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

Residence)Street City State	Zip Code	E-mail (Required) (period of residency in Baltimore City)
		E-Man (Kednised)
Full name) (Telephone no.)		[: (0: 4)
3. Applicent C		
Theck: Yes No Are you currently a resident of the City of Beltimore?	omaic/	filore of mind
Month/Year of Birth) (Sex: Male or F	emale)	(Place of Birth)
1/66 M	rib aade	Baltimore MD
Residence) Street City State	Zip Code	(period of residency in Beltimore City)
full name) (Telephone no.) 16 N Kresson Street Baltimore MD	21224	E-mail (Required) 16 years
Joseph Blackston (Telephone no.)		[- 1/n 1]
Z. Applicant B		
Check: 🔲 Yes 🖾 No. Are you currently a resident of the City of Baltimore?		
Month/Year of Birth) (Sex: Male or F	emale)	(Place of Birth)
6/82 M		Nepal
(Residence) Street City State	Zíp Code	(period of residency in Baltimore City)
1 Autumn Glow Court Perry Hall MD	21128	2 years
(Full name) (Telephone no.)		E-mail (Required)
Deepak Khatri		
and/or verification from the Baltimo I. Applicant A	ore Municipel Zoning A	ppaals (BMZA)
plause note that as par Alc. Bay. Art. \$ 12-1407(A)(2), an application for the is:		• • • • • • • • • • • • • • • • • • • •
ing Receipt or Current Certificate of Occupancy Permit attached to Application? G		
		Off Pramise Catering of Food and Alcohol? 🗖 Yes
t af Premises Used (Note: Floors and Areas for Storage); first floor for business, bsmt	Dutdoor Table Service	Provided? 🗆 Yes 🖾 No - Delivery of alcohol? 🗀 Yes
ATTORNEY FOR THE APPLICANT: Stephan W Fogleman Esq_ADDRESS: 17		
BUSINESS PHONE NUMBER: 410-276-6811 BUSINESS EMAIL ADDI		
	TRAI	
CORPORATE/LLC/LLP/PARTNERSHIP NAME: DY Brothers, LLC	TDAT	DE WANE. IP's
D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: NA	A	
TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED REL	OCATION: N/A	
C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICE	NSED LOCATION: N/A	
B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 528	S Bouldin Street 21	224
A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: N/A		
Please select one option and	fill out the requested	l information
EXPLANATION OF REQUEST: Transfer of ownership only		CLASS TYPE: BD?
INDICATE TYPE OF LICENSE APPLICATION: TRANSFER 🗹	INCYN LLI EXPANY	DION OF EKEWIPEP [7] WHENDMENI(2) [

Applicant A 🗆	B 🗆	<u>C 🗆 </u>					·····					,	
2. Has the applicant: Maryland? □ Yes Applicant A □	(s) been	adjudged guilty o f yes, mark appl C □	f violating the l icant and prov	laws gover ride explan	ning the sa ation in adj	le of any al Icent spac	coholic e provid	bevera ed.	ge or f	or gam	oling in	any Sta	ate, includ
I. State whether th he United States, (pplicent A □	e applica or agains 8 🗀	nt(s) has ever b t the United Stat C □	een adjudged (es (Federal Cr	guilty of a	ny offense Yes ☑ No	against the - If yes, ma	: laws of Irk appli	the Sta cent and	ate of 1 expla	Maryla in.	nd, any	other	State with
. Has the applican xplain (address of pplicant A 🖸	t(s) ever location 8 □	had a license fo dates that the a C 🗆	r the sale of al applicant was a	lcoholic be Licensee,	verages in and the tra	the State o de name).	f Maryla	nd? ☑	Yes C) Na If	yes, ma	rk app	licant and
Curren	4 (1	cense											
. Does the applicar as been applied for pplicant A 🗆	nt(s) havi	e a financial inte d, and issued? [rest in any oth] Yes 🗹 No II	er alcoholi yes, mark	c beverage applicant s	business ind explain	or busin (addres	ess for	which ation a	an alco	holic be le name	everag	e license
ppicont A C	- U ()	<u> </u>											
Do the spouses or altimore City or an oplicant A	depender y other ju B 🗆	nt children of any risdiction in the S C 🗆	of the applican tate of Maryla	ıt(s) have a nd? □ Yes	financial in No If ye	terest in ar s, mark app	y other dicant ar	alcoholic Id explai	bever n (addi	ages lic ess of	ense or location	busing and tr	ess in ade name)
						The second second second second	-						• .
Are you finenciall oplicant A □	y interes B 🗆	ted in any other C 🗆	alcoholic beve	erages lice	nse applied	granted o	r issued	? 🗆 Yı	s 🗹 l	lo If ye	s, pleas	e expl	ain.
						:				:	· .		
ls the licensed pr	emise cu	rrently open and	l operating? 🛭	J Yes □ N	lo If no, the	n provide :	date of l	st day	of oper	ation o	f the es	tablisl	hment.
Do any of the app ewer, distiller, or e applicant(s) inde wholesaler? plicant A	wholesal	er at the time of	making this a	pplication?	☐ Yes ☑	No If yes,	please a	xplain.	lf yes,	please	provide	inform	nation as

Deepak Khatvi	1 Autumn Wor Ct.	2	
ist all authorized nersons.) <i>Please note</i>	i - (Give name(s) and addresses - in Corporation list of that of licensees MUST have a FRANCIAL INTERI I address of all outstanding stock bolders who at i at or articles of organization.	EST in the license applied for as per Alc.	Bav. Art. 24-109 (a)(ll). If nocass
	adsi ADDRESS: 1 Automa C	Cylow Cf. me Own	œ√_ %OF STOCK H€LD: _/
2) NAME:	AODRESS:	TITLE:	%OF STOCK HELD:
3) NAME:	ADDRESS:	TITLE	%OF STOCK HELD:
4 NAME:	AODRESS:		%OF STOCK HELO:
*Extract from Low: If any affidavit or	r eeth required under the provisions of this Act ah ant and conviction thereof, shall be subject to)	ed contain any lake statements, the offe	nder shell be desmed
Marx	throughout the duration of this license.		
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Name and	Address of	the owners	of the	premise/landlord:

Deent	Khadri
DECITE	Kusan

Phone Number:

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND
(I, WE) 160 A) K KNJWI HEREBY CERTIFY.
That (I am, we are) the owner(s) of the property located at
Code of 2122 . 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, hi
duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and
employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which
the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.
the pasiness is to be conducted, our any and an halfs of the parionial in which says againsts is to be connected, at any and all holds.
Signature of the Property Thereby certify that on the day of
landlord/property owner named in this application made bath in due form of aw that the matter and facts contained in said application are true and correct.
As witness, my hand and notarial seal.
As witness, my hand and notarial seal.

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/ere 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.

Kares	Address	Signature	COB (Month/Year)	Length of time Acqueinted with the Applicent(s)
Faul Bartley	3211 FLEET ST. BACTIMORE, MD 21224	The	10-67	Zyews
Emmanuel Botas	ZIII FLEET ST. TSHITIMURE, 21224	ant Det	04-182	2 years

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

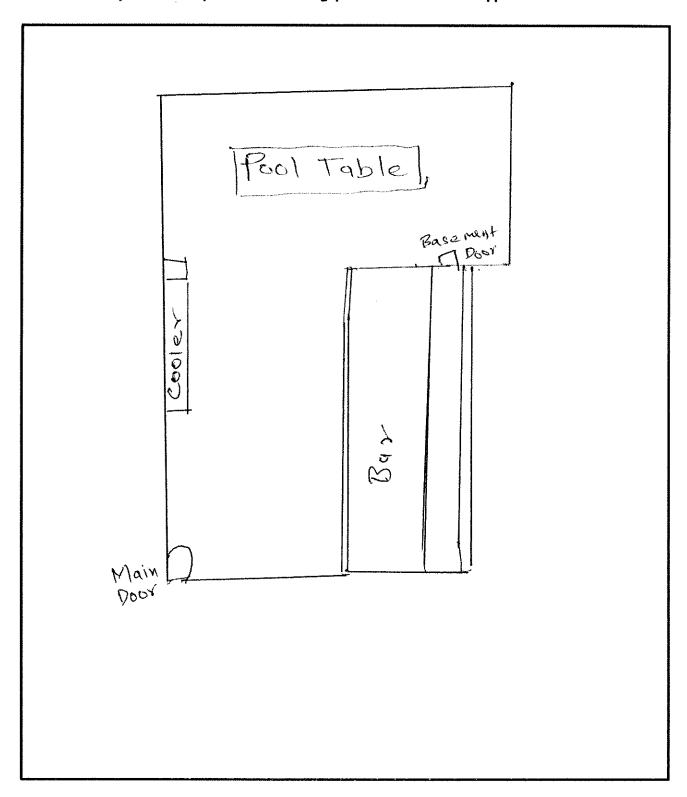
Please note that this is a public document and upon request will be provided to the general members of the public.

Name and Address of the owners of th	e premise/landlord:		_ Phone Number: _	·····
(I. WE)	OF PREMISES REQUIRED IN CONNECTION be property located at s named in the present application made Maryland and assent to the granting of and clerks, the Board of Liquor License I the City of Baltimore and State of Maryla any and all parts of the building in which	to the Board of Liquor Licen the license applied for, and h Commissioners of Baltimore (and, to inspect and search, wi	Balting. se Commissioners ereby authorize the City, its duly author thout warrant, the	HEREBY CERTIFY, nore, City with a Zip of Baltimore City e State Comptroller, his ized agents and premises upon which
Signature of Uwner of the Proper I hereby certify that on the da for, personal	ty y of, 20, before me, t ly appeared application made oath in due form of law th	ne subscriber, a notary public o	f the State of	, in and the
As witness, my hand and notarial seal.	appineacion made dath in due form of faw th	or the matter and lacta contains	να τη δοιά αγφινιατίση	rais () ac and burreds.
Notary Signature:	[Note	iry Seal] My Commission expire	S	
Notary Printed Name:		•		
We, the undersigned citizens, recovered by the present applicati	The following certificates must be eal estate owners and registered on is to be conducted. We certify e City and a resident of the State	voters in the City of Balti that the qualifying applic	more in which t ant(s) is/are pe	rsonally known to
Names	Address	Signatura	DOB (Month/Year)	Length of time Acqueinted with the Applicant(s)
Johanna Sterberg	728 S. Cliuton St.	Julian St	2/79	3 mouths
Las Lin	3218 FA.T AUC	Say In	4 54	Imonth

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

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

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.





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

\$1,320.00

Status: Renewed

License Date:5/1/2022

License Year: 2022

Fee:

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 Entertainement License

Location

Corp Name: JARP, INC.

Trade Name: JP'S
Zone Code: 12

Phone: 410-276-6811

Block Num: 528 Street: BOULDIN STREET SOUTH

City: BALTIMORE State: MD Zip: 21224

CR Number: 04251329

Portion of Business Used:

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

Restriction:

KITCHEN CANNOT BE USED UNTIL APPROVED BY FIRE DEPARTMENT.

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
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
	* Completed an Admin Transfer to add Jack Hinder during 2021 renewal * /kk	Delete
	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 i	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

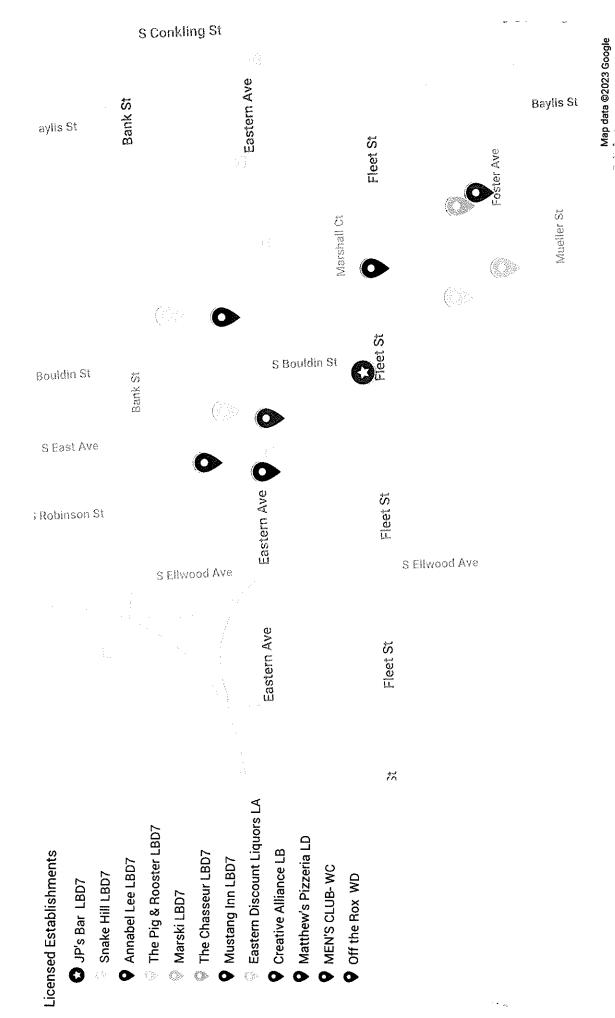
Department ID Number:
W20103362
Business Name:
DY BROTHERS, LLC
Principal Office:
528 SOUTH BOULDIN
BALTIMORE MD 21224
Resident Agent:
DEEPAK KHATRI
8610 HICKORY THICKET PLACE
NOTTINGHAM MD 21236
Status:
ACTIVE
Good Standing:
THIS BUSINESS IS IN GOOD STANDING
Business Type:
DOMESTIC LLC
DOMESTIC LLC
DOMESTIC LLC Business Code:
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration:
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 11/21/2019
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 11/21/2019 State of Formation:
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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:
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:

PROPOSED LOCATION: 528 S. Bouldin St. 21224

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA
"A" BEER & WINE
"B" BEER & WINE
"C" BEER & WINE
"D" BEER & WINE
"A" BEER, WINE & LIQUOR
"A-2" BEER, WINE & LIQUOR
"B" BEER, WINE & LIQUOR
"C" BEER, WINE & LIQUOR
"D" BEER, WINE & LIQUOR
"BD7" BEER, WINE & LIQUOR
ARENA
HOTEL/MOTEL
RACING
PREPARED BY: R Jordan DATE: 2-1-23

528 S Bouldin St. 21224



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):	
esessee myosimason (made 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 abo	ut the location):
Explanation of request: Transfer of ownership.	

Insert Photo of Sign and location:



Address of Presses: 278 5 Control of Class of Presses (278 5 Control of Class	212744 P. BIOSEPAGO
The hearing concerning this application will be held on or a Persons who oppose this liability of the Heenie should as the Board at 1 N. Cherles Street, Suits 1500, Baltistoro, lib, baltimorestry, governing the line to "French School time, and place for all matters being heard by the Board FOR MORE INFORMATION CALL. Attach Additional Photos	nd their written protest to the office of Maryland 21201, Please visit fules, for confirmation of the date,
Inspector Name	Date and Time
i:0#.w baltimore\rosalba.jordan	1/30/2023 10:51:19 PM
Name of Licensee (if present)	

Disapprove

Approve

Board of Liquor License Commissioners

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

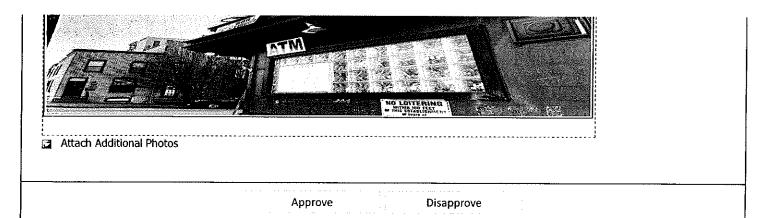
POSTING SIGNS REPORT

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:







City Hall
Co Holiday St.
Ballmere, mo 21302

NOTI C E

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

~		
Idin A. 11224	16,000	No rahio
528.5. Bould	7. Beer Wine 4 Light	\bowtie
Address of Premises:	Class of License: 60	Scope of Application:

Jeepak Khahi and Joseph Blackston Jack Hinder and James Persing, Se. Application filed by: W Brothers, LL TIA JPs MRP, INC. TIM-JP'S Present Licensee(s):

The hearing concerning this application will be held on or after FCORUGIU 9, 2023 610:30 am Persons who oppose this issuing of the license should send their written protest to the office of 11b.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL 410-396-4377

Hon, Albert I. Matricciani, F., Esq. Aaron I. Greenfield, Esq. Edward I. Reiniger Douglas K. Paige

Commissions

1210-32-4

Separate Pkg. Goods Store:

Rar/Tayorn Onen and Oneratina

BLLC Routine Inspection

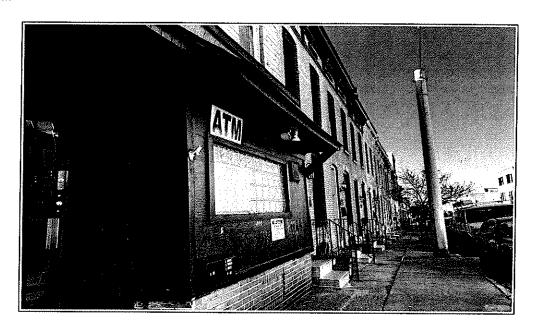
Address: **528 BOULDIN STREET SOUTH 21224** Trade Name: Corporation Name JARP, INC. Type of License: Class "BD7" Beer, Wine and Liquor Date/Time of Inspection: 1/30/2023 8:49:38 PM Manager/Licensee Camryn G Open/Closed: Open Closed Date: Clean and Free of Debris: Satisfactory Location of Bar: Front Shape of Bar: straight Condition of Bar Area/Floors: Satisfactory Hot Water: Yes Disinfectant Solution: Three Compartment/Washer: **Bulletproof Partitioning:** N/A Separate Pkg. Goods Dept.: N/A

Selling Household/Grocery:	N/A		•
			Olorig Ares
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	~	
Ncohol Beverage Information Invoice Numbers and Date:	Bond 3154104		1/12/2023
Inspector Comments:			
Inspector Comments:	No issues		
			Fublic Sofety
Exits Marked, Unobstructed:	Yes		∨
Fire Capacity:	46		
Outdoor Seating Canacity		1	

License is Valid:	N/A	~	
Dancers Present 18 and older:	N/A	•	
Cleanliness of Dressing Room:	N/A	•	
		सकामीका ५ हेडच संदर्भ	
Live Entertainment (Describe):			·
Outdoor Table Service			
Outubor Tuble Service	N/A	~	
		$V_{i}^{i,j,k}(t,r)(t)$	
Violation Issued:	No 🗸		
Violations Noted:			
		Weds Ha	
nstructions Given to Licensee:			

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

Photo Taken:





	. 7	Attach Additional Photos
Owner Email:		

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

A		n.·	
Approve	;	Disapprove	

Certificate of Occupancy

No: USE2020-50859

THE WRITTEN INSTRUMENT, WHEN PROPERTY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE TELS OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW ANY AND ALL EBRO'S TO BE DOING OR RECEIVED IN STREET COMPLIANCE WITH THE APPLICATION HEREOTORE FIELD IN THIS DEPARTMENT FOR THE ALL HEREOTORE FIELD IN THIS DEPARTMENT FOR THE APPLICATION OF THE PARTY OF THE APPLICATION OF THE AP

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

	50.00	÷ [!		98.00
EAZNO	FENGIE	TOWARD EXCELLERGE CONTRIBUTED FOR	PENALIN		
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	0.00	<u> </u>			3.00
CI VAPOR	PUSMBING	S& ECONTROL	CRAP	:AX	
Isas) adaldeda Jelska 180 Victoria, 530	\$9011-9893(967-25674-1501498-46050c)	(961-969/)6-2809-(57899-48)92q	14(4-06/959-570:556804-40) 8 (!	1000-00x00415664107869-400236	
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M CRAHON4	REPAIRS	MISC CONST	ELUCT.	HYDRONIC STEAM HEAT	
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			5.00	ADDITIONS	
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THE AUTHORITY CONTAINED HEREIN MAY NOT BE VALIDLY EXERCISED UNTIL AND AFTER ALL OF THE FEES APPEARING HERE HAVE BEEN PAID.

DEPARTMENT OF HOUSING & COMMENTY DEVILOPMENT 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 Baltimorer, 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/AMENOMENT(S) APPLICATION FEE - \$600.00

INDICATE TYPE OF LICENSE APPLICATI	ION: TRANSFER 🗹	NEW 🗆 EXPANS	ION OF PREMISES \square Amendment(s) \square	
EXPLANATION OF REQUEST: transfer	of owneship		CLASS TYPE: LBHM	
ρ	Please select one option 2	and fill out the requested	information	
A) NEW LICENSE REQUEST: ADDRESS OF PROPE	OSEO LOCATION:			<u></u>
B) TRANSFER OF OWNERSHIP ONLY: ADDRESS	OF CURRENT LICENSE:	612 Cathedra	al Street, Baltimore, Maryland 21201	
C) TRANSFER OF OWNERSHIP AND LOCATION:	CURRENT ADDRESS OF L	ICENSED LOCATION:		
 				
CORPORATE/LLC/LLP/PARTNERSHIP NAME:L	L Pro Hospitality Balti	imore, LLC TRAE	E NAME: Revival at Mount Vernon Place	
BUSINESS PHONE NUMBER: 410-727-7101	BUSINESS EMAIL A	DDRESS:		
ATTORNEY FOR THE APPLICANT: Melvin J. Kode	enski, EsqADDRESS	320 N. Charles Street, Balti	., мD 21201 PHONE: _410-685-5100	
art of Pramises Used (<i>Note: Floors and Areas for Storage</i>)	entire building	Dutdoor Table Service	Provided? □ Yes ☑ No Delivery of elcohol? ☑ Yes □	No
		,	Off Premise Catering of Food and Alcohol? 🖸 Yes 🗆	
aning Receipt or Current Cartificate of Occupancy Per	mit attached to Application	ı? ☑ Yes 🗆 No Estimate	d Seating Capacity:	
			not complete unless the applicant has obtained appro	va/
	varification from the Bak	timor e M unicip el Z aning A	opeals (BNZA)	
Applicant A Christia Monique Scott				
(Full name) 1201 W. Mt. Royal Avenue, Unit 443	(Telephone no Baltimore MD		47 E-mail (Required)	
(Residence) Street	City State		(period of residency in Baltimore City)	
07/1979	Female		Balfimone	
(Month/Year of Birth) Chack: ☑ Yex ☐ No Are you currently a reside	(Sex: Male)		(Place of Birth)	
Mission in 102 in the Nis American Country of Leading	BILLOI 1988 CITÀ GA CIBILININA	G.1		
2. Applicant B Leigh A. Hitz				
(Full name)	(Telephone no	1.)	E-mail (Required)	
	wood Village		N/A	
(Residence) Street 09/1961	City State Female	e' Zip Code	(period of residency in Baltimore City) Morristown, NJ	
(Month/Year of Birth)	(Sex: Male o		(Place of Birth)	
Check: 🗆 Yes 🖸 No Are you currently a reside	ant of the City of Beltimore	e?		
3. Applicant C				
(Full name)	(Telephone na	<u> </u>	E-mail (Required)	
(Residence) Street	City State	e Zip Code	(period of residency in Baltimore City)	
(Month/Year of Birth)	(Sex: Male c	or Female)	(Place of Birth)	
Chack: 🗆 Yes 🗔 No Are you currently a reside	•	•	-	

1. Has the applica Applicant A □	nt(s) been B 🗆	adjudged guilty of a felony in the State of Maryland or any other? 🗆 Yes 🗹 No - If yes, indicate applicant and explain C 🗀
		odjudged guilty of violating the laws governing the sale of any alcoholic beverage or for gambling in any State, includi f yes, mark applicant and provide explanation in adjacent space provided. C 🖂
the United States	the applica , or against	nt(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State withi the United States (Federal Crime)? □ Yes ❷No - If yes, mark applicant and explain.
Applicant A 🗆	В□	
explain (address	of location,	had a license for the sale of alcoholic beverages in the State of Maryland? Yes V No If yes, mark applicant and dates that the applicant was a licensee, and the trade name).
Applicant A 🗆	8 🗆	
5. Has the applica	int(s) ever	had a liquor license suspended or revoked? 🖂 Yes 📝 No If yes, mark applicant and explain. C 🖂
G. Does the applic	ant(s) have for, granted	a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license I, and issued? Yes Mo If yes, mark applicant and explain (address of location and trade name).
pplicant A 🗆	B□	
. Do the spouses (altimore City or a pplicant A	or dependen iny other jur B 🔲	t children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in risdiction in the State of Maryland? Yes Mo If yes, mark applicant and explain (address of location and trade name).
. Are you financion pplicant A 🗆	ally interest B 🗆	ted in any other alcoholic beverages license applied, granted or issued? 🗆 Yes 📈 No If yes, please explain. C 🗀
le the licenced :	momico cu	rently open and operating? 🏿 Yes 🗆 No If no, then provide date of last day of operation of the establishment.
. Is the menace	a canos ca	i entry open end operating: 🖂 res 🗀 No A no, trest provide date di lest day di operation di the establishment.
rewer, distiller, o 1e applicant(s) in	ır wholesalı	– personally or through an entity – have any indebtedness or other financial obligations to any manufacturer, er at the time of making this application? □ Yes ☑ No If yes, please explain. If yes, please provide information as t ersonally or through an entity – the amount of the indebtedness, and the name of the manufacturer, brewer, distiller
r wholesaler? pplicant A 🗆	B□	C

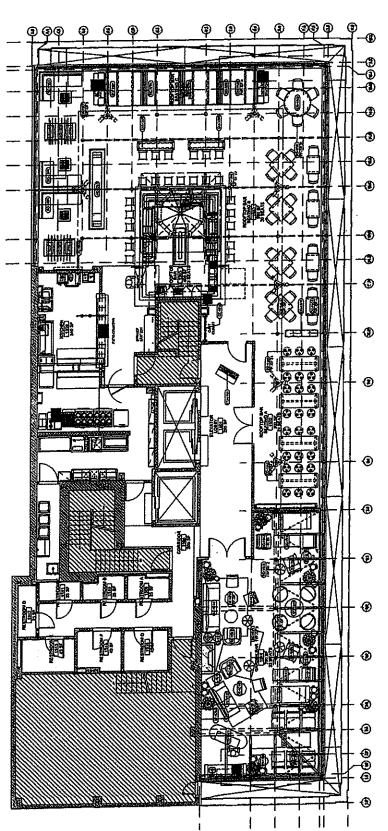
2) NAME	II. Please list the following Information Name	Address	Phone	Email
stall authorized personal. Please note that all tennesses MIST have a PRAMECIA MITERS in the Recease applied for as per Mis. By A. MIST (a) 100 Misses estatus à last of the anness and edites are of the control of the architecture of the architecture of any particular of the comparation. (N) 44 3 21217) NAME. Christia M. Scott ADDRESS: 1201 W. Mt. Royal Ave. III.E. Sec. 960 FIDEX HELE ADDRESS: 5402 S. Holly Street III.E. Pres. 960 FIDEX HELE ADDRESS: 6402 S. Holly Street III.E. Pres. 960 FIDEX HELE ADDRESS: 960 FIDEX HELE PRES. 960 FIDEX HELE 960 FIDEX				
ADDRESS: 1201 W. Mt. Royal Ave. Make Leigh A. Heitz ADDRESS: 5402 S. Holly Street INTE Pres. %0F STOCK HELD	st all authorized persons.) <i>Please note th</i> Nasse attach a list of the names and ad	hat ell licensees MUST have e FINANCI. Idress of ell outstending stock holders	AL INTEREST in the license applied for I who at the time of application own an	as per Alc. Bev. Art. § 4-109 (a)(11). If necessary, ry stock of the corporation and the articles of
NAME: ADDRESS: Greenwood Village, Co. NAME: ADDRESS: Greenwood Village, Co. NAME: ADDRESS: Bull IIIIE: % OF STOCK HELD NAME: ADDRESS: Bull IIIIE: Most of the State of IIIIE: Most of Bull IIIIIE: Most of Bull IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	NAME Christia M. Sco		Mt. Royal Ave.	Sec. %OF STOCK HELD: 0%
NAME: ADDRESS: ADDRES) NAME: Leigh A. Heitz	ADDRESS: 5402 S.	Holly Street IIILE:	Pres%0F STOCK HELD:
Extract from law: If any ellitaive or cast required under the provisions of this set shall contain any false standards. the offendor shall be deemed unity of parjury. And upon indictment and conviction thereof, shall be adoject to panalities provided by Low for that crime. EXTIFICATE OF APPLICANTS: At least one explicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland of Billing of this application. Each of said applicants hereby certifies further that if the keense applied for is granted, he/she will conform to all State and Despulsions relating to the said of abcoloils between expected as as to the rules and regulations of the Board of License Commissioners for Baltimore City, 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 was remains 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 emains of applicant in the day of	P) NAME:	address: Green		%OF STOCK HELD:
CERTIFICATE DF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Beltimore City, Maryland 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 Circulations relating to the sale of alcoholic beverages, as well as to the rules and regulations of the Board of License Commissioners for Beltimore City, authorized agents permission to the State Commissioners for Beltimore City, authorized agents and employees, and any peace officer of Beltimore City or the State of Maryland to inspect and search at any end all hours, without was remains an resident of Beltimore Dity or the State of Maryland to inspect and search at any end all hours, without was remains an resident of Beltimore City throughout the duration of this license. You have resident of Beltimore City throughout the duration of this license. You have resident of Beltimore City throughout the duration of this license. You have resident of Beltimore City throughout the duration of this license. You have resident of Beltimore City throughout the duration of this license. You have resident of Beltimore City throughout the duration of this license. You have resident of Beltimore City throughout the duration of this license. You have resident of Beltimore City throughout the duration of this license. You have resident of Beltimore City throughout the application made oath in duration at the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal. You have respectively that on the prosonally appeared (Notary Seal) My Commission expires (Notary Seal) My Commissio	NAME:	ADDRESS:	WILE:	%OF STOCK HELD:
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ignature:	Signature of Applicant A hereby certify that on the personally appe hat the matter and facts contained in said Signature: Printed Name: Gignature of Applicant B	oughout the duration of this license. 20 before me, the application are true and correct. As with the second content of the second correct of the second	he subscriber, a notary public of the Sta MONIQUE—the applicant(s) on ness, my hand and notarial seal, otary Seal) My Commission expires	te of Marylan de in and for named in this application made with in due form of law
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personally appeared	gnature of Applicant C			
at the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal. oneture:	personally agges	red	the annicant(s) o	
nature:	at the matter and facts contained in said a	pplication are true and correct. As with	ess, my hend end notarial seal.	
[Notary Seal] My Commission expires	nature:	\ [No	tary Seal] My Commission expires	

HOWE BUT WOOLEZY OF THE CANIELS OF		timore IIC	B1 31 1		
	the premise/landlord: Pro Hospitality Ba	thedral St	Phone Number: .1201	1.1	
That (I am, we are) the owner(s) of Code of 2120, which under the Alcoholic Beverage Laws duly authorized deputies, inspectors employees, and any peace officer of		WITH ALCOHOLIC BEVERAGES GEV. AGENT FO CATHEDVA e to the Board of Liquor Licer the license applied for, and h Commissioners of Baltimore and, to inspect and search, wi	LAW OF MARYLAN Tro Strict Strict Second	more, City with a Zip s of Baltimore City e State Comptroller, his rized agents and premises upon which	IJ. Amore, LU.
Signature of Uwner of the Prope I hereby certify that on the 4 d for 36 0 c personal landlord/property owner named in this	rty ay of <u>NOV</u> 20 before me, t ally appeared <u>Don + e Joh</u> application made oath in due form of law th	ne subscriber, a notary public o 1500, Geneva at the matter and facts contains	Mangae	aryland in and Agent the For L	ıc
As witness, my hand and notarial seal. Notary Signature: Rotary Printed Name: Rotary P	ne Pappad (Note 2 Pappas	ry Seal] My Commission expire:	s II G	22	
We, the undersigned citizens, r	The following certificates must be	signed by at least 3 pers	sons.		
covered by the present applicat	eal estate owners and registered vion is to be conducted. We certify to Etate elity and a resident of the State	hat the qualifying applica	more in which t ant(s) is/are pe	rsonally known to 🔝	t
covered by the present applicat	ion is to be conducted. We certify t	hat the qualifying applica	more in which t ant(s) is/are pe	rsonally known to and an	t
covered by the present applicat us and is a resident of Baltimor	ion is to be conducted. We certify t e City and a resident of the State Address	hat the qualifying applica of Maryland at the time o	more in which to ant(s) is/are pe of this applicati	rsonally known to and an	t
covered by the present applicat us and is a resident of Baltimor Names Laurie Scott	ion is to be conducted. We certify to Elity and a resident of the State Address 2.122-9	hat the qualifying applica of Maryland at the time of Signature	more in which to ant(s) is/are per of this application DOB (Month/Year)	rsonally known to and an	8
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Board of Liquor License Commissioners for the City of Baltimore I North Charles Street, Suite 1500, Baltimore, Maryland 21201 Phone: 410-396-4377 Fax: 410-396-4382

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

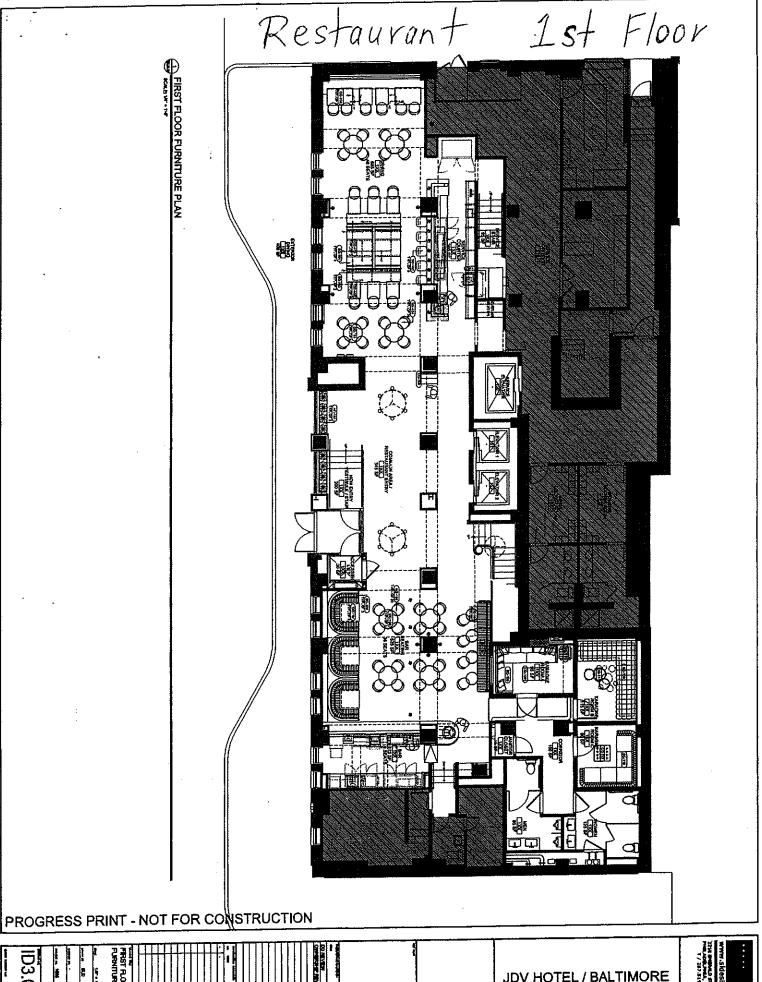
Roof



ROOFTOP FURNITURE PLAN / ALTERNATE SEATING OFTION A

REVIVAL MT. VERNON PLACE HOTEL / BALTIMORE, MD Owner / Band TME Review 15 Hovember 2016 Scale: 14" » 1'-0"

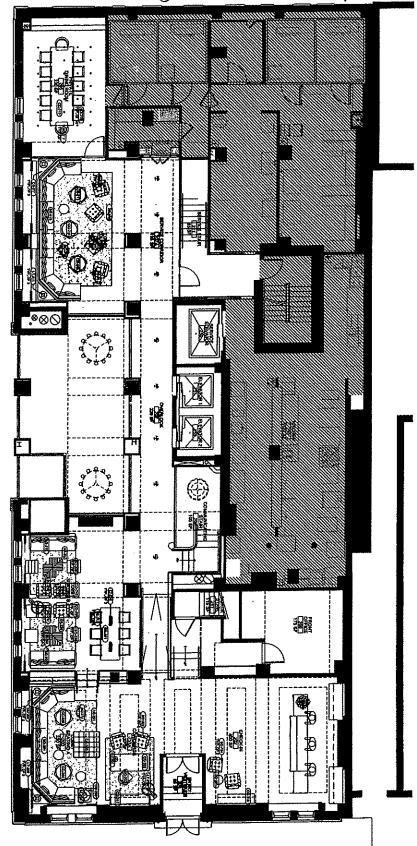




JDV HOTEL / BALTIMORE 101 W. MONUMENT STEET BALTIMORE, MD 21201



Private Dining Room Lobby 2nd Floor



PROGRESS PRINT - NOT FOR CONSTRUCTION







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

\$7,200.00

Status: Renewed

License Date:5/1/2022

License Year: 2022

ree:

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 Entertainement 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
	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
	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
	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



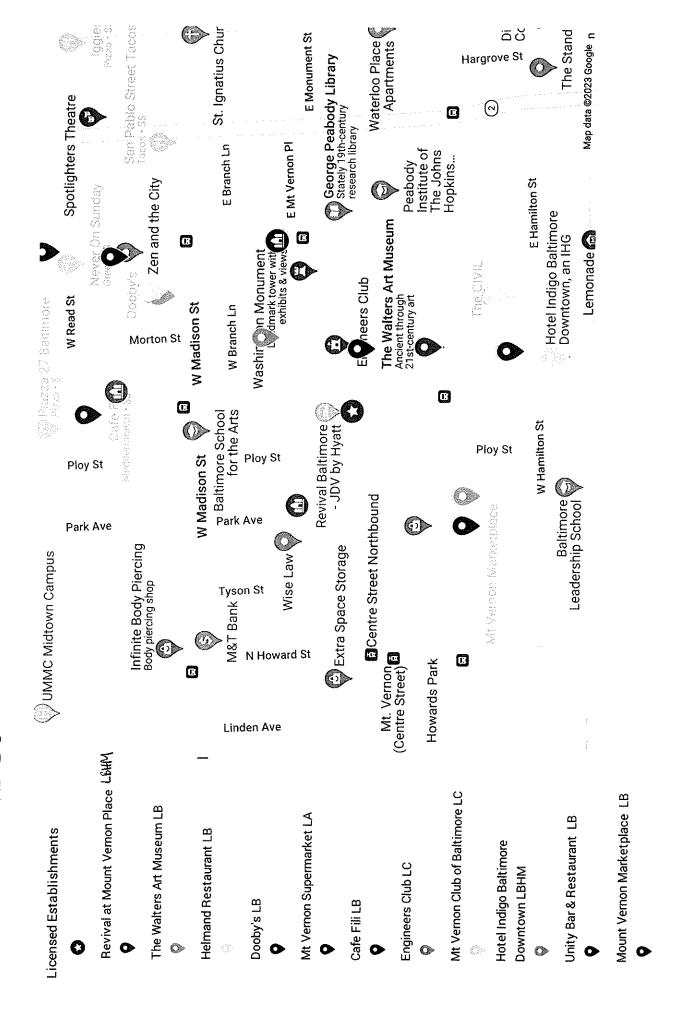
LL PRO HOSPITALITY BALTIMORE, LLC: W16210189

W16210189
Business Name:
LL PRO HOSPITALITY BALTIMORE, LLC
Principal Office:
900 N. CHARLES STREET
APT. 401
BALTIMORE MD 21201
Resident Agent: 0
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

Department ID Number:

PROPOSED LOCA	TION:	612 Cath	redial	St.	
MAP	SUMMARY	(RECAP	ITUL	ATION)	
TOTAL ESTÁBLIS	HMENTS IN MAP A	AREA	13	-	
	"A" BEER & WINE				
	"B" BEER & WINE				
	"C" BEER & WINE				
	"D" BEER & WINE				
	"A" BEER, WINE &	LIQUOR			
	"A-2" BEER, WINE				
	"B" BEER, WINE &	LIQUOR	7		
	"C" BEER, WINE &	LIQUOR	3		
	"D" BEER, WINE &	LIQUOR		·····	
	"BD7" BEER, WINE	& LIQUOR		***************************************	-
	ARENA				
	HOTEL/MOT	TEL			
	RACING		May a mark a salah mar		
PREPARED BY:	Chase	DA^	TE:	2/7/23	

612 Cathedral St



The CIVIL LB



Hotel Ulysses LBHM

Churches

0

Grace & St. Peter's Church

0

Mt. Vernon Place United Methodist Church

Emmanuel Episcopal Church

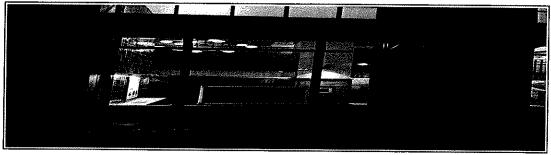
Board of Liquor License Commissioners

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
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	
Is the location within 300 feet of Church and/or School?	Yes 🗸
Date Posted?	1/29/2023
Estimated Date of Removal?	2/6/2023
Are there any other licensed establishments within a two block radius?	Yes 🗸
Other licensed locations - Describe/Note:	
Please see maps for additional locations	
Comments and Follow-up Items(s) (please note any issues or concerns abo	ut the location):
Filed application for a transfer of ownership with live entertainment which and off premise catering.	
lacat Black of Circumstance	

Insert Photo of Sign and location:



	 	Date and Time	
i:0#.w baltimore\terri.chase		1/31/2023 12:01:10 PM	
lame of Licensee (if present)	 		
			

Board of Liquor License Commissioners For Baltimore City

For Baltimore City

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

Baltimore, Maryla	nd, 21201
POSTING SIGN	S 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	
Attach Additional Photos	

Approve

Disapprove

E O E C Z

soon filed with the

Board of Liquor License formmissioners for Baltimore City

Address of Premises: (0/2 (at/12dra) St. 21201

Class of License: BHM- BOK, WINE LIQUOE (HOFF O Matel)

Scope of Application: Iransfer of cumership with continuation of hise Entertainment

Veguesting off. premies caking and delivery of Olcanotic

RVCCOCS

Application filed by: LL Pio Husp-taliny Baltimale, LLL TIA Revital at Monet of

Christia Manique Seat and Leigh A. Hitz

1. Pro Haspitaling Callinger, Lle TIP Revivale Mannit Version & Present Licensee(s):

A Joic de Vierc Pro

Trau Proieth

ing concerning this application will be held on or after 12 Drumit 9,7173 ne who oppose this issuing of the license should send their written protest to ar 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Plan by gov under the link for "Hearing Schedules" for confirmation Trefil nation bring heard by the Board

BLLC Routine Inspection

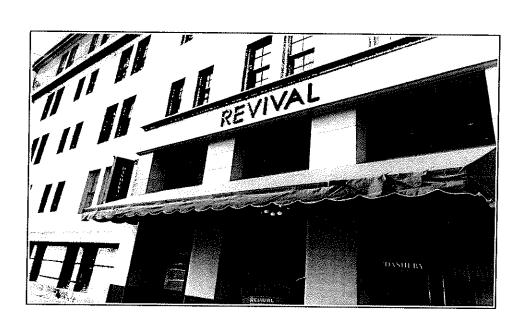
Address:	612 CATHEDRAL STREET 21201
Trade Name:	REVIVAL AT MOUNT VERNON PLACE, A JOIE DE VIVRE PRO
Corporation Name	LL PRO HOSPITALITY BALTIMORE, LLC
Type of License:	Hotel/Motel License
Date/Time of Inspection:	2/9/2023 12:51:20 PM
Manager/Licensee	Achraf Iraqui
Open/Closed:	Open Open
Closed Date:	BETTING E
Clean and Free of Debris:	Satisfactory ✓
Location of Bar:	Front Front
Shape of Bar:	
Condition of Bar Area/Floors:	Satisfactory
Hot Water:	Yes 🗸
Disinfectant Solution:	Yes 🗸
Three Compartment/Washer:	Yes 🗸
	Package Goods/607 Cerclist
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		~
			Deut y street
Capacity:			
Location of Dining Area:	Throughout		
Condition of Dining Area/Floors:	Satisfactory		•
Sanitation:	Satisfactory		•
Menu:	Yes		•
			Businests Records
Traders License:	Yes	~	
Alcohol Awareness Certification Date Issued:	7/15/2020		
Employee Records:	Yes	~	
Alcohol Beverage Information Invoice Numbers and Date:	Republic Nation	nal 4905	2/7/2023
Inspector Comments:	Rear/ Satisfacto	ory	
			Constant and
Inspector Comments:	Throughout the	premise	e
'			
Exits Marked, Unobstructed:			Public Safety
	Yes		•
Fire Capacity:			
Outdoor Seating Capacity:			

Adult Entertainment - if Applicable

	N/A	~	
Dancers Present 18 and older:	N/A	•	
Cleanliness of Dressing Room:	N/A	•	
		Anolliany agratices	
Live Entertainment (Describe):	Yes		
Outdoor Table Service			
Outdoor Table Service	N/A	~	
16-tor a		Materia sa	
Violation Issued:	No	•	
Violations Noted:			
		Weathe	
Instructions Given to Licensee:		-	
Inspector's Comments:	Inspected on 2	2/9/23 by Chase	
	spected on 2	, , , , , , , , , , , , , , , , , , , ,	

Photo Taken:





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

Approve Disapprove

Certificate of Occupancy

No: USE2018-51389

THIS WRITTEN INSTRUMENT WHEN PROPERLY VALIDATED, CONSTITUTES ACTHORITY FOR DOING OR RELEVING THE FRINGS INDICATED BY THE FERS OR CHARGES SHOWN IN THE APPROVACE SPACES BELOW. ANY AND ALL TRONGS TO BE DUINE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL SE DUINE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICATION HERETIFFORE HILED IN THIS DEPARTMENT FOR THE ACTHORITY CONTAINED HEREN, INCLUDING ANY AND ALL LAWS, ORDINANCES, RULES AND SUBJECT IN THE CITY OF BALTHORIE AND THE STATE OF MARYLAND, WARRING, IT IS UPLAWFUL TO WORK BITWEEN THE HOURS OF 700PM AND 7.00 AM WITHOU FORE TO ANY AND ALL LAWS, ORDINANCES, RULES AND

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

WARD	SEC.	BLOCK	LOT		ISSUE DATE	
1 1	10	0.000			ISSUE DATE	DISTRICT
!	_10_	0532	007		4/6/18	101
PROPERTY	' ADDI	RESS:	(13	CLICATED		

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

Par (45P Par (45P	Mase No. Sec. 5285-1390-W Books Mase	·····	#65790000266815000470600 CB.1552	MEM BEING 1001-000000-1-00-128301-1-30430	1001-070000-1600-13-501-40049 G
-04:-02035-2940 158302-475(9) -7-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-	.co.u.eco.co.u.eso.u.eso.eso.co.co.co. Rope a gr	· · · · · · · · · · · · · · · · · · ·	45.00	160; 600000-2600-153896-800500	ADDITIONS 1001-00000 1600-151901-410510
1051-0005-0-2600 (58502-4505)0 DISTRIBUTER	1/01-0/00/00/2000 128902 480510			ELFCT 3291-000008-3600-359933-400314	HYDRON:COSTFAM HEAT 1001-000000-3600-134906-400410
1201-1200-1200-1203-1203-1203-1	1601 4000009-2601-359040-401528		1001-300003-2500-155066-401523	1991-000000-5700-588801-401811	fuel-burning equipment
ECENATOR 1003-09090-2600 (38)-5a-20299	PEUMBING 1701-00000-2500-119460-466-46	0.00	S & F CONTROL	CRAP	1961-990000-1968-192800-192216 TAX 3.00
RAZING	FILING FEE		DOLOGORO-2500:: 59450-10050 DW VOI TAGE TELECOMMUNICATIONS	1001-00000-2600-158909-40041/3 PENALTY	TOTAL FEES
	•			ł	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 **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.





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.)

	your search	click on the appropriate heading.)					
Permit Number	Pian 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- 05548		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. (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: (COM2020-0201) 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

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

uity	Bluto	E10 000E	Aber and as a contract in animal contract
City	State	Zip Code	(period of residency in Baltimore City)
(Tel	ephonena.)		E-mail (Required)
•		nale)	(Place of Birth)
	·	7 in Ende	(period of residency in Baltimore City)
(Tel	ephone na.)		E-mail (Required)
•		nuic <i>)</i>	ti 1906 oi un uit
		male)	Annapolis MD (Place of Birth)
Cīty	State	Zip Code	(period of residency in Baltimore City)
	•	21208	33 years
	enhanena l		E-mail (Required)
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	S EMAIL ADDRE		
ERS Inc.		TRADE N	IAME: Steam Punk Alley

		ark Avenue 21201	
		i uut tiie requesteu iiit	urnatun
Mossolast		//	
y stock transfer of	ownership or	lly	CLASS TYPE:
	PROPOSED LOCATION: PRESS OF CURRENT LIC TION: CURRENT ADDR TION: ADDRESS OF PRET: ADDRESS OF THE LIC ERS Inc. BUSINESS W Fogleman Esq Wronge: Separate receives to the City of City resident of the City of City resident of the City of City (Tel	PROPOSED LOCATION: N/A PRESS OF CURRENT LICENSE: 870 Pa TION: CURRENT ADDRESS OF LICENS TION: ADDRESS OF PROPOSED RELOI T: ADDRESS OF THE LOCATION: N/A ERS Inc. BUSINESS EMAIL ADDRE N Fogleman Esq. ADDRESS: 172 (orage): Consecutive Recoils Recoil	RESS OF CURRENT LICENSE: 870 Park Avenue 21201 TION: CURRENT ADDRESS OF LICENSED LOCATION: N/A TION: ADDRESS OF PROPOSED RELOCATION: N/A TI ADDRESS OF THE LOCATION: N/A ERS Inc. TRADE N BUSINESS EMAIL ADDRESS: rsinger78@msn. N Fogleman Esq. ADDRESS: 1720 Thames Street 21. Torage): ************************************

is governing the sale of any alcoholic beverage or for gambling in any State, include explanation in adjacent space provided. By of any offense against the laws of the State of Maryland, any other State with the laws of the State of Maryland, any other State with the laws of the State of Maryland. Color of the laws of the State of Maryland? Color of the laws of Maryland? Color of the laws, mark applicant and explain.
explanation in adjacent space provided. Yof any offense against the laws of the State of Maryland, any other State with Yor I Yes I No - If yes, mark applicant and explain. Olic beverages in the State of Maryland? I Yes I No If yes, mark applicant and
olic beverages in the State of Maryland? ☑ Yes □ No If yes, mark applicant and
olic beverages in the State of Maryland? ☑ Yes □ No If yes, mark applicant and
olic beverages in the State of Maryland? ☑ Yes □ No If yes, mark applicant and ensee, and the trade name).
olic beverages in the State of Maryland? 🗹 Yes 🗀 No If yes, mark applicant and ensee, and the trade name).
revoked? 🗆 Yes 🗹 No If yes, mark applicant and explain.
alcoholic beverage business or business for which an alcoholic beverage license
s, mark applicant and explain (address of location and trade name).
have a financial interest in any other alcoholic beverages license or business in Yes 2 No If yes, mark applicant and explain (address of location and trade name
es license applied, granted or issued? 🗆 Yes 🗹 No If yes, please explain.
es 🗆 No If no, then provide date of last day of operation of the establishment.
– have any indebtedness or other financial obligations to any manufacturer, cation? □ Yes ☑ No If yes, please explain. If yes, please provide information as ne amount of the indebtedness, and the name of the manufacturer, brewer, distill

II. Please list the following informatio Name	n for the Manager of the establishme Address	ant to be licensed: Phone	Email
	6115 Eastelift		Endi
Applicants Applying as Business Entities list of authorized persons.) Places note:	(Give name(s) and addresses – in Corpor that will licensees MLST have a FINANCIA ddress of all outstanding stock holders	ation list all officers (attach list if necessary IL INTEREST in the license applied for as) or in Limited Liability Company/Partnerships ner Alc. Bav. Art. 8 4-108 (a)(11). If necessary, tock of the corporation and the articles of
1) NAME: Ki WT LAMPSON	ADDRESS: 6(15 Fd	rutch (Dr. 2.1208 ine Oc	ON€Y %OF STOCK HELD/00
2) NAME:	AODRESS:	TITLE:	%OF STOCK HELD:
3) NAME:	ADDRESS:		%OF STOCK HELD:
4 NAME:	AODRESS:	TITLE:	%OF STOCK HELO:
Extract from Law: If any affidavit or a	eth required under the provisions of this	s Act shell contain any false statements. It pact to panelities provided by Law for th	he offender shall be deamed
Signature of Applicant A Signature of Applicant A	d application are true and correct. As wit	ness, hy hand and noterial seal. Iotary Seal} My Commission expires <u>NOT</u> BALT M	in and for ned in this application made oath in due form of law FER L DUGAS ARY PUBLIC IMORE CITY ARYLAND XPIRES SEPTEMBER 16, 2026
Signature of Applicant B			
I hereby certify that on the day	of 20 before me, t	he subscriber, a notary public of the State o	of in and for
that the matter and facts contained in said	d application are true and correct. As with	ness, my hand and notarial seal.	ned in this application made oath in due form of law
Signature:	(N	otery Seal) My Commission expires	
Printed Name:			
Signature of Applicant C I hereby certify that on the day operations are that the matter and facts contained in sain	of 20 before me, t eered and correct. As witr	he subscriber, a notary public of the State of the applicant(s) non ress, my hand and notarial seal.	of in and for ed in this application made oath in due form of law
Signature:		otary Seal] My Commission expires	
Printed Name:	Ç.,		

Nome or	nd Address	of the ev	mono of th	e ocemise/	/londland.

	Ronald	Sinc	en
_			

Phone Number

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MA	RYLAND
(LWE) Rangal of Diwing	HEREBY CERTIFY.
That (I am, we are) the owner(s) of the property located at 810 (37) NY NY	, Baltimore, City with a Zip
Code of, which is named in the present application made to the Board of Liquor License Commis	sioners of Baltimore City
under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby autho	rize 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 warra	at, 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	
Signature of Uwner of the Property	
I hereby certify that on the day of	Mony ful in and the discation are true and correct.
As witness, my hand and notarial seal.	
Notary Signature I Ligar [Notary Seal My Commission	
Notary Printed Name: 1 4 Wife L. 1 U 9CLS MY COMMISSION EXPIRES SEPTEMB	ER 16, 2020

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	Signatura	COR (Month/Year)	Length of time Acqueinted with the Applicant(s)
	Larry Struebing	21,230 1405 Benjamin St.	Tany X M	12/1854	15yrs.
	Aphillow SHELTON	1405 Benjamin	Phillips	3/14/	15 yrs.
-	Phillip White	S16 STPZWIST	Ph. L	4/1976	18-50
	John Shields	1015+ Paul #700 13 acte 21201	Side Skedys	12-	2022 15-
	Serry Miles	His balander	ADA	05-87	5 3 5

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

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

870pmx Ave

BALTIMORE

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

\$1,320.00

Status: Renewed

License Date:5/1/2022

License Year: 2022

Fee:

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 Entertainement License

Location

Corp Name: ERS, INC.

Trade Name: STEAM PUNK ALLEY

Zone Code: 20

Phone: 410-539-4850

Block Num: 870

Street: PARK AVENUE

City: BALTIMORE

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.

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.		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	attorney k/r	Delete
	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
0-, mo, Loll	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
~~~	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
31,20,2010	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
	03/02/17 - 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	icense transferred 2/28/11 but transfer voided; transfer authorization withdrawn.	Delete
	03/03/09 \$100 CONF.FEE PAID IN FULL #65832	Delete
)3/03/2009 (	02/26/09 Hearing Conf.re: Application to transfer ownership and to add second floor for pusiness and live entertainment. DECISION: APPLICATION APPROVED.	Delete
	Print History (Print Count)	*************

Print History (Print Card)

License num: LBD7 393 Address: 870 PARK AVENUE

Trade Name: STEAM PUNK ALLEY

Comment:

### ERS INCORPORATED: D12896171

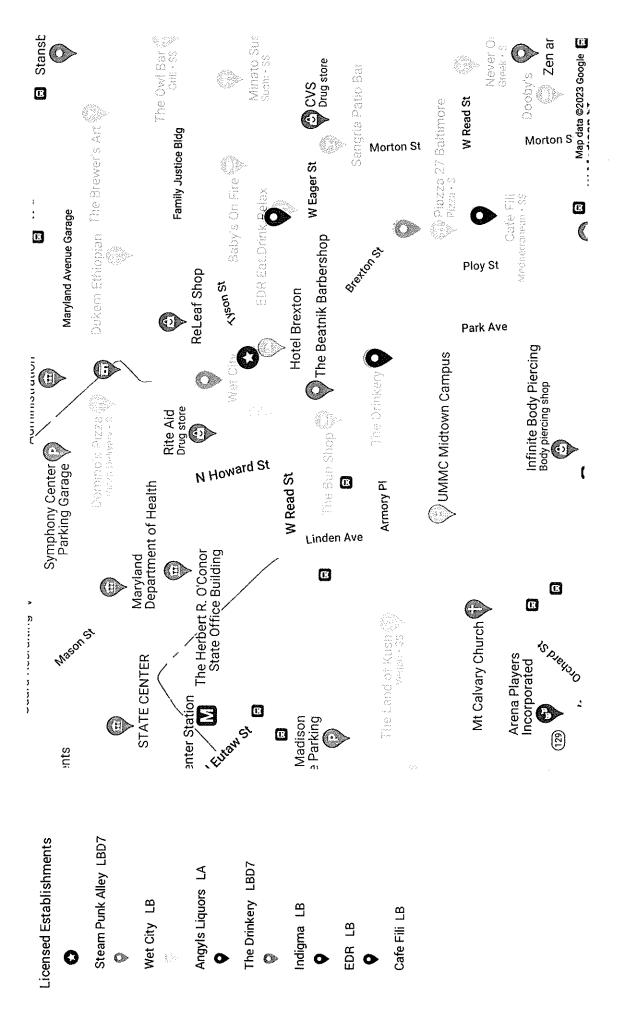
Department ID Number:

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:
Stock Status: STOCK
Close Status: NO

PROPOSED LOCATION:	870 Park Ave	

MAP SUMMARY (RECAPITULATION)
TOTAL ESTABLISHMENTS IN MAP AREA
"A" BEER & WINE
"B" BEER & WINE
"C" BEER & WINE
"D" BEER & WINE
"A" BEER, WINE & LIQUOR
"A-2" BEER, WINE & LIQUOR
"B" BEER, WINE & LIQUOR
"C" BEER, WINE & LIQUOR
"D" BEER, WINE & LIQUOR
"BD7" BEER, WINE & LIQUOR
ARENA
HOTEL/MOTEL
RACING
PREPARED BY: $\frac{2}{1/23}$

### 870 Park Ave

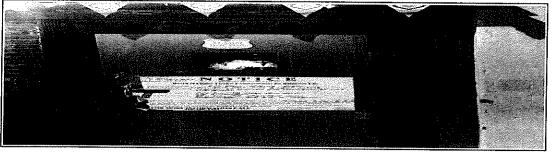


### **Board of Liquor License Commissioners**

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

Licensee Information (Trade Name).	Steam Punk Alley
	Steam Funk Aney
Corporation Name:	ERS Inc.
Location Address:	870 Park Ave
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)	
Is the location within 300 feet of Church and/or School?	No 🗸
Date Posted?	1/29/2023
Estimated Date of Removal?	2/6/2023
Are there any other licensed establishments within a two block radius?	Yes 🗸
Other licensed locations - Describe/Note:	
Please see maps for additional locations	
Comments and Follow-up Items(s) (please note any issues or concerns about Filed application for Intra-company stock transfer of ownership with live e includes DJ, karaoke, and acoustic bands.	

Insert Photo of Sign and location:



Inspector Name		Date and Time		
i:0#.w baltimore\terri.chase		1/31/2023	11:46:16 AM	
Name of Licensee (if present)	 			
Name of Licensee (if present)				

### **Board of Liquor License Commissioners**

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

POSTING SIGN	IS 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

ing Location!

BACKIMONE, MO 21202 City HALL

# City HALL On M. Holishars Kares I

Application has been filed with the

## Board of Liquor License Commissioners for Baltimore City

Scope of Application: Transfer of authorship with confirmation of Live Class of License: CLASS "877" Beer, Wine & Liquer License 870 PANK HVENUE STROT entertainment Address of Premises:

resent Licensee(s):

ERS, Tac. The Steam Pank Alley oplication filed by: ERS INC. The Steam Lank Alley Kim W. Thompson

Rowald Singer And Kin W. Thompson

The hearing concerning this application will be held on or after Essuance 2 2027 2000 Persons who oppose this issuing of the license should send their written profest to the other. IIb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of Meaning the Board at 1 N. Charles Street, Strite 1500, Baltimore, Maryland 21201. Please Fish time, and place for all matters being heard by the Board.

ROAMORE INFORMATION CALL 470-386-4377

Con Abarele Marie and Amond. Greenstell Em.

### **BLLC Routine Inspection**

President before egiptae

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
	No registration research
Open/Closed:	Open 🗸
Closed Date:	
Clean and Free of Debris:	Satisfactory   V
Location of Bar:	tierta vienas.
Location of Bur.	Front
Shape of Bar:	
Condition of Bar Area/Floors:	Satisfactory •
Hot Water:	Yes 🗸
Disinfectant Solution:	Yes 🗸
Three Compartment/Washer:	Yes 🗸
	Package Goods/807 Check'ist
Bulletproof Partitioning:	N/A 🗸
Separate Pkg. Goods Dept.:	N/A 🗸
Separate Pkg. Goods Store:	N/A 🕶
Bar/Tavern Open and Operating:	Yes •

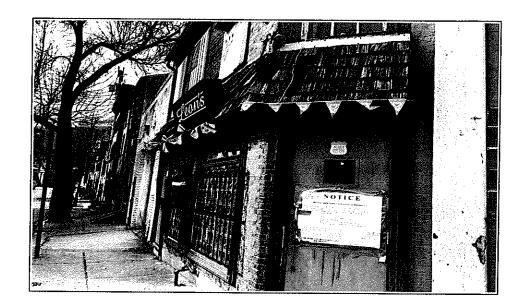
Selling Household/Grocery.	N/A	•
		Outrig Alma
Capacity:		
Location of Dining Area:		
Condition of Dining Area/Floors:	N/A	•
Sanitation:	N/A	•
Menu:	N/A	*
		Autorities Requells
Traders License:	No 🗸	
Alcohol Awareness Certification Date Issued:	7/20/2022	
Employee Records:	Yes 🗸	
Alcohol Beverage Information Invoice Numbers and Date:	Breakthur 700257058	2/2/2023
		en age
Inspector Comments:	N/A	
		factors red
Inspector Comments:	Rear/Satisfactory	
		- Probas Sefety
Exits Marked, Unobstructed:	Yes	•
Fire Capacity:		
Outdoor Seating Capacity:		

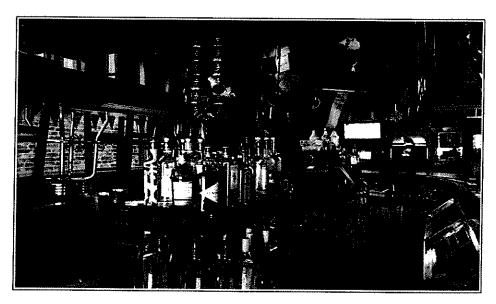
Advit Entertainment - If Applicable

Dancers Present 18 and older:	N/A 🗸
Cleanliness of Dressing Room:	N/A 🗸
	Zu allum z Sacriani
Live Entertainment (Describe):	Yes
Outdoor Table Service	N/A 🗸
	Makeline, s
Violation Issued:	No 🗸
Violations Noted:	
landari di Cita di Cita	5.37 (P.S.+E.) S
Instructions Given to Licensee:	Please send a copy of 22 traders license to the Liquor Board within 30 days.
į	
Inspector's Comments:	Inspected on 2/9/23 by Chase

N/A

Photo Taken:





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

### **Certificate of Occupancy**

No: USE2011-00093

CLITEN INSTRUMENT, WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVENG THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY LIFE 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 CONTAINED HEREIN. INCLUDING ANY AND ALL LAWS, ORDINANCES, RULES AND CHARGE 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.

W GRNING: 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)

©31 000 000-2600-159600-400560 ©R INSP.	1001-000000-2600-158009-400480 MISC.	1001-000000-2600-158009-400480 CH. USE	1001-000000-2600-158301-400490 NEW BLDG.	1001-000003-2600-158302-40049 0
·		45.00	)	ADDITIONS
. Y-00000-2600-158302-400490 TERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC. CONST.	1001-000000-2600-158800-400500 ELECT.	1001-000000-2600-158901-400510 HYDRONICSTEAM HEAT
61-060990-2600-158902-400510 ISTRIB/EXH	1001-00000-2600-158902-400510 AIR COND.	1001-00000-2600-158902-400510 DISP. TANKS	1001-00000-2600-[58905-4005]0 FIRE	1091-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT
381-960900-2600-(59300-400530 LEVATOR	1001-080000-2600-159000-400520 PLUMBING 0.0	1001-00000-2600-159000-400520 S&E CONTROL	1001-00000-5700-508801-401811 CHAP	1001-000000-1500-192800-400230 TAX
©:->00->00-2600-158306-400490 √ZING	1001-000000-2600-159400-400540 FILING FEE	E001-000000-2600-159400-400540	1001-000000-2600-158009-400480	TOTAL FEES 3.00
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	50.0	LOW VOLTAGE/TELECOMMUNICATIONS	PENALTY	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 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 APPLI	CATION: TRANS	SFER 🗹 N	EW 🗆 EXPANS	ION OF PREMISES 🗆	AMENDMENT(S) 🗆
EXPLANATION OF REQUEST: Transfer of O	wnership				CLASS TYPE: BD7
	Please select on	e option and h	ill out the requested	information	
<b>A) NEW LICENSE REQUEST:</b> ADDRESS OF	PROPOSED LOCATION	:			
B) TRANSFER OF DWNERSHIP ONLY: ADD	IRESS OF CURRENT LI	CENSE: 1415 \	Washington Boule	vard, Baltimore, MD 212	230
C) TRANSFER OF OWNERSHIP AND LOCA	. <b>Tion</b> : Current Adof	RESS OF LICEN	SED LOCATION:		
TRANSFER OF OWNERSHIP AND LOCA					
D) AMENDMENT OR EXPANSION REQUES				•	•
					<u> </u>
CORPORATE/LLC/LLP/PARTNERSHIP NAME:	1415 Washington	, LLC	TRAD	ENAME: Pending	
BUSINESS PHONE NUMBER: 410-736-1087				·	
ATTORNEY FOR THE APPLICANT: Potor A. F					0-752-2340
urt of Premises Used ( <i>Note: Floors and Areas for St</i>	toread; First, Second, Bu	assment for	Outdoor Table Sarvice	Provided? []Yes [] No. Deli	verv of elcahol? 🖾 Yes 🗖 No
va Entertalament provided? 🗀 Yes 🗹 No. What					
oning Receipt or Eurrent Certificate of Occupan				_	
Please note that as per Alc. Bev. Art. \$ 12-14					
8/	nd/or varification from	n the Baltimor	<b>a N</b> unicipal Zoning Ap	peals (BMZA)	
I. Applicant A Alexander Aaron	4				
(Full name)	n _o	ephone no.)		F-mail	(Required)
2216 Eutaw Place	Baltimore	•	21217	5 Years	(nequires)
(Residence)Street	Cîty	State	Zip Code	(period of residency	v in Baltimore City)
4/1989	•	/lale	F	Omaha, NE	, manufactor and p
(Month/Year of Birth)		ex: Male or Fa	male)	(Place of Birth)	
Check: El Yes El No Are you currently a	•		mais)	(i lace of the til)	
2. Applicant B					
Benjamin Aaron	4				
(Full name)	(Tel	ephone no.)		F-meil	(Required)
1815 Park Avenue, Unit 1	Baltimore	-	21217	2 Years	(,
(Residence) Street	City	State	Zip Code	(period of residency	/ in Baltimore City)
6.1949	•	fale	·	Nigeria	•
(Month/Year of Birth)	(S)	ex: Male or Fe	male)	(Place of Birth)	
Check: 🖸 Yes 🗋 No Are you currently a	resident of the City of	Baltimore?	•		
3. Applicant C					
(Full name)	(Tel	ephone na.)		E-mail	(Required)
(Residence) Street	City	State	Zip Code	(period of residency	in Baltimore City)
(Month/Year of Birth)		ex: Male or Fer	nale)	(Place of Birth)	

RECEIVED: BLLC DEC 30 2022 PH12:59

i. nas tne applican Applicant A 🗆	B 🗆	adjudged guilty of a felony in the State of Maryland or any othe C 🖂	라? 니 Tes 너 No - If yes, Indicate applicant and explain.
		adjudged guilty of violeting the laws governing the sale of any a f yes, mark applicant and provide explanation in adjacent spa C	
Aburgur w 🗀			
		nt(s) has ever been adjudged guilty of any offense against th t the United States (Federal Crime)? 🖂 Yes 🗹 No - If yes, m C 🖂	
explain (address o	f location,	had a license for the sale of alcoholic beverages in the State dates that the applicant was a licensee, and the trade name).	
pplicant A 🗆	B□	C	
•			
as been applied fo	ır, grantec	e a financial interest in any other alcoholic beverage business d, and issued? 🗀 Yes 🖸 No If yes, mark applicant and explai	
pplicant A 🗆	B□		
		et children of any of the applicant(s) have a financial interest in a risdiction in the State of Maryland? □ Yes ☑ No If yes, mark ap C □	
. Are you financial pplicant A 🗆	ly interes B 🗀	ted in any other alcoholic beverages license applied, granted C 🗀	or issued? □ Yes ☑ No If yes, please explain.
. Is the licensed pr	emise cui	rrently open and operating? $\square$ Yes $\square$ No If no, then provide $12022$	date of last day of operation of the establishment.
rewer, distiller, ar	wholesal	— personally or through an entity — have any indebtedness or er at the time of making this application? ☐ Yes ☑ No If yes arsonally or through an entity — the amount of the indebtedne	, please explain. If yes, please provide information as t
pplicant A 🗆	B□	C 🗆	

Name	Address	Phone	Email
list all authorized persons.) <i>Please note</i> :	that all licensees MUST have a FBIANU address of all autstanding stock holds	CIAL INTEREST in the Ilcunse ecolled for	sery) or in Limited Liebility Company/Pertnerships or as per Alc. Bev. Art. B 4-109 (a)(ll), If necessery, any stack of the corporation and the articles of
i) NAME: Alexander Aar	on ADDRESS: 2216 E	utaw Place	Member %OF STOCK HELD: 100
_{2) NAME:} Benjamin Aaro			Auth. Indiv. %OF STOCK HELD: 0
3) NAME:	ADDRESS:	TITLE:_	%OF STOCK HELO:
4 NAME:	ADORESS:	TITLE:_	%OF STOCK HELD:
"Extract from law: If any affidavit or a mility of parties. And upon indictmen	eth required under the provisions of t at and conviction thereof, whall have	his Act shall contain any labe statumen ubject to penalties provided by Lew fo	ts, the offender shall be deemed
premises and any and all parts thereof remains a resident of Bultimore City th	repoin and in which said business is to proughout the duration of this license.	i de conducted. It license is issued, the i	applicants must ensure that et least one licensee
Signature of Applicant A I hereby cartify that on the 19 day Balto.CHY personally app that the matter and facts contained in sai	obared <u>Plexandros</u> d application are true and correct. As w	, the subscriber, a notary public of the Str Aarcy the applicant(s) itness, my hand and notarial seal. [Notary Seal] My Commission expires	named in this application made oath in due form of law
Printed Name: Doroth		- range y seat my continuation y mass.	
Signature of Applicant B	(1) e ( 20 22 )	d I d th table	Mary low France
Batto City personally app that the matter and facts contained in said	eared Benjamin	the subscriber, a notary public of the Ste  A a row the applicant(s) itness, my hand and notarial seal.	named in this application made oath in due form of law
Signature: <u>Llov</u>	they Koco	Ngary Seal) My Commission expires	7/14/26
Printed Name: Dorothe	a Locio		
Signature of Applicant C			
hereby certify that on the day o		the subscriber, a notary public of the Sta	
personally appoint the matter and facts contained in said		the applicant(s) of the applicant (s) of the applic	named in this application wade outh in due form of law
	,,		
Signature:	······	Notery Seel) My Commission explres	AL PORTONS

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.
Oh
Signature of Owner of the Property
I hereby certify that on the $19^{+}$ day of $12^{-}$ $20^{-}$ before me, the subscriber, a notary public of the State of $10^{-}$ $10^{-}$ day of $10^{-}$ $10^{-}$ before me, the subscriber, a notary public of the State of $10^{-}$ $10^{-}$ $10^{-}$ day of $10^{-}$ day o
As witness, my hand and notarial seal.
ca + c
Notary Signature:
Notary Signature: <u>Abrothea Locce</u> [Notary Seal] My Commission expires 7/14/26  Notary Printed Name: <u>Dorothea Locce</u>

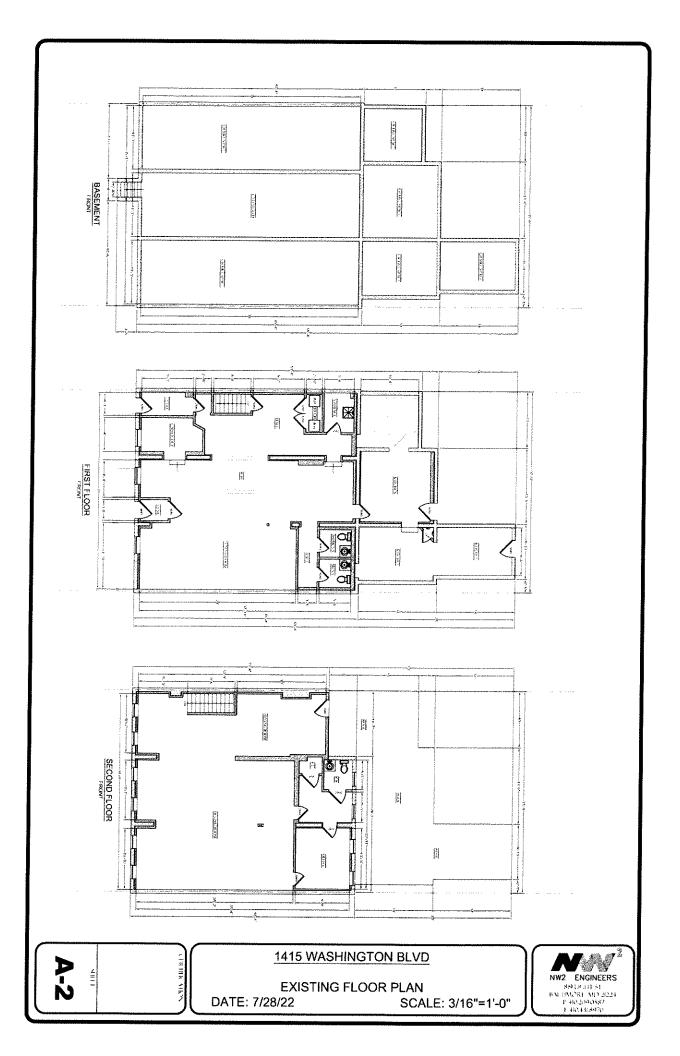
The following certificates must be signed by at least 3 persons.

We, the undersigned citizens, real estate owners end 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.

Kernes	Address	Signature	DDB (Manth/Yeer)	Length of time Acquainted with the Applicant(s)
Michael Coodman	1 Datingrey 40 21217	mayer Barely	3/1/1961	5 Jears
Denen Geolman	Baltimere, MD 21217	Som for him	7/0/1968	5 years
RODNEY DOTSON	3128 Predmont Ave Baltimore MO 21216	Dote	3/0/8	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.





### **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

\$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 Entertainement 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 State: MD Zip: 21230

CR Number: 15860020

Portion of Business Used:

FIRST FLOOR FOR BUSINESS, BASEMENT FOR STORAGE - SECOND FLOOR MAY NOT BE

Street: WASHINGTON BOULEVARD

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		שואנו	21211	Edit	Remove Owner

### **Comments**

Date	Comment	Action
01/24/202	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
06/12/2013	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	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	nearing 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 suspeneded \$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 Comptoller'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
11/14/2007	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:

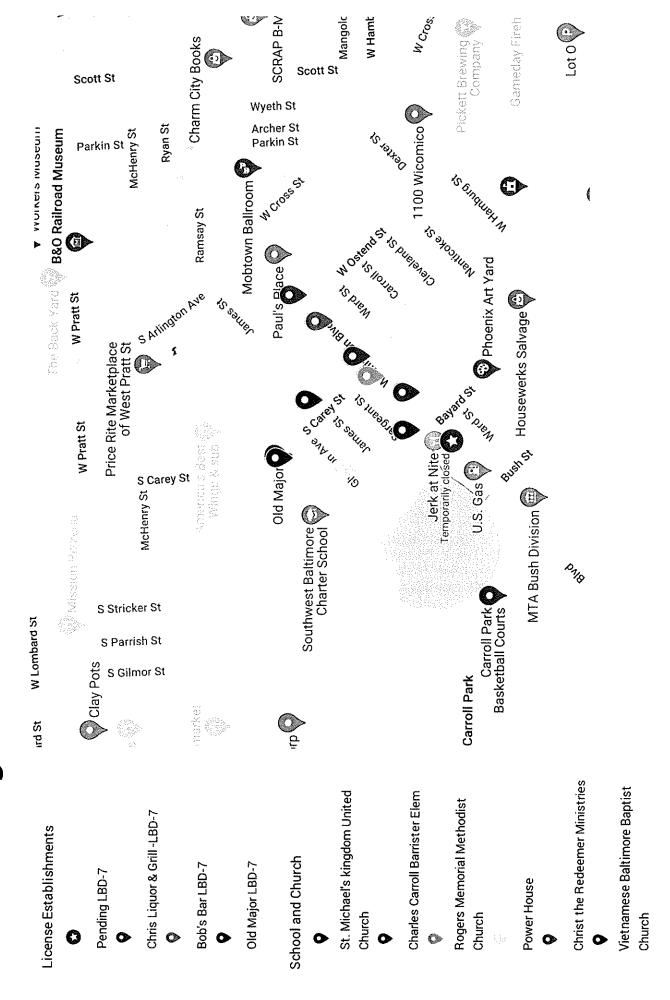
W22833164
Business Name:
1415 WASHINGTON BLVD, LLC
Principal Office:
1415 WASHINGTON BLVD
BALTIMORE MD 21230
Resident Agent:
KEITH O. HINDER, JR.
111 S. CALVERT STREET, SUITE 1400
BALTIMORE MD 21202
Status:
ACTIVE
Cond Charally
Good Standing:
THIS BUSINESS IS IN GOOD STANDING
Business Type:
Business Type: DOMESTIC LLC
**
DOMESTIC LLC
DOMESTIC LLC  Business Code: 20 ENTITIES OTHER THAN CORPORATIONS
DOMESTIC LLC  Business Code:
DOMESTIC LLC  Business Code: 20 ENTITIES OTHER THAN CORPORATIONS  Date of Formation/ Registration: 04/05/2022
DOMESTIC LLC  Business Code: 20 ENTITIES OTHER THAN CORPORATIONS  Date of Formation/ Registration: 04/05/2022  State of Formation:
DOMESTIC LLC  Business Code: 20 ENTITIES OTHER THAN CORPORATIONS  Date of Formation/ Registration: 04/05/2022
DOMESTIC LLC  Business Code: 20 ENTITIES OTHER THAN CORPORATIONS  Date of Formation/ Registration: 04/05/2022  State of Formation:
DOMESTIC LLC  Business Code: 20 ENTITIES OTHER THAN CORPORATIONS  Date of Formation/ Registration: 04/05/2022  State of Formation: MD
DOMESTIC LLC  Business Code: 20 ENTITIES OTHER THAN CORPORATIONS  Date of Formation/ Registration: 04/05/2022  State of Formation: MD  Stock Status:
DOMESTIC LLC  Business Code: 20 ENTITIES OTHER THAN CORPORATIONS  Date of Formation/ Registration: 04/05/2022  State of Formation: MD  Stock Status: N/A
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:
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:

### PROPOSED LOCATION: 1415 Washington Blud.

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA
"A" BEER & WINE
"B" BEER & WINE
"C" BEER & WINE
"D" BEER & WINE
"A" BEER, WINE & LIQUOR
"A-2" BEER, WINE & LIQUOR
"B" BEER, WINE & LIQUOR
"C" BEER, WINE & LIQUOR
"D" BEER, WINE & LIQUOR
"BD7" BEER, WINE & LIQUOR 3
ARENA
HOTEL/MOTEL
RACING
PREPARED BY: Steven Han Date: 1/29/23

### 1415 Washing Boulevard



### **Board of Liquor License Commissioners**

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

### **INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS**

Licensee Information (Trade Name):	Pending
Corporation Name:	1415 Washington, LLC
Location Address:	1415 Washington Boulevard
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)	No 🗸
Is the location within 300 feet of Church and/or School?	Yes
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 map	
Comments and Follow-up Items(s) (please note any issues or concerns abo	ut the location):
Transfer of ownership	

Insert Photo of Sign and location:



Pour de la contraction del contraction de la con	NOTICE V
Address of Francisco	17/5 Westernand Bullerand 2/28 &
Application flied by: Primaris Licentiscolus:	1915 Markington with the Tracks there of the others.  Marking the property of the theory of the others.  By these the there the the the theory of the others.
Porsons who oppose the House of I N. Ch. 175, beitterectedly gave time, and place for a	se this application will be beld in to after

Inspector Name		Date and Time		
i:0#.w baltimore\steven.han		1/29/2023	ित्र <mark>6:14:26 PM</mark>	
Name of Licensee (if present)				
	Approve	 Disapprove		<del> </del>

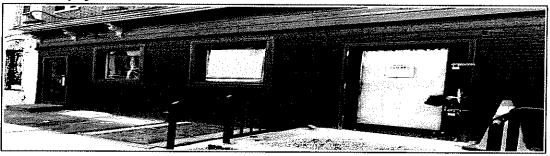
### **Board of Liquor License Commissioners**

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

### **POSTING SIGNS REPORT**

S KEFOKI
Alexander Aaron
1415 Washington Blvd
i:0#.w baltimore\steven.han
1/29/2023
2/7/2023

Insert Photo of Sign and location:





Class of Liverse: Strope xt Application: Application title by	Committee the state of the stat	The state of the s		
The hearing denocrain Perature who oppose the Estand at 1 M Chi 11b bestsmores to gov Here, and place for a	rig this application will be baid on or the tending of the locality of the locality and the locality of the lo	miter The State of The send their springs protest to the state of the send 21201 Please when the send of the send	a parties of the control of the cont	
Attach Additional Photos	5			
			·····	

100 M. Holiday, Ruzis NOTO HEMING COMMISSION ... 174 MACE BALTIMOR, MO 21202

Application has been filed with the

## Board of Liquor License Commissioners for Baltimore City

ss. 1415 Washington Baulevard 21330	Class of License: (LASS "BD7" Reer, Wine & Lignor License	Scope of Application: Transfer Blancership requesting Off-premise	catering and delivery of Alcoholic Beverases	Annitication filed by: 1415 11/4 chinishy LLC The Tride Name Parding	Moxander Haran And Benjamin Haran		
Address of Premises:	Tass of License:	scope of Application:	-	malication filed by:		Present Licensee(s):	

The hearing concerning this application will be held on or after February 9, 2023 @ 10.30 pm Persons who oppose this issuing of the license should send their written protest to the office of Chairman 11b. baltimorecity, gov under the link for "Hearing Schedules" for confirmation of the date, the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit Hon. Albert J. Matricciani, Jr., Esq. time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL 410-396-4377

Hon. Albert J. Matricciani, Jr., F. Agron J. Greenfield, Esq. Edward L. Reisinger
Douglas K. Paige

Chairman
Commissioner
Commissioner
Executive Secretary

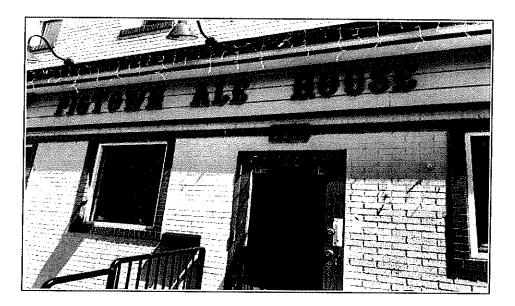
### **BLLC** Routine Inspection

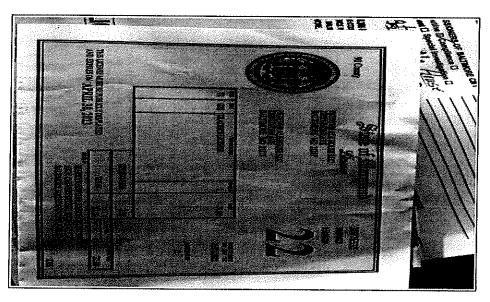
Address: 1415 WASHINGTON BOULEVARD 21230 Trade Name: PIGTOWN ALE HOUSE Corporation Name PIGTOWN ALE HOUSE LLC Type of License: Class "BD7" Beer, Wine and Liquor Date/Time of Inspection: 6/16/2022 2:26:16 PM Manager/Licensee michael felner Open/Closed: Open Closed Date: Clean and Free of Debris: Satisfactory Location of Bar: Shape of Bar: straight Condition of Bar Area/Floors: Satisfactory Hot Water: Yes Disinfectant Solution: Three Compartment/Washer: Bulletproof Partitioning: N/A Separate Pkg. Goods Dept.: Separate Pkg. Goods Store: N/A Bar/Tavern Open and Operating:

Selling Household/Grocery:	N/A		•
			ur ting Area
Capacity:			
Location of Dining Area:	front		
Condition of Dining Area/Floors:	Satisfactory		•
Sanitation:	Satisfactory		•
Menu:	Yes		•
			and the paragraph
Traders License:	Yes	~	
Alcohol Awareness Certification Date Issued:	8/9/2018		
Employee Records:	Yes	~	
Alcohol Beverage Information Invoice Numbers and Date:	bond w-3088064	4	5/31/2022
Annual Communication	F		
Inspector Comments:	rear		
Inspector Comments:	геаг		
Exits Marked, Unobstructed:	Yes		in Allen i Skýrovi. Timov
Fire Capacity:			
'	/3		
Outdoor Seating Capacity:			

License is Valid:	N/A	<b>~</b>
Dancers Present 18 and older:	N/A	<b>~</b>
Cleanliness of Dressing Room:	N/A	•
Live Entertainment (Describe):		na kata Sarataga
are the tarment pescribe).		
Outdoor Table Service	N/A	•
		Hatarting
Violation Issued:	No 🗸	
Violations Noted:		
	No.	
tor it or an		
Instructions Given to Licensee:		
Inspector's Comments:	hagith normit 5/9/2022	
	health permit 5/8/2023 inspection on 5/31/2022	

### Photo Taken:





-4	Attach	Additional	Dhotoc

Owner Email:		
Submitted by Inspector	i:0#.w baltimore\steven.han	

Update/Resubmit Print View

*************

IN THE MATTER OF THE PETITION OF: ALEX AARON

1415 Washington Blvd (BLOCK 0777, LOT 027)

Appeal No. 2022-386

Hearing Date: November 1, 2022



Baltimore City Board of Municipal & Zoning Appeals

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

* * * * * * * * * * * * * * * * *

### 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.

### <u>Facts</u>

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

**2022-386** Page | **2** 

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 20 day of bearby, 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.

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 Alcaholic Beverages License Board of Liquor License Commissioners for Baltimore City

### New/transfer/expansion/amendment(s) application fee - \$800.00

INDICATE TYPE OF LICENSE APPLIC	MILDIA HANDERIA (TT) IA		
EXPLANATION OF REQUEST: intra-company	transfer of stock and expansion	on of premises	CLASS TYPE: BO7
	Please salect one option and h	ll out the requested in	nformation
A) NEW LICENSE REQUEST: ADDRESS OF PR	ROPOSED LOCATION: N/A		
B) TRANSFER OF OWNERSHIP ONLY: ADDR	RESS OF CURRENT LICENSE: 2780 (	Boston Street 21224	4
C) TRANSFER OF OWNERSHIP AND LOCAT			
•			
TRANSFER OF DWNERSHIP AND LOCATI  D) AMENDMENT OR EXPANSION REQUEST:			224
U) AMENUMENT DK EXPANSION KEGDEST:	: ADDRESS OF THE LOCATION: 270	0 D03(01) 3(1 <del>00</del> 1 2 12	44.**
CORPORATE/LLC/LLP/PARTNERSHIP NAME: 1	Boston Street Seafood LLC	TRADE	NAME: Bo Brooks
BUSINESS PHONE NUMBER: 410-558-0202			
<del></del>			
ATTORNEY FOR THE APPLICANT: Stephan V			
			Provided? ☑ Yes ☐ No Delivery of alcohol? ☑ Yes ☐
			Off Premise Catering of Food and Alcohol? ☑ Yes C
ning Receipt or Corrent Certificate of Occupancy			
Observation that an over 11- Dec 1-4 E 10 141	07/81/01 list f sk- t		
=			ot complete unless the applicant has obtained appro
870	i/(A)(2), an application for the Baltimon d/or verification from the Baltimon		
1 Applicant A			
L Applicant A Christopher Hannan	d/or varification from the Baltimon		pauls (BMZA)
1 Applicant A			
1 Applicant A Christopher Hannan (Full nams)	d/or verification from the Baltimon (Telephone no.)	e Nunicipal Zoning App	E-meil (Required)
L Applicant A Christopher Hannan (Full nams) 154 Drexel Drive	d/or verification from the Baltimon (Telephone no.) 5-4-4-5-44 MD	e Nunicipal Zoning App	E-mail (Required)
L Applicant A Christopher Hannan (Full nams) 154 Drexel Drive (Residence) Street	(Telephone no.)  Season MD  City State	21146 Zip Code	E-mail (R e q u i r e d )  N/A (period of residency in Baltimore City)
L Applicant A Christopher Hannan (Full name) 154 Drexel Drive (Residence) Street 3/72	(Telephone no.)  State  M  (Sex: Male or Fe	21146 Zip Code	E-mail (Required)  N/A  (period of residency in Baltimore City)  Baltimore County, MD
L Applicant A Christopher Hannan (Full nams) 154 Drexel Drive (Residence) Street 3/72 (Month/Year of Birth) Check:  Yes  No Are you corrently a s	(Telephone no.)  State  M  (Sex: Male or Fe	21146 Zip Code	E-mail (Required)  N/A  (period of residency in Baltimore City)  Baltimore County, MD
L Applicant A Christopher Hannan (Full nams) 154 Drexel Drive (Residence) Street 3/72 (Month/Year of Birth) Check: Yes No Are you corrently a second	(Telephone no.)  State  M  (Sex: Male or Fe	21146 Zip Code	E-mail (Required)  N/A  (period of residency in Baltimore City)  Baltimore County, MD
L Applicant A Christopher Hannan (Full nams) 154 Drexel Drive (Residence) Street 3/72 (Month/Year of Birth) Check: Yes Ma Are you corrently a second of the contract of the co	(Telephone no.)  Section From the Beltimon  (Telephone no.)  Section From MD  City State  M  (Sex: Male or Foresident of the City of Baktimore?	21146 Zip Code	E-meil (Required)  N/A  (period of residency in Baltimore City)  Baltimore County, MD  (Place of Birth)
1. Applicant A Christopher Hannan (Full nams) 154 Drexel Drive (Residence) Street 3/72 (Month/Year of Birth) Check:  Yes No Are you corrently a second	(Telephone no.)  State  M  (Sex: Male or Fe	21146 Zip Code	E-med (Required)  N/A  (period of residency in Baltimore City)  Baltimore County, MD
L Applicant A Christopher Hannan (Full nams) 154 Drexel Drive (Residence) Street 3/72 (Month/Year of Birth) Check: Yes No Are you corrently a second of the content of the	(Telephone no.)  Serve Fix MD  City State  M  (Sex: Male or Fi resident of the City of Baktimore?	21146 Zip Code emale)	E-mail (Required)  N/A  (period of residency in Baltimore City)  Baltimore County, MD  (Place of Birth)  E-mail (Required)
L Applicant A Christopher Hannan (Full nams) 154 Drexel Drive (Residence) Street 3/72 (Month/Year of Birth) Check: Yes No Are you corrently a second of the companies of the com	(Telephone no.)  Serve Park MD  City State  M  (Sex: Male or Fereident of the City of Bakimore?  (Telephone no.)  Cotonsvilla MD	21146 Zip Code emale)	E-mail (Required)  N/A  (period of residency in Baltimore City)  Baltimore County, MD  (Place of Birth)  E-mail (Required)
1. Applicant A Christopher Hannan (Full name) 154 Drexel Drive (Residence) Street 3/72 (Month/Year of Birth) Check:  Yes No Are you corrently a s 2. Applicant B Tracey Anne Newman (Full name) 714 White Oaks Avenue (Residence) Street 6/1960 (Month/Year of Birth)	(Telephone no.)  Section From the Beltimore  (Telephone no.)  Section From MD  Gity State  M  (Sex: Male or Feresident of the City of Beltimore?  (Telephone no.)  Cotonsville MD  City State  F  (Sex: Nale or Feresident State)	21146 Zip Code emale)  21228 Zip Code	E-mail (Required)  N/A  (period of residency in Baltimore City)  Baltimore County, MD  (Place of Birth)  E-mail (Required)  N/A  (period of residency in Baltimore City)
L Applicant A Christopher Hannan (Full name) 154 Drexel Drive (Residence) Street 3/72 (Month/Year of Birth) Check: Yes No Are you corrently a s 2. Applicant B Tracey Anne Newman (Full name) 714 White Oaks Avenue (Residence) Street 6/1960	(Telephone no.)  Section From the Beltimore  (Telephone no.)  Section From MD  Gity State  M  (Sex: Male or Feresident of the City of Beltimore?  (Telephone no.)  Cotonsville MD  City State  F  (Sex: Nale or Feresident State)	21146 Zip Code emale)  21228 Zip Code	E-mail (Required)  N/A  (period of residency in Baltimore City)  Baltimore County, MD  (Place of Birth)  E-mail (Required)  N/A  (period of residency in Baltimore City)  Baltimore County, MD
L Applicant A Christopher Hannan (Full nams) 154 Drexel Drive (Residence) Street 3/72 (Month/Year of Birth) Chack:  Yes No Are you corrently a service of the content of th	(Telephone no.)  Section From the Beltimore  (Telephone no.)  Section From MD  Gity State  M  (Sex: Male or Feresident of the City of Beltimore?  (Telephone no.)  Cotonsville MD  City State  F  (Sex: Nale or Feresident State)	21146 Zip Code emale)  21228 Zip Code	E-mail (Required)  N/A  (period of residency in Baltimore City)  Baltimore County, MD  (Place of Birth)  E-mail (Required)  N/A  (period of residency in Baltimore City)  Baltimore County, MD
L Applicant A Christopher Hannan (Full nams) 154 Drexel Drive (Residence) Street 3/72 (Month/Year of Birth) Check: Yes No Are you corrently a second of the content of the	(Telephone no.)  Section From the Beltimore  (Telephone no.)  Section From MD  Gity State  M  (Sex: Male or Feresident of the City of Beltimore?  (Telephone no.)  Cotonsville MD  City State  F  (Sex: Nale or Feresident State of Sex: Nale or Sex: Nale of	21146 Zip Code emale)  21228 Zip Code	E-mail (Required)  N/A  (period of residency in Baltimore City)  Baltimore County, MD  (Place of Birth)  E-mail (Required)  N/A  (period of residency in Baltimore City)  Baltimore County, MD  (Place of Birth)
L Applicant A Christopher Hannan (Full nams) 154 Drexel Drive (Residence) Street 3/72 (Month/Year of Birth) Check: Yes No Are you corrently a second of the content of the	(Telephone no.)  Serve Fre MD  City State  M  (Sex: Male or Fe resident of the City of Baktimore?  (Telephone no.)  Cotonsvite MD  City State  F  (Sex: Male or Fe resident of the City of Baktimore?	21146 Zip Code emale)  21228 Zip Code	E-mail (Required)  N/A  (period of residency in Baltimore City)  Baltimore County, MD  (Place of Birth)  E-mail (Required)  N/A  (period of residency in Baltimore City)  Baltimore County, MD  (Place of Birth)
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L Applicant A Christopher Hannan (Full nams) 154 Drexel Drive (Residence) Street 3/72 (Month/Year of Birth) Check: Yes No Are you corrently a second of the content of the	(Telephone no.)  Serve Fix MD  City State  M  (Sex: Male or Fix resident of the City of Baktimore?  (Telephone no.)  Cotonsville MD  City State  F  (Sex: Male or Fix resident of the City of Baktimore?	21146 Zip Code emale)  21228 Zip Code	E-meil (Required)  N/A  (period of residency in Baltimore City)  Baltimore County, MD  (Place of Birth)  E-mail (Required)  N/A  (period of residency in Baltimore City)  Baltimore County, MD  (Place of Birth)
L Applicant A Christopher Hannan (Full nams) 154 Drexel Drive (Residence) Street 3/72 (Month/Year of Birth) Check: Yes No Are you corrently a second of the content of the	(Telephone no.)  Serve Fox MD  City State  M  (Sex: Male or Formation of the City of Baktimore?  (Telephone no.)  Cotonsville MD  City State  F  (Sex: Male or Formation of the City of Baktimore?  (Telephone no.)  Baktimore MD  City MD	21146 Zip Code emale)  21228 Zip Code emale)	E-mail (Required)  N/A  (period of residency in Baltimore City)  Baltimore County, MD  (Place of Birth)  E-mail (Required)  N/A  (period of residency in Baltimore City)  Baltimore County, MD  (Place of Birth)  N/A  E-mail (Required)  35 years

1. Hes the applica Applicant A 🗆	int(s) been B 🖂	rdjudged gullty of a felony in the State of Maryland or any other? 🗀 Yas 🖸 No - If yas, Indicate applicant and explain C 🗅
1 2 2		
2. Has the applican Maryland? 🗀 Ya Applicant A 🗀	xt(s) been i s ☑ No - l B □	djudged guilty of violating the laws-governing the sale of any alcoholic-beverage or for gembling in any State, Includi yes, mark applicant and provide explanation in adjacent space provided. C 🗆
3. State whether the United States Applicant A 🗆	the applica , or agains & 🗀	t(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State with the United States (Federal Crime)? □ Yes ☑ No - If yes, mark applicant and explain. C □
explain (address	of location,	ned a license for the sale of alcoholic beverages in the State of Meryland? ☑ Yes ☐ No If yes, merk applicant and dates that the applicant was a licensea, and the trade name).
Applicant A 🗵	B 🗆	CD
B	/ W114	nt noeme only not consisms motorvey's, 8 Market Space Annapolismy (3)
A _ MO	11000	KIT CICCIBULINI INCC-STVEY, I A MANKET ) DOCE MANAGORISMY (D
		ied a liquor license suspended or revoked? 🗀 Yes 🗹 No If yes, mark applicant and explain.
Applicant A 🗆	B □	
	<u>. renner, nee nee</u>	
6. Does the applic	ent(s) have	a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license
as been applied l	or, grante:	and issued? 🗹 Yas 🗀 No If yes, mark epplicant and explain (address of location and trade name).
pplicant AV	化邻苯甲酰苯甲甲基甲基	
A: ME	arve	p, 8 Market Space, Annapolis MD (B)
. Do the spouses (	a, gebeuget	Children of any of the applicant(s) have a financial interest in any other elcoholic beverages license or business in adiction in the State of Maryland? 🔲 Yes 🗹 No If yes, merk applicant and explain (address of location and trade name). C 🗀
. Are you financie pplicant A □	ally interes B 🗆	ed in any other alcoholic baverages license applied, grantad or issued? 🖂 Yes 🗹 No If yes, plaase explain. C 🗀
. 18 OE HEBISED	JPMHISE CUI	rantly open and operating? 🖸 Yes 🗀 No If no, then provide date of last day of operation of the establishment.
). Do eny of the eprayer, distiller, o	pplicant(s) or wholesel	- personally or through an entity – have any indebtedness or other financial obligations to any manufacturer, r et the time of making this application? □ Yes ☑ No If yes, please explain. If yes, please provide information as t
ne applicant(s) in r wholeseler?	debted - pe	racmally or through an entity – the amount of the Indebtedness, and the name of the manufecturer, brewer, distiller
r wnoieseier : pplicant A 🖂	B 🗆	Co
	<b></b>	
	والمؤاخلة فالكانوا والاستعمام	

	N. Please list the following information Name	for the Manager of the establishm Address	i <b>ent to be licensed:</b> Phone		Email
	Christopher Hannan	154 Drexel Drive Severna Park, MD 2	21146		
	Applicants Applying as Business Entities - ( list all authorized persons.) Please note the please attach a list of the names and ad incorporation, partnership agreement of	et all licensees MUST have a FINANCI drees of all outstanding stock holder	IAL INTEREST in the license epplied to	or as par Alc. Bay. Art	8 4-109 (a)(II). H necesserv.
	I) NAME: Christopher Hai	nnan ADDRESS: 154 Drexel Dri	ive Severna Park MD 21146	Member	%OF STOCK HELD: 50
	2) NAME: Tracey Newr	nan ADDRESS: 714 White Oak	s Ave Catonsville, MD 21228	Member	%OF STOCK HELD: 50
	3) NAME: Murray Keith Mase	on Jr. ADDRESS: 624 N. Highland	Avenue Baltimore, MD 21205	·,	_%OF STOCK HELD: O
	4 NAME:	ADORESS:			%OF STOCK HELD:
	*Extract from Law: If any affidavit or on guilty of perjury. And upon indictment	th required under the provisions of the end conviction thereof, shall be su	is Act shell contain any false statem biact to panalties provided by I aw	ents, the offender shall i for that crima	be deemed
Poli	authorized egents and employees, and expremises and any and all parts thereof is remains a resident of Baltimore City three Signature of Applicant A lineary personally appet that the matter and lects contained in said Signature:	upon end in which seld business is to coughout the duration of this license.	the subscriber, a notary public of the	State of May A s) named in this applicat	re that at least one licensee  in and for ion made oath in due form of law
By	Signature of Applicant B  Thereby certify that on the 2 day of Signature and facts contained in said a Signature:  Printed Name 16 100 100 100 100 100 100 100 100 100	ared	ness, my hand and notarial seek	s) named in this applicabli N.W. PCCREMAN	in and for on made eath in due form of law
B	Signature of Applicant C  I benefit certify that on the 2 day of personally appear that the matter and facts contained in said a Signature:  Printed Name: HUMM N	pplication are true and colrect. As with	Le subscriber, a notary public of the S March 1. the applicant(s ness, my hand and notariel seal. otary Seal) My Commission expires	named in this application	on made oath in due form of law CATE OF MARY

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND
(I. WE) an the ount (authors) for 2700 Light Don Pf. IC. HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2700 Socta St. Baltimore, City with a Zip
That (I am, we are) the owner(s) of the property located at 2730 Swc2 Sc- Baltimore, City with a Zip
Code of 1224 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.
2.700 Lithbour Pout Lie
Aller D mm. 1
2700 Augithms Port, crc Signature of Uwner of the Property
I hereby certify that on the 20 day of M7V (L. 2077 before me, the subscriber, a notary public of the State of Mowhul, in and for F7 THER (My), personally appeared 502000 MOV (S) the
tor 17 JULER ( W personally appeared Suzanne MOV 5
landford/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.  As witness, my hand and notarial seal.  As witness, my hand and notarial seal.
Commission Assissan College
Notary Signature: [Notary Seal] My Commission expires
Notary Printed Name: Februar W Taylondar D.

Name and Address of the owners of the premise/landlord: 2700 Lighthouse Pt.L.C CO Weiler Management 101 W Ockman St Bathmore MD 21200 Phone Number:

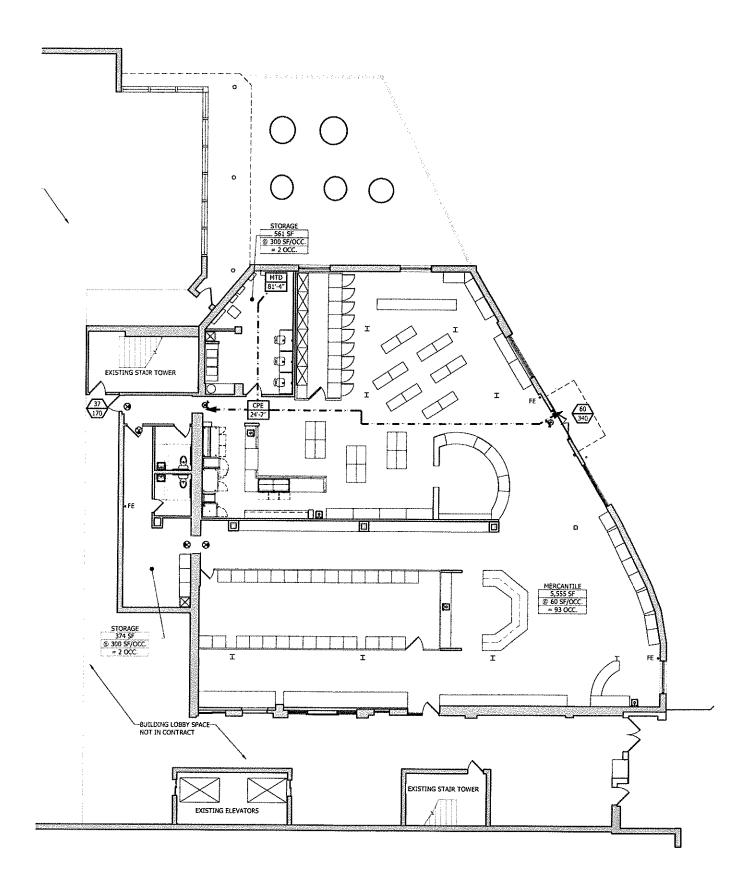
The following certificates must be signed by at least 3 persons.

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)
KON HONNED	2603 lighthouse love BALT, IND 21224	Anthe	6/69	6 YEMS
Trentwaite	126 S. Potterson A BACT. MD21231	Thutherin	2/63	10 YORKS
Kevin Oran	Ball MD +1224	2	01/31	3 year
(O'Hora)	, ,			<del>,</del>

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

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



### **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

\$1,870.00

Status: Renewed

License Date:5/1/2022

License Year: 2022

Fee:

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 Entertainement License

### Location

Corp Name: BOSTON STREET SEAFOOD, LLC

Trade Name: BO BROOKS RESTAURANT & CATERING

Zone Code: 13

Phone: 410-558-0202

Block Num: 2780

Street: BOSTON STREET

City: BALTIMORE

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 Ad	dress
--------------------------------	----------------------	-------

### **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

	(88)	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
	Received & Processed 2020-2021 Renewal Application; Invoice #122387/sb	Delete
04/30/2021	Processed 2021 renewal application; Invoice # 121576 . 2020 renewal application was not summittedk/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

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
_
09/22/1998
09/22/1998 State of Formation:
09/22/1998  State of Formation: MD
09/22/1998  State of Formation:  MD  Stock Status:
09/22/1998  State of Formation: MD  Stock Status: N/A
09/22/1998  State of Formation: MD  Stock Status: N/A  Close Status:
09/22/1998  State of Formation: MD  Stock Status: N/A  Close Status:

PROPOSED LOCATION: 2780 BOSTON St. 21224

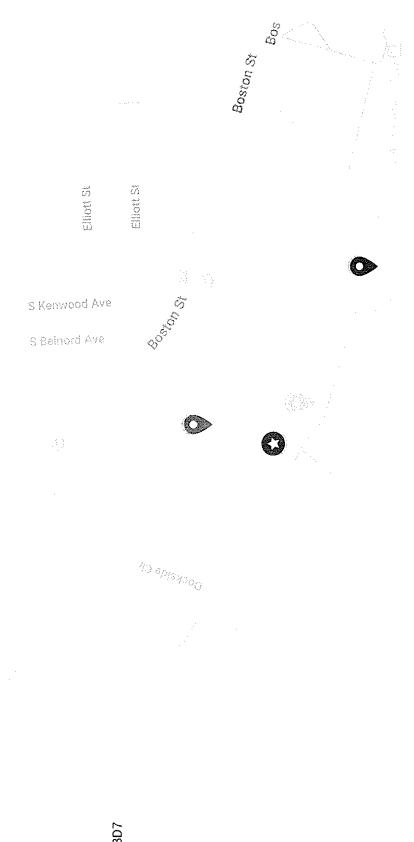
### MAP SUMMARY (RECAPITULATION)

"A" BEER & WINE
"B" BEER & WINE
"C" BEER & WINE
"D" BEER & WINE
"A" BEER, WINE & LIQUOR
"A-2" BEER, WINE & LIQUOR
"B" BEER, WINE & LIQUOR
"C" BEER, WINE & LIQUOR
"D" BEER, WINE & LIQUOR
"BD7" BEER, WINE & LIQUOR
ARENA
HOTEL/MOTEL
RACING

### **2780 Boston Street 21224**

### Licensed Establishments

- Bo Brooks LBD7
- 🌣 Raw & Refined LBD7
  - V Naked Grill Sushi LB
- Bay Cafe & Cantina LBD7

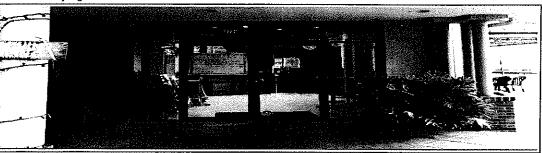


### **Board of Liquor License Commissioners**

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

Licensee Information (Trade Name):	BO BROOKS
Corporation Name:	BOSTON STREET SEAFOOD, LLC
Location Address:	2780 Boston Street
License Type:	Class "BD7" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes 🕶
Is the location within 300 feet of Church and/or School?	Select      ✓
Date Posted?	9/7/2022
Estimated Date of Removal?	9/17/2022
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 abo	out the location):
Explanation of request: Intra-company transfer of stock and expansion of	premises.

Insert Photo of Sign and location:



Attach Additional Photos		
Inspector Name		Date and Time
i:0#.w baltimore\rosalba.jordan		9/8/2022 8:30:21 PM
Name of Licensee (if present)		
	Approve	Disapprove

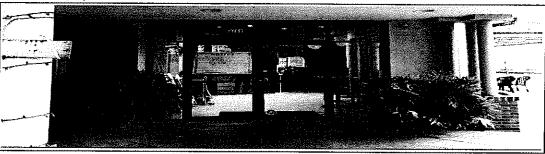
Board of Liquor Licens					
For Baltimore City  1 North Charles Street, 15th Floor					
Baltimore, Marylai					
POSTING SIGN	S REPORT				
Applicant(s) Name:	Christopher Hannan				
Address of Premises:	2780 Boston St 21224				
Inspector:	i:0#.w baltimore\rosalba.jordan				
Date Posted:	9/7/2022				
Time 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	Fac Care to the care of the ca				
Approve	Disapprove				

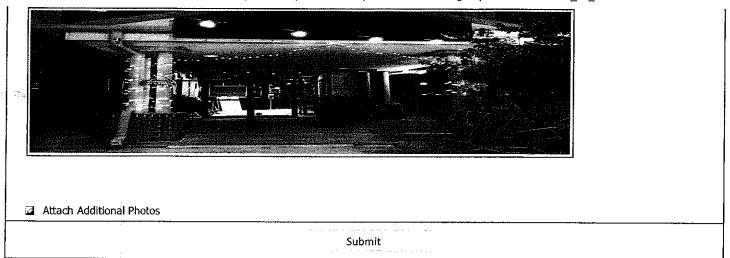
### **Board of Liquor License Commissioners**

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

110, 21201
IS REPORT
Christopher Hannan
2780 Boston Street 21214
i:0#.w baltimore\rosalba.jordan
9/7/2022
9/17/2022

Insert Photo of Sign and location:





## 

Application has been filed with the

# Board of Liquor License Commissioners for Baltimore City

Christopher Hannan, Catherine L. Hanson and Muse Bay Christoples Hannan, Marcey Prof. Uleuman and Museay E. Sostan Ord Museay E. Sostan Orect Softan, L.C. The Bo Brooks Restaurant toble Struce, requesting off -premises Catering and Scope of Application: Introffer Of Ownership With Continuation Of Outchoop Hoston Street Stabod, ILc "The Bo Broots delivery of alcoholic beverages Address of Premises: 2780 Boston Ot. 2,12,24 Class of License: 8DT-Beee. Mine + Lique *Custoring Application filed by: Present Licensee(s):

The bearing concerning this application will be held on or after OCDEMBEL 22, 2023. 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.

FORM ON THINK ON THE WINDS THE

Hon. Albert J. Matricenari, Jr., Esq.

Charles and

Back

### **BLLC Routine Inspection**

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: Closed Date: Clean and Free of Debris: Satisfactory Location of Bar: Front Shape of Bar: Straight Condition of Bar Area/Floors: Satisfactory Hot Water: Disinfectant Solution: Three Compartment/Washer: Package Goods/8D7 Checklist **Bulletproof Partitioning:** N/A Separate Pkg. Goods Dept.: Separate Pkg. Goods Store:

Bar/Tavern Open and Operating:

Selling Household/Grocery:	N/A		•
			Ording Area
Capacity:	222		
,	222		
Location of Dining Area:	All over		
Condition of Dining Area/Floors:	Satisfactory		•
Sanitation:	Satisfactory		•
Menu:	Yes		•
			Breimas Records
Traders License:	Yes	~	
Alcohol Awareness Certification Date Issued:	12/1/2020		
Employee Records:	Yes	~	
Alcohol Beverage Information Invoice Numbers and Date:	RNDC 4758763		9/14/2022
Inspector Comments:	No issues obser	ved .	
	The state of the s		
			Restauran
Inspector Comments:	No issues observ	ved .	
			Pualle Safety
Exits Marked, Unobstructed:	Yes		•
Fire Capacity:	270		
Outdoor Seating Capacity:	75	]	
,	<u> </u>	j	

Adult Entertainment - if Applicable

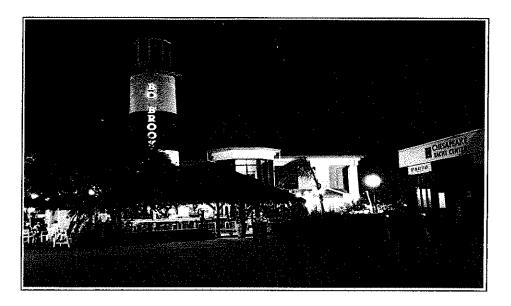
Instructions Given to Licensee:

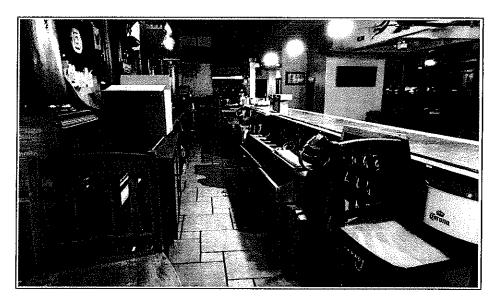
Inspector's Comments:

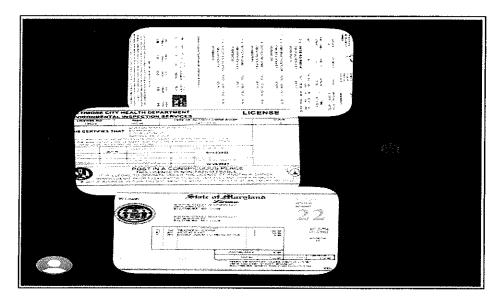
No issues when inspected on 09/14/2022
Tiki 75

Photo Taken:

Floating Pier 99







Attach Additional Photos

Owner Email:

No: USE2020-55573

### **Certificate of Occupancy**

THIS WRITTEN INSURANCE, THAT TO COLD VALIDATED, CONSTRUCTION AS RESERVE FOR DOING OF INCLUSION HE FIRSTS, JURIALIS BY THE FEES OR CHARGES SHOWN IN THE APPROXIMATE SLACES BELOW. ANY AND ME HANDS TO BE HOME FOR THE TOP USING HERE WITTEN INSTRUMENT OF THE OPEN CONTRIBUTION OF THE APPROXIMATE WITE THE APPROXIMATE REPORTING HERE WITTEN INSTRUMENT OF THE APPROXIMATE WITE THE APPROXIMATE CONTRIBUTION OF THE APPROXIMATE FOR THE APPROXIMATE FOR THE APPROXIMATE FOR THE APPROXIMATE OF THE APPRO

WARNING: IT IS UNLAWARD 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.

Trafficianos (proseptos participal) ( PEP INSP	et ferrense, Joseph Strate Autorities, To	January Service is Indiana (1987)	[[8]]-[8][8][8]-[[9]-[[8]-[]-[]-[]-[]-[]-[]-[]-[]-[]-[]-[]-[]-[]	1001-00000-2000-158302-4004 96
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kons-proposa-1548) i sakitapi 5. Nisothia 90.11	ati with the ~1589(2-1995); at ( 200)	ACA PANA BEST STORM TO MASS ARESTS OF THE STORM TO MASS ARE TRANSPORTED TO MASS AR	र स्थानमञ्ज्ञासम्बद्धाः । इत्यान्यः । इत्यान्यः । स्थानः । १ तस्य	1001-000000-2000-158900-400510 FDFL-RER NING EQLIPMEN F
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Paguedel#Astep Sylvadari⊈e RAZIM:	on en comba (vero 350494444) Oli en 1931	BOCKEROUS CHESCHERUSECHE LOVERULERENGERECOMPUNICATIONS	26/14/00/09-2690-1580/0-40/0480 24 NALTY	TOTAL FEES
	50.0	) }		98.00

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



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

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

### 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

(Residence) Street  08/1968  (Month/Year of Birth)  Check: □ Yes ☑ No Are you currently  Z. Applicant B  (Full name)  (Residence) Street  (Month/Year of Birth)  Check: □ Yes □ No Are you currently  3. Applicant C  (Full name)  (Residence) Street	(S a resident of the City of (Tel: City a resident of the City of	ex: Male or Fer Baltimore? ephoneno.) State ex: Male or Fen	Zip Gode	Baltimore, M (Place of Birth)  E-m (period of resider (Place of Birth)	ncy in Baltimere City)  AD  ail (Required)  ncy in Baltimere City)  ail (Required)
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	City	State	ton timele	/ / 1	) n b
12414 Hunters Glen		fills MD	21117	N/A	•
(Fullname)	(Tel	ephone no.)		E-m	ail (Required)
1. Applicant A Jacqueline F. McCusker	4				
	and/or verification from				ppnoont nos uotemes approve
ning Receipt or Current Certificate of Occupe Please note that as per Alc. Bev. Art. \$ 12-					undicant has obtained approve
ve Entertainment provided? ②Yes ☐ No Wh					of Food and Alcohol? 🗖 Yes 🗹 🕈
art of Premises Used (Note: Flaors and Areas for	•				
ATTORNEY FOR THE APPLICANT: Caroline					
BUSINESS PHONE NUMBER: (410) 276-3					
CORPORATE/LLC/LLP/PARTNERSHIP NAM					<u>s</u>
SUBSECULTE HAD HAD SOLETHING TO	K 6) C				
D) AMENDMENT OR EXPANSION REQUE	<b>ST</b> : ADDRESS OF THE LI	OCATION: 290	7-11 O'Donneli St	reet, Baltimore, MD 21	1224
TRANSFER OF OWNERSHIP AND LOC					
C) TRANSFER OF OWNERSHIP AND LOC	<b>CATION</b> : CURRENT ADDR	RESS OF LICENS	ED LOCATION:		
B) TRANSFER OF OWNERSHIP ONLY: A	DORESS OF CURRENT LI	CENSE:			
<b>A) NEW LICENSE REQUEST:</b> ADDRESS D	F PROPOSED LOCATION:	· · · · · · · · · · · · · · · · · · ·			
	Please select on	e aption and fil	out the requested	information	
			ing license		CLASS TYPE: BD-7
EXPLANATION OF REQUEST: Amendmen	t to add live entertair	ment to exis			

RECEIVED: BLLC DEC 29 2022 AM11:33

Applicant A 🗆	it(s) been edjudged guilty of a fellony in the State of Maryland or any other? 🗀 Yes 🖾 No - If yes, indicate applicant and explain. B 🗀 C 🗀
2. Has the applicant Maryland? ☐ Yes Applicant A ☐	(s) been adjudged guilty of violating the lews-governing the sale of enyelcoholic-beverage or for gambling in any State, including No - If yes, mark applicant and provide explanation in adjacent space provided. B 🔲 C 🗀
3. State whether the United States, Applicant A 🗀	ne applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State within or against the United States (Federal Crima)? 🗀 Yes 🗹 No - If yes, mark applicant and explain. B 🗀 C 🗔
establista en encerción Entre descentos en Consular en la como	
	rt(s) ever had a license for the sale of alcoholic bevereges in the State of Maryland? ☑ Yes ☐ No If yes, mark applicant and flocation, dates that the applicant was a licensee, and the trade name). 8 ☐ C ☐
See attached lis	
5. Has the applican Applicant A 🗆	t(x) ever had a liquor license suspended or revoked? □ Yes ⊡ No If yes, mark applicant and explain. B □ C □
has been applied to	nt(s) have a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license ir, granted, and issued?   Yes  No If yes, mark applicant and explain (address of location and trade name).
Applicant A 🗆	
	dependent children of any of the applicant(s) have a financial interest in any other elcoholic beverages license or business in y other jurisdiction in the State of Meryland? 🗆 Yes 🖾 No If yes, mark applicant and explain (address of location and trade name). B 🗀 C 🗅
8. Are you financiel Applicant A □	ly interested in any other elcoholic beverages license applied, granted or issued? 🗆 Yes 🗹 No If yes, please explain. B 🗆 C 🗆
9. Is the licensed p	remise currently open end operating? 🗹 Yes 🗀 No If no, then provide date of last day of operation of the exteblishment.
	plicent(s) ~ personally or through an entity – have any indebtedness or other financial obligations to any manufacturer,
the applicant(s) ind or wholeselar?	wholeseler at the time of making this application? 🔲 Yes 🗹 No If yes, please explain. If yes, please provide information as to abted – personally or through an entity – the amount of the indebtedness, and the name of the manufacturer, brewer, distiller,
Applicant A 🗆	

2

Dialas Dame"	Address	Phone	<u>E</u> mail
Ricky Powell	2901 O'Donnell Street, Baltimore, MD 2122	4	
list all authorized persons.) Please not please attach a list of the names and incorporation, partnership agreeme	e thet all licensees NUST have a FINANCIAL II. I eddress of all outstanding stock holders wh int or articles of organization.	NTEREST in the license epplied for at to at the time of application own eny	
I) NAME: Jacqueline F. Mi	ADDRESS: 12414 Hunters C	Glen, Owings Mills, MD TITLE: S	ole Member _{%OF STOCK HELD:} 100%
2) NAME:	ADDRESS:	TITLE:	%OF STOCK HELD:
3) NAME:	ADDRESS:		%OF STOCK HELO:
4 NAME:	ADDRESS: coeth required under the provisions of this Au	TITLE:	%OF STOCK HELD:
of filing of this application. Each of a regulations relating to the sale of all grants permission to the State Compatition authorized agents and employees, as premises and emy and all parts their remains a readent of Baltimore City Signature of Applicant A Pereby partify that on the 27 department of the contained in a that the matter and facts contained in a	aid applicants hereby certifies further that if coholic beverages, as well as to the rules and extroller, his duty authorized deputies, inspect and any peace efficer of Baltimore City or the end upon and in which said business is to be a throughout the duration of this license.  The peace of the license of this license of the second of the license of this license of the license of this license of this license of the license of this license of	the license applied for is grented, hid regulations of the Board of License tors and clarks, The Board of License State of Maryland to inspect and se conducted. If license is issued, the applicant of the State Life State and the applicant of the State Life State applicant of the State services.	arch at any and all hours, without warrant, the allcents must ensure that at least one licensee of May and for med in this application made eath in due form of law
	Motal 1. Amentas	ry sear my commission expires	KALLIE MARIA AMENTAS  Notary Public-Maryland  Baltimore County  My Commission Expires
Printed Name: Y W  Signature of Applicant 8 I hereby certify that on the de personally a that the matter and facts contained in s  Signature:	y of 20 before me, the s ppearedaid application are true and correct. As witness	wheriter a notary public of the State	My Commission by Free in and for ned in this application made oath in due form of law

Name and Address	of the owners of	the promise/landland	Canton Enterprises,	HC
ITOING ON MAAR DAG I	ni fiir nailei 9 fii	THE THERETHER IN WHITH THE LEE	Canton Linciphises,	LLV

Phone	Number:	

STATEMENT OF DWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAY	W TIF MARYI AND
(I. WE) Canton Enterprises, LLC	HEREBY CERTIFY.
That (I am, we are) the owner(s) of the property located at2907-11 O'Donnell Street	
Code of <u>21224</u> , which is named in the present application made to the Board of Liquor License	Commissioners of Baltimore City
under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and here	by 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, withou	
the business is to be conducted, and any and all parts of the building in which said business is to be conducted	d, at any and all hours.
Signature of Uwner of the Property	
I hereby certify that on the $8$ day of $9$	e State of <u>Maryland</u> . in and the n said application are true and correct.
As witness, my hand and notarial seal.	
Notary Signature: [Notary Seal] My Commission expires	KALLIE MARIA AMENTAS Notary Public-Maryland
Notary Printed Name: Kallie Amentas	Baltimore County My Commission Expires

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

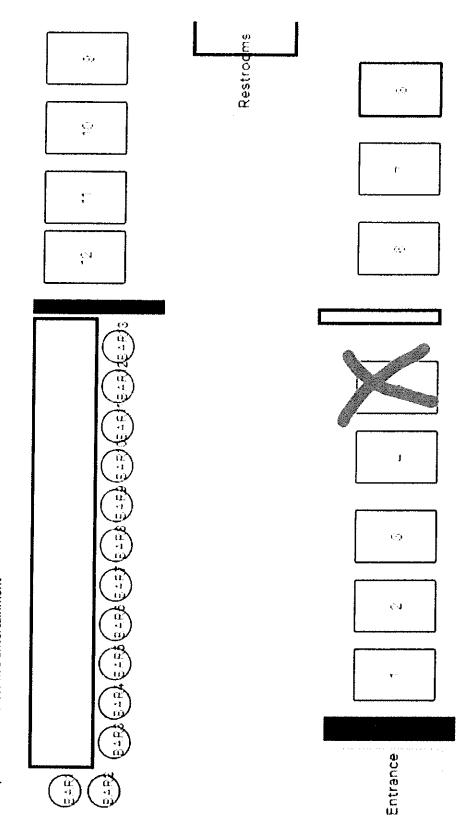
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names  Section 1997 - Anna	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.

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

\$1,820.00

Status: Renewed

License Date:5/1/2022

License Year: 2022

Fee:

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 Entertainement License

### Location

Corp Name: PIZZA OLE, INC.
Trade Name: NACHO MAMA'S

Zone Code: 12

Phone: 410-675-0898

Block Num: 2907-11

Street: O'DONNELL STREET

City: BALTIMORE

State: MD

Zip: 21224

CR Number: 06906908

### Portion of Business Used:

USE PEMISES 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		Action	
3. 10 Q O C C II 1 C	MCCUSKER, TRUSTEE		OWINGS MILLS	MD	21117		Remove Owner

### **Comments**

	Comment	Action
	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
	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
3172072010	Alcohol Awarness Training (Cathie Shinnick, George Karalekas, Kim White and Richard Brozozowski) expires 1/11/2020 John S Murray	Delete
01/20/2016	Alcohol Awareness Training ( Anna Riefler, Mauricio Guevara, Robby Russs, 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



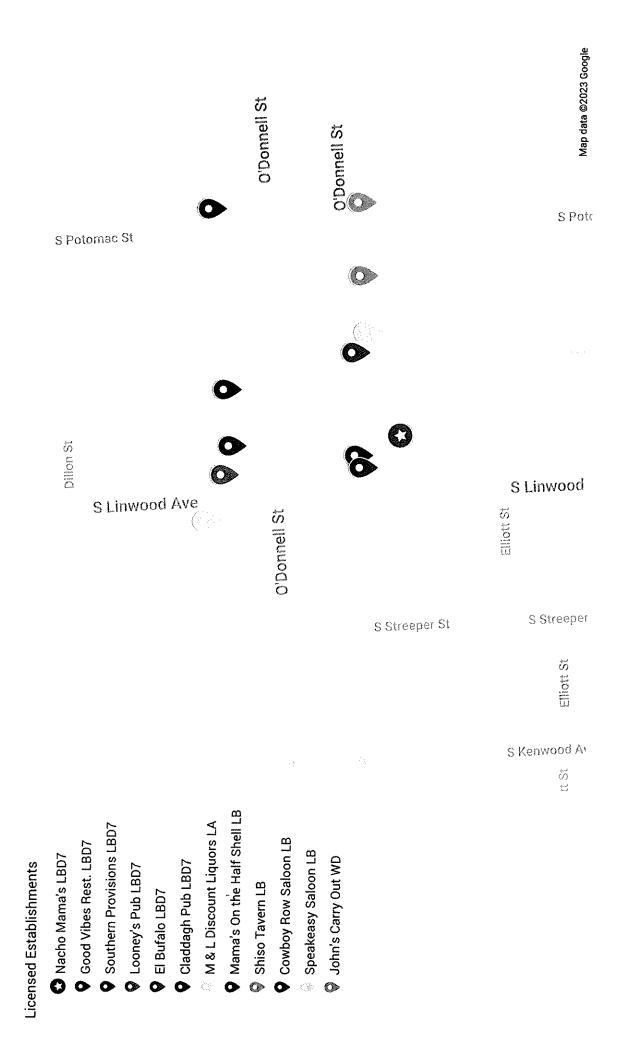
### PIZZA OLE', INC.: D03694874 Department ID Number: D03694874 **Business Name:** PIZZA OLE', INC. Principal Office: 2911 ODONNELL ST BALTIMORE MD 21224 Resident Agent: STANLEY S. FINE, ESQ. **SUITE 2115** 25 SOUTH CHARLES ST. BALTIMORE MD 21201 Status: **INCORPORATED Good Standing:** THIS BUSINESS 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 D'Donnell St. 21224

### MAP SUMMARY (RECAPITULATION)

"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 $\underline{\hspace{1cm} \boldsymbol{\mathcal{U}}}$	
"C" BEER, WINE & LIQUOR	
"D" BEER, WINE & LIQUOR	····
"BD7" BEER, WINE & LIQUOR	
ARENA	
HOTEL/MOTEL	
RACING	

## 2907 O'Donnell St. 21224



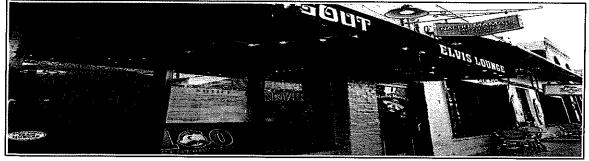
### **Board of Liquor License Commissioners**

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
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 Explanation of request: Add live entertainment to existing license.	ut the location):

Insert Photo of Sign and location:



	Application has been fleet	Com Bratelmouse & Ties
	Liquor License Commissione	
Address of Promisos:	RYOT-11 Bearing	The second section of the section of th
Class of License:Ca	Control of the State of the sta	and the rest of the second
Application flied by:	Circa Oca Since Tour	Cocke Marie
	Tanger Green St. 188 Cont.	2 Control of the Cont
Proposit Licenseu(s): _	Section Contract	The state of the s
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	- this meetication will be held on o	rather Strange 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
		c, Maryland 2120), Picese visit uniules" for confirmation of the dete
lib.baldmorealty.gov	I matters being heard by the Bo	
	ORMATION CALL	A server I be a server stated when the server state of the server
	396-4377	

i:0#.w baltimore\rosalba.jordan		1/30/2023	10:57:27 PM	
Name of Licensee (if present)	 			

### **Board of Liquor License Commissioners**

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

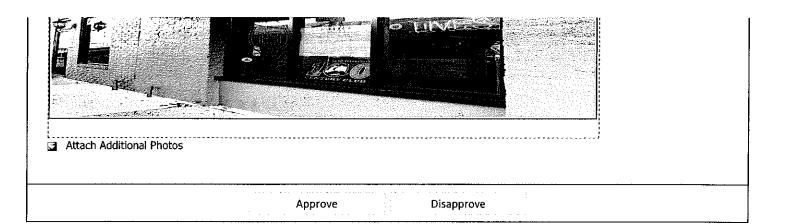
POST	TTNG	ST	GNS	RF	ORT

POSITING SIGN	S REPORT
Applicant(s) Name:	Jacqueline F McCusker
Address of Premises:	2907-11 O'Donnell 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:







HEARING LOCATION:

Battimore, MD 21224

# 180 N. HOLL MAIS NOTICE

Application has been filed with the

# Board of Liquor License Commissioners for Baltimore City

Class of License: Class "877" Beer Wine & Liquon License Address of Premises: 2907-11 B' Januell Street 21224 Scope of Application: Request to add Live entertainment

Application filed by: Lizza Ole, Inc. The Macho Mann's Tregueline F. McCusker

Present Licensee(s):

The hearing concerning this application will be held on or after February 7, 2023 @ /2:30 @ Persons who oppose this issuing of the license should send their written protest to the office of Ilb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit

time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL

410-396-4877

Hoa. Albert I. Matricoam, Ir., Esq.

Rar/Tayorn Onon and Onoratina: . v.

### **BLLC Routine Inspection**

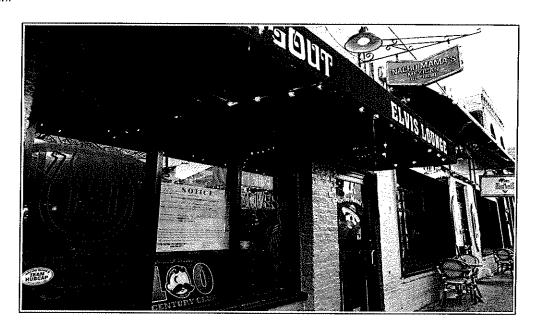
Address:	2907-11 O'DONNELL :	STREET 21224	•
Trade Name:	NACHO MAMA'S		
Corporation Name			
Type of License:	Class "BD7" Beer, Win	e and Liquor	~
Date/Time of Inspection:	1/30/2023	8:18:12 PM	
Manager/Licensee	JACQUELINE F. MCCUS	KER	
Open/Closed:	्री. <b>Open</b>	un ella ved Braties  •	
Closed Date:		produce   Produc	
Clean and Free of Debris:	Satisfactory 🗸	The Control of the Co	
Location of Bar:	Front		
Shape of Bar:	straight		
Condition of Bar Area/Floors:	Satisfactory 🗸		
Hot Water:	Yes 🗸		
Disinfectant Solution:	Yes 🗸		
Three Compartment/Washer:	Yes 🗸		
	नेक्ट <u>स्</u> यह	e Gradsy807 Checkist	
Bulletproof Partitioning:	N/A 🗸		
Separate Pkg. Goods Dept.:	N/A 🗸		
Separate Pkg. Goods Store:	N/A 🗸		

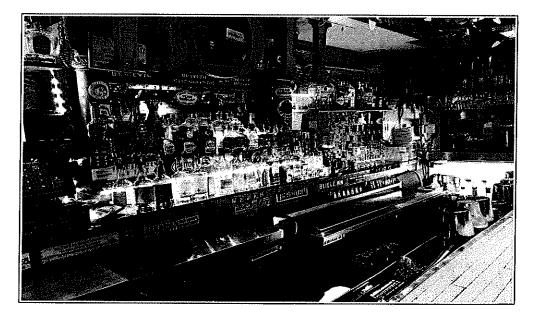
Selling Household/Grocery:	N/A		•
			Octoring stays
Capacity:	90		
Location of Dining Area:	All over		
Condition of Dining Area/Floors:	Satisfactory		•
Sanitation:	Satisfactory		•
Menu:	Yes		<b>~</b>
			Argro, et Rejneo)
Traders License:	Yes	~	
Alcohol Awareness Certification Date Issued:	10/30/2021	[ ]	
Employee Records:	N/A	~	
Alcohol Beverage Information Invoice Numbers and Date:	Breakthru 3475	547822	1/26/2023
Jamester Comments			
Inspector Comments;	No issues		
			1.14 (40 d)
Inspector Comments:	No issues		
			FullSc Safety
Exits Marked, Unobstructed:	Yes		•
Fire Capacity:	90	]	
Outdoor Seatina Capacity:	6	1	

License is Valid:	N/A 🗸
Dancers Present 18 and older:	N/A 🗸
Cleanliness of Dressing Room:	N/A ~
	z n. Kary Szervices
Live Entertainment (Describe):	
Outdoor Till 6	
Outdoor Table Service	Yes 🗸
Violation Issued:	trágras.
	No 🗸
Violations Noted:	
	į
	Wag-be
Instructions Given to Licensee:	

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

### Photo Taken:





 A 444-	Additional	DL -L
 AULICH	ACCURRINAL	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

**Property Address:** 

1891/014 Block/Lot:

Online Use & Occupancy Permit **Application** 

USE2022-56872

2907 O'DONNELL ST

Applicant:

Lessee

MARGARET GIORDANO

1001-000000-2600-159400-400540 Filing Fee

50.00 3.00

Owner/Lessee:

1001-000000-1500-102800-400230 Tax 1001-000000-2600-158009-400480 Use&Occupancy

Permit No:

45.00

Owner CANTON ENTERPRISES, LLC Total:

98.00

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

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

Property Use & Occupancy Information:

Existing Use: (Commercial) Restaurant

Proposed Use: (Commercial) Restaurant

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

Description Created Completed Assigned To CHESAPEAKE CRITICAL 11/29/2022 PLAN AREA FIRE DEPARTMENT 11/29/2022 LDZI REFERRAL One Stop Permit Office 11/29/2022 LONGK MINOR PRIVILEGE 11/29/2022 MPRV HEALTH DEPARTMENT 11/29/2022 **IWFI** INSPECTION R83 - CANTON 11/29/2022 PLAN WATERFRONT Application Received 11/28/2022

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: Owner Last Name Or

**CANTON ENTERPRISES, LLC** 

Appicant:

Role:

Agent

GIORDANO, MARGARET

Company Name: Phone:

Address1:

Address2: City: State:

Project Note:

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

(Full name)  12414 Hunters Glen (Residence) Street 08/1968 (Month/Year of Birth) Check:  Yes  No Are you currently  2. Applicant B (Full name) (Residence) Street  (Month/Year of Birth) Check:  Yes  No Are you currently  3. Applicant C (Full name)	a resident of the	(Telephone not)  (Sex: Make 1	O 211 e Zip C or Femele) e?  Zip C c Zip C	ode (period of Battin (Place of t ode (period of (Place of B	E-mail ( <b>R &amp; q u l r &amp; d</b> ) residency in Baltimore City)
(Fullname) 12414 Hunters Glen (Residence)Street 08/1968 (Month/Year of Birth) Check: □ Yes ☑ No Are you currently 2. Applicant B (Fullname) (Residence)Street (Month/Year of Birth) Check: □ Yes □ No Are you currently 3. Applicant C	e resident of the	Owings Male Female (Sex: Male Eity of Baltimor  (Telephone no ity State (Sex: Male a City of Baltimor	O 211 e Zip C or Femele) e?  2.) 2. Zip C or Femele) e?	ode (period of Battin (Place of t Operiod of	residency in Baltimore City) nore, MD Birth)  E-mail ( <b>Required</b> ) residency in Baltimore City) irth)
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(Fullname) 12414 Hunters Glen (Residence) Street 08/1968		Owings Males M. M. State Female	D 211 в Zip C	ode (period ol Baltin	residency in Baltimore Eity) nore, MD
(Fullname) 12414 Hunters Glen (Residence) Street		Ow <del>ings Mallo</del> MI Jity State	211	ode (period ol	residency in Baltimore City)
(Full name) 12414 Hunters Glen		Owings Males MI	211		
	·	(Telephone n	o.)		E-mail (Required)
Applicant A     Jacqueline F. McCusker				• ,,	
				ranstar, is not complete unie al Zoning Appeals (BNZA)	ss um appiicant nas ootained ap
ning Receipt or Current Certificate of Occup. <i>Please note that as par Alc. Bav. Art. S 12</i>				_ , ,	
e Enterteinment provided? ☑Yes ☐ No. Wh					=
ort of Promises Used ( <i>Note: Floors and Areas for</i>		•			
ATTORNEY FOR THE APPLICANT: Carolin	e L. Hecker, E	sq. ADDRESS	25 S. Charle	es Street, 21st Floor P	HUNE: 410-727-6600
BUSINESS PHONE NUMBER: (410) 276-3					
CORPORATE/LLC/LLP/PARTNERSHIP NAM					on the Half Shell
D) AMENDMENT OR EXPANSION REQU	EST: ADDRESS O	F THE LOCATION:	2901 O'Don	nell Street, Baltimore, MI	21224
TRANSFER OF OWNERSHIP AND LOC					
C) TRANSFER OF OWNERSHIP AND LO	<b>Cation</b> : Currei	NT ADORESS OF I	LICENSED LOCA	TION:	
B) TRANSFER OF OWNERSHIP ONLY: A	ODRESS OF CUR	RENT LICENSE:_			
A) NEW LICENSE REQUEST: ADDRESS (	OF PROPOSED LO	CATION:			
	Please se	elect one aptian	and fill out the	requested information	
		ntertainment to	existing licer	nse	CLASS TYPE: B
EXPLANATION OF REQUEST: Amendmen	nt to add live e				
INDICATE TYPE OF LICENSE APPEARATION OF REQUEST: Amendmen				EXPANSION OF PREMI	SES 🗆 AMENDMENT(S) I

Applicant A 🗆	B 🗆	edjudged guilty et a telony in the State of Maryland or any other? 🔲 Yes 🖂 No - If yes, indicate applicant and explain. C 🗀
		djudged guilty of violeting the laws-governing the sale of any elcoholic-beverage or for gambling in any State, including yes, merk applicant and provide explanation in edjacent space provided. C 🗔
3. State whether the United States, Applicant A 🗆	he applican or egalnst 8 🗀	nt(s) has ever been adjudged guilty of any offense against the lews of the State of Maryland, any other State within the United States (Federal Crime)? 🗀 Yes 🖾 No - If yes, mark applicant and explain. C 🗆
	and the second	
4. Has the applicar explain (address o Applicant A ☑	nt(s) ever h of location, o B 🖂	had a license for the sale of alcoholic beverages in the State of Maryland? ☑ Yes ☐ No If yes, mark applicant and dates that the applicant was a licensee, and the trade name). C ☐
See attached (s		
5. Has the applican Applicant A □	nt(s) ever h B 🗆	had a liquor license suspendad or revoked? 🗆 Yes 🗹 No If yes, mark applicant and explain. C 🗀
6. Does the applica has bean applied fo Applicant A □	int(s) have or, granted, B 🗆	a financial interest in any other elcoholic beverage business or business for which en elcoholic beverage license , and issued? □ Yes ☑ No If yes, merk applicant and explain (address of location and trade name). C □
Applicant A		
		t children of any of the applicant(s) have a financial interest in any other elecholic beverages license or business in isdiction in the State of Meryland?   Yes Mo If yes, mark applicant and explain (eddress of location and trade name).
Carminate (1)		
8. Are you finencial Applicant A 🗆	Ny interest 8 🗆	ed in any other elcoholic beverages license applied, granted or issued? 🗆 Yes 🗹 No If yes, please explain. C 🗀
9, is the licensed p	remise cur	rently open and operating? 🗹 Yes 🗔 No If no, then provide data of last day of operation of the establishment.
O. Do any of the ap brawer, distiller, or the applicant(s) ind	plicant(s) - wholesale	reantly open and operating?  Yes No li no, then provide data of last day of operation of the establishment.  - personally or through an entity - have any indebtedness or other financial obligations to any manufacturar, or at the time of making this application?  Yes No li yes, please explain. If yes, please provide information as to recording through an entity - the amount of the indebtedness, and the name of the manufacturar, brewer, distiller,
IO. Do any of the ap brawer, distiller, or	plicant(s) - wholesale	– personally or through an entity – have any indebtedness or other financial obligations to any manufacturar, or at the time of making this application? □ Yes ② No If yes, please explain. If yes, please pravide information as to

2

Revised January 2022

	for the Manager of the establishment to be lic	ensed:	
Name	Address	Phone	- Email
Ricky Powell	2901 O'Donnett Street, Baltimore, MD 21224		
list all authorized persons.) <i>Pleasa nota ti</i>	(Give name(s) and addresses — in Corporation list all o hat all licenzaes MUST have a FINANCIAL INTEREST. Idrass of all outstanding stock holders who at the o or articles of organization.	in the license applied for ay per	Alc. Bay. Art. 9 4-109 (a)(II), If nacessary,
I) NAME: Jacqueline F. McC	Cusker ADDRESS: 12414 Hunters Glen, Ow	rings Mills, MD TITLE: Sole	Member _{%OF} STOCK HELD: 100%
2) NAME:	ADORESS:	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 ou	ith required under the provisions of this Act shell co and conviction thereof, shell be subject to pene	vitein any falsa statements, the o	ffender shell be deemed
that the matter and facts contained in said Signature:	f <u>November</u> , 20 <u>17</u> , before me, the subscriber pared <u>Jacqueline</u> MIGSLC application are true and correct. As witness, my hence	the applicant(s) named in a distribution of the second sec	in and for in this application made oath in due form of law ALLIE MARIA AMENTAS Votary Public-Maryland Baltimore County My Commission Expires
• • • • • • • • • • • • • • • • • • • •		a notary public of the State ofthe applicant(s) named i and notarial seal.  y Commission expires	
Signature of Applicant C I hereby certify that on theday of, personally appe that the matter and facts contained in said	20 before me, the subscriber ared application are true and correct. As witness, my hand	a notery public of the State of	in and for this application made eath in due form of law
Signature:		Commission expires	
Printed Name:	2 7 0 11	· - • · · · · · · · · · · · · · · · · ·	<del> </del>

Name and Addr	ess of the owners	of the neamis	a/landlerd	McCusker, L	LC
HOURS ON A PERSON	DOGO UI LINU UNINCI O	OF THE RESIDENT	0/ 10 HUMUH UL	Wide Colles, E	

Phone	Num	har-f

STATEMENT OF DWNER OF PREMISES REQUIRED IN CONNEC	TION WITH ALCOHOLIC BEVERAGES LAY	Y NE MARYI ANN
(I. WE) McCusker, LLC		HEREBY CERTIFY,
That (I am, we are) the owner(s) of the property located at2901 O'I	Donnell Street	, Baltimore, City with a Zip
Code of <u>21224</u> , which is named in the present application		
under the Alcoholic Beverage Laws of Maryland and assent to the granti		
duly authorized deputies, inspectors and clerks, the Board of Liquor Lici		
employees, and any peace officer of the City of Baltimore and State of N		
the business is to be conducted, and any and all parts of the building in t	vhich said business is to be conducted	d, at any and all hours.
2 pm		
Signature of two er of the Property		
I hereby certify that on the 22 day of November 2002 before for Balling re personally appeared Sacr	me, the subscriber, a notary public of th	e State of <u>Maryland</u> , in and
for bolicans personally appeared	wellow F. McCusk	the
landlord/property owner named in this application made oath in due form of l	aw that the matter and facts contained in	n said application are true and correct.
As witness, my hand and notarial seal.		
Vil'di,		
Notary Signature:	(Notary Seal) My Commission expires 🖠	KALLIE MARIA AMENTAS
W. BULL VILLE M. M. LAS		Notary Public-Maryland Baltimore County
Notary Printed Name: Kally M. Human tas		My Commission Expires 4/2024
TI I II		

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 cartify 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.

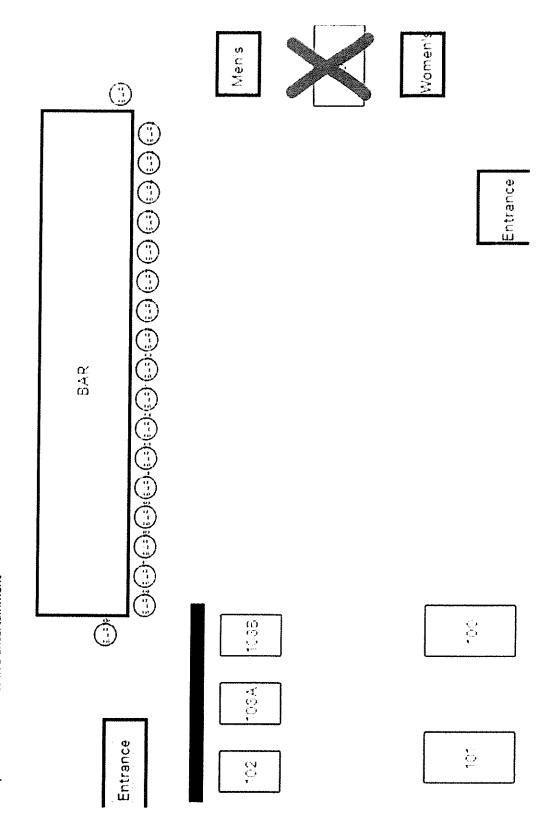
<b>Nenes</b>	Address	Signature	DOB (Month/Year)	Langth of time Acquainted with the Applicant(s)

Board of Liquor License Commissioners for the City of Baltimore 1 North Charles Street, Suite (500, 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 Entertainement License

### Location

Corp Name: BLAZE, INC.

Trade Name: MAMA'S ON THE HALF SHELL

Zone Code: 12

Phone: 410-276-3160

Block Num: 2901

Street: O'DONNELL STREET

City: BALTIMORE

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	TA _ #:
01/11/202	Application to add live entertainment filed on behalf of Blaze, Inc. T/a Mama's on the Half	Action
04/02/202	Shell, Jacquelone F. McCusker on 12/29/2022 /kk	Delete
	2 FOOD FORM WAS SUBMITTED WITH 2022-2023 RENEWAL APPLICATION/jr	Delete
	FOOD FORM WAS SUBMITTED WITH 2021-2022 RENEWAL APPLICATION /sb	Delete
	lssued Outdoor License extension starting from July 09, 2020 until the governor has lifted his executive order; DOT Permit #ROW2020-SE1025899/sb	Delete
	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	#11/161/SD	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 06/14/19Requested for Friday, June 21, 2019. Permit #ROW2019-SE1022979; Invoice #117331/sb	Delete
	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 ATTACTHED TO 2018 RENEWAL APPLICATIONK/R	Delete
10/28/2016	FOOD FORM WAS ATTACTHED TO 2016 RENEWAL APPLICATIONK/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
	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
	Alcohol Awarness Training (Gregory Kosmas, Dylan Forand and Michael W. Jenkins) expires 1/11/2020 Fells Point Alcohol	Delete
	Paid \$100.00 fee for hearing date 01/29/15, invoice #95667.	Delete
	1/5/2012 Public Hearing re: Application to transfer ownership and expansion to include a second floor balcony. APPROVED.	Delete
	12/11 Transfer of ownership, request to expand to include use of second floor balcony, B-BWL restaurant license, Jacqueline McCusker, Blaze, Inc.	Delete
0/01/2004	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
Table 1		

Trade Name: MAMA'S ON THE HALF SHELL

Comment:

Add Comment

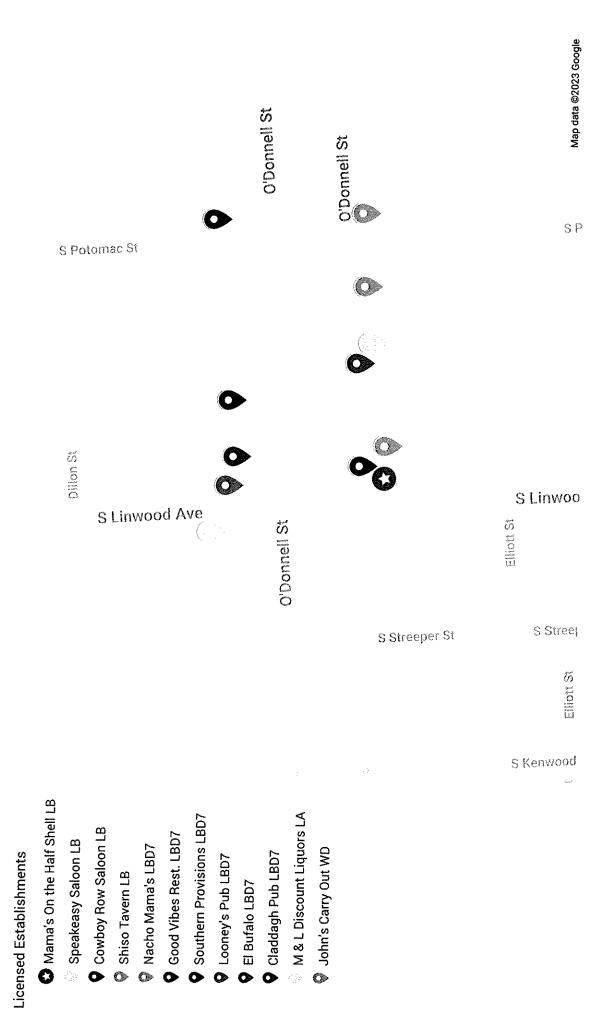
### BLAZE, INC.: D06488050 Department ID Number: D06488050 **Business Name:** BLAZE, INC. Principal Office: 2901 O'DONNELL STREET BALTIMORE MD 21224 Resident Agent: STANLEY S. FINE, ESQ. **SUITE 2115** 25 SOUTH CHARLES ST. BALTIMORE MD 21201 Status: INCORPORATED Good Standing: THIS BUSINESS IS IN GOOD 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 0 Donnell St. 21224

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 22
"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 <u>3</u>
"C" BEER, WINE & LIQUOR
"D" BEER, WINE & LIQUOR
"BD7" BEER, WINE & LIQUOR
ARENA
HOTEL/MOTEL
RACING
Decada Dela 03

## 2901 O'Donnell St. 21224



### **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 abo	ut the location):
Explanation of request: Add live entertainment to existing license.	

Insert Photo of Sign and location:



	According Securities  Total Notice  NOTICE  Application 35 21204.  IN OTICE  Application beautiful the last securities with the securities and securities are securities and securities are securities and securities and securities and securities are securities ar
***	Board of Liquor Licenso Commissioners for Baltimore City  Address of Promises: 290 t. O. Donosti St. 21288  Class of Licenses: 250 t. St. 21288  Scorp of Application Expects to Post Ligar. Entertoiness.
	Application field by: Blazz, Inc. The frame's an time wife shell  Present Liverpage(e): Blazz, Inc. The foot of the fall Shell  Societies S. The foot of the fall Shell
	The hearing concerning this application will be held on or after field cuacy. S. 2013, S. 10.13000; Persons who oppose this insuling of the license should send their written protest to the effice of the Moard at 1 M. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit its battimoreoity gov under the link for "Hearing Schedules" for confirmation of the fats, time, and place for all matters being heard by the Roard.
_	POR MORE INFORMATION CALL  Sine About 1 Michael International Challenge And Annual Challenge Annual Challenge And

Inspector Name		Date and Time		
i:0#.w baltimore\rosalba.jord	fan	1/30/2023	10:55:00 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:	Jacqueline F McCusker
Address of Premises:	2901 O'Donnell 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:	

Insert Photo of Sign and location:



Hearing location

City Hall

100 Holday St.

24 Himosy MD 21202

44 Himosy MD 21202

### NOTICE E

Application has been filed with the

# Board of Liquor License Commissioners for Baltimore City

21224		Enter townsat
Address of Premises: 290 1 0'Dannell St.	Class of License: Breez, Wind & Liquol	Scope of Application: Reguest to adultine

Blaze, Inc. The Mama's on the Half Shell Application filed by: Olaze, Inc 714 Mama's an true Half Shell Jacqueline F. M. castre Browdine Mc Custer Present Licensee(s):

The hearing concerning this application will be held on or after Fcb ruacy 9, 2013 610:30am Persons who oppose this issuing of the license should send their written protest to the office of 11b.baltimorecity, gov under the link for "Hearing Schedules" for confirmation of the date, the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit time, and place for all matters being heard by the Board.

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

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

Douglas K. Panga

Commissione Commissioner

1210-32-4

### **BLLC Routine Inspection**

Licenson incompanies

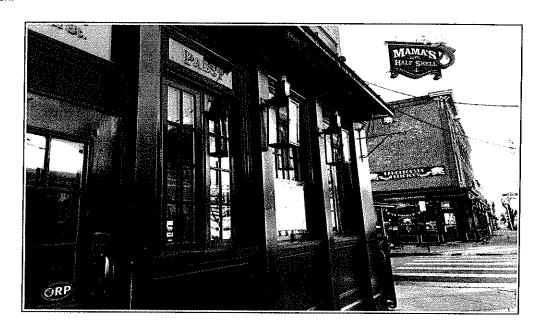
Address:	2901 O'DONNEI	L STREET 21224	4	~
Trade Name:	MAMA'S ON THE	HALF SHELL		 
Corporation Name	BLAZE, INC.			
Type of License:	Class "B" Beer, V	Vine and Liquor		•
Date/Time of Inspection:	1/30/2023		8:38:33 PM	
Manager/Licensee	JACQUELINE F. M	CCUSKER		
		Terenog Mikrog pr	Taevitus	
Open/Closed:	Open	~		
Closed Date:		200000000		
Clean and Free of Debris:	Satisfactory	h faro h few	of the state	
		stry the life.	North Street	
Location of Bar:	Front	<b>~</b>		
Shape of Bar:	straight			
Condition of Bar Area/Floors:	Satisfactory	~		
Hot Water:	Yes	~		
Disinfectant Solution:	Yes	•		
Three Compartment/Washer:	Yes	<b>~</b>		
	7.	rckaye Goods/E	iO7 Checklist	
Bulletproof Partitioning:	N/A	~		
Separate Pkg. Goods Dept.:	N/A	<b>~</b>		
Separate Pkg. Goods Store:	N/A	~		
Truste On an and On anti-				

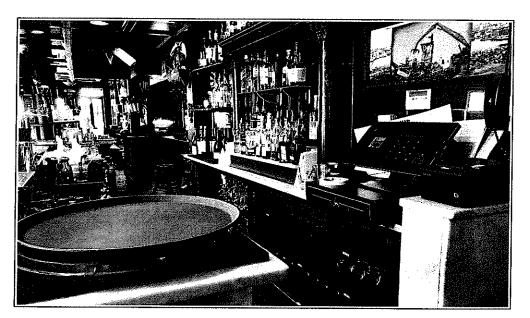
N/A	~	
		Orașing Areas
77/56		
All over		]
Satisfactory	~	
Satisfactory	~	
Yes	~	
	3	istracisa Recipreis
Yes	~	
2/20/2021		
Yes	~	
Breakthru 347	547217	1/26/2023
No issues		
		Perticular and the second of t
No issues		
		tebili: Sofess
Yes		•
77/56		
32	]	
	77/56  All over  Satisfactory  Yes  Yes  2/20/2021  Yes  Breakthru 347  No issues  No issues	77/56  All over  Satisfactory  Yes  Yes  2/20/2021  Yes  Breakthru 347547217  No issues  Yes  77/56

License is Valid:	N/A	~			
Dancers Present 18 and older:	N/A	•			
Cleanliness of Dressing Room:	N/A	~			
		Provieta tyl Sos	14.103		
Live Entertainment (Describe):					
Outdoor Table Service	Yes	•			
		ar Autro	*		
Violation Issued:	No	•			
Violations Noted:		A ************************************	- Control of the Cont	PARTITION CO.	1AUIMAA
					THE STATE OF THE S
			TEMPOPULA	***************************************	
		V au Cu			
Instructions Given to Licensee:					

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

### Photo Taken:





Attach Additional Photos

Owner Email:

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

Submitted by Inspector

Approve

Disapprove

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

**Property Address:** 

Block/Lot:

1891/015

Online Use & Occupancy Permit **Application** 

2901 O'DONNELL ST

Applicant:

MARGARET GIORDANO

Owner/Lessee:

Owner

Lessee

MCCUSKER LLC

Permit No:

USE2022-56862

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

50.00 3.00

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

45.00

Total:

98.00

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

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

Created

11/29/2022

11/29/2022

11/29/2022

Property Use & Occupancy Information:

Existing Use: (Commercial) Restaurant

Proposed Use: (Commercial) Restaurant

**Dwelling:** Roomming:

**Existing Count: Proposed Count:** 

Efficiency: 000 00 0 0 0

INSPECTION Application Received Zoning Sign-off One Stop Permit Office

FIRE DEPARTMENT

Description

REFERRAL

Review MINOR PRIVILEGE

HEALTH DEPARTMENT 11/28/2022

11/29/2022

11/28/2022 11/28/2022

Completed

LONGK

Assigned To

LDZI

**WFI** 

MPRV

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:

Role:

Appicant:

MAMA'S ON THE HALF SHELL LIVE ENT

Agent

GIORDANO, MARGARET

Owner First Name:

Owner Last Name Or

MCCUSKER LLC Company Name:

Phone:

Address1:

Address2:

City: State:

Zip:

Project Note: