment(s) in the 2x2 area: "A" BWL - 1; "B" BWL - 4; and "BD7" BWL - 1.

(h) **Timeline:** Last Inspection by BLLC was performed 2/9/2023. 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:

2022 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

NEW/TRANSFER/EXPANSION/AMENDMENT(S) APPLICATION FEE - \$500.00

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

EXPLANATION OF REQUEST: Intra-company stock transfer of ownership only CLASS TYPE: _____

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: 870 Park Avenue 21201

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: ERS Inc. TRADE NAME: Steam Punk Alley

BUSINESS PHONE NUMBER: 410-539-4850 BUSINESS EMAIL ADDRESS: rsinger78@msn.com

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

Part of Premises Used (Note: Floors and Areas for Storage): Ice premises includes 870 Park Ave & 227 W Chase, 1st fl. for 2nd fl. storage Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.): Dj Karaoke Acoustic 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: 125

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

Kim Warren Thompson [REDACTED] [REDACTED]

(Full name)	(Telephone no.)	E-mail (Required)
6115 Eastcliff Drive	Baltimore MD 21208	33 years
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
11/57	m	Annapolis MD
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

2. Applicant B

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

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

3. Applicant C

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

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

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

[Empty box for applicant information]

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

Applicant A B C

[Empty box for applicant information]

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

Applicant A B C

[Empty box for applicant information]

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

Applicant A B C

current license

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

Applicant A B C

[Empty box for applicant information]

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

Applicant A B C

[Empty box for applicant information]

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

[Empty box for applicant information]

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

Applicant A B C

[Empty box for applicant information]

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

[Empty box for applicant information]

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

Applicant A B C

[Empty box for applicant information]

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

Name	Address	Phone	Email
Kim Thompson	6115 Eastcliff Dr.	[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. § 4-108 (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: Kim Thompson ADDRESS: 6115 Eastcliff Dr. 21208 TITLE: Owner %OF STOCK HELD: 100
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

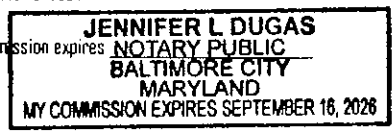
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

[Signature]
Signature of Applicant A

I hereby certify that on the 2 day of Jan, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Kim W Thompson the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature]
Printed Name: Jennifer L Dugas



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

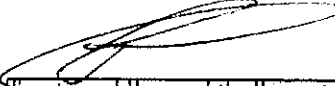
I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of _____ in and for _____, personally appeared _____ the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true 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: Ronald Singer Phone Number 

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

(I, WE) Ronald Singer HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 870 Park Avenue, 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 2 day of January, 2021 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Ronald Singer the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.


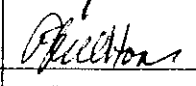
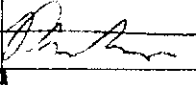
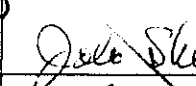
As witness, my hand and notarial seal.

Notary Signature: Jennifer L. Dugas
 Notary Printed Name: Jennifer L. Dugas

[Notary Seal] **JENNIFER L. DUGAS**
 My Commission Expires **SEPTEMBER 16, 2026**
 BALTIMORE CITY
 MARYLAND

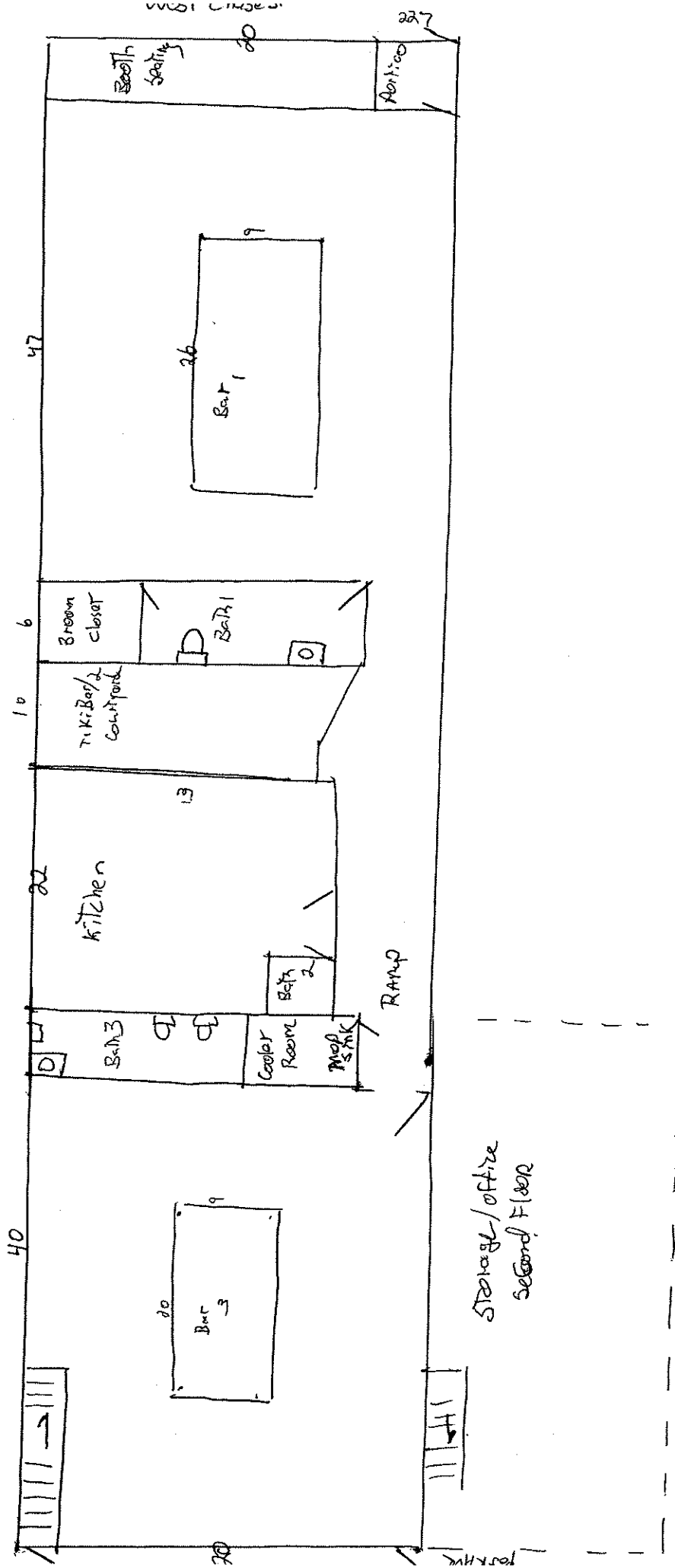
The following certificates must be signed by at least 3 persons.

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)
Larry Strubing Preston	21230 1405 Benjamin St.		12/1954	15 yrs
Phillip White	1405 Benjamin St S16 STP 21215		3/1/41	15 yrs
John Shields	11015 + Paul #1709 Baltimore 21202		12-2022	15-
Serry M. Las	1118 Guilford apt 1		05-87	5 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.



227 W
Class

870 PARK AVE



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LBD7 393**

Cert Num: **1127**

Fee: **\$1,320.00** Status: **Renewed**

License Date: 5/1/2022

License Year: 2022

CR Number: 14309805

Payment Date: 07-08-22

2021 - 2022 TPP Paid

2022 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **ERS, INC.**

Trade Name: **STEAM PUNK ALLEY**

Zone Code: 20

Phone: 410-539-4850

Block Num: 870

City: BALTIMORE

Street: PARK AVENUE

State: MD

Zip: 21201

CR Number: 14309805

Portion of Business Used:

(USE) CONTINUE TO USE 1ST FLOOR 227 W. CHASE STREET & 870 PARK AVENUE AS RESTAURANT/TAVERN WITH LIVE ENTERTAINMENT. 2ND FLOOR STORAGE. (CHANGE OF OWNERSHIP)

Restriction:

THERE IS TO BE NO SEPARATE PACKAGE GOODS STORE OR DEPARTMENT. ALL PACKAGE GOODS TO BE SOLD OVER THE BAR.

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
RONALD	SINGER	11100 COASTAL HIGHWAY #407	OCEAN CITY	MD	21842	Edit	Remove Owner
KIM W.	THOMPSON	6115 EASTCLIFF DRIVE	BALTIMORE	MD	21209	Edit	Remove Owner

Comments

Date	Comment	Action
01/27/2023	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2023.****/mb	Delete
01/11/2023	Application for transfer of ownership with continuation of live entertainment filed on behalf of ERS, Inc. T/a Steam Punk Alley, Kim W. Thompson on 1/3/2023 /kk	Delete
12/06/2022	11/21/2022 - Time expired on Pending Transfer, so this file is DEAD...../sb	Delete
12/05/2022	11/3/2022 Termination letter for pending transfer application was sent to all applicant(s) and attorney... k/r	Delete
09/26/2022	9/22/2022 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) * Additional 90 days granted for transfer *..../jr	Delete
08/11/2022	Received letter from Attorney Steve Folgelman requesting for a Transfer Hardship; Invoice #126977.../sb	Delete
06/21/2022	6/15/2022 Warning pending transfer letter was sent to all applicant(s) and attorney... k/r	Delete
02/28/2022	2/24/2022 - Virtual Public Hearing Re: Application to transfer ownership with continuation of live entertainment - APPROVED (3-0 vote)..../jr	Delete
01/07/2022	Application for transfer of ownership with continuation of live entertainment filed on behalf of Leon's 1957, Inc. T/a Leon's of Baltimore, Ronald M. Singer and Kim W. Thompson on 12/7/2021 /kk	Delete
09/27/2019	Mailed letter of recognition for underage drinking compliance check on 9/24/2019 /kk	Delete
06/28/2019	5/30/2019 - Public Hearing Re: Violation of Alcoholic Beverage Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$400; \$400 + \$125 admin fee; \$525 total fine, 30 days to pay (3-0 vote)...../jr	Delete
04/22/2019	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
01/25/2019	***STATE OF MD TAX HOLD, letter sent to Licensee's Business Address on January 25, 2019.***/mb	Delete
04/02/2018	Rec'd call from Housing Inspector Glenn Gable stating that the electrical is ok'd for this location...../jr	Delete
03/15/2018	*****RELEASED STATE OF MD TAX HOLD*****/sb	Delete
01/30/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on January 30, 2018.****/mb	Delete
01/26/2018	1/25/2018 - Public Hearing RE: Application to transfer ownership with continuation of live entertainment - APPROVED (3-0 Vote)...../jr	Delete
11/09/2017	Application for transfer of ownership with continuation of liv entertainment filed on behalf of ERS, Inc. T/a Steam Punk Alley, Ronald Singer and Kim Thompson on 11/7/17 /kk	Delete
04/21/2017	** COMPLETED ADMIN TRANSFER FOR RENEWAL PURPOSES ** /kk	Delete
04/06/2017	Alcohol Awareness expires 03/28/21 (Ronald M. Singer and Joseph Diffenbaugh).... /mb	Delete
03/08/2017	03/02/17 - Public Hearing RE: Violation of Rule 4.16 Illegal Conduct. DECISION: GUILTY FINED \$500.00 + \$1250.00 ADM.FEE = \$625.00	Delete
02/06/2017	2/2/17- Violation of Rule 4.16 Illegal Conduct & Violation of Rule 4.16 Illegal Conduct -Motion to postpone - GRANTED	Delete
03/16/2011	License transferred 2/28/11 but transfer voided; transfer authorization withdrawn.	Delete
03/03/2009	03/03/09 \$100 CONF.FEE PAID IN FULL #65832	Delete
03/03/2009	02/26/09 Hearing Conf.re: Application to transfer ownership and to add second floor for business and live entertainment. DECISION: APPLICATION APPROVED.	Delete

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

License num: LBD7 393

Address: 870 PARK AVENUE

Trade Name: STEAM PUNK ALLEY

Comment:

ERS INCORPORATED: D12896171

Department ID Number:

D12896171

Business Name:

ERS INCORPORATED

Principal Office: ⓘ

11100 COASTAL HIGHWAY #407
OCEAN CITY MD 21842

Resident Agent: ⓘ

THOMAS CROMPTON
2303 WUTHERING ROAD
TIMONIUM MD 21093

Status:

REVIVED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

02/03/2009

State of Formation:

MD

Stock Status:

STOCK

Close Status:

NO

PROPOSED LOCATION: 870 Park Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 6

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 4

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 1

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Chase DATE: 2/7/23

870 Park Ave

Licensed Establishments

- ★
- Steam Punk Alley LBD7
- Wet City LB
- Angyls Liquors LA
- The Drinkery LBD7
- Indigma LB
- EDR LB
- Cafe Fili LB
- Symphony Center Parking Garage
- Dominic's Pizzeria
- Maryland Department of Health
- STATE CENTER
- Anter Station
- The Herbert R. O'Connor State Office Building
- Rite Aid Drug store
- Wet City
- Hotel Brexton
- The Beatnik Barbershop
- The Bus Shop
- The Drinkery
- The Land of Kush
- Mt Calvary Church
- Arena Players Incorporated
- Infinitive Body Piercing Body piercing shop
- Symphony Center Parking Garage
- Maryland Avenue Garage
- Dukem Ethiopian
- The Brewer's Art
- Family Justice Bldg
- The Owl Bar Grill
- ReLeaf Shop
- Baby's On Fire
- EDR Eat Drink Relax
- W Eager St
- CVS Drug store
- Sangria Patio Bar
- Pizzeria 27 Baltimore
- Cafe Fili Mediterranean
- Never On Greek
- Dooby's
- Zen ar
- Morton St
- Map data ©2023 Google

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):	Steam Punk Alley
Corporation Name:	ERS Inc.
Location Address:	870 Park Ave
License Type:	Class "BD7" 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?	1/29/2023 <input type="checkbox"/>
Estimated Date of Removal?	2/6/2023 <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 for Intra-company stock transfer of ownership with live entertainment which includes DJ, karaoke, and acoustic bands.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

Date and Time

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

1/31/2023

11:46:16 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: Kim Warren Thompson

Address of Premises: 870 Park Ave

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

Date Posted: 1/29/2023

Time Posted: 12:00 AM

Date Rechecked: 2/6/2023

Time Rechecked: 2:00 PM

Manager or Owner when sign posted: N/A

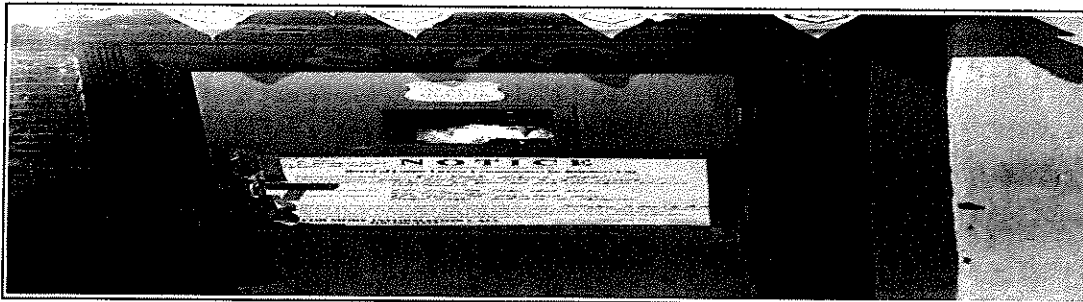
Summary on location of sign posted:

The sign is posted on the front door.

Summary on location of sign rechecked:

The sign is still posted on the front door.

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

Meeting Location:

CITY HALL
100 N. HOLIDAY ST., RM 215
BALTIMORE, MD 21202

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 870 Park Avenue 2/201
Class of License: Class "BD7" Beer, Wine & Liquor License
Scope of Application: Transfer of ownership with continuation of Live Entertainment

Application filed by: ERS, Inc. 71A Steam Park Alley
Kim W. Thompson
Present Licensee(s): ERS, Inc. 71A Steam Park Alley
Ronald Singer and Kim W. Thompson

The hearing concerning this application will be held on or after February 9, 2007 @ 11:30. Persons who oppose this issuing of the license should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

Hon. Albert J. Maitteccani, Jr., Esq. *Chairman*
Aaron J. Greenfield, Esq. *Commissioner*

Back

BLLC Routine Inspection

Inspection Information

Address: 870 PARK AVENUE 21201

Trade Name: STEAM PUNK ALLEY

Corporation Name: ERS, INC.

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

Date/Time of Inspection: 2/9/2023

2:12:56 PM

Manager/Licensee: Tina Wallace

Operational Status

Open/Closed: Open

Closed Date:

Health Inspection

Clean and Free of Debris: Satisfactory

Bar Area

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: N/A ▼

Sanitation: N/A ▼

Menu: N/A ▼

Business Records

Traders License: No ▼

Alcohol Awareness Certification Date Issued: 7/20/2022

Employee Records: Yes ▼

Alcohol Beverage Information Invoice Numbers and Date: Breakthru 700257058 2/2/2023

Notes

Inspector Comments:

Remarks

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes ▼

Fire Capacity:

Outdoor Seating Capacity:

Auto Entertainment - If Applicable

License is Valid:

N/A ▼

Dancers Present 18 and older: N/A ▼

Cleanliness of Dressing Room: N/A ▼

Food & Beverage Services

Live Entertainment (Describe): Yes

Outdoor Table Service N/A ▼

Violations

Violation Issued: No ▼

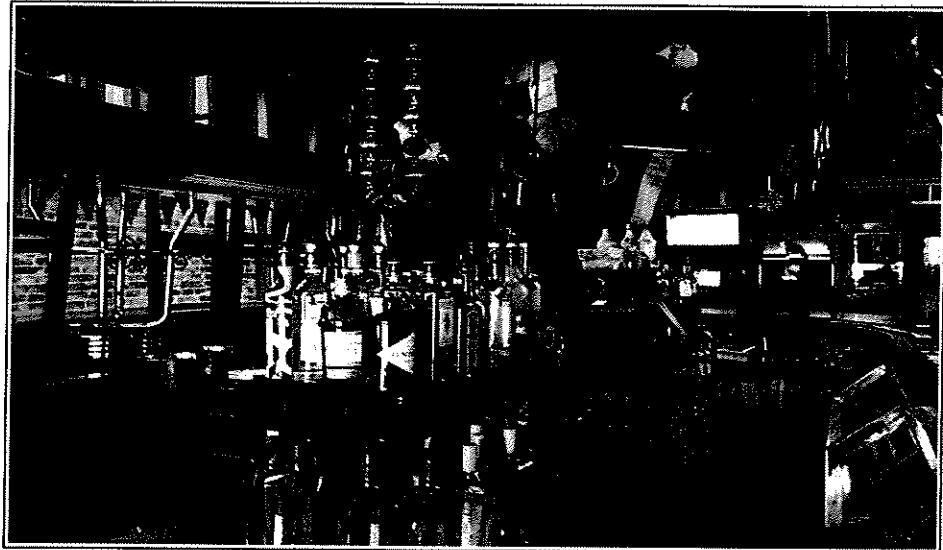
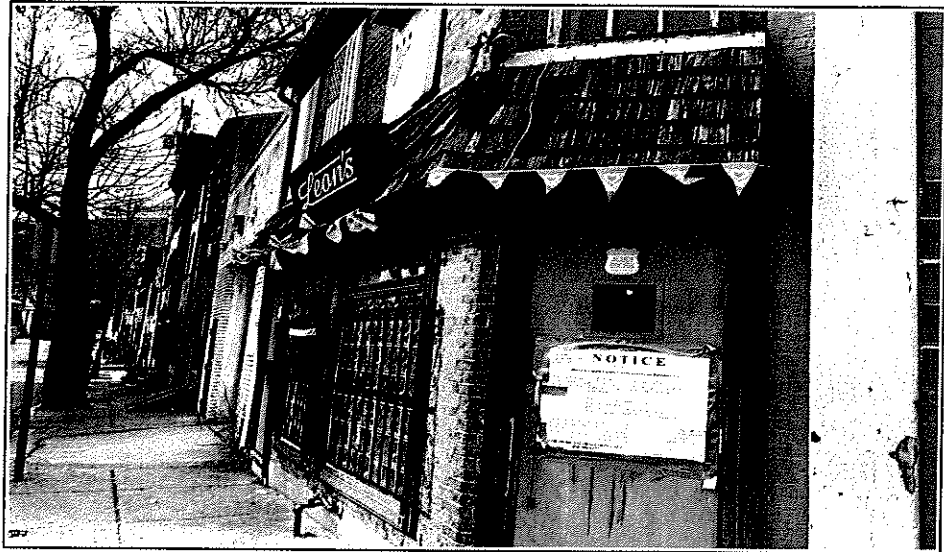
Violations Noted:

Wares

Instructions Given to Licensee: Please send a copy of 22 traders license to the Liquor Board within 30 days.

Inspector's Comments: Inspected on 2/9/23 by Chase

Photo Taken:



 Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove

Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
11	02	0503	032	2/25/11	101

PROPERTY ADDRESS: 870 PARK AVE

K/A ADDRESS: 227 W CHASE ST

OWNER: 227 WEST CHASE LLC (R. SINGER) ADDR: 4333 BUTLER ROAD REISTERSTOW

LESSEE: ADDR:

LAND USE CODES 5810 5823 0000 0000

(USE) 1ST FLOOR 227 W CHASE ST & 870 PARK AVE AS RESTAURANT/TAVERN WITH LIVE ENTERTAINMENT. 2ND FLOOR STORAGE. (CHANGE OF OWNERSHIP)

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 0 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	1001-000000-5700-508801-401811 CHAP	1001-000000-1500-102800-400230 TAX
	0.00			3.00
1001-000000-2600-158306-400490 SIZING	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			108.00

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



Michael Braverman
 MICHAEL BRAVERMAN
 BUILDING OFFICIAL

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

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

February 23, 2023

Applicant(s): Alexander Aaron and Benjamin Aaron
1415 Washington, LLC, T/a Trade Name Pending
1415 Washington Boulevard 21230

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership requesting off-premises catering and delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Alexander Aaron was born in Omaha, NE in April of 1989. He lives in Baltimore, MD; and (2) Benjamin Aaron was born in Nigeria in June of 1949. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Alexander Aaron (100%); and (2) Benjamin Aaron (0%).

(c) **Purchase Price of Business:** The purchase price of the business was \$375,000.

(d) **Qualified Voters:** Michael Goodman, Donna Goodman, and Rodney Dotson are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a tavern with off-premise catering.

(f) **Corporate Standing:** 1415 Washington, LLC is a MD LLC and as of 2/7/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 1/29/2023, and checked on 2/7/2023. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area: "BD7" BWL - 3.

(h) **Timeline:** Establishment closed on 9/28/2022. On 12/30/2022, applicant(s) filed an application to transfer ownership of a Class "BD7" BWL license. 97 days after the date of closure, within the 180-day period permitted by 12-2202. 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:

2022 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

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

EXPLANATION OF REQUEST: Transfer of Ownership CLASS TYPE: BD7

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 1415 Washington Boulevard, Baltimore, MD 21230

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: 1415 Washington, LLC TRADE NAME: Pending

BUSINESS PHONE NUMBER: 410-736-1087 BUSINESS EMAIL ADDRESS: info@blankslatecdm.com

ATTORNEY FOR THE APPLICANT: Peter A. Prevas ADDRESS: 308 N. Charles Street, Suite 200, Baltimore, MD 21201 PHONE: 410-752-2340

Part of Premises Used (Note: Floors and Areas for Storage): First, Second, Basement for Storage Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

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

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

Please note that as per Alc. Bev. Art. § 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

Alexander Aaron _____
 (Full name) (Telephone no.) E-mail (Required)
 2216 Eutaw Place Baltimore MD 21217 5 Years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 4/1989 Male Omaha, NE
 (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

Benjamin Aaron _____
 (Full name) (Telephone no.) E-mail (Required)
 1815 Park Avenue, Unit 1 Baltimore MD 21217 2 Years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 6/1949 Male Nigeria
 (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: BLLC
 DEC 30 2022 PM 12:59

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.

09/28/2022

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)(7). If necessary, please attach a list of the names and addresses of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Alexander Aaron ADDRESS: 2216 Eutaw Place TITLE: Member %OF STOCK HELD: 100
 2) NAME: Benjamin Aaron ADDRESS: 1815 Park Avenue, Unit 1 TITLE: Auth. Individ. %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 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.

Ally L

Signature of Applicant A

I hereby certify that on the 19th day of Dec, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Balto. City, personally appeared Alexander Aaron 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: Dorothea Locco (Notary Seal) My Commission expires 7/14/26

Printed Name: Dorothea Locco

Ben Aaron

Signature of Applicant B

I hereby certify that on the 19th day of Dec, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Balto. City, personally appeared Benjamin Aaron 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: Dorothea Locco (Notary Seal) My Commission expires 7/14/26

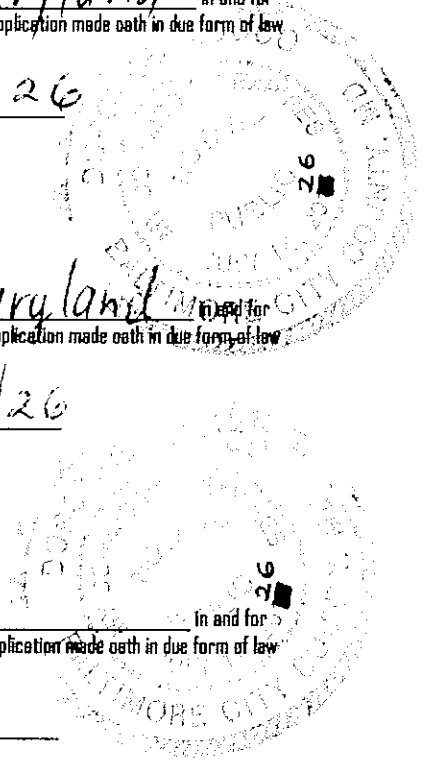
Printed Name: Dorothea Locco

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: 8LV8 1415 Washington, LLC Phone Number: [REDACTED]

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

(I, WE) Alexander Aaron, Member HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1415 Washington Blvd, Baltimore, City with a Zip Code of 21230, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]

Signature of Owner of the Property

I hereby certify that on the 19th day of Dec., 2022, before me, the subscriber, a notary public of the State of Maryland in and for Balto. City, personally appeared Alexander Aaron, 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.

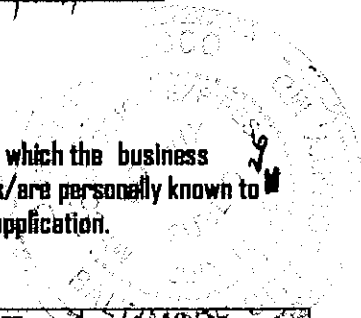
As witness, my hand and notarial seal.

Notary Signature: Dorothea Locce (Notary Seal) My Commission expires 7/14/26

Notary Printed Name: Dorothea Locce

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.

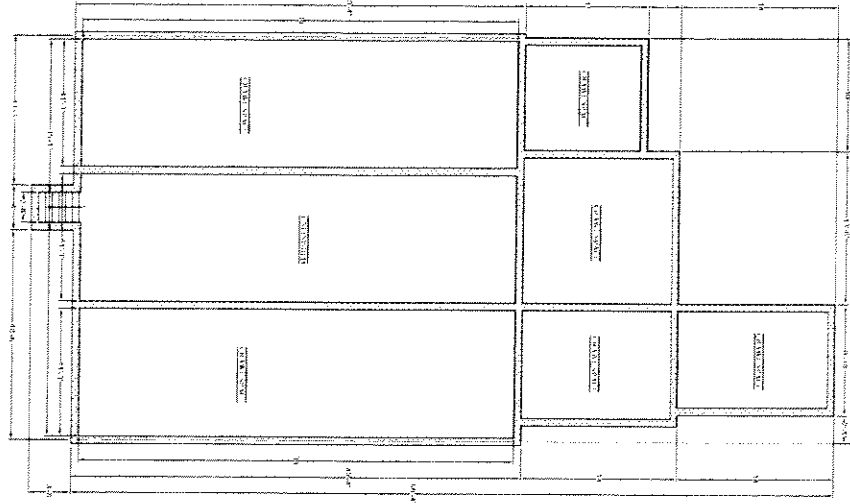


Names	Address	Signature	DOB (Month/Year)	Length of Time Acquainted with the Applicant(s)
Michael Goodman	3714 Eutan Pl Baltimore, MD 21217	<u>[Signature]</u>	2/10/1961	5 years
Doreen Goodman	3714 Eutan Pl Baltimore, MD 21217	<u>[Signature]</u>	7/10/1968	5 years
RODNEY DOTSON	3128 Piedmont Ave Baltimore MD 21216	<u>[Signature]</u>	3/10/78	4 years

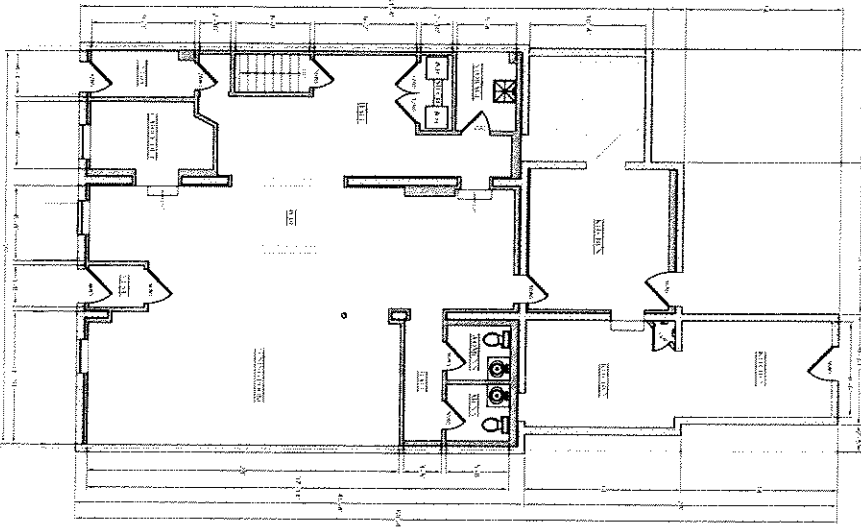
Board of Liquor License Commissioners for the City of Baltimore
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
Phone: 410-396-4377 Fax: 410-396-4382

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

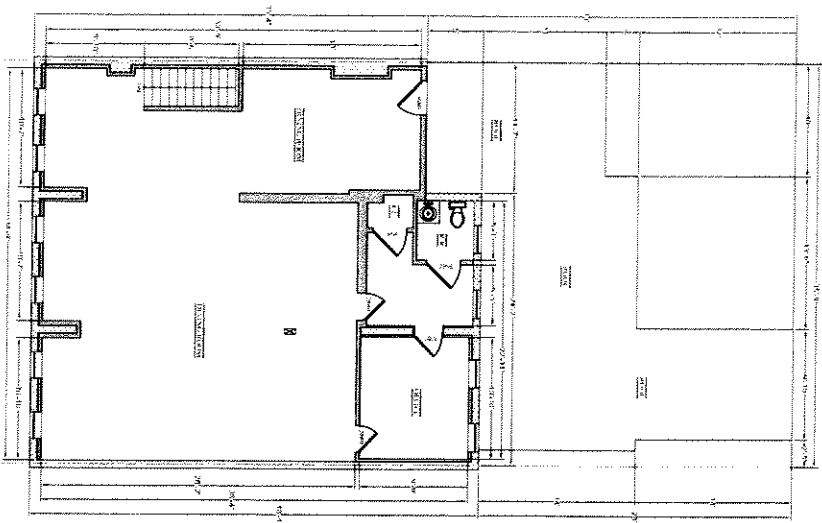
BASEMENT
FRONT



FIRST FLOOR
FRONT



SECOND FLOOR
FRONT



A-2

SHEET

CURTAIN VIEW

1415 WASHINGTON BLVD

EXISTING FLOOR PLAN

DATE: 7/28/22

SCALE: 3/16"=1'-0"

NW2 ENGINEERS
 8900 GLENN ST
 BALTIMORE, MD 21224
 P 410.289.0882
 F 410.411.8970



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LBD7 037**

Cert Num: **0037**

Fee: **\$1,320.00** Status: **Renewed**

License Date: 5/1/2022

License Year: 2022

CR Number: 15860020

Payment Date: 04-30-22

2021 - 2022 TPP Paid N

2022 Trader's License Y

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **PIGTOWN ALE HOUSE LLC**

Trade Name: **PIGTOWN ALE HOUSE**

Zone Code: 5

Phone: 410-977-1536

Block Num: 1415
City: BALTIMORE

Street: WASHINGTON BOULEVARD
State: MD Zip: 21230

CR Number: 15860020

Portion of Business Used:

FIRST FLOOR FOR BUSINESS, BASEMENT FOR STORAGE - SECOND FLOOR MAY NOT BE USED AT THIS TIME.

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MICHAEL	FELNER	1420 MILL RACE ROAD	BALTIMORE	MD	21211	Edit	Remove Owner

Comments

Date	Comment	Action
01/24/2023	Provided 2022 Traders License .../sb	Delete
01/11/2023	Application for transfer of ownership requesting off-premises catering and delivery of alcoholic beverages filed on behalf of 1415 Washington, LLC T/a Trade Name Pending, Alexander Aaron and Benjamin Aaron on 12/30/2022 /kk	Delete
02/05/2018	Re-Send 2018-2019 Renewal Application(s) to Licensees home address..../sb	Delete
02/02/2018	02/02/18 - Returned To Sender; Not Deliverable As Addressed; Unable To Forward.../sb	Delete
02/15/2017	MAIL RETURNED: Return To Sender - Not Deliverable As Addressed - Unable to Forward.... /sb	Delete
06/12/2015	Refund of \$2320.00 from 2014 applied to 2015 License Fee.	Delete
03/13/2015	Maryland Sales tax hold for 08/26/2013 has been release 02/19/2015	Delete
12/12/2014	12/11/2014 PUBLIC HEARING RE: REQUEST FOR A HARDSHIP EXTENSION. BOARD DENIED THE REQUEST. \$100 ADMIN FEE PAID	Delete
11/26/2014	9/4/2014-Public Hearing re: Review of transfer pending for more than 180 days.Board granted 180 day extension from hearing date (9/4/14). \$100 hearing fee PAID	Delete
11/17/2014	8/7/2014 Public Hearing re: Review of application pending for more than 180 days. POSTPONED	Delete
10/01/2013	09/12/13 Public Hearing re: Application to transfer ownership from secured creditor, request for live entertainment and outdoor table service. Board preliminary APPROVED transfer w/live entertainment & outdoor table service subject to BMZA approval.	Delete
05/24/2013	4/11/2013 Public Hearing re: Request for hardship extension. GRANTED extension 180days from hearing date.	Delete
08/06/2012	8/2/2012 Public Hearing re: VIOLATION of Rule 4.18 Charter of corporation has been forfeited according to records of the Maryland Department of Assessments and Taxation. VIOLATION of Article 2Bsection10-301(j)(1) Licensees have not submitted proof of payment of personal property taxes by June 30th as required and appear to owe taxes for 2008-2009, 2010-2011 and 2011-2012. Rule 4.18 GUILTY no fine assessed. Article 2Bsection10-301(j)(1) GUILTY \$500 suspended \$250 TOTAL FINE \$250	Delete
06/20/2011	6/16/11 Public Hearing re: VIOLATION OF ARTICLE 2B SECTION 201(a)(2) from May 1-10, 2011 Alcoholic beverages being served while 2011 renewal license has not been processed, there is a sales tax hold by the State Comptroller's Office, and the 2011 license fee has not been paid. VIOLATION OF ARTICLE 2B SECTION 13-101(c)(1)"A holder of any class of retail alcoholic beverages license or an employee designated by the holder shall complete training in an approved alcohol awareness program. The training shall be valid for a period of 4 years, and the holder shall complete retraining in an approved program for each successive 4-yr period." On May 10, 2011 Alcoholic awareness certification was last issued on March 10, 2007. VIOLATION OF RULE 3.06 Licensees shall operate their establishments at all times in accordance with the requirements of the Health Department of Baltimore City, the Building Code of Baltimore City, and the rules and regulations of the Fire Department of Baltimore City" on May 10, 2011 numerous plastic bags of trash located in back of establishment and wall needs to be repaired in men's restroom. GUILTY Article 2B section 201(a)(2) \$100. NOT GUILTY Rule 3.06. DISMISSED Article 2B section 13-101(c)(1).	Delete
09/28/2010	09/23/10 Public Hearing re: Violation of rule 4.05(a)(b) and Art.2B,Sec.10-301(j)(1).DECISION: RULES 4.05 (a)b) BOTH NOT GUILTY AND ART.2B,SEC.10-301(j)(1) ALSO NOT GUILTY. NO FINE IMPOSED.	Delete
09/13/2010	09/09/10 Public hearing re: Violation of Art.2B,Sec.10-301(j)(1) & RULE 4.05(a)DECISION: CASE POSTPONED	Delete
01/16/2007	01/11/07 CONFERENCE HEARING FEE \$100 PAID IN FULL #58353	Delete
01/16/2007	01/11/07 Transfer Conf. re: George N. Lyseight, Robert P. Lyseight & Sandy Carrington, Carroll Station Enterprises, Inc. T/a Carroll Station Class "BD7" DECISION: APPROVED TRANSFER. Randy P. Lyseight must resubmit a bank record that shows his investment/account. The sales tax and Trader's License must be paid.	Delete

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

License num: LBD7 037

Address: 1415 WASHINGTON BOULEVARD

Trade Name: PIGTOWN ALE HOUSE

1415 WASHINGTON BLVD, LLC: W22833164

Department ID Number:

W22833164

Business Name:

1415 WASHINGTON BLVD, LLC

Principal Office: ⓘ

1415 WASHINGTON BLVD

BALTIMORE MD 21230

Resident Agent: ⓘ

KEITH O. HINDER, JR.

111 S. CALVERT STREET, SUITE 1400

BALTIMORE MD 21202

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

04/05/2022

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1415 Washington Blvd.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 3

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Steven Han DATE: 1/29/23

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>	Pending
<i>Corporation Name:</i>	1415 Washington, LLC
<i>Location Address:</i>	1415 Washington Boulevard
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor <input type="button" value="v"/>
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No <input type="button" value="v"/>
<i>Is the location within 300 feet of Church and/or School?</i>	Yes <input type="button" value="v"/>
<i>Date Posted?</i>	1/29/2023 <input type="button" value="v"/>
<i>Estimated Date of Removal?</i>	2/7/2023 <input type="button" value="v"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes <input type="button" value="v"/>

Other licensed locations - Describe/Note:

see map

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

Transfer of ownership

Insert Photo of Sign and location:



NOTICE
 Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1415 Washington Boulevard, Suite 2130
 Class of License: Class 20 - Bar, Tavern or Night Club
 Scope of Application: Temporary License for Special Occasions
 Application filed by: 1415 Washington LLC, The Food & Beverage Division
 Present Licensee(s): Alexander Hagan and Benjamin Hagan
Patricia M. Hagan, aka The Hagan M. Hagan
Madeline Hagan

The hearing concerning this application will be held on or after February 2, 2023 at 11:00 AM.
 Persons who oppose this issuing of the license should send their written protest to the office of
 the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit
baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date,
 time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL 410-396-4377

Chairman: Robert J. Anderson, Jr. Esq.
 Vice Chairman: Edward L. Johnson
 Commissioner: Donald B. Papp
 Executive Director: [Name]

Attach Additional Photos

Inspector Name	Date and Time
<input type="text" value="i:0#w baltimore\steven.han"/>	<input type="text" value="1/29/2023"/> <input type="text" value="6:14:26 PM"/>
Name of Licensee (if present)	
<input type="text"/>	
<input type="button" value="Approve"/>	<input type="button" value="Disapprove"/>

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Alexander Aaron

Address of Premises: 1415 Washington Blvd

Inspector: i:0#w|baltimore\steven.han

Date Posted: 1/29/2023

Time Posted:

Date Rechecked: 2/7/2023

Time Rechecked:

Manager or Owner when sign posted:

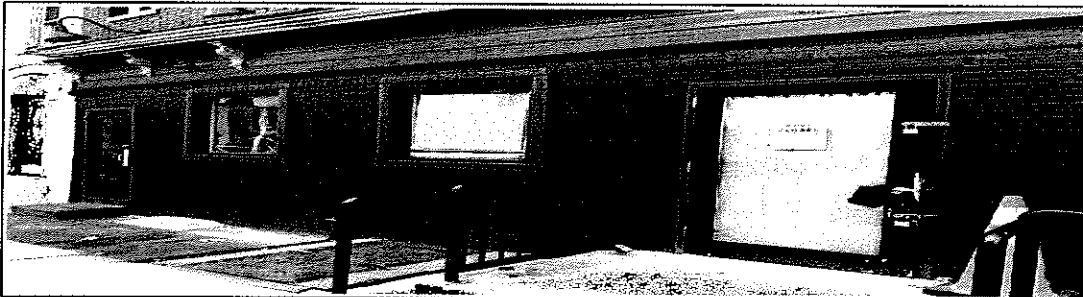
Summary on location of sign posted:

FRONT WINDOW

Summary on location of sign rechecked:

Was up for ten days

Insert Photo of Sign and location:



Class of License: *Class "B" Bus, with a 2 Year License*
 Scope of Application: *Transfer of Ownership and License*
 Application filed by: *1115 Washington Ave. To: Frank Adams, Licensee*
 Present License(s): *License No. 1115, 1116 To: Frank Adams*
Michael Adams

The hearing concerning this application will be held on or after *February 9, 2012 at 10:00 AM* and persons who oppose the issuing of the license should send their written protest to the Office of the Board at 100 Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit fb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

John Albert J. Martinich, Jr., Esq.
 Aaron J. Kowalski, Esq.
 Richard L. Hanger
 Douglas N. Payne

Commissioner
 Commissioner
 Executive Secretary

Attach Additional Photos

Approve

Disapprove

HEARING LOCATION: CITY HALL
100 N. Holliday, Rm 215
Baltimore, MD 21202

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1415 Washington Boulevard 21230
Class of License: Class "BD7" Beer, Wine & Liquor License
Scope of Application: Transfer of ownership requesting off-premise catering and delivery of alcoholic beverages

Application filed by: 1415 Washington LLC TA Trade Name Pending
Alexander Aaron and Benjamin Aaron
Present Licensee(s): Pigtown Ale House, LLC TA Pigtown Ale House
Michael Felver

February 9, 2023 @ 10:30 am

The hearing concerning this application will be held on or after February 9, 2023 @ 10:30 am. Persons who oppose this issuing of the license should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

**FOR MORE INFORMATION CALL
410-396-4377**

- Hon. Albert J. Matriciani, Jr., Esq. Chairman
- Aaron J. Greenfield, Esq. Commissioner
- Edward L. Resinger Commissioner
- Douglas K. Paige Executive Secretary

BLLC Routine Inspection

Business Information

Address: 1415 WASHINGTON BOULEVARD 21230

Trade Name: PIGTOWN ALE HOUSE

Corporation Name: PIGTOWN ALE HOUSE LLC

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

Date/Time of Inspection: 6/16/2022 2:26:16 PM

Manager/Licensee: michael felner

Operational Status

Open/Closed: Open

Closed Date:

Sanitation

Clean and Free of Debris: Satisfactory

Bar Information

Location of Bar: Front

Shape of Bar: straight

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 ▼

Alcohol License

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 8/9/2018

Employee Records: Yes ▼

Alcohol Beverage Information Invoice Numbers and Date:

Notes

Inspector Comments:

Remarks

Inspector Comments:

Exit Signs

Exits Marked, Unobstructed: Yes ▼

Fire Capacity:

Outdoor Seating Capacity:

Amusement Entertainment (if applicable)

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Additional Services

Live Entertainment (Describe):

Outdoor Table Service N/A

Violations

Violation Issued: No

Violations Noted:

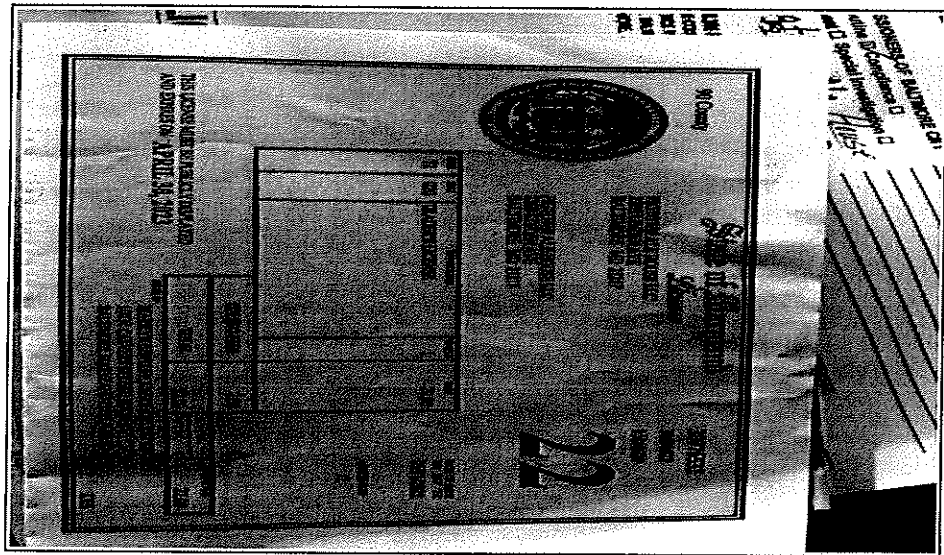
Remarks

Instructions Given to Licensee:

Inspector's Comments:

health permit 5/8/2023
inspection on 5/31/2022

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

[Update/Resubmit](#)

[Print View](#)

IN THE MATTER OF THE
PETITION OF: ALEX AARON

Baltimore City Board of Municipal
& Zoning Appeals

1415 Washington Blvd
(BLOCK 0777, LOT 027)



Rebecca Witt
Acting Executive Director
417 E. Fayette Street, Room 922
Baltimore, MD 21202
Phone: 410-396-4301

Appeal No. 2022-386
Hearing Date: November 1, 2022

RESOLUTION

Background

This matter comes before the Baltimore City Board of Municipal & Zoning Appeals (“Board”) on appeal from the Zoning Administrator for Baltimore City denying the application of Alex Aaron (“Appellant”) to expand the existing first-floor tavern use to the second floor of the premises, requiring a modification of the existing conditional use at 1415 Washington Blvd (“Property”).

Appellant filed this appeal to the Board on September 22, 2022 and appeared for a public hearing on November 1, 2022. Board staff prepared a memorandum evaluating the appeal. Following deliberations and for the reasons set forth below, the Board voted to approve Appellant’s request to expand existing tavern to second floor of the premises, requiring a modification of the existing conditional use by 4-0 vote.

Facts

The Property is located in a C-1 Zoning District and is rectangular in shape, measuring 35’9” by 80’ and comprising 2,860 square feet of land area, improved with a c. 1900 two-story brick/frame structure with 3,168 square feet of floor area. The last authorized use of the premises is as a tavern on the first floor, with storage on the second floor in connection with the tavern.

The Department of Planning’s memorandum concluded that the Department had no objection to the application. The Department did note that the application “proposes a near-doubling of the capacity of the tavern” and encouraged Appellant “to work with the community to devise plans for orderly egress and dispersal of patrons at the tavern’s closing times.”

Appellant testified that he has recently acquired the business and the building. This property has recently been used as a neighborhood tavern, known as the Pigtown Ale House; Appellant is seeking to use the second floor for overflow seating for the tavern. The current tenant is a Caribbean restaurant, called Jerk at Nite. Appellant informed the Board that he is making improvements to the Property, including security cameras, both indoor and outdoor, and bringing the Property up to Code.

There was recently a fire on the second floor of the Property, due to an electrical issue; Appellant was under contract to purchase the Property when the fire took place, and the insurance companies involved are wrapping up their investigation. Appellant also described his outreach to community groups, including Pigtown Main Street, Citizens of Pigtown, and Council Member Porter. With respect to parking concerns, Appellant testified that the business plans to be open for lunch and dinner with brunch on weekends; to his knowledge, street parking around the building is not a problem, especially because the business is across from Carroll Park. Behind the building, there is a narrow alley where Appellant will create a fenced trash area. Appellant testified that his

business wants to encourage neighborhood patronage, so that people nearby can walk and bike to the tavern; therefore, many patrons will not be driving to the tavern.

Opposition: Ms. Takee Jobe testified in opposition to the appeal; she submitted seven letters of opposition from community members as well. She testified about concerns relating to the fire in the building, and she told the Board that the tavern does not align with her and her neighbors' vision of their community. They are concerned about issues like loitering, littering, noise, and parking issues. In 2007, there was a restaurant in this location that was a serious problem for the neighborhood; there was constant police presence and crime issues spilled over into the streets.

Standard of Review

Conditional Use: Under City Code Article 32, § 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, 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.

Conditional uses are "presumed valid uses" of land but are subject to that presumption being rebutted by credible evidence indicating that "the proposed use has adverse effects above and beyond those inherently associated with such a [conditional use] irrespective of its location within the zone." *Schultz v. Pritts*, 291 Md. 1, 22-23 (1981). *See also Attar v. DMS Tollgate, LLC*, 451 Md. 272, 286-287 (2017).

Discussion

After a thorough review of the file, evidence and testimony submitted in support of this application, the Board evaluated this application under the conditional use approval standards found in City Code Article 32 and Maryland law.

After deliberating, the Board found the establishment, location, construction, maintenance, and operation of the expanded tavern would not be detrimental to or endanger the public health, safety, or welfare of the community. The Board carefully considered the community opposition presented, as well as the testimony presented by Appellant and concluded that the many of the concerns raised were issues relating to another business, that has since closed. The Board

did not conclude that the electrical fire at this Property was a sufficient reason to deny the conditional use expansion request.

The Board also held that the proposed expansion of the existing conditional use would not be precluded by any other law, including an applicable Urban Renewal Plan, that the authorization would not be contrary to the public interest, and that the authorization would be in harmony with the purpose and intent of this Code.

Importantly, under the *Schultz v. Pritts* standard, conditional uses like this tavern use are presumed to be valid uses. The Board can only deny the expansion if it finds that the proposed use would have adverse effects above and beyond those inherently associated with a tavern use. The concerns presented by the opponents related to the existence of the tavern in and of itself, not the expansion to the second floor. Appellant did not need an off-street parking variance, because there are no off-street parking requirements in the C-1 zoning district.

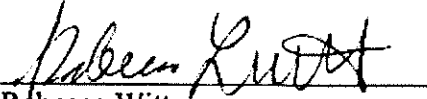
Conclusion

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 City Code Article 32, it is this 20th day of December, 2022, by the Baltimore City Board of Municipal and Zoning Appeals, hereby:

RESOLVED, that the Board finds sufficient evidence in the record to support the application of the Appellants to expand existing tavern to second floor of the premises, requiring a modification of the existing conditional use; and it is further,

RESOLVED, that Appeal No. 2022-386 is **GRANTED**.

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


Rebecca Witt
Acting Executive Director



February 23, 2023

Applicant(s): Christopher Hannan, Tracey Anne Newman, and Murray Keith Mason, Jr
Boston Street Seafood, LLC, T/a Bo Brooks
2780 Boston 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) Christopher Hannan was born in Baltimore County, MD in March of 1972. He lives in Severna Park, MD; (2) Tracey Anne Newman was born in Baltimore County, MD in June of 1960. She lives in Catonsville, MD; and (3) Murray Keith Mason, Jr. was born in Baltimore, MD in May of 1957. He lives in Baltimore, MD. Mr. Hannan is presently licensee with financial interest at 8 MarketSpace, Annapolis, MD t/a McGarvey's.

(b) **Ownership Breakdown:** (1) Christopher Hannan (50%); (2) Tracey Anne Newman (50%); and (3) Murray Keith Mason, Jr (0%).

(c) **Purchase Price of Business:** The purchase price of the business was \$0 membership exchange.

(d) **Qualified Voters:** Ronald Howard, Trent Waite, and Kevin O'Hara are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of a portion of the premise known as 2701-B Boston Street a/k/a 2700 Lighthouse Point East Suite 150 as carryout/package goods portion of restaurant located at 2780 Lighthouse Point. Adding property known as 2701-A Boston Street for use as carryout/packaged goods portion of restaurant located at 2780 Lighthouse Point.

(f) **Corporate Standing:** Boston Street Seafood, LLC is a MD LLC and as of 2/8/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 9/7/2022, and checked on 9/16/2022. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area: "B" BWL - 1; and "BD7" BWL - 2.

(h) **Timeline:** Last Inspection by BLLC was performed 9/14/2022. 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: intra-company transfer of stock and expansion of premises CLASS TYPE: BO7

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: 2780 Boston Street 21224

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

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

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: 2780 Boston Street 21224

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Boston Street Seafood LLC TRADE NAME: Bo Brooks

BUSINESS PHONE NUMBER: 410-558-0202 BUSINESS EMAIL ADDRESS: channan@bobrooks.com

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

Part of Premises Used (Note: Floors and Areas for Storage): 1st floor bus & storage Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.): _____ Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 400

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

Christopher Hannan _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 154 Drexel Drive _____
 (Residence) Street _____ City _____ State _____ Zip Code _____
 3/72 _____ M _____ Baltimore County, 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

Tracey Anne Newman _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 714 White Oaks Avenue _____
 (Residence) Street _____ City _____ State _____ Zip Code _____
 6/1960 _____ F _____ Baltimore County, 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

Murray Keith Mason Jr. _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 624 N Highland Avenue _____
 (Residence) Street _____ City _____ State _____ Zip Code _____
 5/57 _____ M _____ Baltimore MD
 (Month/Year of Birth) _____ (Sex: Male or Female) _____ (Place of Birth) _____
 Check: Yes No Are you currently a resident of the City of Baltimore?

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

B: yes, current license only
A: yes, current license and McGarvey's, 8 Market Space, Annapolis MD (B)

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

A: McGarvey's, 8 Market Space, Annapolis MD (B)

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
Christopher Hannan	154 Drexel Drive Severna Park, MD 21146	[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: Christopher Hannan ADDRESS: 154 Drexel Drive Severna Park MD 21146 TITLE: Member %OF STOCK HELD: 50
- 2) NAME: Tracey Newman ADDRESS: 714 White Oaks Ave Catonsville, MD 21228 TITLE: Member %OF STOCK HELD: 50
- 3) NAME: Murray Keith Mason Jr. ADDRESS: 624 N. Highland Avenue Baltimore, MD 21205 TITLE: _____ %OF STOCK HELD: 0
- 4 NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

[Signature]
Signature of Applicant A

I hereby certify that on the 29 day of March, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Christopher Hannan the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 12/16/22
Printed Name: Stephan W Fogelman Jr.

[Signature]
Signature of Applicant B

I hereby certify that on the 29 day of March, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Tracey Newman the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 12/16/22
Printed Name: Stephan W Fogelman Jr.

[Signature]
Signature of Applicant C

I hereby certify that on the 29 day of March, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Murray K. Mason Jr. the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 12/16/22
Printed Name: Stephan W Fogelman Jr.

Name and Address of the owners of the premise/landlord: 2700 Lighthouse Pt LLC CO Water Management 101 W Dickman St Baltimore, MD 21202 Phone Number: [REDACTED]

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

(I, WE) am the agent (and agent) for 2700 Light House Pt, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2700 Bata St., Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

2700 Lighthouse Point, LLC
Suzanne P. Marks
 Signature of Owner of the Property

I hereby certify that on the 29 day of March, 2022 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Suzanne Marks 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: Stephen W Fogelwood, Jr.

STEPHEN W. FOGELWOOD, JR.
 NOTARY PUBLIC STATE OF MARYLAND
 My Commission Expires 11/11/27

[Notary Seal] My Commission expires _____

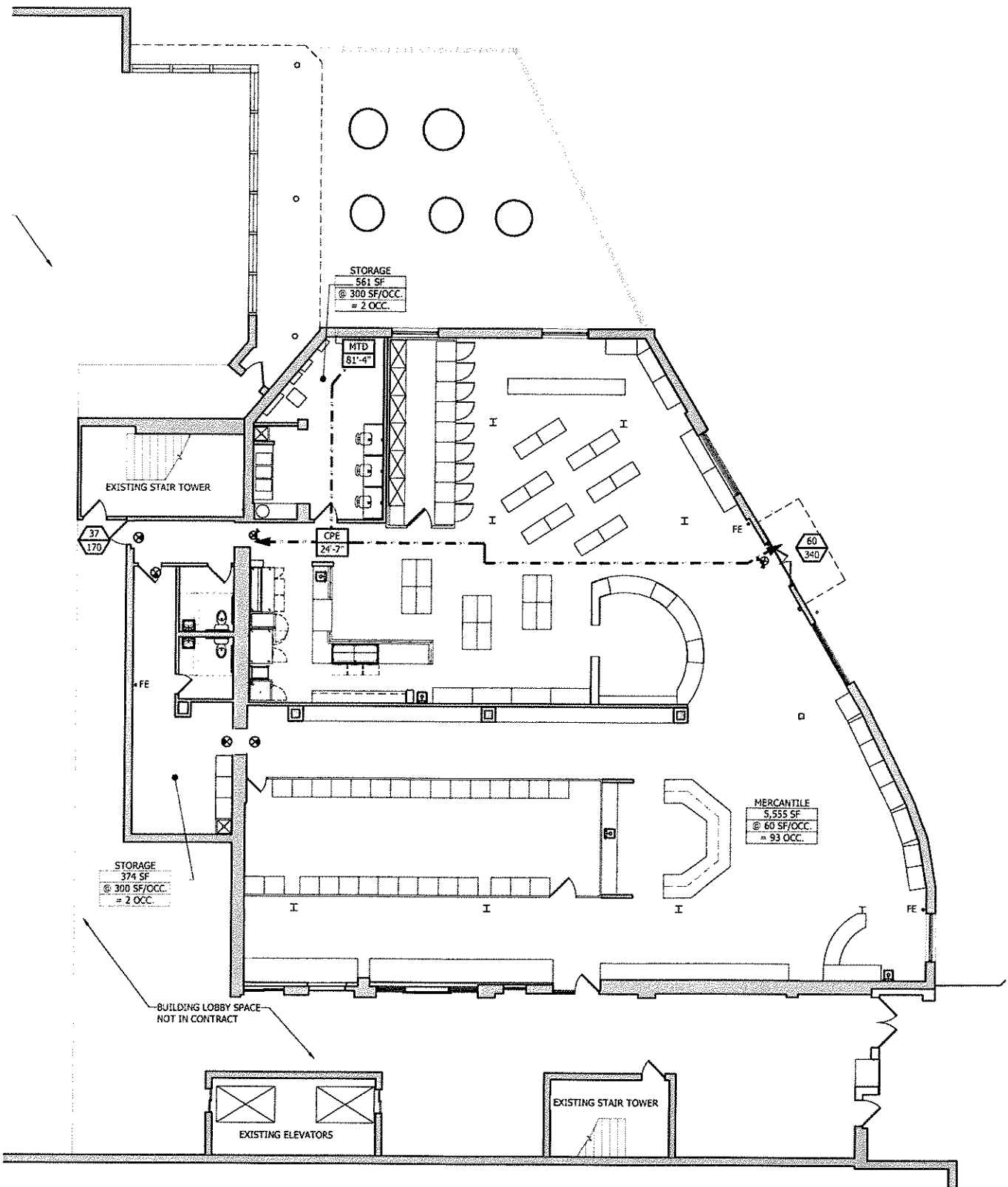
The following certificates must be signed by at least 3 persons.

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)
RON HOWARD	2603 Lighthouse Lane BALT, MD 21224	[Signature]	6/69	6 YEARS
TRENT WHITE	126 S. Patterson Ave BALT. MD 21231	[Signature]	2/63	10 YEARS
Kevin O'Hara (O'Hara)	2908 Hudson St Balt MD 21224	[Signature]	01/31	3 year

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

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





Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LBD7 295**

Cert Num: **0686**

Fee: **\$1,870.00** Status: **Renewed**

License Date: 5/1/2022

License Year: 2022

CR Number: 09750937

Payment Date: 05-03-22

2021 - 2022 TPP Paid

2022 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **BOSTON STREET SEAFOOD, LLC**

Trade Name: **BO BROOKS RESTAURANT & CATERING**

Zone Code: 13

Phone: 410-558-0202

Block Num: 2780

City: BALTIMORE

Street: BOSTON STREET

State: MD

Zip: 21224

CR Number: 09750937

Portion of Business Used:

FIRST FLOOR FOR BUSINESS - USE DECK AND FLOATING PIER IN CONJUNCTION WITH EXISTING RESTAURANT WITH OUTDOOR TABLE SERVICE AND SEATING (TIKI BAR IN FRONT OF PREMISES); ALSO USE PREMISES 2700 LIGHTHOUSE POINT EAST SUITE 150 FOR CARRY OUT FOOD & PACKAGE GOODS. LICENSEE MAY PROVIDE REFILLABLE

Restriction:

LICENSEE MAY PROVIDE OFF PREMISES CATERING OF FOOD & ALCOHOL.

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
CHRISTOPHER	HANNAN	154 DREXEL DRIVE	SEVERNA PARK	MD	21146	Edit	Remove Owner
CATHERINE L.	HANNAN	12251 ROUNDWOOD ROAD, UNIT	LUTHERVILLE	MD	21093	Edit	Remove Owner

	(SS)	103					
MURRY	MASON, JR.	624 N. HIGHLAND AVENUE	BALTIMORE	MD	21205	Edit	Remove Owner

Comments

Date	Comment	Action
05/06/2022	Application for transfer of ownership with continuation of outdoor table service, requesting off-premises catering and delivery of alcoholic beverages filed on behalf of Boston Street Seafood, LLC T/a Bo Brooks, Christopher Hannan, Tracey Anne Newman, and Murray Keith Mason, Jr. on 4/1/2022 /kk	Delete
06/22/2021	Received & Processed 2020-2021 Renewal Application; Invoice # 122387..../sb	Delete
04/30/2021	Processed 2021 renewal application; Invoice # 121576 . 2020 renewal application was not submitted...k/r	Delete
07/08/2019	Submitted 2018 Trader's License.... /sb	Delete
04/20/2019	* Licensee(s) changed during 2019 renewal period - Catherine L. Hannan became the Surviving Spouse (SS) for Herman J. Hannan (death) * /kk	Delete
09/29/2016	Alcohol Awareness expires 08/25/20 (Frank Boling)... /sb	Delete
04/12/2010	4/10 Request to add off-premises catering, delivery of food and alcohol & expansion to include retail space, Tiki Bar & Pool, BD7-BWL, Herman J. Hannan, Murray K. Mason, Jr., Christopher Hannan	Delete

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

License num: LBD7 295 Address: 2780 BOSTON STREET
 Trade Name: BO BROOKS RESTAURANT & CATERING

Comment:

[Add Comment](#)

Hold Info



BOSTON STREET SEAFOOD, LLC: W05099478

Department ID Number:

W05099478

Business Name:

BOSTON STREET SEAFOOD, LLC

Principal Office: 

600 EAST JOPPA ROAD
BALTIMORE MD 21286

Resident Agent: 

HERMAN J. HANNAN
600 EAST JOPPA ROAD
BALTIMORE MD 21286

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

09/22/1998

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 2780 Boston St. 21224

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

ARENA _____





HOTEL/MOTEL _____

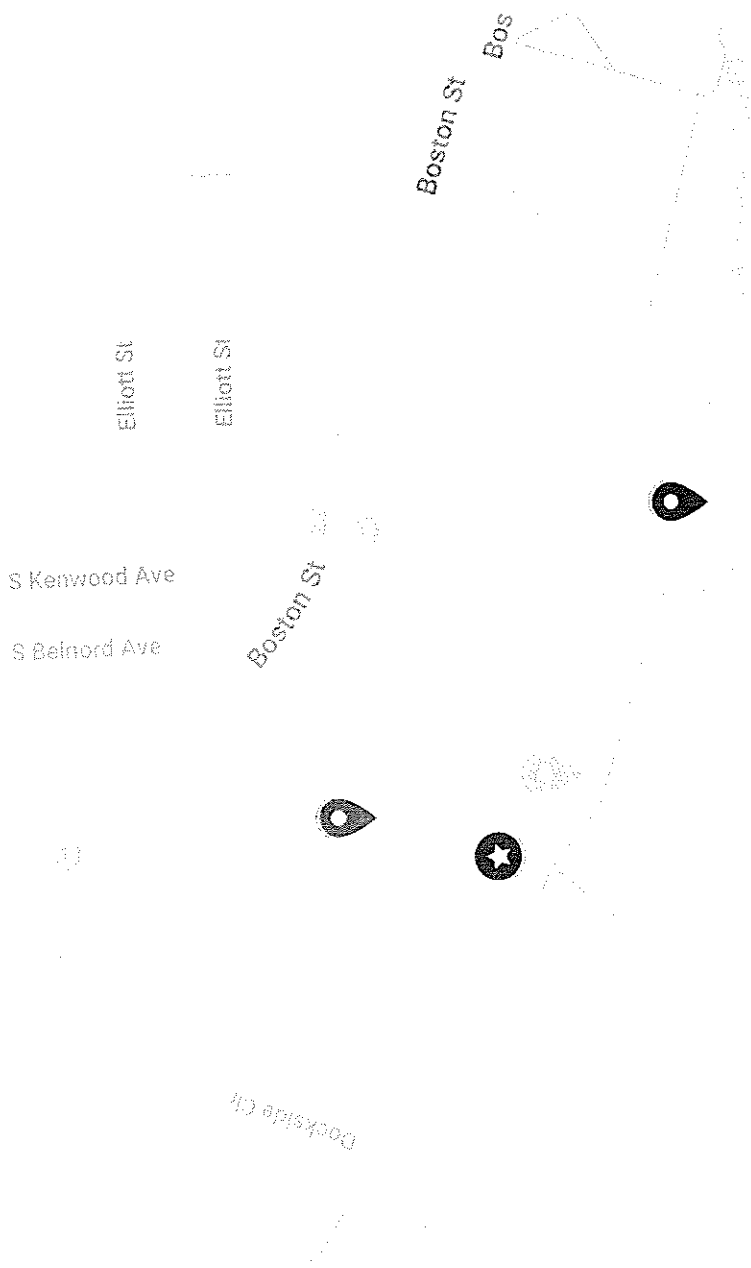
RACING _____

PREPARED BY: R.D. Jordan DATE: 9-13-22

2780 Boston Street 21224

Licensed Establishments

-  Bo Brooks LBD7
-  Raw & Refined LBD7
-  Naked Grill Sushi LB
-  Bay Cafe & Cantina 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="BO BROOKS"/>
<i>Corporation Name:</i>	<input type="text" value="BOSTON STREET SEAFOOD, LLC"/>
<i>Location Address:</i>	<input type="text" value="2780 Boston 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>	Select... ▼
<i>Date Posted?</i>	<input type="text" value="9/7/2022"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="9/17/2022"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes ▼

Other licensed locations - Describe/Note:

See the attached map for other licensed locations

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

Explanation of request: Intra-company transfer of stock and expansion of premises.

Insert Photo of Sign and location:



<input type="checkbox"/> Attach Additional Photos	
Inspector Name	Date and Time
<input type="text" value="i:0#w baltimore\rosalba.jordan"/>	<input type="text" value="9/8/2022"/> <input type="text" value="8:30:21 PM"/>
Name of Licensee (if present)	
<input type="text"/>	
<input type="button" value="Approve"/> <input type="button" value="Disapprove"/>	

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Christopher Hannan

Address of Premises: 2780 Boston St 21224

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

Date Posted: 9/7/2022

Time Posted:

Date Rechecked: 9/16/2022

Time Rechecked:

Manager or Owner when sign posted:

Summary on location of sign posted:

Sign was posted on the front door as pictured.

Summary on location of sign rechecked:

Insert Photo of Sign and location:



Attach Additional Photos

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: Christopher Hannan

Address of Premises: 2780 Boston Street 21214

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

Date Posted: 9/7/2022

Time Posted:

Date Rechecked: 9/17/2022

Time Rechecked:

Manager or Owner when sign posted:

Summary on location of sign posted:

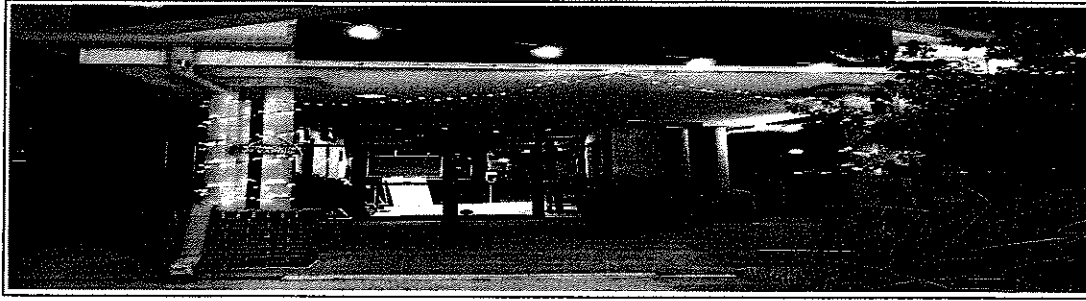
Sign was posted on front door as pictured.

Summary on location of sign rechecked:

Sign remained posted on front door as pictured.

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: 2780 Boston St. 21224

Class of License: BD4 - Beer, Wine & Liquor

Scope of Application: Transfer of ownership with continuation of outdoor table service, requesting off-premises catering and delivery of alcoholic beverages

Application filed by: Boston Street Scaffod, LLC The Bo Brooks

Present Licensee(s): Christopher Hannan, Tracey Anne Newman and Muregay Leith
Boston Street Scaffod, LLC The Bo Brooks Restaurant
& Catering

Christopher Hannan, Catherine L. Hannan and Muregay Leith
September 22, 2022

The hearing concerning this application will be held on or after September 22, 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

Hon. Albert J. Manicucci, Jr., Esq.

Chairman

Back

BLLC Routine Inspection

General Information

Address: 2780 BOSTON STREET 21224

Trade Name: BO BROOKS RESTAURANT & CATERING

Corporation Name: BOSTON STREET SEAFOOD, LLC

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

Date/Time of Inspection: 9/14/2022 8:59:04 PM

Manager/Licensee: Paul Newman

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: Straight

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.: Yes

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: N/A ▼

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory ▼

Sanitation: Satisfactory ▼

Menu: Yes ▼

Business Records

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 12/1/2020

Employee Records: Yes ▼

Alcohol Beverage Information Invoice Numbers and Date:

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 Yes

Violations

Violation Issued: No

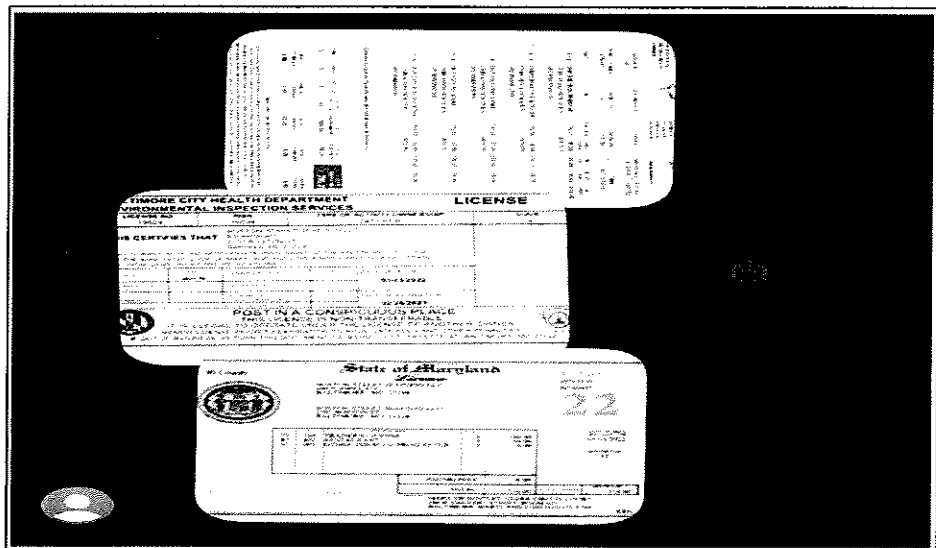
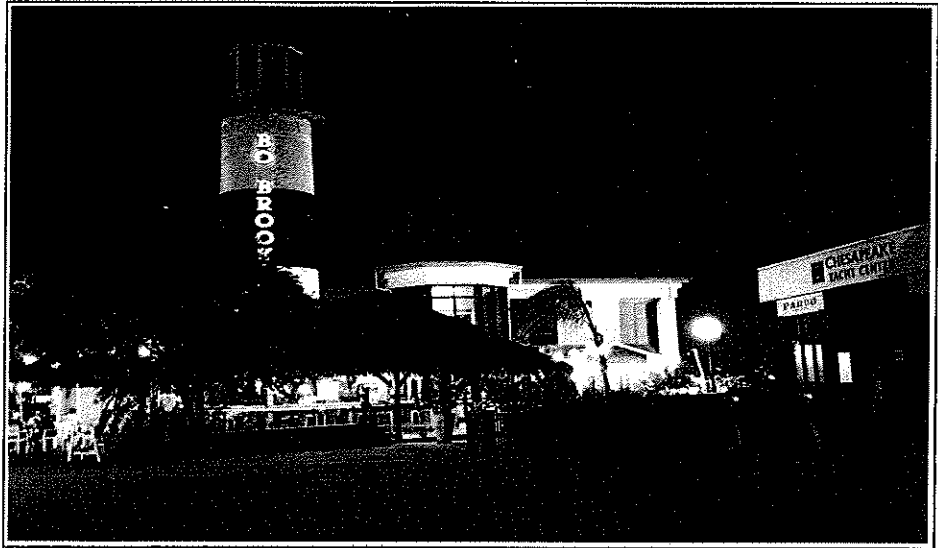
Violations Noted:

Wrap-Up

Instructions Given to Licensee:

Inspector's Comments:

Photo Taken:



 Attach Additional Photos

Owner Email:

Certificate of Occupancy

THIS WRITTEN INSTRUMENT, WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR BEING 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 HERETO, AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND REGULATIONS IN EFFECT IN THE CITY OF BALTIMORE AND THE STATE OF MARYLAND. IN WITNESS WHEREOF, IT IS UNLAWFUL TO WORK OR IMPEDE THE WORKS OF THE PM AND TO ALLOW THE PROJECT 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
01	09	1902E	003	3/11/22	202

PROPERTY ADDRESS: 2701 BOSTON ST B

OWNER: 2700 LIGHTHOUSE POINT LLC ADDR: 900 E FORT AVENUE BALTIMORE M

LESSEE: BOSTON STREET SEAFOOD LLC ADDR: 2701 BOSTON STREET BALTIMORE M

LAND USE CODES 3-50

CONTINUE TO USE PORTION OF PREMISES KNOWN AS 2701-B BOSTON STREET A/K/A 2700 LIGHTHOUSE POINT EAST SUITE 150 AS CARRYOUT/PACKAGED GOODS PORTION OF RESTAURANT LOCATED AT 2780 LIGHTHOUSE POINT, AND ADDING PROPERTY KNOWN AS 2701-A BOSTON STREET FOR USE AS CARRYOUT/PACKAGED GOODS PORTION OF RESTAURANT LOCATED AT 2780 LIGHTHOUSE POINT.

1601-00000-2000-158902-4034 FEES INSP	1601-00000-2000-158902-4034 FEES	1601-00000-2000-158902-4034 FEES	1601-00000-2000-158902-4034 NEW BLDG	1601-00000-2000-158902-4034 90 ADDITIONS
		45.00		
1601-00000-2000-158901-409510 ALTERATIONS	1601-00000-2000-158901-409510 ALTERATIONS	1601-00000-2000-158901-409510 ALTERATIONS	1601-00000-2000-158901-409510 ELECT	1601-00000-2000-158901-409510 HYDRONIC STEAM HEAT
1601-00000-2000-158901-409510 DISPERSEMENT	1601-00000-2000-158901-409510 DISPERSEMENT	1601-00000-2000-158901-409510 DISPERSEMENT	1601-00000-2000-158901-409510 ELECT	1601-00000-2000-158901-409510 FUEL-BURNING EQUIPMENT
1601-00000-2000-158901-409510 ELEVATOR	1601-00000-2000-158901-409510 ELEVATOR	0.00	1601-00000-2000-158901-409510 ELECT	1601-00000-2000-158901-409510 TAX
				3.00
1601-00000-2000-158901-409510 RAZING	1601-00000-2000-158901-409510 RAZING	50.00	1601-00000-2000-158901-409510 PENALTY	TOTAL FEES
				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 AND 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.

February 23, 2023

Applicant(s): Jacqueline F. McCusker
Pizza Ole, Inc., T/a Nacho Mama's
2907-11 O'Donnell Street 21224

Class: "BD7" Beer, Wine & Liquor License

Request to add live entertainment.

(a) **Applicant(s) Information:** (1) Jacqueline F. McCusker was born in Baltimore, MD in August of 1968. She lives in Owings Mills, MD.

(b) **Ownership Breakdown:** (1) Jacqueline F. McCusker (100%).

(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 the premise as a restaurant with outdoor table service per BMZA2014-99 and live entertainment, approved per BMZA 2022-272 and the conditions contained therein.

(f) **Corporate Standing:** Pizza Ole, Inc. is a MD Corporation and as of 2/7/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 1/29/2023, and checked on 2/7/2023. This meets the 10-day rule. There are 11 licensed liquor establishment(s) in the 2x2 area: "D" BW - 1; "A" BWL - 1; "B" BWL - 4; and "BD7" BWL - 5.

(h) **Timeline:** Last Inspection by BLLC was performed 1/30/2023. 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:

2022 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: Amendment to add live entertainment to existing license CLASS TYPE: BD-7

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: 2907-11 O'Donnell Street, Baltimore, MD 21224

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Pizza Ole, Inc. TRADE NAME: Nacho Mama's

BUSINESS PHONE NUMBER: (410) 276-3160 BUSINESS EMAIL ADDRESS: halfshell@mamasmd.com

ATTORNEY FOR THE APPLICANT: Caroline L. Hecker, Esq. ADDRESS: 25 S. Charles Street, 21st Floor PHONE: 410-727-6600

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.)? jazz trio, 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: 111

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

Jacqueline F. McCusker _____
 (Fullname) (Telephone no.) E-mail (Required)
12414 Hunters Glen Owings Mills MD 21117 N/A
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
08/1968 Female 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

 (Fullname) (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

 (Fullname) (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 29 2022 AM 11:33

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

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

See attached list.

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

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

Applicant A B C

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

Name	Address	Phone	Email
Ricky Powell	2901 O'Donnell Street, Baltimore, MD 21224	[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)(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: Jacqueline F. McCusker ADDRESS: 12414 Hunters Glen, Owings Mills, MD TITLE: Sole Member %OF STOCK HELD: 100%
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

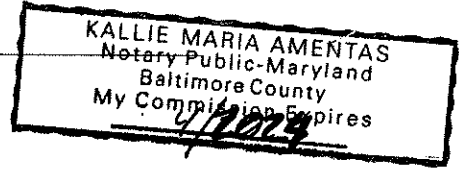
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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



 Signature of Applicant A

I hereby certify that on the 22 day of November, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Jacqueline F. McCusker 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: Kallie Maria Amentas [Notary Seal] My Commission expires _____
 Printed Name: Kallie M. Amentas



 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: Canton Enterprises, LLC

Phone Number: [REDACTED]

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

(I, WE) Canton Enterprises, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2907-11 O'Donnell 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

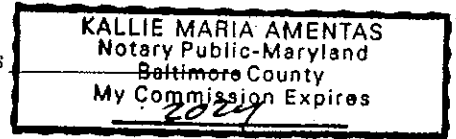
I hereby certify that on the 8 day of December, 2022, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore, personally appeared John Korkeles the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature]

[Notary Seal] My Commission expires

Notary Printed Name: Kallie Amentas



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.

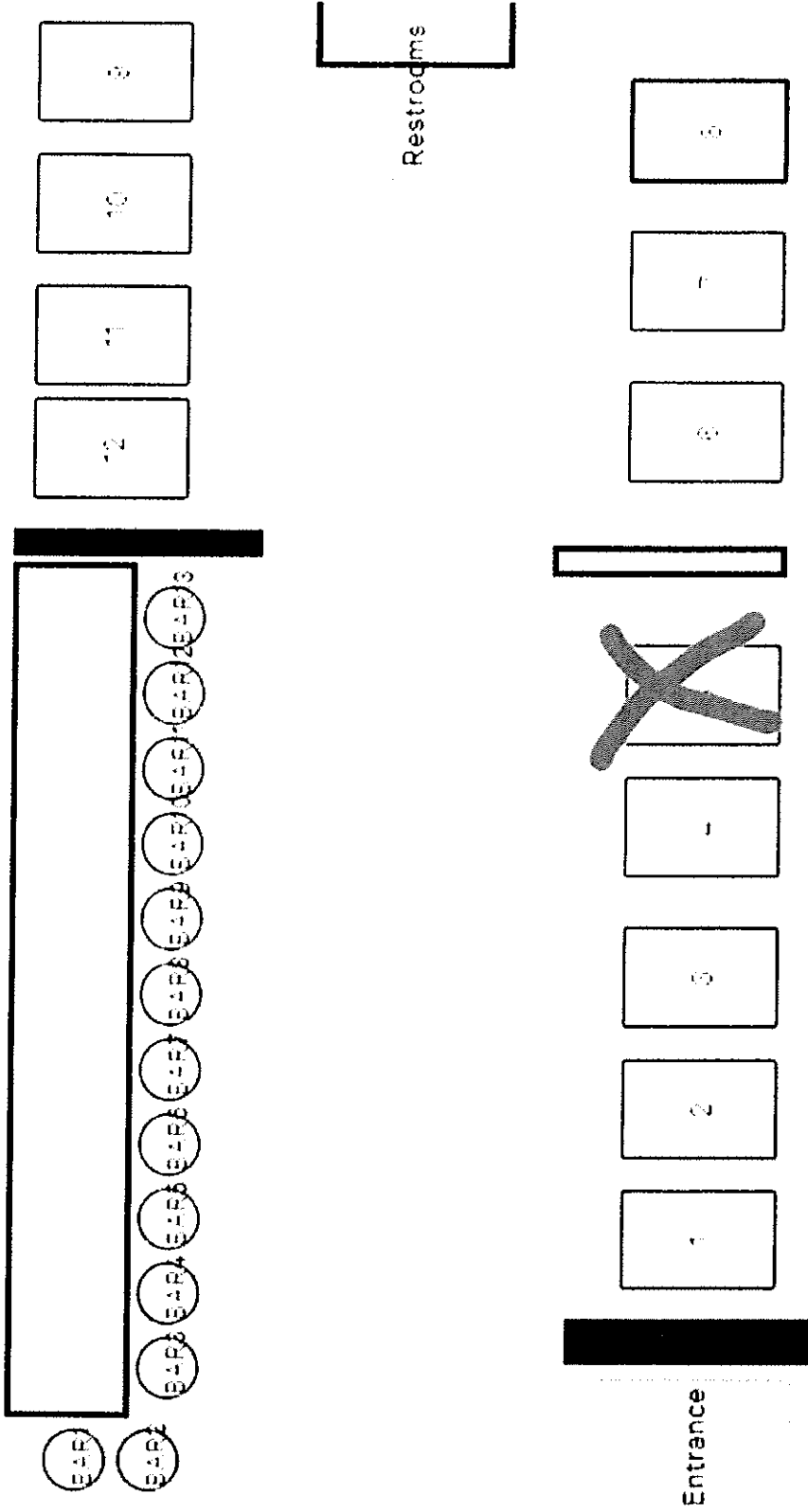
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)

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.

Nacho Mama's -- Floor Plan

X - Proposed location for live entertainment





Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LBD7 219**

Cert Num: **0527**

Fee: **\$1,820.00** Status: **Renewed**

License Date: 5/1/2022

License Year: 2022

CR Number: 06906908

Payment Date: 04-25-22

2021 - 2022 TPP Paid

2022 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **PIZZA OLE, INC.**

Trade Name: **NACHO MAMA'S**

Zone Code: 12

Phone: 410-675-0898

Block Num: 2907-11

City: BALTIMORE

Street: O'DONNELL STREET

State: MD

Zip: 21224

CR Number: 06906908

Portion of Business Used:

USE PREMISES AS A RESTAURANT WITH OUTDOOR TABLE SERVICE ON THE ADJOINING SIDEWALK FOR 2 TABLES WITH 8 SEATS PERM BMZA 14-99 WITH OFF PREMISE CATERING

Restriction:

PREMISES REAR OF 2905 O'DONNELL STREET MAY NOT BE USED FOR CONSUMPTION OF ALCOHOLIC BEVERAGES UNTIL C/O ISSUED. ALCOHOLIC BEVERAGES MAY NOT BE DISPENSED FROM 2911 O'DONNELL STREET FOR OFF PREMISES CONSUMPTION.

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JACQUELINE F.	MCCUSKER, TRUSTEE	10909 GARRISON FORREST ROAD	OWINGS MILLS	MD	21117	Edit	Remove Owner

Comments

Date	Comment	Action
01/11/2023	Application to add live entertainment filed on behalf of Pizza Ole, Inc. T/a Nacho Mama's, Jacqueline F. McCusker on 12/29/2022 /kk	Delete
07/09/2020	Issued Outdoor License extension starting from July 09, 2020 until the governor has lifted his executive order; DOT Permit #ROW2020-SE1025899...../sb	Delete
11/25/2019	Mailed letter of recognition for underage drinking compliance check on 11/21/19 /kk	Delete
07/01/2019	Requested for Outdoor Extension on Friday, May 17,2019; Permit #ROW2019-SE1021979; Invoice #117160.../sb	Delete
06/26/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to record when the requested extension was received and granted for this establishment. The request for an extension for this establishment was received and processed by the BLLC on 05/16/19.	Delete
04/14/2019	* Licensee(s) changed during 2019 renewal period - Philip Gelso was removed as licensee * /kk	Delete
01/20/2016	Alcohol Awarness Training (Cathie Shinnick, George Karalekas, Kim White and Richard Brozowski) expires 1/11/2020 John S Murray	Delete
01/20/2016	Alcohol Awareness Training (Anna Riefler, Mauricio Guevara, Robby Russ, Shannon Brehm and Bill Samsel) expires 1/11/2020 John S Murray	Delete
01/13/2016	Alcohol Awareness Training (David W. Powell) expires 1/11/2020 Fells Point Alcohol	Delete
01/29/2015	6/26/14 Public Hearing re: Application to add outdoor tableservice. Request for outdoor seating granted with modification for closing time at midnight vs. 10 PM as requested by Community Association	Delete
10/15/2014	10/2/14 Public Hearing re: Violation of Rule 3.12 (Public Welfare) Guilty \$700 Fine Violation of Rule 4.18 (Illegal Conduct) DISMISSED (\$700 fine + \$125 admin fee \$825 Total Fine PAID	Delete

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

License num: LBD7 219

Address: 2907-11 O'DONNELL STREET

Trade Name: NACHO MAMA'S

Comment:

[Add Comment](#)

Hold Info

Powered by:



PIZZA OLE', INC.: D03694874

Department ID Number:

D03694874

Business Name:

PIZZA OLE', INC.

Principal Office: ⓘ

2911 O'DONNELL ST
BALTIMORE MD 21224

Resident Agent: ⓘ

STANLEY S. FINE, ESQ.
SUITE 2115
25 SOUTH CHARLES ST.
BALTIMORE MD 21201

Status:

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

07/13/1993

State of Formation:

MD

Stock Status:

STOCK

Close Status:

YES

PROPOSED LOCATION: 2907 O'Donnell St. 21224

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 17

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 1

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 4

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 5

ARENA _____

HOTEL/MOTEL _____

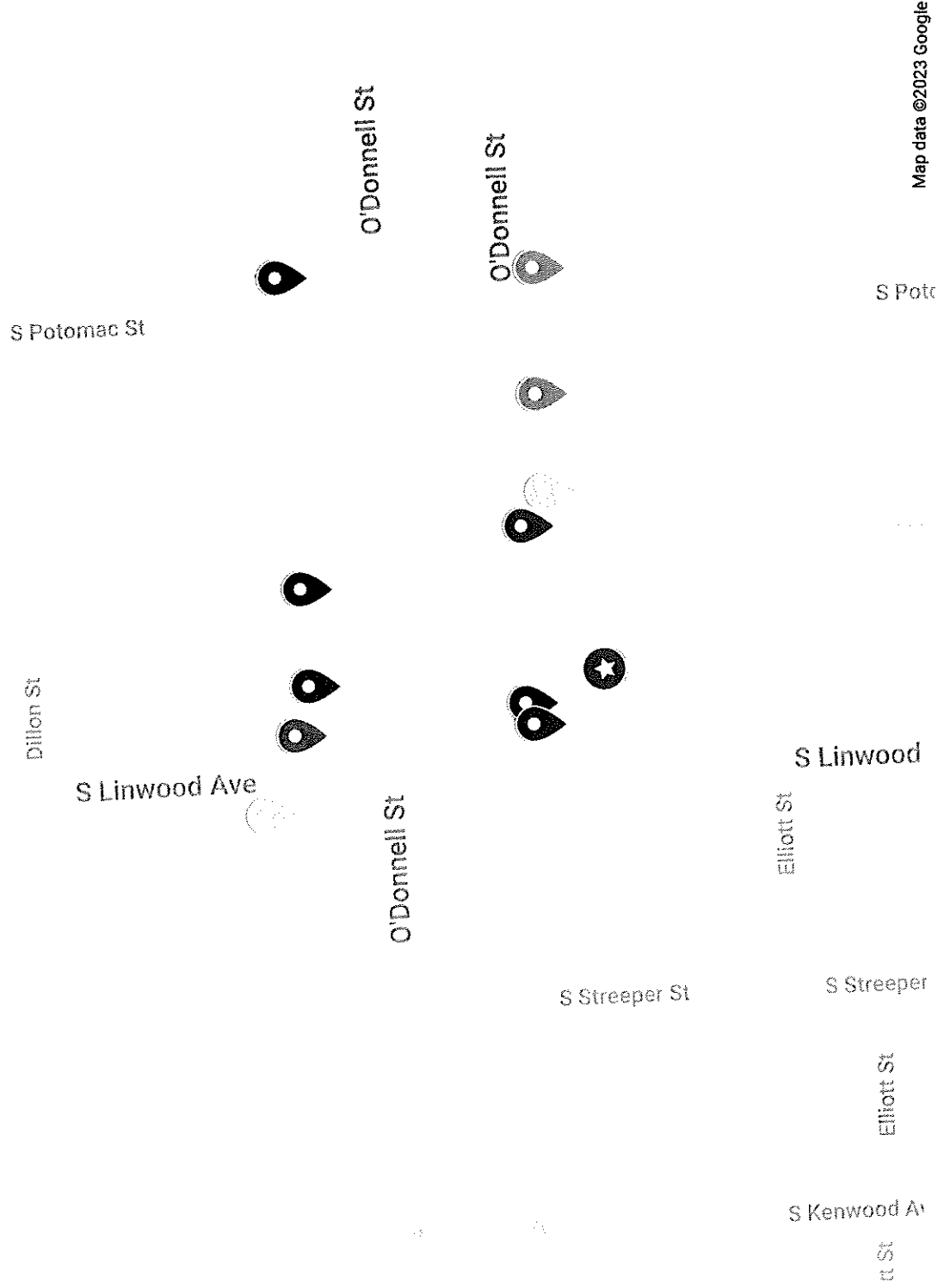
RACING _____

PREPARED BY: R Jordan DATE: 2-1-23

2907 O'Donnell St. 21224

Licensed Establishments

- ★ Nacho Mama's LBD7
- 📍 Good Vibes Rest. LBD7
- 📍 Southern Provisions LBD7
- 📍 Looney's Pub LBD7
- 📍 El Bufalo LBD7
- 📍 Claddagh Pub LBD7
- 📍 M & L Discount Liquors LA
- 📍 Mama's On the Half Shell LB
- 📍 Shiso Tavern LB
- 📍 Cowboy Row Saloon LB
- 📍 Speakeasy Saloon LB
- 📍 John's Carry Out WD



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):	Nacho Mama's
Corporation Name:	Pizza Ole Inc
Location Address:	2907-11 O'Donnell Street 21224
License Type:	Class "BD7" 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?	1/29/2023 <input type="checkbox"/>
Estimated Date of Removal?	2/7/2023 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

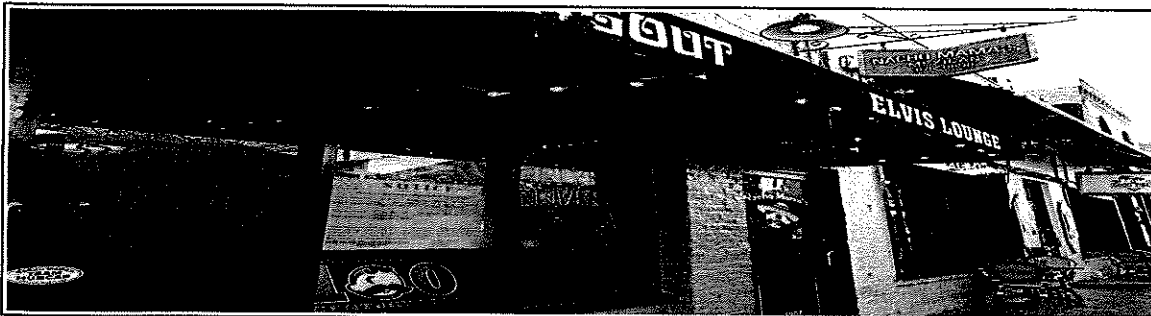
Other licensed locations - Describe/Note:

See the attached map for other licensed locations.

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

Explanation of request: Add live entertainment to existing license.

Insert Photo of Sign and location:



Hearing Case # 2023-01
 City of Baltimore, MD
 Baltimore, MD 21201

NOTICE

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

Address of Premises: 4127 N. Biddle Street, #1004
 Class of License: Class "B23" Retail Sales of Liquor License
 Scope of Application: Request to add LSA to the premises

Application filed by: Anna Dea, Inc.
 Present License(s): None

The hearing concerning this application will be held on or after February 2, 2023 at 10:30am.
 Persons who oppose this issuing of the license should send their written protest to the office of
 the Board at 1-N. Charles Street, Suite 1200, Baltimore, Maryland 21201. Please visit
 llb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date,
 time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

Scott A. Albert, Esq., Director
 Keith J. Quantrell, Esq., Deputy Director
 Douglas M. Papp, Deputy Director
 Board of Liquor License Commissioners
 Baltimore City

Attach Additional Photos

Inspector Name	Date and Time
<input type="text" value="i:\0#w\baltimore\rosalba.jordan"/>	<input type="text" value="1/30/2023"/> <input type="text" value="10:57:27 PM"/>
Name of Licensee (if present)	
<input type="text"/>	
<input type="button" value="Approve"/> <input type="button" value="Disapprove"/>	

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Jacqueline F McCusker

Address of Premises: 2907-11 O'Donnell Street 21224

Inspector: i:O#.w|baltimore\rosalba.jordan

Date Posted: 1/29/2023

Time Posted:

Date Rechecked: 2/7/2023

Time Rechecked:

Manager or Owner when sign posted:

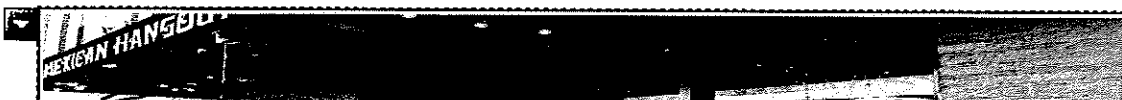
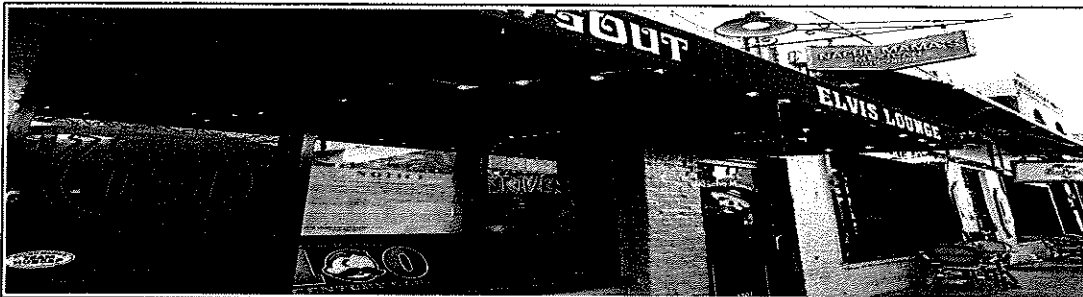
Summary on location of sign posted:

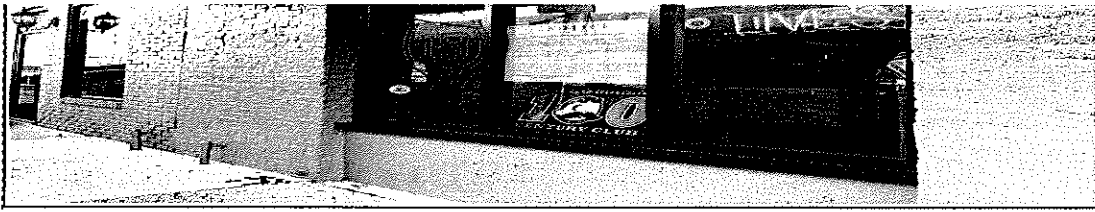
Notice was posted on front of building.

Summary on location of sign rechecked:

Notice remained on front of building as posted.

Insert Photo of Sign and location:





Attach Additional Photos

Approve

Disapprove

Hearing Location:

City Hall
100 N. Holiday, Rm 215
Baltimore, MD 21224

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 2907-11 O'Donnell Street 21224
Class of License: Class "BD7" Beer, Wine & Lignon License
Scope of Application: Request to add Live entertainment

Application filed by: Pizza Ole, Inc. TA Nacho Mama's
Jacqueline F. McCusker
Present Licensee(s): Same As Above

February 9, 2023 @ 10:30 A.

The hearing concerning this application will be held on or after February 9, 2023 @ 10:30 A. Persons who oppose this issuing of the license should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

- Hon. Albert J. Maitrecciani, Jr., Esq. *Chairman*
- Aaron J. Greenfield, Esq. *Commissioner*
- Edward L. Reisinger *Commissioner*
- Bonnie K. Paige *Executive Secretary*

**FOR MORE INFORMATION CALL
410-396-4377**

Back

BLLC Routine Inspection

Licensee Information

Address: 2907-11 O'DONNELL STREET 21224 ▼

Trade Name: NACHO MAMA'S

Corporation Name: PIZZA OLE, INC.

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

Date/Time of Inspection: 1/30/2023 8:18:12 PM

Manager/Licensee: JACQUELINE F. MCCUSKER

Appearance and Status

Open/Closed: Open ▼

Closed Date:

Food Service Inspection

Clean and Free of Debris: Satisfactory ▼

Food Service Inspection

Location of Bar: Front ▼

Shape of Bar: straight

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: ▼

Selling Household/Grocery: N/A ▼

Dining Area

Capacity: 90

Location of Dining Area: All over

Condition of Dining Area/Floors: Satisfactory ▼

Sanitation: Satisfactory ▼

Menu: Yes ▼

Alcohol & Tobacco

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 10/30/2021

Employee Records: N/A ▼

Alcohol Beverage Information Invoice Numbers and Date: Breakthru 347547822 1/26/2023

Notes

Inspector Comments: No issues

Notes

Inspector Comments: No issues

Public Safety

Exits Marked, Unobstructed: Yes ▼

Fire Capacity: 90

Outdoor Seating Capacity: 8

Additional Information (If Applicable)

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Auxiliary Services

Live Entertainment (Describe):

Outdoor Table Service Yes

Inspections

Violation Issued: No

Violations Noted:

Work Order

Instructions Given to Licensee:

Inspector's Comments: Inspected on 01/30/2023
Notice of public hearing posted .

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: Block/Lot: 1891/014

2907 O'DONNELL ST

Permit No: **USE2022-56872**

Applicant:
 MARGARET GIORDANO

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 CANTON ENTERPRISES, LLC

Total : **98.00**

Lessee PIZZA OLE. INC. T/A NACHO MAMA'S

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

Property Use & Occupancy Information:

Description	Created	Completed	Assigned To
Existing Use : (Commercial) Restaurant			
CHESAPEAKE CRITICAL AREA	11/29/2022		PLAN
Proposed Use : (Commercial) Restaurant			
FIRE DEPARTMENT REFERRAL	11/29/2022		LDZI
One Stop Permit Office Review	11/29/2022		LONGK
MINOR PRIVILEGE	11/29/2022		MPRV
HEALTH DEPARTMENT INSPECTION	11/29/2022		JWEL
R83 - CANTON WATERFRONT Application Received	11/29/2022	11/28/2022	PLAN

Dwelling: Rooming: Efficiency:

Existing Count: 000 000 000

Proposed Count: 0 0 0

District:202

MINOR PRIVILEGE:

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

TO USE THE PREMISES AS A RESTAURANT WITH OUTDOOR TABLE SERVICE PER BMZA2014-99 AND LIVE ENTERTAINMENT, APPROVED PER BMZA 2022-272 AND THE CONDITIONS CONTAINED THEREIN.

AFFIDAVIT BY: MARGARET GIORDANO

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: NACHO MAMAS LIVE ENT

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: CANTON ENTERPRISES, LLC

Applicant: GIORDANO,MARGARET

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

February 23, 2023

Applicant(s): Jacqueline F. McCusker
Blaze, Inc., T/a Mama's on the Half Shell
2901 O'Donnell Street 21224

Class: "B" Beer, Wine & Liquor License

Request to add live entertainment.

(a) **Applicant(s) Information:** (1) Jacqueline F. McCusker was born in Baltimore, MD in August of 1968. She lives in Owings Mills, MD.

(b) **Ownership Breakdown:** (1) Jacqueline F. McCusker (100%).

(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 the premise as a restaurant with outdoor table service per BMZA2014-520 and live entertainment. Approved per BMZA 2022-281, on 9/27/22, and with the conditions contained therein.

(f) **Corporate Standing:** Blaze, Inc. is a MD Corporation and as of 2/7/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 1/29/2023, and checked on 2/7/2023. This meets the 10-day rule. There are 11 licensed liquor establishment(s) in the 2x2 area: "D" BW - 1; "A" BWL - 1; "B" BWL - 3; and "BD7" BWL - 6.

(h) **Timeline:** Last inspection by BLLC was performed 1/30/2023. 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:

2022 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: Amendment to add live entertainment to existing license CLASS TYPE: B

Please select one option and fill out the requested information

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

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

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

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: 2901 O'Donnell Street, Baltimore, MD 21224

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Blaze, Inc. TRADE NAME: Mama's on the Half Shell

BUSINESS PHONE NUMBER: (410) 276-3160 BUSINESS EMAIL ADDRESS: halfshell@mamasmd.com

ATTORNEY FOR THE APPLICANT: Caroline L. Hecker, Esq. ADDRESS: 25 S. Charles Street, 21st Floor PHONE: 410-727-6600

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.)? jazz trio, 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: 134

Please note that as per Alc. Bev. Art. § 12-4407(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

Jacqueline F. McCusker _____
 (Full name) (Telephone no.) E-mail (Required)
 12414 Hunters Glen _____
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 08/1968 _____
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

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

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

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

3. Applicant C

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

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

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

RECEIVED: BLIC
 DEC 29 2022 PM 12:03

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

See attached list.

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 dependant 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

1f. Please list the following information for the Manager of the establishment to be licensed:

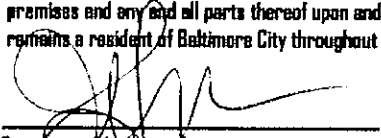
Name	Address	Phone	Email
Ricky Powell	2901 O'Donneff Street, Baltimore, MD 21224	[REDACTED]	[REDACTED]

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: Jacqueline F. McCusker ADDRESS: 12414 Hunters Glen, Owings Mills, MD TITLE: Sole Member %OF STOCK HELD: 100%
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____


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

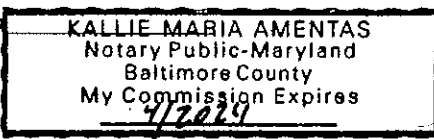
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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



 Signature of Applicant A

I hereby certify that on the 22 day of November, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Jacqueline McCusker 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: Kallie M. Amentas

(Notary Seal) My Commission expires: 

 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: _____
 Printed Name: _____

(Notary Seal) My Commission expires _____

 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: _____
 Printed Name: _____

(Notary Seal) My Commission expires _____

Name and Address of the owners of the premise/landlord: McCusker, LLC

Phone Number: [REDACTED]

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

(I, WE) McCusker, LLC HEREBY CERTIFY,

That (I am, we are) the owner(s) of the property located at 2901 O'Donnell 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 22 day of November, 2023, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore, personally appeared Jacqueline F. McCusker 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: Kallie M. Amentas

[Notary Seal] My Commission expires

KALLIE MARIA AMENTAS
Notary Public-Maryland
Baltimore County
My Commission Expires
4/2024

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.

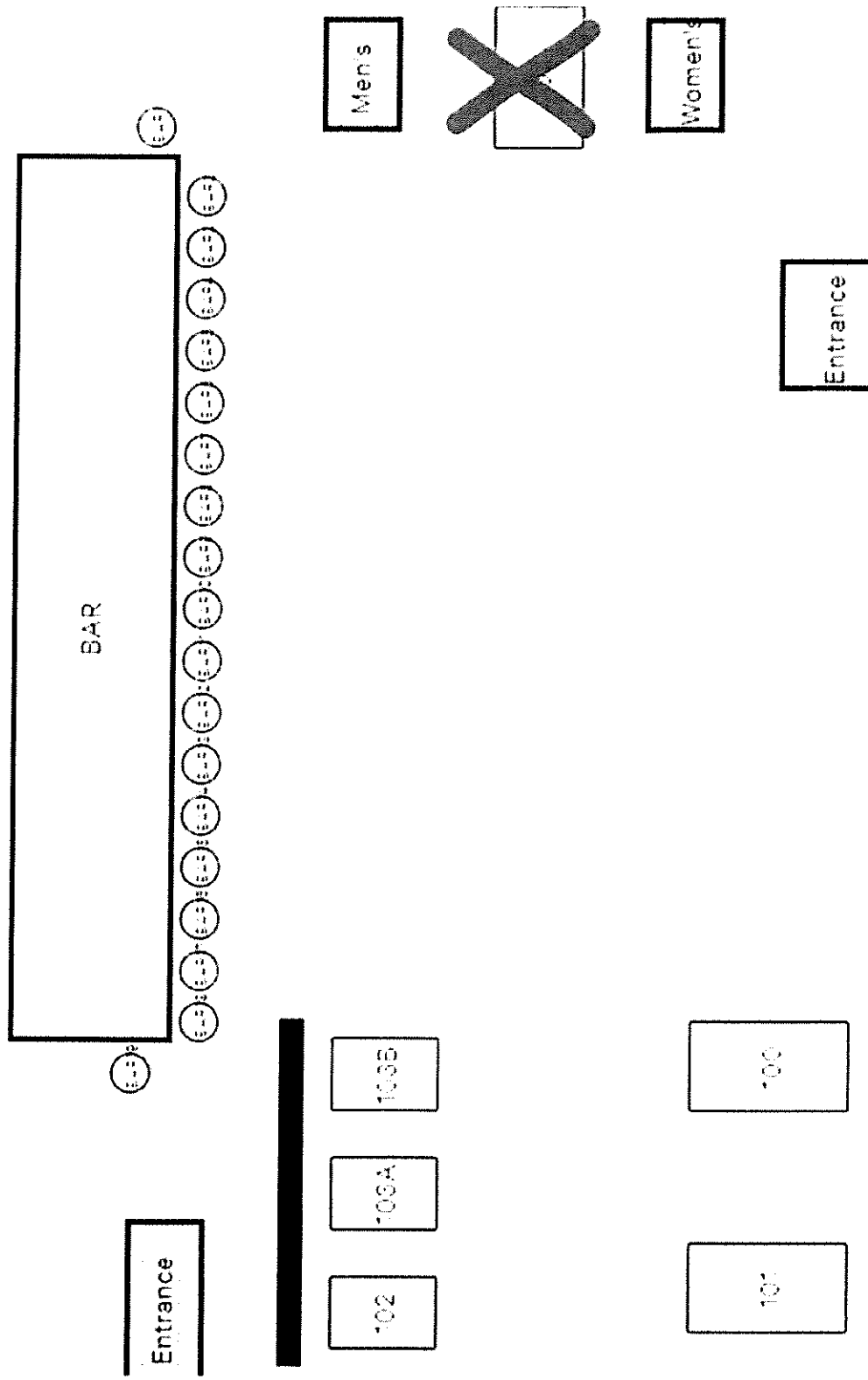
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)

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.

Mama's on the Half Shell -- Floor Plan

X - Proposed location for live entertainment





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 232**

Cert Num: **0854**

\$1,520.00 Status: **Renewed**

License Date: 5/1/2022

License Year: 2022

Fee:

CR Number: 11345246

Payment Date: 04-25-22

2021 - 2022 TPP Paid

2022 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **BLAZE, INC.**

Trade Name: **MAMA'S ON THE HALF SHELL**

Zone Code: 12

Phone: 410-276-3160

Block Num: 2901

City: BALTIMORE

Street: O'DONNELL STREET

State: MD

Zip: 21224

CR Number: 11345246

Portion of Business Used:

(USE) CONTINUE AS RESTAURANT AND EXTEND EXISTING ACCESSORY OUTDOOR ABLE SERVICE ON LINWOOD AVE SIDE OF 28 SEAT AND ON O'DONNELL ST SIDE 4 SEAT, TOTAL OF 32 SEAT OUTDOOR AS PER BMZA2014-520 APPROVED ON DEC 16, 2014 WITH CONDITIONS NO OUT DOOR BAR/MUSIC AND SERVED BY WAIT STAFF, AND

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JACQUELINE	MCCUSKER	10909 GARRISON FOREST ROAD	OWINGS MILLS	MD	21117	Edit	Remove Owner

Comments

Date	Comment	Action
01/11/2023	Application to add live entertainment filed on behalf of Blaze, Inc. T/a Mama's on the Half Shell, Jacqueline F. McCusker on 12/29/2022 /kk	Delete
04/02/2022	FOOD FORM WAS SUBMITTED WITH 2022-2023 RENEWAL APPLICATION...../jr	Delete
03/19/2021	FOOD FORM WAS SUBMITTED WITH 2021-2022 RENEWAL APPLICATION..... /sb	Delete
07/09/2020	Issued Outdoor License extension starting from July 09, 2020 until the governor has lifted his executive order; DOT Permit #ROW2020-SE1025899...../sb	Delete
05/01/2020	FOOD FORM WAS SUBMITTED WITH 2020-2021 RENEWAL APPLICATION..... /jr	Delete
11/25/2019	Mailed letter of recognition for underage drinking compliance check on 11/21/19 /kk	Delete
10/18/2019	Requested for Outdoor Extension on Sunday, October 27, 2019; Permit #ROW2019-SE1024395; Invoice #118151...../sb	Delete
07/01/2019	Requested for Outdoor Extension on Friday, May 17,2019; Permit #ROW2019-SE1021979; Invoice #117161.../sb	Delete
06/28/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to record when the requested extension was received and granted for this establishment. The request for an extension for this establishment was received and processed by the BLLC on 06/14/19.....Requested for Friday, June 21, 2019. Permit #ROW2019-SE1022979; Invoice #117331...../sb	Delete
06/26/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to record when the requested extension was received and granted for this establishment. The request for an extension for this establishment was received and processed by the BLLC on 05/16/19.	Delete
04/18/2019	* Licensee(s) changed during 2019 renewal period - Philip Gelso was removed as licensee * /kk	Delete
03/22/2019	FOOD FORM WAS SUBMITTED WITH 2019-2020 RENEWAL APPLICATION..... /sb	Delete
03/23/2018	FOOD FORM WAS ATTACHED TO 2018 RENEWAL APPLICATION...K/R	Delete
10/28/2016	FOOD FORM WAS ATTACHED TO 2016 RENEWAL APPLICATION...K/R	Delete
01/20/2016	Alcohol Awarness Training (Jimmy Poole, Jodan Metzger, Kristen Lawler and Erin Long) expires 1/11/2020 John S Murray	Delete
01/20/2016	Alcohol Awarness Training (Micheal Stone, Brain Brando, Danielle Nizer , Julianna Williams,Katie Mallonee, Laura Morgan, Michael Ciemmy, Lauren Anne Laslett, Matthew Bourn, Jon Ciemmy and Tarah McKim Expires on 1/11/2020 John S. Murray	Delete
01/13/2016	Alcohol Awarness Training (Gregory Kosmas, Dylan Forand and Michael W. Jenkins) expires 1/11/2020 Fells Point Alcohol	Delete
02/02/2015	Paid \$100.00 fee for hearing date 01/29/15, invoice #95667.	Delete
01/06/2012	1/5/2012 Public Hearing re: Application to transfer ownership and expansion to include a second floor balcony. APPROVED.	Delete
12/13/2011	12/11 Transfer of ownership, request to expand to include use of second floor balcony, B-BWL restaurant license, Jacqueline McCusker, Blaze, Inc.	Delete
10/01/2004	09/30/04 Public hearing re: Request for outdoor table service.DECISION; APPROVED	Delete

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

License num: LB 232

Address: 2901 O'DONNELL STREET

Trade Name: MAMA'S ON THE HALF SHELL

Comment:

[Add Comment](#)

Hold Info

BLAZE, INC.: D06488050

Department ID Number:

D06488050

Business Name:

BLAZE, INC.

Principal Office: ⓘ

2901 O'DONNELL STREET
BALTIMORE MD 21224

Resident Agent: ⓘ

STANLEY S. FINE, ESQ.
SUITE 2115
25 SOUTH CHARLES ST.
BALTIMORE MD 21201

Status:

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

10/05/2001

State of Formation:

MD

Stock Status:

STOCK

Close Status:

YES

PROPOSED LOCATION: 2901 O'Donnell St. 21224

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 11

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 1

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 3

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 6

ARENA _____

HOTEL/MOTEL _____

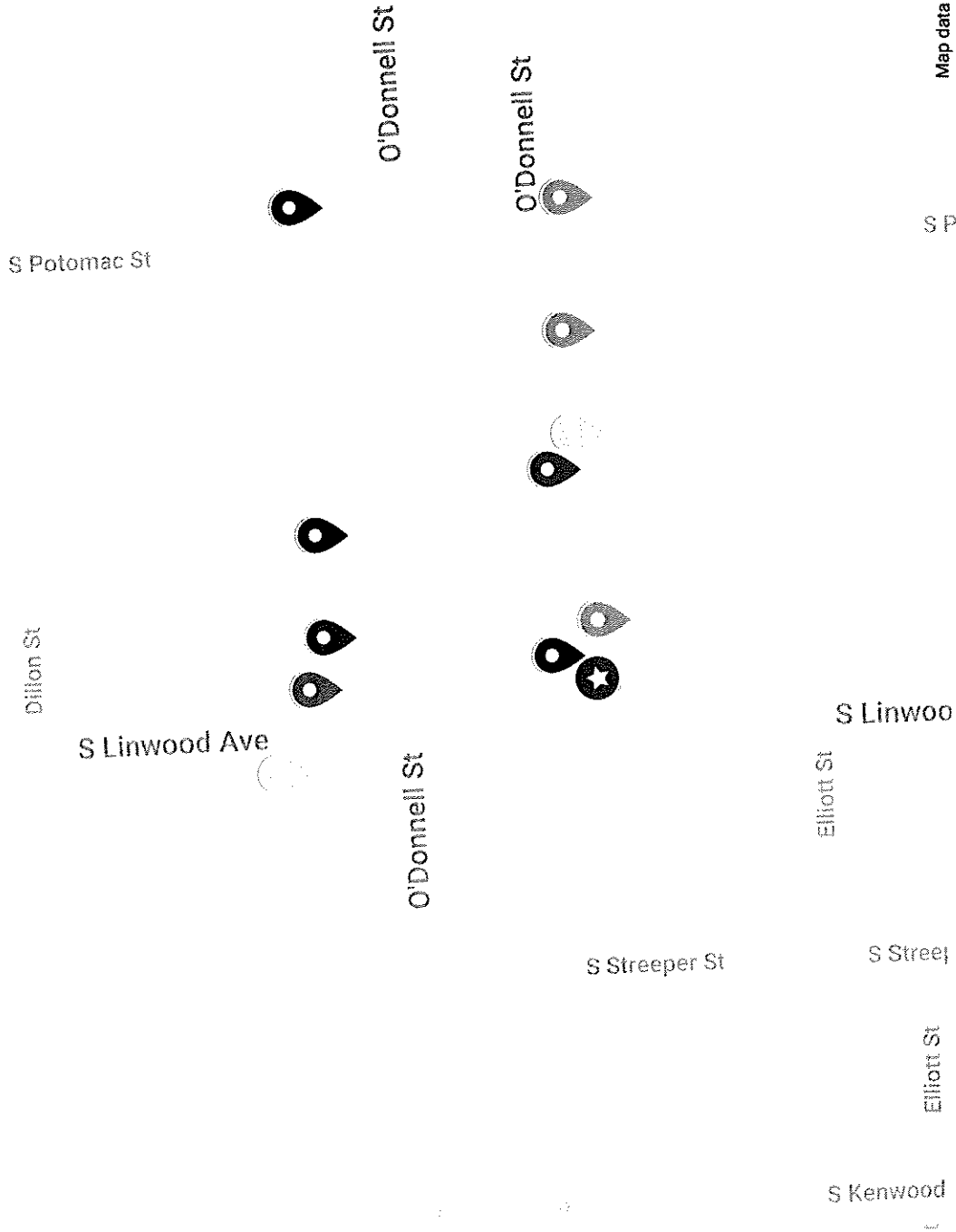
RACING _____

PREPARED BY: R. Jordan DATE: 2-1-23

2907 O'Donnell St. 21224

Licensed Establishments

- ★ Mama's On the Half Shell LB
- 📍 Speakeasy Saloon LB
- 📍 Cowboy Row Saloon LB
- 📍 Shiso Tavern LB
- 📍 Nacho Mama's LBD7
- 📍 Good Vibes Rest. LBD7
- 📍 Southern Provisions LBD7
- 📍 Looney's Pub LBD7
- 📍 El Bufalo LBD7
- 📍 Claddagh Pub LBD7
- 📍 M & L Discount Liquors LA
- 📍 John's Carry Out WD



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):

Mama's on the Half Shelf

Corporation Name:

Blaze Inc

Location Address:

2901 O'Donnell Street 21224

License Type:

Class "B" Beer, Wine and Liquor

Is the establishment open and operating in a safe and sanitary manner?
(If not open, not in comments - CLOSED or NOT OPERATING)

Yes

Is the location within 300 feet of Church and/or School?

No

Date Posted?

1/29/2023

Estimated Date of Removal?

2/7/2023

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

Yes

Other licensed locations - Describe/Note:

See the attached map for other licensed locations.

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

Explanation of request: Add live entertainment to existing license.

Insert Photo of Sign and location:



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

Hearing Location
City Hall
100 North St.
Baltimore, MD 21201

Address of Premises: 292 L. O'Donnell St. 7133N
 Class of License: B Premium Wine & Liquor
 Scope of Application: Request to Pool Wine Entitlements

Application filed by: Blaze, Inc. Via Thomas G. Pitts, MD, Sheriff
 Present Licensee(s): Jacqueline E. Pitts, Cook
Blaze, Inc. Via Thomas G. Pitts, MD, Sheriff
Jacqueline E. Pitts

The hearing concerning this application will be held on or after Feb. Friday 9, 2023 @ 10:30am.
 Persons who oppose this issuing of the license should send their written protest to the office of
 the Board at 1 M. Charles Street, Suite 1302, Baltimore, Maryland 21201. Please visit
 lib.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date,
 time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL:
410-396-4277

Mr. Albert J. Stumpe, Jr., MD
 Board Chairman
 Ms. Anne M. Hester, MD, PhD
 Board Vice Chairman
 Ms. Tamara L. Williams, MD
 Board Secretary
 Ms. Douglas K. Taylor
 Board Clerk

Attach Additional Photos

Inspector Name	Date and Time
<input type="text" value="i:\0#w\baltimore\rosalba.jordan"/>	<input type="text" value="1/30/2023"/> <input type="text" value="10:55:00 PM"/>
Name of Licensee (if present)	
<input type="text"/>	
<input type="button" value="Approve"/>	<input type="button" value="Disapprove"/>

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Jacqueline F McCusker

Address of Premises: 2901 O'Donnell Street 21224

Inspector: j:0#.w/baltimore/rosalba.jordan

Date Posted: 1/29/2023

Time Posted:

Date Rechecked: 2/7/2023

Time Rechecked:

Manager or Owner when sign posted:

Summary on location of sign posted:

Notice was posted on front of building.

Summary on location of sign rechecked:

Insert Photo of Sign and location:



Hearing location
City Hall
100 Holiday St.
Baltimore, MD 21202
Rm# 215

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 290 / O'Donnell St. 21224
Class of License: Beer, Wine & Liquor
Scope of Application: Request to add Live Entertainment

Application filed by: Blaze, Inc TIA Mama's on the Half Shell
Jacqueline F. McCusker
Present Licensee(s): Blaze, Inc. TIA Mama's on the Half Shell
Jacqueline McCusker

The hearing concerning this application will be held on or after Febuary 9, 2023 @ 10:30am
Persons who oppose this issuing of the license should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

Hon. Albert J. Maticciani, Jr., Esq. *Chairman*
Aaron J. Greenfield, Esq. *Commissioner*
Edward L. Reisinger *Commissioner*
Douglas K. Page *Executive Secretary*

Back

BLLC Routine Inspection

License Information

Address: 2901 O'DONNELL STREET 21224

Trade Name: MAMA'S ON THE HALF SHELL

Corporation Name: BLAZE, INC.

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

Date/Time of Inspection: 1/30/2023 8:38:33 PM

Manager/Licensee: JACQUELINE F. MCCUSKER

Open/Closed Status

Open/Closed: Open

Closed Date:

Interior Appearance

Clean and Free of Debris: Satisfactory

Appearance of Bar Area

Location of Bar: Front

Shape of Bar: straight

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BDT 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: 77/56

Location of Dining Area: All over

Condition of Dining Area/Floors: Satisfactory ▼

Sanitation: Satisfactory ▼

Menu: Yes ▼

Business Records

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 2/20/2021

Employee Records: Yes ▼

Alcohol Beverage Information Invoice Numbers and Date: Breakthru 347547217 1/26/2023

Inspection

Inspector Comments: No issues

Inspection

Inspector Comments: No issues

Public Safety

Exits Marked, Unobstructed: Yes ▼

Fire Capacity: 77/56

Outdoor Seating Capacity: 32

Additional Information - if Applicable

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Facility Services

Live Entertainment (Describe):

Outdoor Table Service Yes

Alcohol

Violation Issued: No

Violations Noted:

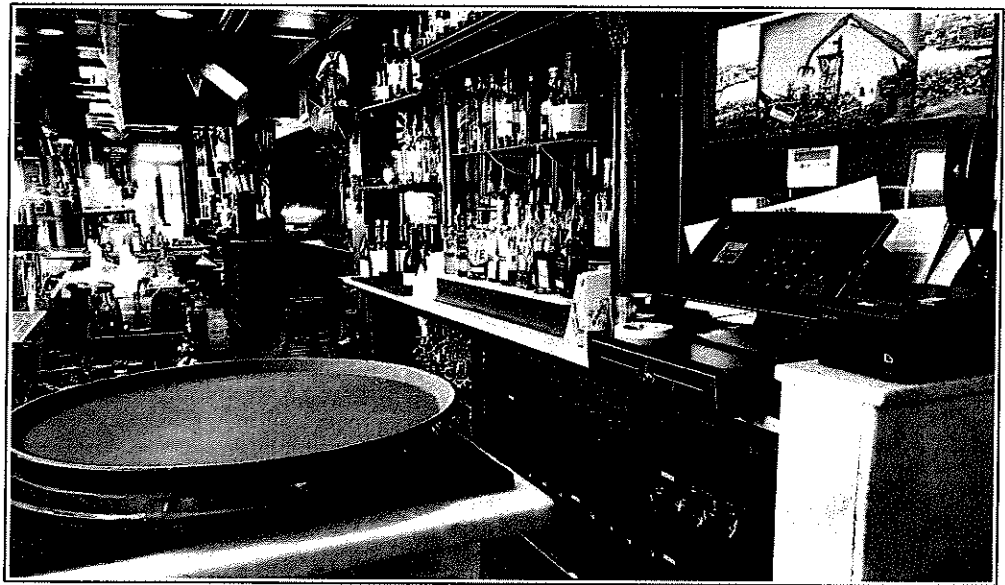
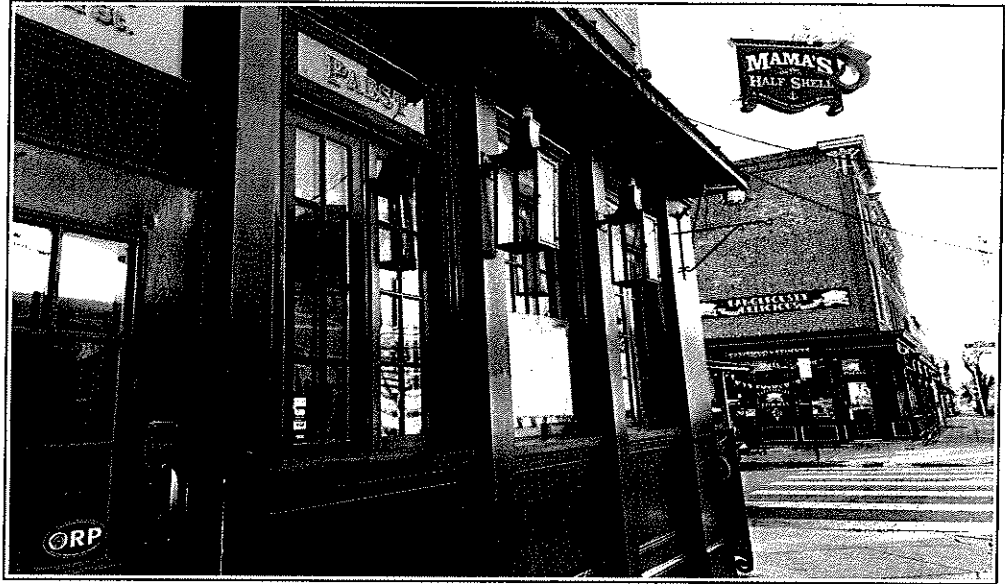
Final Log

Instructions Given to Licensee:

Inspector's Comments:

Inspected on 01/30/2023
Notice of public hearing posted.

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

i:0#w|baltimore\rosalba.jordan

Approve

Disapprove

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

**Online Use & Occupancy Permit
 Application**

Property Address: 2901 O'DONNELL ST Block/Lot: 1891/015

Permit No: **USE2022-56862**

Applicant:
 MARGARET GIORDANO

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 MCCUSKER LLC

Total : **98.00**

Lessee BLAZE, INC. T/A MAMA'S ON THE HALF SHELL

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

Property Use & Occupancy Information:

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	11/29/2022		LDZI
HEALTH DEPARTMENT INSPECTION	11/29/2022		JWEL
Application Received		11/28/2022	
Zoning Sign-off	11/28/2022	11/28/2022	
One Stop Permit Office Review	11/29/2022		LONGK
MINOR PRIVILEGE	11/29/2022		MPRV

Existing Use : (Commercial) Restaurant

Proposed Use : (Commercial) Restaurant

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

District:202

MINOR PRIVILEGE:

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

TO USE THE PREMISES AS A RESTAURANT WITH OUTDOOR TABLE SERVICE PER BMZA2014-520 AND LIVE ENTERTAINMENT, APPROVED PER BMZA 2022-281, ON 09/27/22, AND WITH THE CONDITIONS CONTAINED THEREIN.

AFFIDAVIT BY: MARGARET GIORDANO

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: MAMA'S ON THE HALF SHELL LIVE ENT

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: MCCUSKER LLC

Applicant: GIORDANO,MARGARET

Company Name:

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip: