

February 24, 2022

Applicant(s): Jaclyn Dolaway and Lance Tiso
Tisjack, Inc., T/a Trade Name Pending
25 E. Cross Street 21230

Class: "BD7" Beer, Wine & Liquor License

Request for a transfer hardship extension.

Board's Information:

(a) **Ownership Breakdown:** (1) Jaclyn Dolaway (99%); and (2) Lance Tiso (1%).

(b) **Corporate Standing:** Tisjack, Inc. is a MD Corporation and as of 2/10/2022 is in good standing.

(c) **Timeline of request:** On 5/24/2021 applicant(s) filed an application to transfer ownership of a Class "BD7" BWL license. The Board approved the request on 7/29/2021. The 180 days of the request runs until 1/25/2022. On January 20, 2022, staff received hardship letter request from the applicant(s). 175 days passed between the date the transfer was approved and the date the transfer hardship request was received. As the transfer hardship letter was filed within 180 days, this hardship extension request meets the requirements of Alc. Bev. Art. 12-1705(b), as it was filed within the 180-day period (on or before January 25, 2022).

Board's Decision:

Frank R. Shaulis
Attorney at Law
7508 Eastern Avenue
Baltimore, Maryland 21224
Tel. (443) 414-2902 Fax (410) 442-1906
Cell (443) 414-2902
E-mail frankshaulis@hotmail.com

January 7, 2022

Fax To: (410) 396-4382
Baltimore City Liquor Board
1 North Charles Street, Suite 1500
Baltimore, Maryland 21202

Attn: Mr. Blendy, Assistant Secretary:


RE: 35 East Cross Street
Tisjack, Inc.

Dear Mr. Blendy:

Please grant a ninety (90) day hardship extension to complete the pending transfer of the liquor license issued for the premises at 25 East Cross Street from SCS Enterprises LLC to Tisjack, Inc.. The closure resulted from the extraordinary circumstances of the COVID-19 Pandemic. This business is, and has been, ready to reopen as soon as the license is ready.

Enclosed is my check in the amount of \$100.00 for the filing fee. Thank you for your consideration.

Sincerely,



Frank R. Shaulis

RECEIVED: BLLC
JAN 20 2022 PM3:59



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License Detail

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License Info

License Num: **LBD7 178**Cert Num: **0327**Fee: **\$1,320.00** Status: **Renewed**

License Date: 5/1/2021

License Year: 2021

CR Number: 15188063

Payment Date: 09-28-21

2020 - 2021 TPP Paid 2021 Trader's License
[Update Info](#)
[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **SCS HOLDINGS, LLC**Trade Name: **SOCIAL PUB AND PIE**

Zone Code: 7

Phone: 410-234-0376

Block Num: 25

City: BALTIMORE

Street: CROSS STREET EAST

State: MD

Zip: 21230

CR Number: 15188063

Portion of Business Used:

USE PREMISES AS A TAVERN/RESTAURANT

Restriction:

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
SCOTT C.	SCHLEUPNER	1325 DECATUR STREET	BALTIMORE	MD	21230	Edit	Remove Owner

Comments

Date	Comment	Action
02/01/2022	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
01/20/2022	Received transfer hardship extension request letter from attorney Frank Shaulis; Invoice #123728.../jr	Delete
07/30/2021	7/29/2021 - Virtual Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote).../jr	Delete
07/29/2021	Preliminary Approval Letter for the July 29, 2021 transfer hearing mailed today to Atty. Frank Shaulis; Carbon Copy placed in file.../jr	Delete
06/29/2021	Application for transfer of ownership filed on behalf of TisJack, Inc. T/a Trade Name Pending, Jaclyn Dolaway and Lance Tiso on 5/24/2021 (June 2021 Ad) /kk	Delete
11/18/2020	11/17/2020 - Virtual Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote).../jr	Delete
11/17/2020	Preliminary Approval Letter for transfer hearing dated 11/17/2020 mailed today to Atty. Steven Fogleman..../jr	Delete
10/09/2020	Application for transfer of ownership filed on behalf of Rawalbar, Inc. T/a Rawalbar, Jessica M. Smith on 10/1/2020 /kk	Delete
10/25/2019	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on October 24, 2019.../mb.	Delete
10/15/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, 2nd Letter sent to Business Address on October 15, 2019.*** /mb	Delete
10/15/2019	Mail was returned to the sender on 10/15/19 "Not Deliverable as Addressed" ../mb	Delete
09/26/2019	Personal Property tax letter mailed to Licensee(s) Home Address on 09/26/19..... /sb	Delete
07/25/2019	Submitted 2018 Trader's License during renewal.... /sb	Delete
09/28/2018	Mailed letter of recognition on 9/6/18 for underage drinking compliance check on 8/28/18 /kk	Delete
07/16/2018	PAID IN FULL for Violation Hearing dated June 14, 2018; Invoice #113026.... /sb	Delete
06/15/2018	6/14/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a) Fined \$600, \$600 + \$125 admin fee = \$725 total fine, 30 days to pay (3-0 Vote)...../jr	Delete
05/25/2018	5/24/2018 - Public Hearing RE: Violation of Rule 4.01(a)Sales to Minors - POSTPONED...../jr	Delete
09/22/2017	Octoberfest-Festival (dates9/23&24/2017) see invoice # 108657 for \$200.00 Soical Pub & Pie payment was applied to this establishment extension payment....per DKP	Delete
04/03/2017	3/30/17 Violation of Rule 4.08(a)- Relations with Wholsalers & Violation of Art 6-311(b)(3) Storage of Alcohol- \$500 fine + \$125 admin fee- Total Fine \$625- PAID	Delete
03/08/2017	02/23/17 - Public Hearing RE: Violations; Violation of Rule 4.08(a) Relations with Wholesalers; Violation of Rule 6-311(b)(3) Storage of Alcohol Beverages. (Postponed)	Delete
09/28/2016	Alcohol Awareness expires 09/20/20 (Samantha Jones, Ashley White, Justin Cox, Ryan Kehoe, Sarah Baker and Marissa Trilli.... /sb	Delete
09/02/2016	8/25/2016- Public Hearing re: Violation of Rule 4.01(a) Sales to Minors -Admission of Guilt- (3-0 vote) \$250 fine + \$125 admin fee = \$375 (30 days to pay)	Delete
08/25/2016	Violation Hearing dated: August 25, 2016 - PAID \$375.00; Invoice #104006.... /sb	Delete
10/16/2015	Licensee entered into a payment agreement contract with the City of Baltimore's Law Dept. for unpaid personal property taxes owed to the City of Baltimore. Copy of letter in file... /sb	Delete
09/23/2015	Notified this office by mail for an extension about Personal Property Tax issue until October 15, 2015.... /sb	Delete
04/28/2015	RELEASED STATE OF MD TAX HOLD..... /sb	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
04/22/2014	04/10/2014 Public Hearing re: Application to transfer ownership, request for outdoor table service. Applicants signed MOU and acknowledged voluntary restrictions to be placed on license	Delete
04/22/2014	03/13/2014 Public Hearing re Application to transfer ownership, request for outdoor table service Applicant withdrew request for live entertainment Board granted postponement request from applicant	Delete
10/15/2010	10/14/10 \$100 CONF.FEE PAID IN FULL #75119	Delete
09/28/2010	09/23/10 CONFERENCE FEE DUE \$100	Delete
07/13/2010	7/10 Request to add 23 E. Cross St. to existing license at 25 E. Cross St., BD7-BWL, John Dolaway, 25 E. Cross Streef Business Ventures, LLC	Delete

01/16/2007	01/11/07 Public Hearing re:Review of application pending to transfer ownership and to expand the location for more than 180 days under the provisions of Art.2B,Sec.10-503(d)(4)"A transfer of any license shall be completed not more than 180 days after the Board approves the transfer (Re: transfer of ownership approved on by the Board on January 6, 2004). DECISION: WITHDRAWN	Delete
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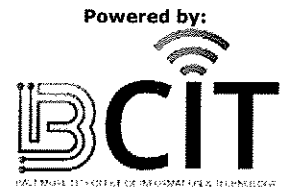
[Print History \(Print Card\)](#)

License num: LBD7 178 Address: 25 CROSS STREET EAST
Trade Name: SOCIAL PUB AND PIE

Comment:

[Add Comment](#)

Hold Info



TISJACK, INC.: D21736772

Department ID Number:

D21736772

Business Name:

TISJACK, INC.

Principal Office: 

25 EAST CROSS STREET
BALTIMORE MD 21794

Resident Agent: 

FRANK SHAULIS
2660 WYNFIELD ROAD
WEST FRIENDSHIP MD 21794

Status:

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

05/09/2021

State of Formation:

MD

Stock Status:

STOCK

Close Status:

YES

February 24, 2022

Licensee(s): Darin Mislán
Cross Street Management, LLC, T/a Bookmakers Cocktail Club
31-33 E. Cross Street 21230

Class: "BD7" Beer, Wine & Liquor License

Request for a hardship extension.

(a) **Ownership Breakdown:** (1) Darin Mislán (0%); (2) Eric Levitt (50%); and (3) David Berg (50%).

(b) **Corporate Standing:** Cross Street Management, LLC is a MD LLC and as of 2/7/2022 is in good standing.

(c) **Timeline of request:** On or after 3/12/2020 applicant(s) Class "BD7" BWL licensed establishment ceased alcoholic beverage operations. ***Due to the COVID-19 State of Emergency, the Governor issued an Executive Order that tolled all days counting against licensees from March 12, 2020 through June 30, 2021. Accordingly, the legal deadline is accurate as reflected below.*** On 12/23/2021, staff received a hardship request letter from applicant(s). 175 legal days passed between the date of closure and the date the hardship request was received. As the hardship letter was filed within 180 days, this hardship extension request meets the requirements of Alc. Bev. Art. 12-2202(b), as it was filed within the 180-day period (on or before December 28, 2021)

Board's Decision:

**6FRANK R. SHAULIS
ATTORNEY AT LAW
7508 Eastern Avenue
Baltimore, Maryland 21224
Tel. (410) 285-0060 Fax (410) 285-0020
cell (443) 414-2902
e-mail frankshaulis@hotmail.com**

December 22, 2021

Via UPS
Baltimore City Liquor Board
1 North Charles Street, Suite 1500
Baltimore, Maryland 21201

Attn: Mr. Blendy
Assistant Executive Secretary

RE: Cross Street Management LLC, t/a Bookmakers
31-33 East Cross Street
Request to Reopen
Request for Hardship Extension

Dear Mr. Blendy:

By this letter we are requesting that we be allowed to reopen under the provisions of Alcoholic Beverages Article &12-2203 and for a Hardship Extension under Alcoholic Beverages Article &12-2202. The closure resulted from the extraordinary circumstances of the COVID-19 Pandemic. This business is, and has been, ready to reopen as soon as the license is ready.

Enclosed is my check in the amount of \$1,320.00 in payment of the liquor license fee for the 2021-2022 license year. Thank you for your consideration.

Sincerely,

Frank R. Shaulis

RECEIVED: BLLC
DEC 23 2021 AM 10:01



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License Detail

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License Info

License Num: **LBD7 367** Cert Num: **1016** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2021 License Year: 2021
 CR Number: 15581174
 Payment Date: 12-23-21

2020 - 2021 TPP Paid
 2021 Trader's License
[Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **CROSS STREET MANAGEMENT,LLC**
 Trade Name: **BOOKMAKERS COCKTAIL CLUB**
 Zone Code: 7
 Phone: 410-468-4078

Block Num: 31-33 Street: CROSS STREET EAST
 City: BALTIMORE State: MD Zip: 21230

CR Number: 15581174

Portion of Business Used:
 USE FIRST AND SECOND FLOOR AS A RESTAURANT TAVERN

Restriction:

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
DARIN	MISLAN	1730 LANCASTER STREET	Baltimore	MD	21231	Edit	Remove Owner

Comments

Date	Comment	Action
01/27/2022	1/27/2022 - Virtual Public Hearing Re: Request for a hardship extension - POSTPONED..../jr	Delete
12/23/2021	Received Hardship Extension Request Letter/Request to reopen letter from attorney Frank Shaulis office; Invoice #123643.../jr	Delete
06/24/2021	Received & Processed 2020-2021 Renewal Application; Invoice #122434..../sb	Delete
03/30/2021	Received and Processed check for the 2021-2022 Renewal application; Invoice #120669.../jr	Delete
07/25/2019	Submitted 2019 Trader's License..... /sb	Delete
04/04/2019	MAIL POSTMARKED APRIL 01, 2019 - LICENSEE OWES \$50.00 LATE FEES...../sb	Delete
07/11/2018	Transfer of Ownership Application dated April 2018 is withdrawn. Substitute application was submitted in its place..... /sb	Delete
07/11/2018	Substitute application was submitted to replace Douglas Atwell with Darin Misan 0% owner. See Corporate minutes provided by attorney dated May 07, 2018.... /sb	Delete
05/04/2018	Application for transfer of ownership requesting live entertainment filed on behalf of Cross Street Management, LLC T/a Bookmakers, Darin Misan on 3/24/18 /kk	Delete
01/15/2016	01/15/16--attorney also turned in resolution from BMZA--ND	Delete
01/15/2016	01/15/16-attorney turn in new use/occupancy permit for upcoming transfer.	Delete
02/24/2015	08/21/2014 Public Hearing re: Review of tranfer pending for more than 180 days. Completed paperwork- Removed from docket	Delete
02/11/2014	1/30/2014 Public Hearing re: Application to transfer ownership; request for live entertainment and off-premise catering . Applicant withdrew request for live entertainment. Applicant signed and acknowledged M.O.U; agreed to voluntary restriction. Board APPROVED the transfer	Delete
11/02/2012	10/25/12 Public Hearing re: VIOLATION of Rule 4.05(a) Serving after hours. VIOLATION of Rule 3.02 Failure to cooperate. DISMISSED.	Delete
01/22/2008	1/22/08 \$625 FINE PAID IN FULL #61855	Delete
01/22/2008	01/17/08 Public Hearing re: Violation of rule 4.01(a)1st & 2nd cts.DECISION: GUILTY \$500 + \$125 ADM.FEE = \$625	Delete

Print History (Print Card)

License num: LBD7 367 Address: 31-33 CROSS STREET EAST
 Trade Name: BOOKMAKERS COCKTAIL CLUB

Comment:

Add Comment

Hold Info



CROSS STREET MANAGEMENT, LLC: W15669815

Department ID Number:

W15669815

Business Name:

CROSS STREET MANAGEMENT, LLC

Principal Office: ⓘ

800 NORTH CHARLES ST., STE.202M
BALTIMORE MD 21201

Resident Agent: ⓘ

BARRY WEISKOPF
100 E. PRATT ST., 26TH FLOOR
BALTIMORE MD 21202

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

02/05/2014

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

February 24, 2022

Applicant(s): Patrick James Hudson
Lawrence and Fort, LLC, T/a The Local Oyster
838 E. Fort Avenue 21230

Class: "BD7" Beer, Wine & Liquor License

Amended application to transfer ownership and location of a Class "BD7" BWL license presently located at 1538 E. Clement Street to 838 E. Fort Avenue requesting outdoor table service and off-premises catering.

(a) **Applicant(s) Information:** (1) Patrick James Hudson was born Baltimore, MD in August of 1985. He lives in Baltimore, MD. Mr. Hudson has financial interest at 3300 Clipper Mill Road, Suite 900 t/a True Chesapeake Oyster Co.

(b) **Ownership Breakdown:** (1) Patrick James Hudson (0%); and (2) J. Scott Plank (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$1 in consideration to transfer the license from contract purchaser to new corporate entity owner.

(d) **Qualified Voters:** Clare Wagner, Nicholas Schauman, and Deborah F. Hudson are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premises as a restaurant with outdoor table service and off-premises catering.

(f) **Corporate Standing:** Lawrence and Fort, LLC is a MD LLC and as of 1/19/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 1/5/2022, and checked on 1/14/2022. This meets the 10-day rule. There are 12 licensed liquor establishment(s) in the 2x2 area: "D" BW-1; "B" BWL-4; "D" BWL-1; and "BD7" BWL-6.

(h) **Timeline:** On 12/3/2014, a transfer of ownership and location application was filed for this location. On 1/15/2015, the Board approved the transfer of ownership and location. Alcoholic Beverages Article Section 12-1705 requires that a transfer be completed on or before 180 days after Board approval. On 7/13/2015, applicant(s) filed a transfer of ownership and location application. 179 days passed between the date the Board approved the first transfer of ownership and location application and the date the instant transfer of ownership and location was filed. On 12/7/2021, applicant filed an amendment to the pending transfer of ownership and location application. License is valid.

(i) **Letters of Support/Opposition:** At this time the Board has no letter(s) of opposition or support.

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

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

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

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

EXPLANATION OF REQUEST: Transfer Ownership and Location CLASS TYPE: BD7

Please select one option and fill out the requested information

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

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

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 538 E. Clement Street
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 838 E. Fort Avenue

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Lawrence and Fort, LLC TRADE NAME: The Local Oyster

BUSINESS PHONE NUMBER: 410-371-6853 BUSINESS EMAIL ADDRESS: nick@thelocaloyster.com

ATTORNEY FOR THE APPLICANT: Joseph R. Woolman III ADDRESS: 145 West Ostend St., Suite 600 PHONE: 612-389-0659

Part of Premises Used (Note: Floors and Areas for Storage): 1st and 2nd floors (see attached) Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. D.J. Band, Etc.)? _____ Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 97

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

1. Applicant A

Patrick James Hudson _____
 (Full name) (Telephone no.) E-mail (Required)
 2743 Huntington Avenue Baltimore MD 21211 15 yrs
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 08/1985 M Baltimore, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

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

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

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

3. Applicant C

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

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

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

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

Partner at True Chesapeake Oyster Co.
3300 Clipper Mill Rd, Site 400, Baltimore, MD 21211

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

Applicant A B C

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

Applicant A B C

See #6

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

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

Applicant A B C

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

Name	Address	Phone	Email
Nicholas M. Schweiman	2275 Park Hill Ave	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-10B (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: J. Scott Plank ADDRESS: 28 Charlotte Place, Balt. MD TITLE: Principal % OF STOCK HELD: 100
 2) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____
 3) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____
 4) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____

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

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

x [Signature]
 Signature of Applicant A

I hereby certify that on the 14th day of July, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Harford County personally appeared Patrick James Hudson the applicant(s) named in this application and he/she/they made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Vickie L. Hilditch (Notary Seal) My Commission expires 8-22-2023
 Printed Name: Vickie L. Hilditch



Signature of Applicant B

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

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

Signature of Applicant C

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

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

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

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

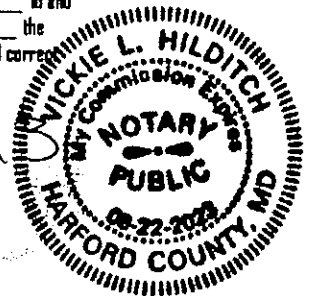
(I, WE) Seth Reichert HEREBY CERTIFY,
 That (I am, we are) the owner(s) of the property located at 838 Fort Avenue, Baltimore, City with a Zip Code of 21230, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws 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.

Seth Reichert
 Signature of Owner of the Property

I hereby certify that on the 16 day of December 2021 before me, the subscriber, a notary public of the State of MD in and for Hesse Co., personally appeared Seth Reichert the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Vickie L. Hilditch (Notary Seal) My Commission expires 8/22/22
 Notary Printed Name: Vickie L. Hilditch



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.

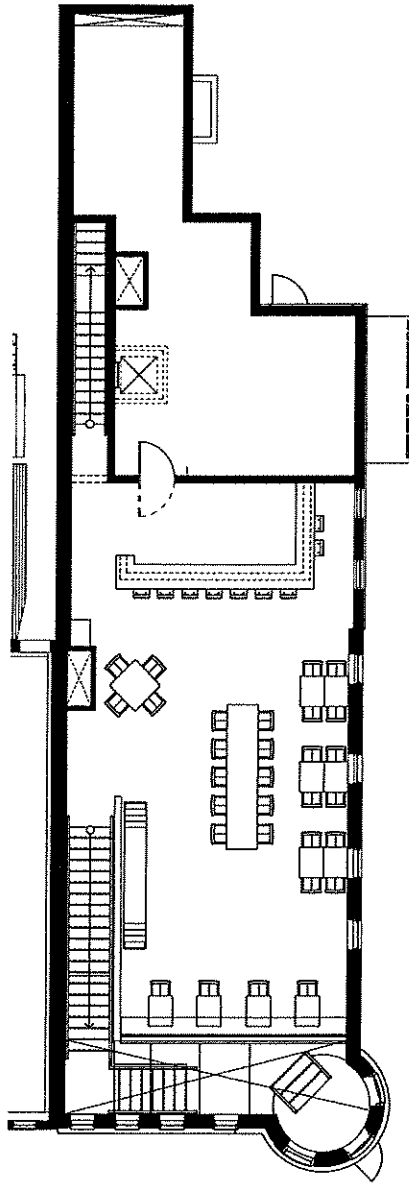
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Clare Yost (Wagner)	619 S. Lenight Baltimore, 21224	<u>[Signature]</u>	09/92	1 year
PATRICK M. HUDSON	209 Goodwood Gardens 21210	<u>[Signature]</u>	7/53	36 Yrs
NICK SCHAUWMAN	2275 PARK HILL AVE BALT MD 21211	<u>[Signature]</u>	12/22	8 yrs
Kathleen Tozzi	355 Am St. Baltimore, MD 21211	<u>[Signature]</u>	8/30	2.5 years
DEBORAH HUDSON	209 Goodwood Gardens Baltimore 21210	<u>[Signature]</u>	2/53	30 YRS

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

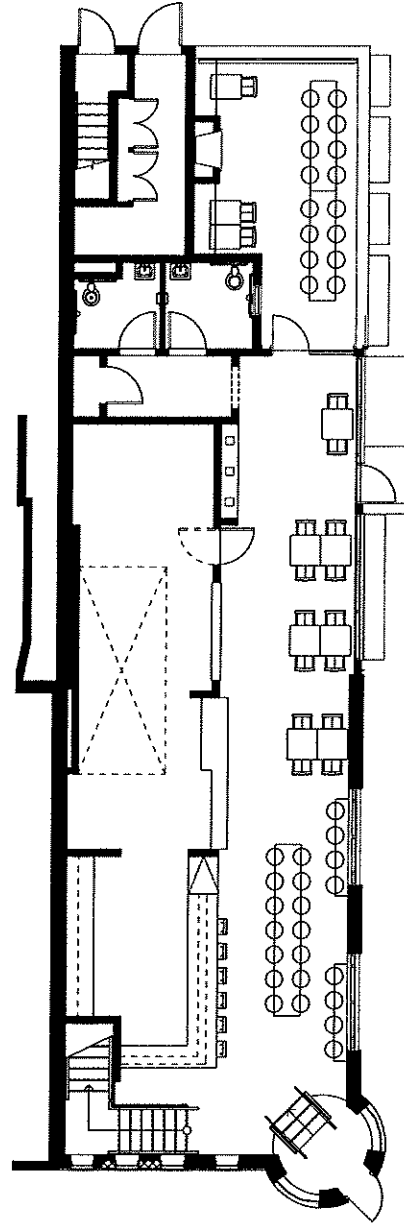
Please note that this is a public document and upon request will be provided to the general members of the public.

Revised January 2020

RECEIVED: BLIC
 DEC 7 2021 PM 2:40



SECOND FLOOR



FIRST FLOOR

TABLE SEATS= 62
 COUNTER SEATS= 8
 BAR SEATS= 15
 TOTAL INTERIOR SEATS= 85
 PATIO SEATS= 22
 TOTAL SEATS= 107

SCALE : 1/4"=1'-0"
 NOT TO SCALE ON THIS

PROJECT TITLE
 LOCAL OYSTER
 SEATING LAYOUT
 DATE: 11.19.2021

SCHAMU MACHOWSKI + PATTERSON ARCHITECTS, INC
 1100 CATHEDRAL STREET, BALTIMORE, MD 21201
 TEL 410-685-3582 WWW.SMP-ARCHITECTS.COM



J.R. WOOLMAN, LLC

Joseph R. Woolman, III
joe@jrwoolman.com

STADIUM SQUARE
145 WEST OSTEND STREET
SUITE 600
BALTIMORE, MARYLAND 21230

TELEPHONE 612-389-0659
www.jrwoolman.com

December 8, 2021

VIA EMAIL ONLY

Deputy Executive Secretary
Board of Liquor License
Commissioners for Baltimore City
1 North Charles Street
Suite 1500
Baltimore, MD 21202

Re: PENDING Transfer 1538 E. Clement St. to 838 E. Fort Avenue


Dear Mr. Blendy,

Regarding the amended application filed on Monday, December 6th, 2021 for the above referenced transfer, enclosed please find correspondence between my clients and the BLLC. As you know, this transfer has been pending during the development of the subject property on Fort Avenue.

Thank you for your assistance in this matter. Should you have any questions or comments, please contact me at your convenience.

With kind regards, I am

Very Truly Yours,



Joseph R. Woolman III



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 413**Cert Num: **1260**Fee: **\$1,320.00** Status: **Renewed**

License Date: 5/1/2021

License Year: 2021

CR Number: 12782510

Payment Date: 01-26-22

2020 - 2021 TPP Paid 2021 Trader's License
[Update Info](#)
[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: N/A

Trade Name: **CONTRACT PURCHASER**

Zone Code: 8

Phone: 410-468-0850

Block Num: 1538

City: BALTIMORE

Street: CLEMENT STREET EAST

State: MD

Zip: 21230

CR Number: 12782510

Portion of Business Used:

CONTINUE TO USE FIRST FLOOR AS A TAVERN WITH NO LIVE ENTERTAINMENT OR DANCING; OUTDOOR TABLE SERVICE ALLOWED PER BMZA 554-08 APPROVED 4/2/09

Restriction:

NO FOOD PREPARATION UNTIL APPROVED BY HEALTH DEPARTMENT. CHRISS SCOTT, BETTYE BARNETT, DARTY BARNETT, JANET BIGGS AND JAMES LEWIS BARRED FROM PREMISES.

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MICHAEL	ALTO	722 BROOKWOOD ROAD	BALTIMORE	MD	21229	Edit	Remove Owner

Comments

Date	Comment	Action
01/26/2022	Received & Processed 2021 Renewal Application; Invoice #123745.../sb	Delete
01/26/2022	Received & Processed 2020 Renewal Application; Invoice #123744.../sb	Delete
01/26/2022	Received & Processed 2019 Renewal Application; Invoice #123742.../sb	Delete
12/10/2021	Application for transfer of ownership and location of a Class "BD7" BWL license presently located at 1538 E. Clement Street to 838 E. Fort Avenue requesting outdoor table service and off-premises catering filed on behalf of Lawrence and Fort, LLC T/a The Local Oyster, Patrick James Hudson on 12/7/2021 /kk	Delete
12/07/2017	PAID 2017-2018 ANNUAL LIQUOR LICENSE FEE FOR \$1,300.00; Invoice #109167 + \$20.00' Invoice #109168.... /sb	Delete
05/02/2017	PAID 2016-2017 ANNUAL LIQUOR LICENSE FEE FOR \$1,320.00; INVOICE #107660.... /sb	Delete
03/20/2015	12/26/2014 Maryland State Tax release receive	Delete
03/06/2013	2/28/2013 Public Hearing re: VIOLATION OF RULE 4.18 Illegal conduct;did not have 2012 Trader's License. CANCELED Licensee provided 2012 Trader's License	Delete
06/20/2007	06/11/07 CONF.FEE \$100 PAID IN FULL (60520)	Delete
06/20/2007	06/07/07 Transfer Conference re: Application to transfer ownership & to add outdoor table service. DECISION: THE BOARD VOTED TO APPROVE THE EXPANSION AND GRANTED OUTDOOR TABLE SERVICE UNDER THE CONDITIONS OF (1) THE OUTDOOR TABLE SERVICE BE LIMITED TO FOOD SERVICE AND NOT LIQUOR SERVICE(ONLY) (2) THAT THE OUTDOOR TABLE SERVICE BE ENDED NO LATER THAN 10 PM (3) THE OUTDOOR FURNATURE BE REMOVED AND STORED INSIDE THE PREMISES EACH EVENING.Conf.fee due \$100	Delete
05/24/2007	5/07 Application filed to transfer ownership to Heather Thornton, Thornton's Pub, LLC & request for outdoor table service	Delete

Print History (Print Card)

License num: LBD7 413 Address: 1538 CLEMENT STREET EAST
Trade Name: CONTRACT PURCHASER

Comment:

Add Comment

Hold Info



LAWRENCE AND FORT, LLC: W14411656

Department ID Number:

W14411656

Business Name:

LAWRENCE AND FORT, LLC

Principal Office: 

6406 IVY LANE STE 700
GREENBELT MD 20770

Resident Agent: 

MICHAEL A. SCHLEGEL
6406 IVY LANE STE 700
GREENBELT MD 20770

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:

12/07/2011

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 838 E. Fort Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 12

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 1

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 4

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 6

ARENA _____

HOTEL/MOTEL _____

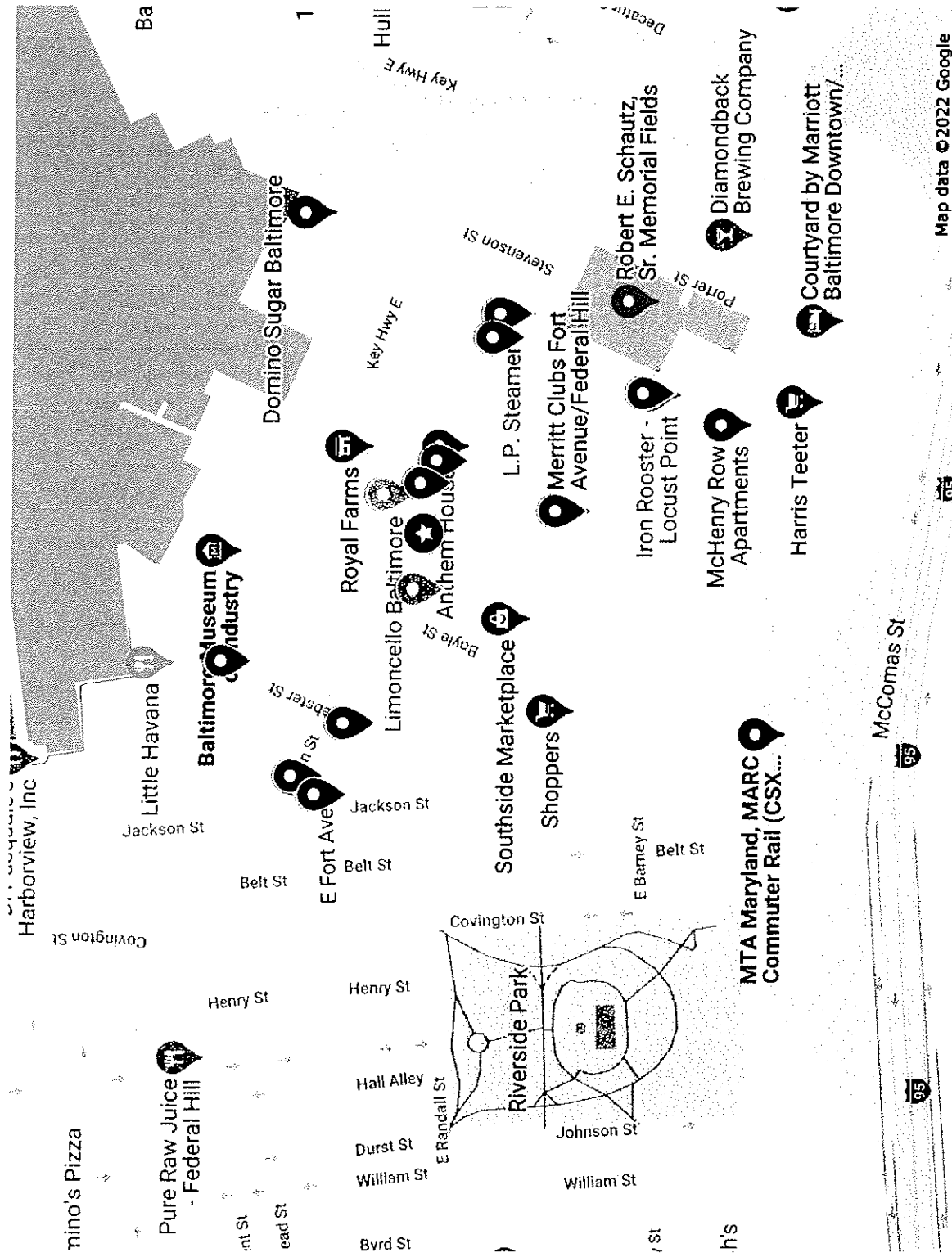
RACING _____

PREPARED BY: Chase DATE: 1/10/22

838 E. Fort Ave

Licensed Establishments

- 📍 The Local Oyster LB
- 📍 Jazz + Soju LB
- 📍 Amber LB
- 📍 Limoncello Italian Restaurant & wine Bar LB
- 📍 Shott's Point Charm City LBD7
- 📍 Homemaide LD
- 📍 Harry's Restaurant & Bar Locust Point LBD7
- 📍 L.P. Steamers WD
- 📍 Merritt Clubs Fort Avenue LBD7
- 📍 Wiley Gunthers LBD7
- 📍 Iron Rooster - Locust Point LB
- 📍 Barfly's LBD7
- 📍 Captain Larry's LBD7



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	<input type="text" value="The Local Oyster"/>
<i>Corporation Name:</i>	<input type="text" value="Lawrence and Fort, LLC"/>
<i>Location Address:</i>	<input type="text" value="838 E. Fort Ave"/>
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor <input type="button" value="v"/>
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No <input type="button" value="v"/>
<i>Is the location within 300 feet of Church and/or School?</i>	No <input type="button" value="v"/>
<i>Date Posted?</i>	<input type="text" value="1/5/2022"/> <input type="button" value="📅"/>
<i>Estimated Date of Removal?</i>	<input type="text" value="1/14/2022"/> <input type="button" value="📅"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes <input type="button" value="v"/>

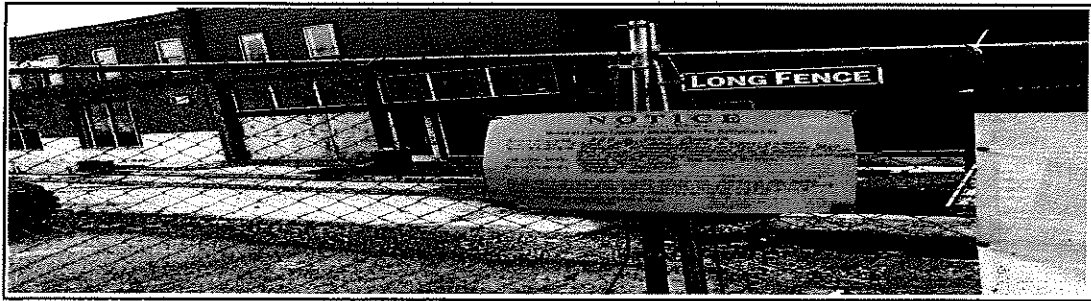
Other licensed locations - Describe/Note:

Please see maps for additional locations

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

Filed application for a transfer of ownership from 538 E. Clement St. to 838 E. Fort Ave with outdoor table service and off premise catering. The proposed location is currently under construction.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

Date and Time

Name of Licensee (if present)

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Patrick James Hudson

Address of Premises: 838 E. Fort Ave

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

Date Posted: 1/5/2022

Time Posted: 2:00 PM

Date Rechecked: 1/14/2022

Time Rechecked: 3:00 PM

Manager or Owner when sign posted: N/A

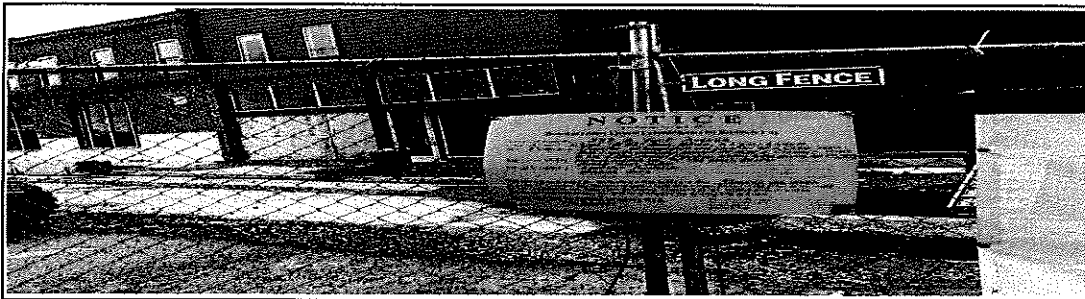
Summary on location of sign posted:

The sign is posted on the front gate

Summary on location of sign rechecked:

The sign is still posted on front gate

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

NOTICE

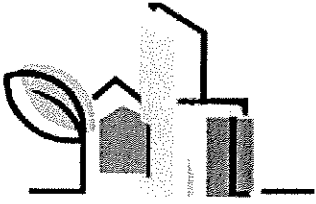
Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 838 E. Fort Avenue
Class of License: CLASS "BD7" Beer, Wine & Liquor License
Scope of Application: TRANSFER OF OWNERSHIP AND LOCATION OF A CLASS "BD7" BULK LICENSE PRESENTLY LOCATED AT 1538 E. CLEMENT STREET TO 838 E. FORT AVENUE REQUESTING OUTDOOR TABLE SERVICE AND OFF-PREMISES CATERING
Application filed by: LAWRENCE AND FORT, LLC TRA THE LOCAL OYSTER
Contract Licensee(s): PATRICK JAMES HUDSON
CONTRACT PURCHASER
MICHAEL ALTO

This application will be held on or after JANUARY 20, 2022
The applicant should send their written protest to the office of the Board of Liquor License Commissioners, Baltimore, Maryland 21201. Written protests will be considered only if they are received by the hearing date and time.

Hon. Albert J. Matricciani, Jr., Esq. *Chairman*
Caron J. Greenfield, Esq. *Commissioner*
William H. Resinger *Secretary*
K. Paige *Assistant Secretary*



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Home > Permits > > Step 2

Messages

Reviewer's Comment: Information requested
Please specify intended use of property.

[Reply](#)

Message History:

Create By	Attached (in)	Message
CHARLES LEE 12/1/2021 04:25 PM		Please specify intended use of property.
CHARLES LEE 12/6/2021 01:40 PM		No response from applicant to request for information. Application will be rejected as incomplete. If interested in pursuing permit, please re-apply and provide requested information.



Mayor Brandon M. Scott & Alice Kennedy, Acting Commissioner

February 24, 2022

Applicant(s): Brent Sale
Prima Dopo Baltimore, LLC, T/a Prima Dopo
1724 Thames Street 21231

Class: "BD7" Beer, Wine & Liquor License

Amended application to transfer ownership and location of a Class "BD7" BWL license presently located at 807 S. Broadway to 1724 Thames Street requesting live entertainment, outdoor table service, and delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Brent Sale was born in Columbia, MD in October of 1976. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Brent Sale (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$55,000 to be paid at settlement via business funds.

(d) **Qualified Voters:** Randy Coffren, Jontell Hinton, and Elizabeth Sale are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a restaurant with outdoor table service and live entertainment.

(f) **Corporate Standing:** Prima Dopo Baltimore, LLC is a MD LLC and as of 2/7/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 1/31/2022, and checked on 2/9/2022. This meets the 10-day rule. There are 45 licensed liquor establishment(s) in the 2x2 area: D" BW-2; "B" BWL-21; "D" BWL-1; and "BD7"-20.

(h) **Timeline:** Establishment closed on 9/17/2017. On 3/15/2018 Board approved Hardship Extension. Transfer Application was filed on 8/29/2018 within 360 days. Amended transfer application was filed on 1/6/2022. License is valid.

(i) **Letters of Support/Opposition:** At this time the Board has no letter(s) of opposition or support.

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: transfer of ownership and location CLASS TYPE: BD-7

Please select one option and fill out the requested information

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

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

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 807 S. Broadway, Baltimore, MD
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 1724 Thames Street, Baltimore, MD

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

CORPORATE/LLC/LIP/PARTNERSHIP NAME: Prima Dopo Baltimore LLC TRADE NAME: Prima Dopo

BUSINESS PHONE NUMBER: 410-499-6377 BUSINESS EMAIL ADDRESS: dominiclascola@aol.com

ATTORNEY FOR THE APPLICANT: Caroline L. Hecker, Esq. ADDRESS: 25 S. Charles St., 21st Fl., Balto., MD 21201 PHONE: 410-727-6600

Part of Premises Used (Note: Floors and Areas for Storage): 1st & 2nd Floors Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? DJ/Bands Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 125

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

1. Applicant A
Brent Sale

(Full name) _____ (Telephone no.) _____ E-mail (Required) _____
1212 South East Avenue, Apt. 111 Baltimore MD 21224 5+ years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
10/1976 Male Columbia, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

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

3. Applicant C

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

RECEIVED: BLLC
 JAN 6 2020 11:32

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

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

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

Applicant A B C

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

Name	Address	Phone	Email
Brent Sale	1724 Thames Street, Baltimore, MD	[REDACTED]	[REDACTED]

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

- 1) NAME: Brent Sale ADDRESS: 1212 South East Avenue, Apt. 111 TITLE: Authorized Member %OF STOCK HELD: 0%
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

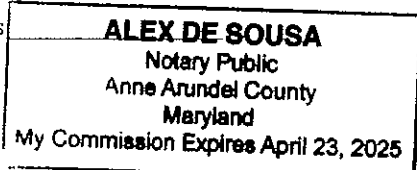
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

[Signature]
Signature of Applicant A

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

Signature: [Signature] (Notary Seal) My Commission expires _____
Printed Name: Alex de Sousa



Signature of Applicant B

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

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

Signature of Applicant C

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

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

Name and Address of the owners of the premise/landlord: Thames Street Holdings, LLC Phone Number: [REDACTED]

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

(I, WE) Thames Street Holdings LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1724 Thames Street, Baltimore, City with a Zip Code of 21231, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
Signature of Owner of the Property

I hereby certify that on the 3rd day of January, 2022 before me, the subscriber, a notary public of the State of Maryland, in and for Anne Arundel, personally appeared Dominic Lascola the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.
Notary Signature: [Signature]
Notary Printed Name: Alex de Sousa

[Notary Seal] My Commission expires April 23, 2025
ALEX DE SOUSA
Notary Public
Anne Arundel County
Maryland
My Commission Expires April 23, 2025

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Randy Coffin	405 S. Clinton St.	[Signature]	10/1/82	7 years
Jontell Hinton	217 S. Boulding	[Signature]	10/1/83	14 years
Elizabeth Sale	2711 Foster Ave.	Elizabeth Sale	06/1/40	45 years

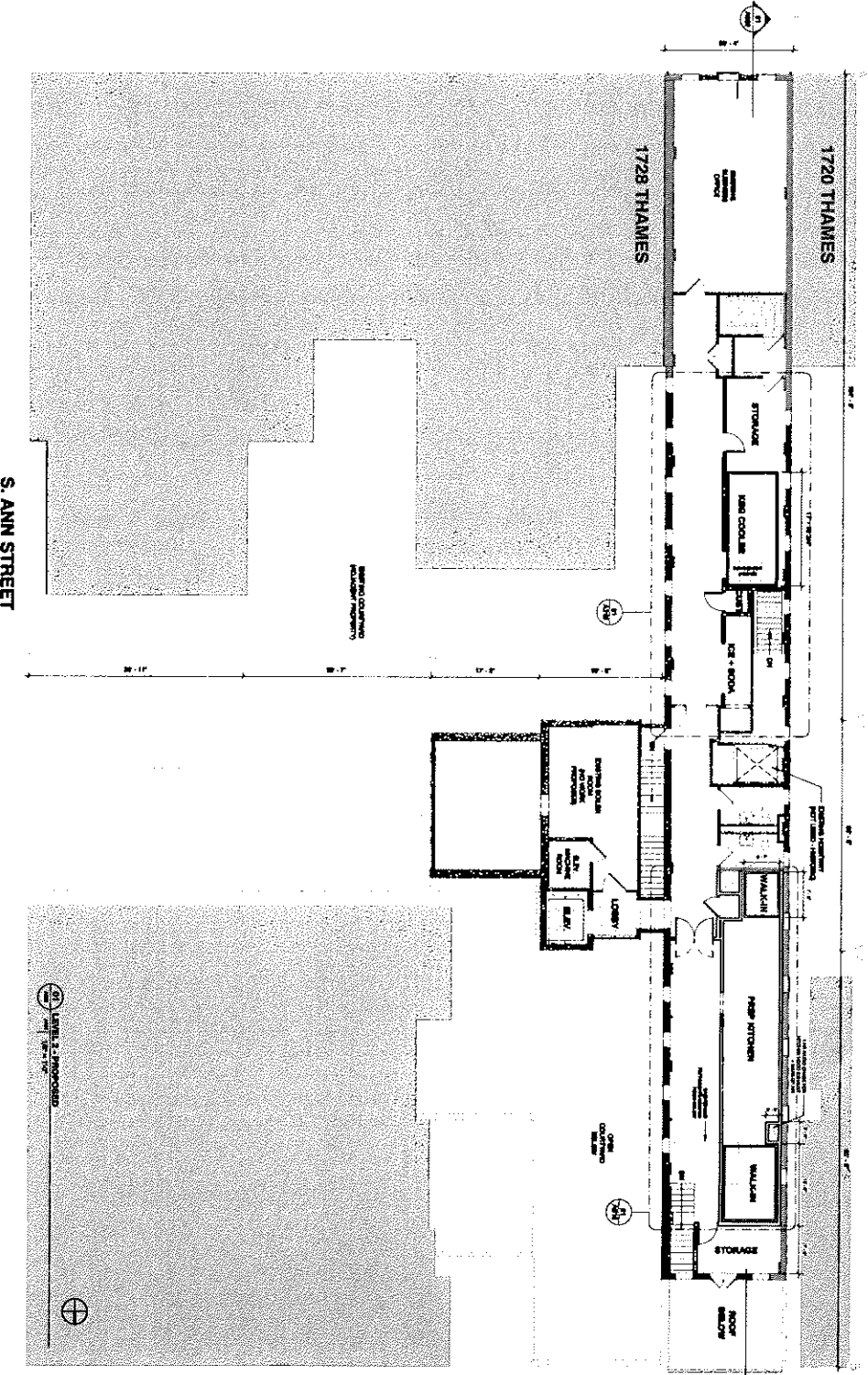
Board of Liquor License Commissioners for the City of Baltimore
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
Phone: 410-396-4377 Fax: 410-396-4382

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

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BALTIMORE.
3. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BALTIMORE.

THAMES STREET



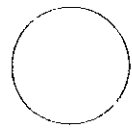
LANCASTER STREET

1724-26 THAMES STREET - TENANT IMPROVEMENT

1724-26 THAMES STREET / 808 S. ANN STREET
BALTIMORE, MD. 21231

twopoint

PROJECT LOCATION	1724-26 THAMES STREET
PROJECT NUMBER	1724-26
DATE	10/15/2024
SCALE	1/8" = 1'-0"
DRAWN BY	J. SMITH
CHECKED BY	M. JONES
APPROVED BY	[Signature]



PROPOSED FLOOR PLANS

A202

PERMIT SUBMISSION

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS, AND THE SPECIFICATIONS OF THE MATERIALS AND METHODS OF CONSTRUCTION AS SET FORTH IN THE CONTRACT DOCUMENTS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME, AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY DELAYS OR CHANGES TO THE SCHEDULE.

4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES THAT MAY BE AFFECTED BY THE WORK.

6. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.

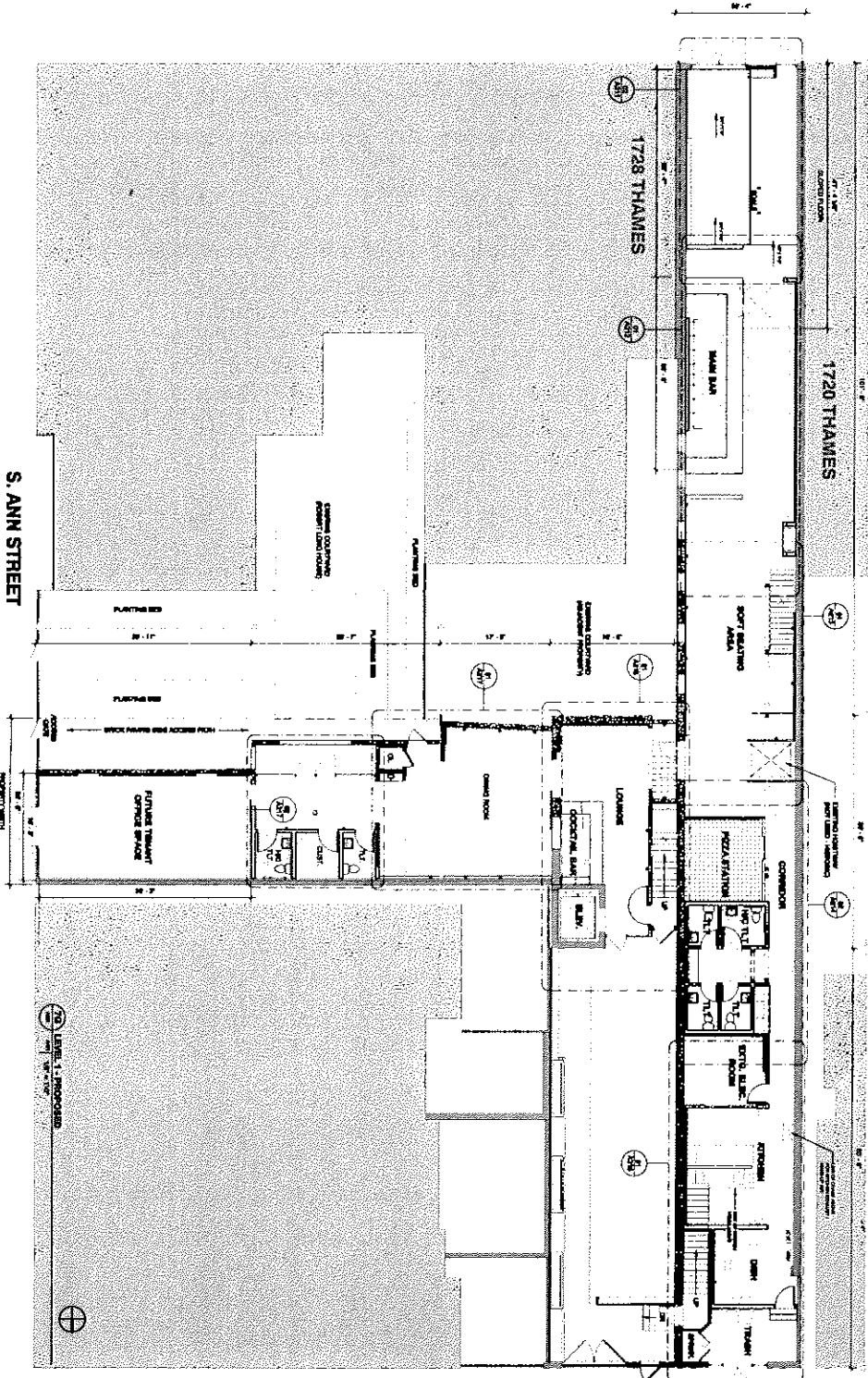
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING SURFACES AND STRUCTURES THAT ARE DAMAGED BY THE WORK.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISPOSAL OF ALL DEBRIS AND WASTE MATERIALS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING UTILITIES AND STRUCTURES THAT ARE DAMAGED BY THE WORK.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REPAIR OF ALL EXISTING SURFACES AND STRUCTURES THAT ARE DAMAGED BY THE WORK.

THAMES STREET



LANCASTER STREET

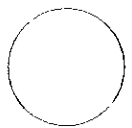
1724-26 THAMES STREET - TENANT IMPROVEMENT

1724-26 THAMES STREET / 806 S. ANN STREET
BALTIMORE, MD. 21231

twopoint

THOMPSON STRONG, LLC
ARCHITECTS AND INTERIORS
1724-26 THAMES STREET
BALTIMORE, MD 21231
TEL: 410.528.1000
WWW.TWOPPOINT.COM

DATE: 08/14/2018
PROJECT: 1724-26 THAMES STREET
DRAWING: 1724-26 THAMES STREET - TENANT IMPROVEMENT
SCALE: 1/8" = 1'-0"



NO.	REVISION	DATE

PROPOSED FLOOR PLANS
1/8" = 1'-0"

A201

PROJECT ASSUMPTIONS



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: **LBD7 121** Cert Num: **0251** Fee: **\$1,320.00** Status: **Renewed**
 License Date: 5/1/2021 License Year: 2021
 CR Number: 16662687
 Payment Date: 05-04-21

2020 - 2021 TPP Paid
 2021 Trader's License

Add Adult Entertainment License

Location

Corp Name: **SECURED CREDITOR**
 Trade Name: **EL COYOTE BAR & GRILL**
 Zone Code: 23
 Phone: 410-276-2790

Block Num: 807 Street: BROADWAY SOUTH
 City: BALTIMORE State: MD Zip: 21231

CR Number: 16662687

Portion of Business Used:
 USE AS A RESTURANT /TAVERN

Restriction:
 CONDITIONS AGREED TO BETWEEN LICENSEE(S) AND FELS POINT COMMUNITY ORGANIZATION TO BE MADE PART OF THE LICENSE

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MINH	HOANG	6204 FRANCONIA FOREST LANE	ALEXANDRIA	VA	22310	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

Comments

Date	Comment	Action
01/07/2022	Amended application for transfer of ownership and location of a Class "BD7" BWL license presently located at 807 S. Broadway to 1724 Thames Street requesting live entertainment, outdoor table service, and delivery of alcoholic beverages filed on behalf of Prima Dopo Baltimore, LLC T/a Prima Dopo, Brent Sale on 1/6/2022 /kk	Delete
02/25/2020	02/25/20-Resended 2020-2021 Renewal Applications to home address (11)..../sb	Delete
02/25/2020	02/25/20 - Return To Sender; Vacant; Unable To Forward.../sb	Delete
09/26/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb	Delete
03/07/2019	03/07/19-Resend 2019-2020 Renewal Application to home address (1).... /sb	Delete
03/07/2019	03/07/19 Returned To Sender; Insufficient Address; Unable To Forward.... /sb	Delete
12/05/2018	12/05/18 - Return To Sender-Not Deliverable As Addressed-Unable To Forward; Sales of Dangerous Knives and certain Packaging Products..... /sb	Delete
10/29/2018	10/25/2018 - Public Hearing RE: Application to transfer ownership - POSTPONED...../jr	Delete
09/13/2018	Application for transfer of ownership filed on behalf of Westland Investment Group, LLC T/a Trade Name Pending, Lien Hoang and Elizabeth Koontz on 8/29/18 /kk	Delete
03/29/2018	SUBMITTED 2018-2019 RENEWAL APPLICATION.... /sb	Delete
03/17/2018	3/15/2018 - Public Hearing RE: Request for a hardship extension - GRANTED (3-0 Vote)...../jr	Delete
03/12/2018	*****RELEASED STATE OF MD TAX HOLD*****.... /sb	Delete
02/28/2018	****STATE OF MD TAX HOLD, letter sent to Licensee Min Hoang, 6204 Franconia Forest Ln, Alexandria, VA 22310 Home Address on February 28, 2018.****/mb	Delete
02/28/2018	MD State Tax Hold letter returned To Sender on 02/26/18; Unable to Forward/ Not Known... /mb	Delete
02/14/2018	02/14/18-Resend 2018-2019 Renewal Application to home address.... /sb	Delete
02/14/2018	02/13/18 - Returned To Sender; Not Deliverable As Addressed; Unable To Forward... /sb	Delete
01/30/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on January 30, 2018.****/mb	Delete
06/16/2017	Alcohol Awareness expires 10/06/18 (Magdalena Herrera).... /sb	Delete
05/01/2017	*****RELEASED MD STATE TAX HOLD..... /mb	Delete
04/14/2017	MARYLAND SALES TAX HOLD WAS RELEASE ON 03/20/2017 (CR#15722173-TRANSFER)	Delete
04/03/2017	3/30/2017- transfer of ownership- APPROVED 3-0 vote	Delete
02/09/2017	02/08/17: 2017-2018 ANNUAL LICENSE FEE WAS PAID IN THE AMOUNT \$1,320.00 processed by K.Robinson.... /sb	Delete
01/18/2017	****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.**** /sb	Delete
10/28/2016	10/27/2016- Public hearing re: request for hardship extension- APPROVED	Delete
10/28/2016	PAID \$100.00 for Hardship Extension Hearing on 10/27/16; Invoice #104334... /sb	Delete
10/18/2016	10/13/16 Request for hardship extension- POSTPONED	Delete
03/10/2016	Article published in Citypaper, on March 4 2016 stating that RYE bar officially closes March 7, 2016 and will be moving to a new location. Copy of article placed in file. TRA	Delete
01/19/2016	State of MD Tax Hold, letter sent... /sb	Delete
06/10/2015	2015 Trader's License dated 6/4/15 submitted and in file	Delete
05/18/2015	RELEASED STATE OF MD TAX HOLD.... /sb	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
11/05/2013	10/17/2013 Public Hearing re: Application to transfer ownership. MOU signed and voluntary restriction were agreed upon by applicant. Board APPROVED the transfer	Delete
10/16/2013	10/10/13 Public Hearing re: Application to transfer ownership. Board GRANTED postponement	Delete
10/14/2010	10/12/10 \$125 ADM.FEE PAID IN LIEU OF 11/18/10 HEARING #75084	Delete
08/06/2009	5/14/09 \$100 RETURN CHECK FEE PAID(FOR CONF-2/20/09) AT L/B #69143	Delete

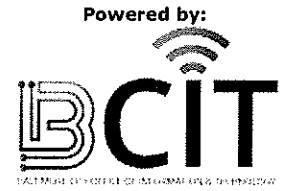
Print History (Print Card)

License Num: LBU/
Trade Name: EL COYOTE BAR & GRILL
Address: 80/
800 BROADWAY SOUTH
SOUTH

Comment:

Add Comment

Hold Info



PRIMA DOPO BALTIMORE, LLC: W22464606

Department ID Number:

W22464606

Business Name:

PRIMA DOPO BALTIMORE, LLC

Principal Office: 

1724 THAMES STREET
BALTIMORE MD 21231

Resident Agent: 

DOUGLAS S. WALKER
100 N. WEST STREET
EASTON MD 21601

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:

01/04/2022

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 124 Thames St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 45

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 2

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 21

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 20

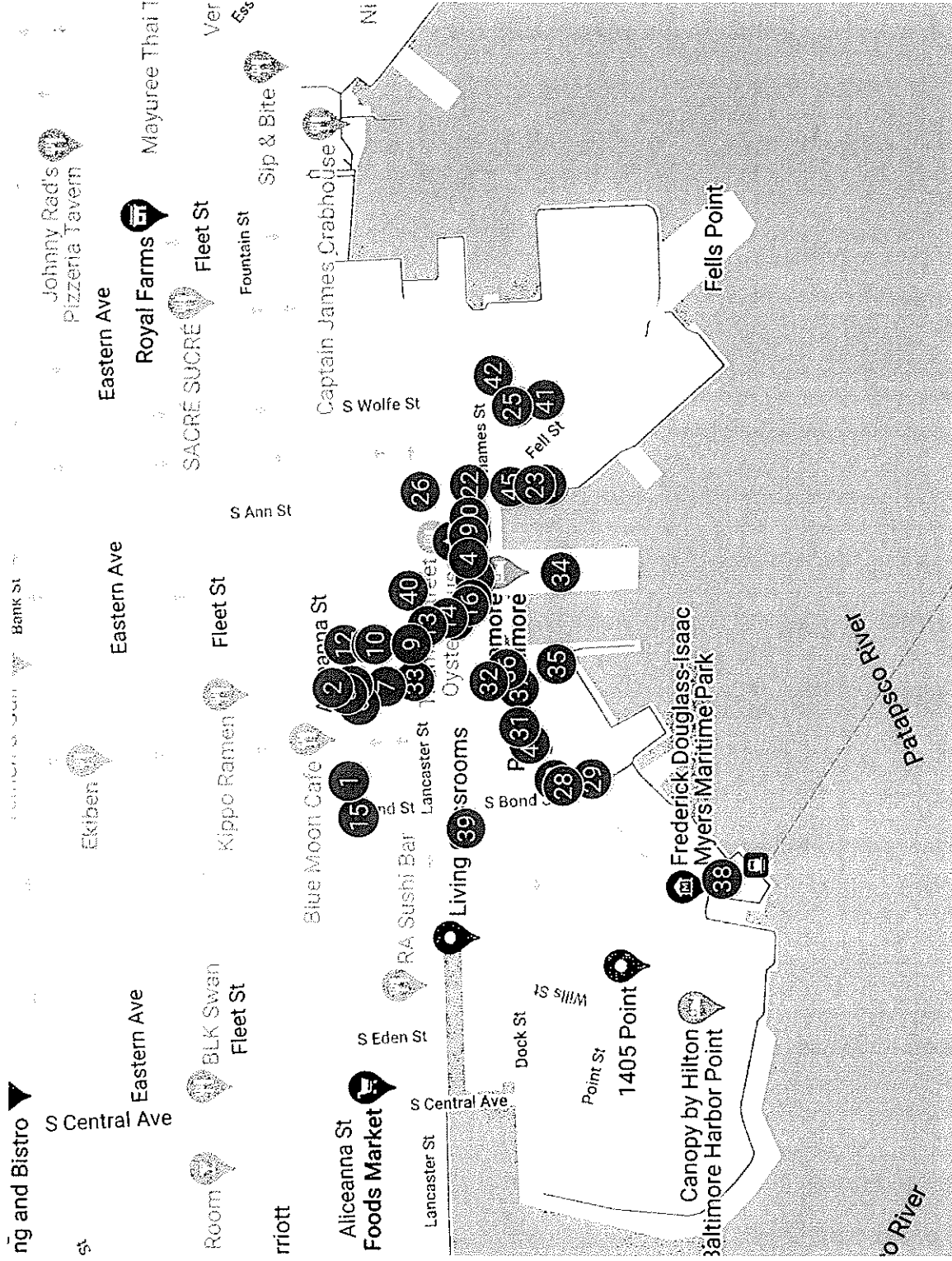
ARENA _____

HOTEL/MOTEL 1

RACING _____

PREPARED BY: feres DATE: 2/7/22

1724 Thames St



Proposed Location

- ★ Proposed Location

Licensed Establishments

- 1 Bondhouse -LBD7
- 2 Todd Conner's-LBD7
- 3 Blarney Stone Pub-LBD7
- 4 Riptide LB
- 5 The Rockwell-LBD7
- 6 Alexander's Tavern-LB
- 7 Barley's Backyard-LB
- 8 Lil Phil Tavern-LBD7
- 9 Max's Taphouse-LBD7
- 10 Moby Dick's-LBD7
- 11 Rodos Bar-LBD7
- 12 DogWatch Tavern-LBD7
- 13 Denzel's LB
- 14 El Coyote -LBD7
- 15 One-Eyed Mike's LB
- 16 Slainte Irish Pub LB
- 17 Kooper's Tavern LB
- 18 Waterfront Hotel LBD7
- 19 Thames St Oyster House LB
- 20 The Point In Fells LB
- 21 Cat's Eye Pub LBD7
- 22 Penny Black LB

- 24 Nanami Cafe WD
- 25 Red Star LBD7
- 26 The Wharf Rat LBD7
- 27 Abbey Burger Bistro LB
- 28 Dudas Tavern LD
- 29 Bond Street Social LB
- 30 Kali's Court LBD7
- 31 The Horse LBD7
- 32 Admiral Fell Inn LB
- 33 Bertha's LB
- 34 Sagamore Pendry LBHM
- 35 Barcocina LB
- 36 The Admiral's Cup LBD7
- 37 Rye LBD7
- 38 Ampersea LB
- 39 Black Olive LB
- 40 Yardam LBD7
- 41 Lucky Buns LB
- 42 Chilango's LB
- 43 Red Star LB
- 44 Luna Garden WD
- 45 Pitango LB

Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	Prima Dopo
<i>Corporation Name:</i>	Prima Dopo Baltimore LLC
<i>Location Address:</i>	1724 Thames St
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	1/31/2022
<i>Estimated Date of Removal?</i>	2/9/2022
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

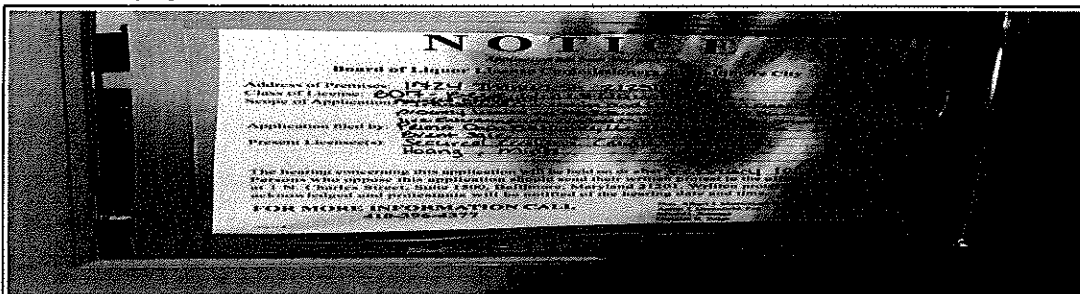
Other licensed locations - Describe/Note:

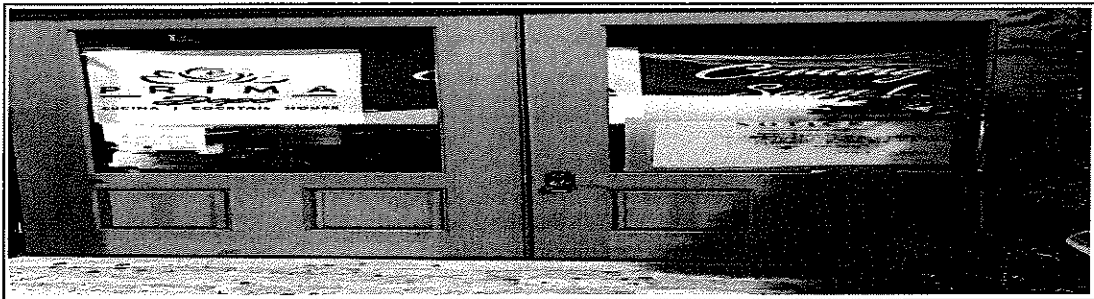
see attached map

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

Transfer of ownership and location of a LBD7 license presently located at 807 S. Broadway to 1724 Thames St., requesting live entertainment, outdoor table service and delivery of alcoholic beverages.

Insert Photo of Sign and location:





Inspector Name		Date and Time	
<input type="text" value="i:0#w baltimore\andy.perez"/>		<input type="text" value="1/31/2022"/>	<input type="text" value="8:46:25 PM"/>
Name of Licensee (if present)			
<input type="text"/>			

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

<i>Applicant(s) Name:</i>	<input type="text" value="Brent Sale"/>
<i>Address of Premises:</i>	<input type="text" value="1724 Thames St"/>
<i>Inspector:</i>	<input type="text" value="i:0#.w baltimore\andy.perez"/>
<i>Date Posted:</i>	<input type="text" value="1/31/2022"/> <small>ES</small>
<i>Time Posted:</i>	<input type="text"/>
<i>Date Rechecked:</i>	<input type="text" value="2/9/2022"/> <small>ES</small>
<i>Time Rechecked:</i>	<input type="text"/>
<i>Manager or Owner when sign posted:</i>	<input type="text"/>

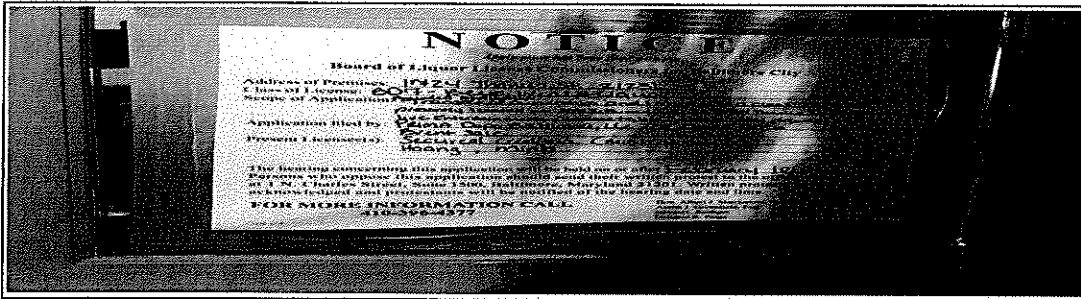
Summary on location of sign posted:

Sign posted on front window

Summary on location of sign rechecked:

Sign remained as posted for the required 10 days period.

Insert Photo of Sign and location:





Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 11724 Thomas St. 21231
Class of License: Off-Bever, Wine & Liquor
Scope of Application: ~~Transfer of Ownership~~ ^{Transfer of Ownership} and ~~Location of a Class of License~~ ^{Location of a Class of License}
Application filed by: ~~Palma Dapa-Baltimore, LLC The Baltimore~~ ^{Palma Dapa-Baltimore, LLC The Baltimore}
Present Licensee(s): Secured Creditors (Mintz, Hoang, Hoang, Minh)

The hearing concerning this application will be held on or after February 10, 2011. Persons who oppose this application should send their written protest to the office at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests acknowledged and protestants will be notified of the hearing date and time.

FOR MORE INFORMATION CALL
410-396-4377

Hon. Albert J. Marzucchi, Jr.
Aaron J. Greenfield, Esq.
Edward L. Resauer
Douglas K. Page



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



[Home](#) > [Permits](#) > [Update Permit Information](#)

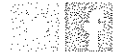
Account: mgiordano@rosenbergmartin.com

[Back](#) [Logout](#)

Project Name: 1724 THAMES STREET

[Guest Access](#)

TO USE THE PREMISES AS A RESTAURANT WITH OUTDOOR TABLE SERVICE AND LIVE ENTERTAINMENT.



Mayor Brandon M. Scott & Alice Kennedy, Acting Commissioner

February 24, 2022

Applicant(s): Vasilios G. Tserkis
Admiral's of Thames, LLC, T/a Waterfront Hotel
1710 Thames Street 21231

Class: "BD7" Beer, Wine & Liquor License

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

(a) **Applicant(s) Information:** (1) Vasilios G. Tserkis was born Baltimore, MD in May of 1979. He lives in Baltimore, MD. Mr. Tserkis has financial interest in 1641 Aliceanna Street t/a Choptank and in 1645 Thames t/a The Admiral's Cup.

(b) **Ownership Breakdown:** (1) Vasilios G. Tserkis (0%); (2) Vader II, LLC (57%) (see application for complete percentage breakdown); (3) Darin Mislán (5%); (4) Rob Ruff (14.25%); and (5) Eric Mathias (23.75%).

(c) **Purchase Price of Business:** The purchase price of the business is \$500,000 to be paid as part of an asset purchase agreement.

(d) **Qualified Voters:** Sarah Sharp, Megan Easter, and Margaret Argent are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a restaurant with outdoor table service (approved with conditions on 4/13/2010 per BMZA 2010-063) and live entertainment.

(f) **Corporate Standing:** Admiral's of Thames, LLC is a MD LLC and as of 2/7/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 1/5/2022, and checked on 1/20/2022. This meets the 10-day rule. There are 40 licensed liquor establishment(s) in the 2x2 area: D" BW-2; "B" BWL-18; "BD7" BWL-19; and "Hotel/Motel"-1.

(h) **Timeline:** Last Inspection by BLLC was performed 1/9/2022. At that time, the establishment was open and operating.

(i) **Letters of Support/Opposition:** At this time the Board has no letter(s) of opposition or support.

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

Board's Decision:

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

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

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

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

Please select one option and fill out the requested information

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

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

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

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

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

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

ATTORNEY FOR THE APPLICANT: Anastasia Thomas Nardangeli ADDRESS: 20 S. Charles St., Ste. 2015, Baltimore, MD 21201 PHONE: 410-916-2638

Part of Premises Used (Note: floors and Areas for Storage): 1st/2nd floors for restaurant, basement for storage Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? bands Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: no change from previous owner (275)
Please note that as per Alc. Bev. Art. 8 (2-407(A)(2)), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A

Vasilios G. Tsorkis
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
520 Johns Street Baltimore MD 21224 2 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 May 1979 Male Baltimore, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

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

3. Applicant C

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

RECEIVED: BLC
 NOV 22 2021 PM 1:21

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

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

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

Applicant A B C

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

Applicant A B C

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

see response to question 6 above

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

Applicant A B C

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

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

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Md. Bev. Art. B 4-208 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Vader II, LLC (see ownership breakdown below) ADDRESS: 850 S. Exeter St., Ste. 1066, Baltimore, MD 21202 TITLE: Member %OF STOCK HELD: 57
- 2) NAME: Darin Mislán ADDRESS: 1730 Lancaster St., Baltimore, MD 21231 TITLE: Member %OF STOCK HELD: 5
- 3) NAME: Rob Ruff ADDRESS: 850 S. Exeter St., Ste. 1066, Baltimore, MD 21202 TITLE: Member %OF STOCK HELD: 14.25
- 4) NAME: Eric Mathias ADDRESS: 3400 Dillon St., Baltimore, MD 21224 TITLE: Member %OF STOCK HELD: 23.75

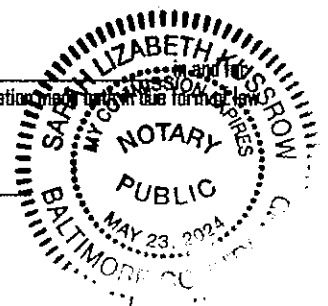
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

[Signature]
 Signature of Applicant A Vasilios G. Tsarkis

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

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



Signature of Applicant B

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

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

Signature of Applicant C

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

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

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

Phone Number: [REDACTED]

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

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

Thames Street Acquisition, LLC

By: [Signature]
Signature of Owner of the Property

Alexander F. Smith, Manager

I hereby certify that on the 22 day of November, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Kristen McDuff, personally appeared Alexander F. Smith, the Manager of Thames Street Acquisition, LLC the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature]

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

Notary Printed Name: Kristen McDuff

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

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Laure Fraser	608 S. Bradford St Baltimore, MD 21224	<u>[Signature]</u>	06/1988	5 years
Danielle Scutaro	1405 Point Street, Apt 715, Baltimore MD 21231	<u>[Signature]</u>	03/1994	6 mos.
Kamil Kurkowski	2314 Wineberry Terr Baltimore MD 21209	<u>[Signature]</u>	08/1986	3 mos

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

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

Name and Address of the owners of the premise/landlord: Thames Street Acquisition, LLC Phone Number: [REDACTED]

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

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

Thames Street Acquisition, LLC

By: _____
Signature of Owner of the Property

Alexander F. Smith, Manager

I hereby certify that on the _____ day of November, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for _____, personally appeared Alexander F. Smith, the Manager of Thames Street Acquisition, LLC the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

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

Notary Printed Name: _____

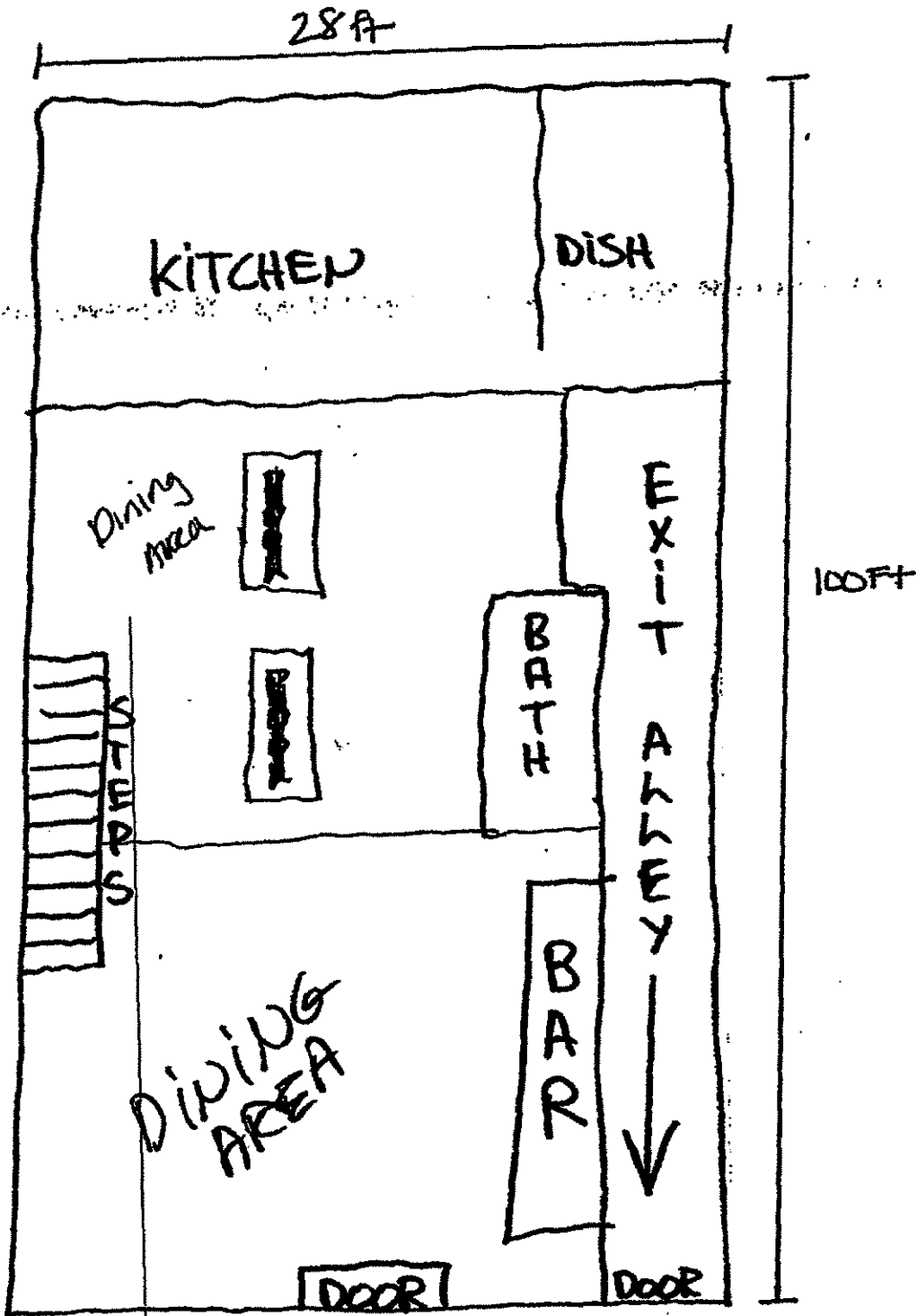
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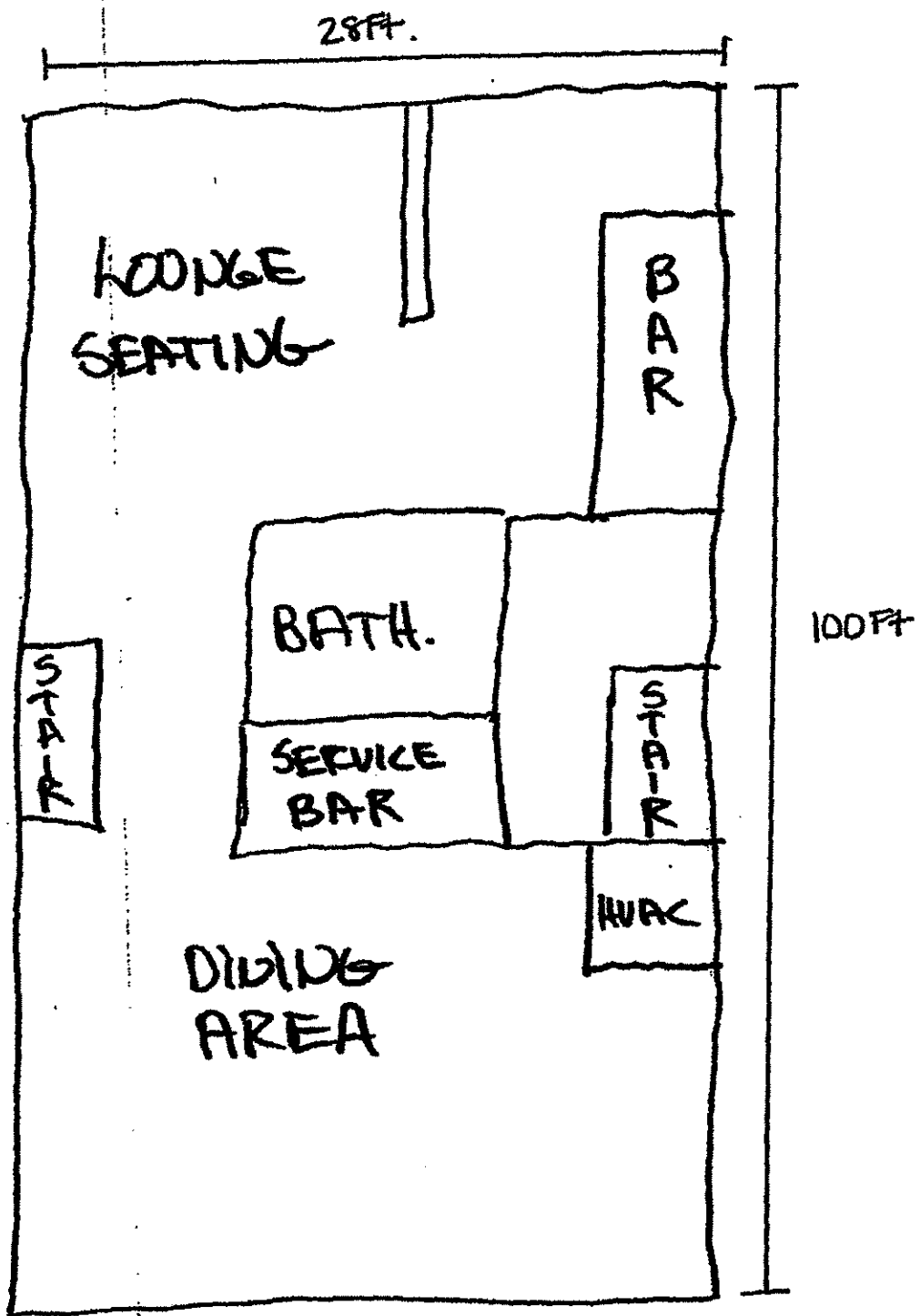
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Sarah N. Sharp	2008 Rockrose Ave. Baltimore, MD 21211	<i>Sarah N. Sharp</i>	10/1959	5 years
Megan E. Easter	1517 William St. Baltimore, MD 21230	<i>ME</i>	5/1989	10 years
Margaret L. Argent	2117 Sulgrave Ave Baltimore,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

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

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



1ST FLOOR



2ND FLOOR



Liquor Board System

Version 1.0

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

License Detail

License Info

License Num: LBD7 197

Cert Num: T0473

Fee: \$200.00

Status: Transferred

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

CR Number: 17764555

Payment Date: 05-13-21

2020 - 2021 TPP Paid 2021 Trader's License

Add Adult Entertainment License

Location

Corp Name: WATERFRONT FELLOWS POINT, LLC

Trade Name: WATERFRONT HOTEL

Zone Code: 13

Phone: 410-537-5055

Block Num: 1710

City: BALTIMORE

Street: THAMES STREET

State: MD

Zip: 21231

CR Number: 17764555

Portion of Business Used:

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

Restriction:

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

License Owners

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

Comments

Date	Comment	Action
02/04/2022	2/3/2022 - Virtual Public Hearing Re: Application to transfer ownership with continuation of live entertainment and outdoor table service - POSTPONED...../jr	Delete
02/01/2022	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
12/10/2021	Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of Admiral's of Thames, LLC T/a Waterfront Hotel, Vasilios G. Tserkis on 11/22/2021 /kk	Delete
07/27/2021	TRANSFER COMPLETED & ISSUED: Application for Transfer of Ownership issued to WATERFRONT FELS POINT, LLC t/a WATERFRONT HOTEL RONALD W. HOWARD on JULY 27, 2021; see Invoice #122742...../sb	Delete
02/12/2021	Issued Outdoor License extension starting from February 12, 2021 until the governor has lifted his executive order; TMP permit# TMP2020-50278...../jr	Delete
06/26/2020	Issued Outdoor License extension starting from June 26, 2020 until the governor has lifted his executive order; DOT permit#ROW2020-SE1025807...../jr	Delete
06/05/2020	6/4/2020 - Virtual Public Hearing Re: Application to transfer ownership with continuation of live entertainment and outdoor table service - APPROVED (3-0 vote)..../jr	Delete
05/11/2020	Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of Waterfront Fells Point, LLC T/a Waterfront Hotel, Kevin Havens and Ronald Howard on 5/1/2020 /kk	Delete
11/15/2019	11/14/2019 - Public Hearing Re: Application to transfer ownership with continuation of live entertainment and outdoor table service - APPROVED (3-0 vote)..../jr	Delete
10/11/2019	Requested an Extension (Fells Point Festival) for Saturday, October 12 and Sunday, October 13, 2019; Invoice #118105 and #118108.... /sb	Delete
10/04/2019	Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of Waterfront Fells Point, LLC T/a Waterfront Hotel, Mari Lisa DeSantis on 9/27/2019 /kk	Delete
10/10/2018	License Extension for Saturday, October 13, 2018, Permit #ROW2018-SE1021038; Invoice #113564.... /sb	Delete
09/18/2018	Transfer of ownership and location of a Class "BD7" Beer, Wine & Liquor License presently located at 906-08 S. Wolfe Street to 1710 Thames Street requesting live entertainment and outdoor table service to Waterfront Hotel Bar & Grill, LLC T/a Waterfront Hotel Bar & Grill Mari Lisa DeSantis completed on 9/11/2018- K.R	Delete
09/18/2018	3/15/2018- Public Hearing Re: Application to transfer ownership and location of a class "BD7" Beer, Wine & Liquor License presently located at 906-08 S. Wolfe Street to 1710 Thames Street requesting live entertainment and outdoor table service- Approved (3-0 vote).	Delete
11/16/2009	11/12/09 Transfer hearing re: Application to add second floor to the existing licensed premise. DECISION: GRANTED-SUBJECT TO LETTER FROM COMMUNITY ASSOCIATION AND USE PERMIT. MUST PAY HEARING FEE \$100	Delete
03/01/2004	10/17/91 Public hearing re: application to transfer ownership and location of Class BD7 license presently in the name of L.S. Deutch Inc., t/a Bernie's Bar at 1733 Bank Street to the applicants at location 906-08 S. Wolfe Street APPROVED	Delete

Print History (Print Card)

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

Comment:

Add Comment

Hold Info

Powered by:



ADMIRAL'S OF THAMES, LLC: W22352082

Department ID Number:

W22352082

Business Name:

ADMIRAL'S OF THAMES, LLC

Principal Office: 

650 S. EXETER STREET
SUITE 1095
BALTIMORE MD 21202

Resident Agent: 

ANASTASIA THOMAS NARDANGELI, ESQUIRE
THOMAS & LIBOWITZ, P.A.
25 S. CHARLES STREET, SUITE 2015
BALTIMORE MD 21201

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

11/17/2021

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1710 Thames Street

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 40

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 2

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 18

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 19

ARENA _____

HOTEL/MOTEL 1

RACING _____

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

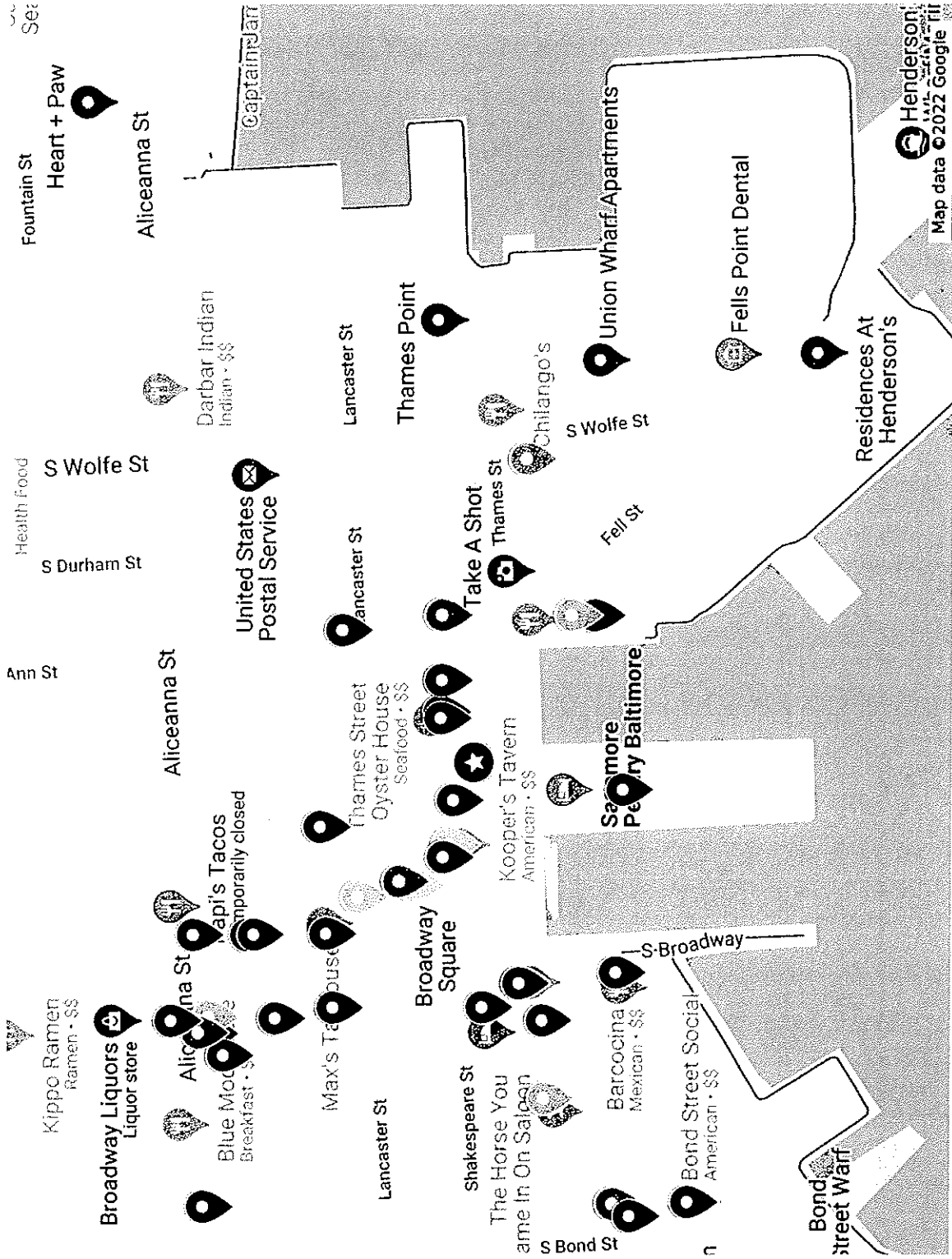
1710 Thames St

Proposed Location

- 📍 1710 Thames St

Licensed Establishments

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



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

Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

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

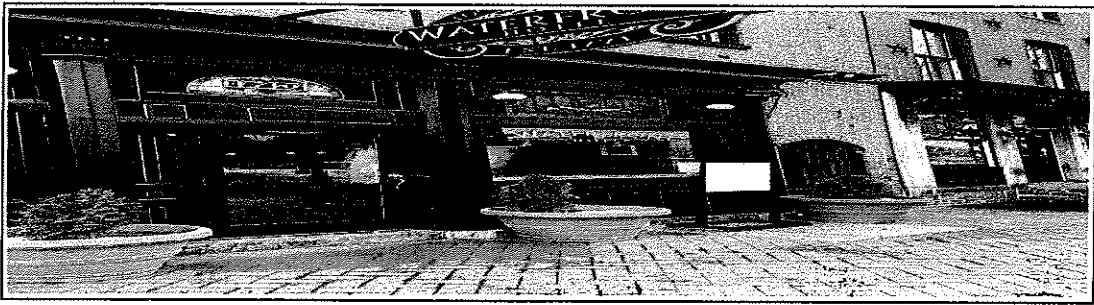
Other licensed locations - Describe/Note:

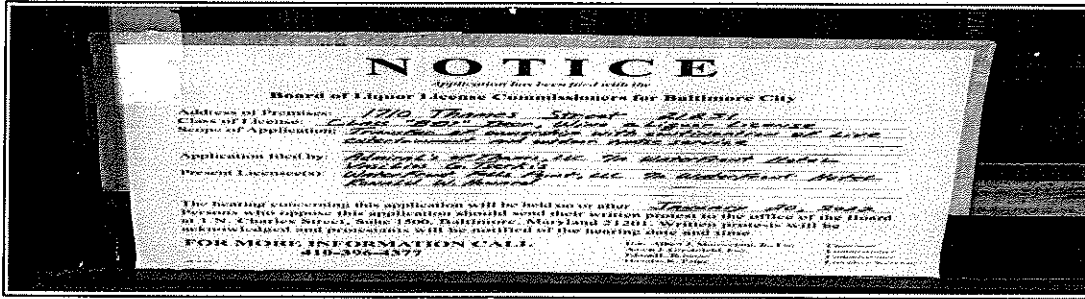
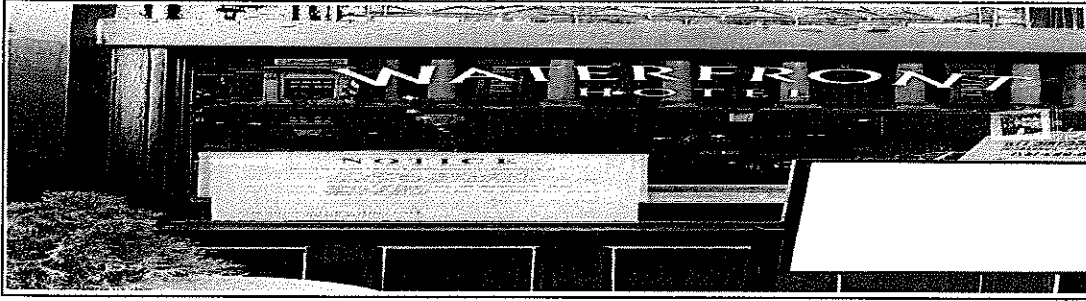
See /Refer to attached Map for other licensed locations .

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

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

Insert Photo of Sign and location:





Attach Additional Photos

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

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:

Address of Premises:

Inspector:

Date Posted:

Time Posted:

Date Rechecked:

Time Rechecked:

Manager or Owner when sign posted:

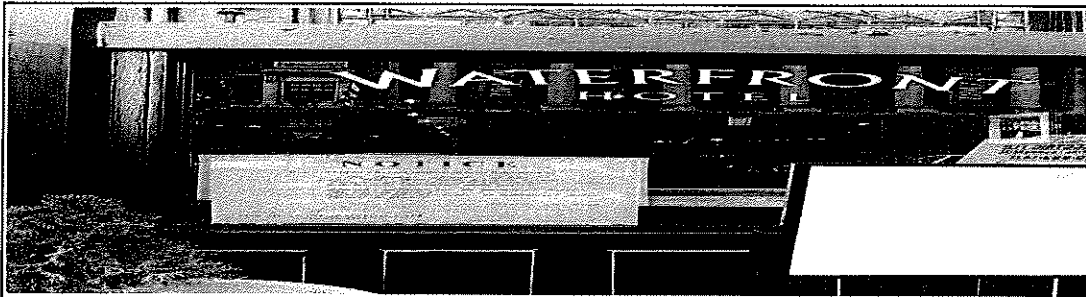
Summary on location of sign posted:

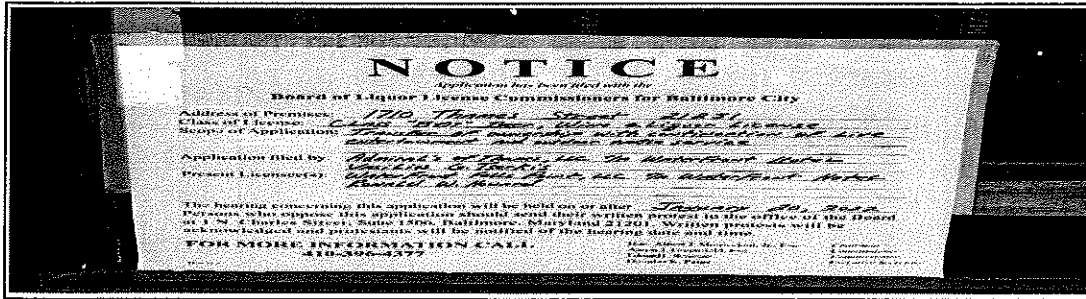
Sign affixed to front entry window.

Summary on location of sign rechecked:

Sign remained affixed to front entry window

Insert Photo of Sign and location:





Attach Additional Photos

Submit

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1710 Thames Street 21231
Class of License: Class "B07" Beer, Wine & Liquor License
Scope of Application: Transfer of ownership with continuation of live entertainment and outdoor table service

Application filed by: Admiral's of Thames, LLC 71a Waterfront Hotel
Vasi Lios G. Tserkis
Present Licensee(s): Waterfront Falls Point, LLC 71a Waterfront Hotel
Ronald W. Howard

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

FOR MORE INFORMATION CALL
410-396-4377

1310.02.4

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

Re - taken 1/25/22 @ 1:35 PM

Back

BLLC Routine Inspection

Licensee Information

Address: 1710 THAMES STREET 21231

Trade Name: WATERFRONT HOTEL

Corporation Name: WATERFRONT FELS POINT, LLC

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

Date/Time of Inspection: 1/9/2022 8:54:57 PM

Manager/Licensee: Nicole Sheckells

Open/Closed Status

Open/Closed: Open

Closed Date:

External Appearance

Clean and Free of Debris: Satisfactory

Internal Appearance

Location of Bar: Front

Shape of Bar: Rectangle

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BD7 Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: N/A ▼

Dining Area

Capacity: 75

Location of Dining Area: Throughout

Condition of Dining Area/Floors: Satisfactory ▼

Sanitation: Satisfactory ▼

Menu: Yes ▼

Business Records

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 11/18/2019

Employee Records: Yes ▼

Alcohol Beverage Information Invoice Numbers and Date: Frederick P. Winner Acct# 59829 ... 12/23/2021

Kitchen

Inspector Comments: SATISFACTORY

Restroom

Inspector Comments: SATISFACTORY

Public Safety

Exits Marked, Unobstructed: Yes ▼

Fire Capacity: 75

Outdoor Seating Capacity: N/A

Adult Entertainment - If Applicable

License is Valid:

N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Ancillary Services

Live Entertainment (Describe):

Outdoor Table Service N/A

Violations

Violation Issued: No

Violations Noted:

Wrap-Up

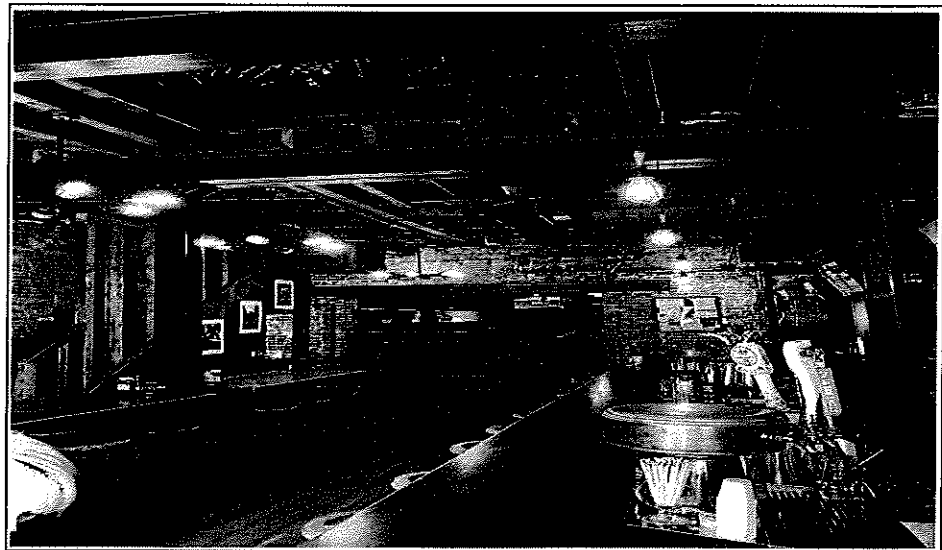
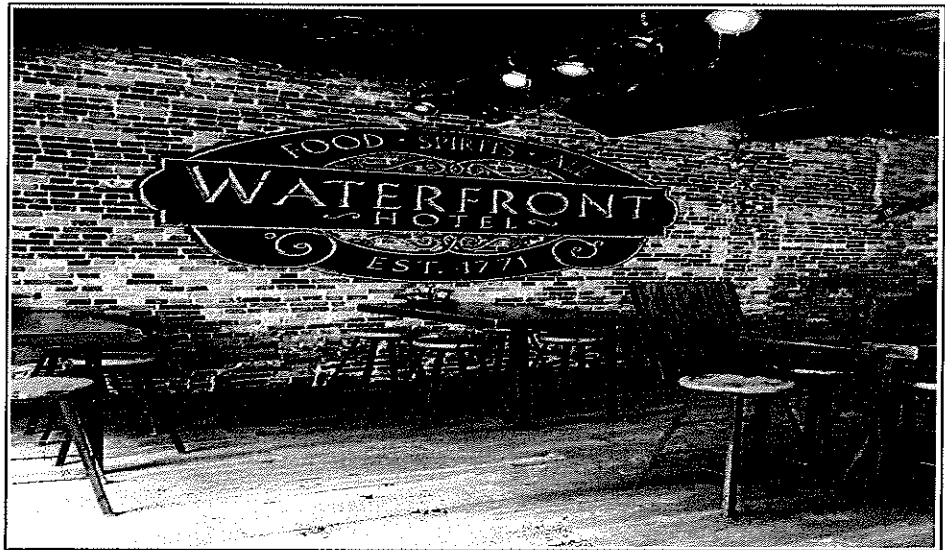
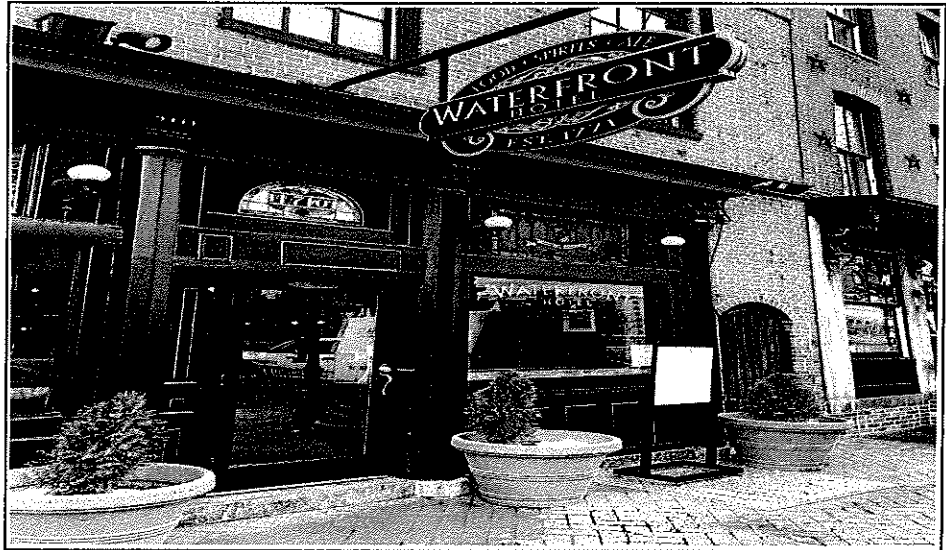
Instructions Given to Licensee:

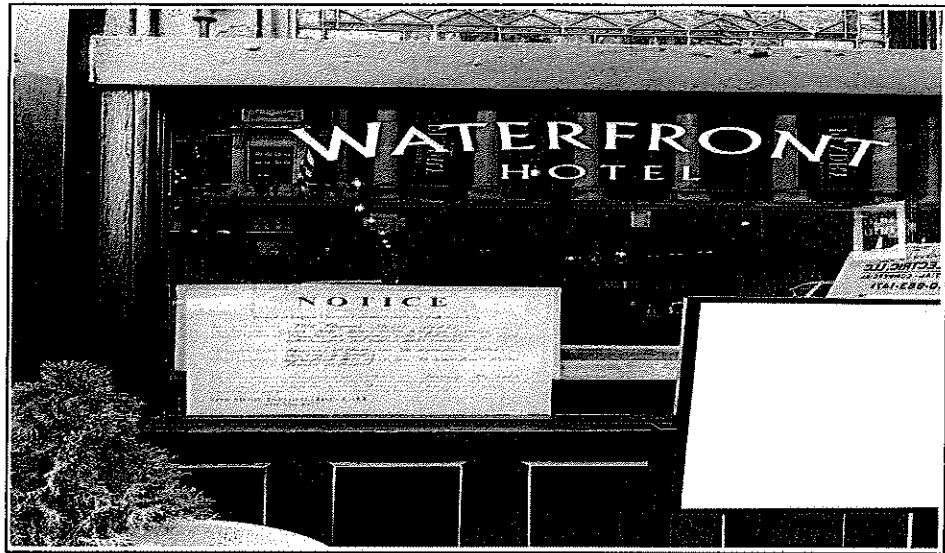
NONE

Inspector's Comments:

On January 05,2022 The Admiral Water Front Hotel received a Routine Inspection as a result of a License Transfer Posting affixed on the same date. All documents and permits were presented upon requested with nothing further to report. Insp. Bennett-Burman # 007

Photo Taken:





Attach Additional Photos

Owner Email:

Submitted by Inspector

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

**Online Use & Occupancy Permit
 Application**

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

Permit No: **USE2021-55525**

Applicant:
 ANASTASIA NARDANGELI

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

Owner/Lessee:
 Owner 1710 THAMES PARENT, LLC

Total : **98.00**

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

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Restaurant

Proposed Use : (Commercial) Restaurant

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

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

District:201

MINOR PRIVILEGE:

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

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

AFFIDAVIT BY: ANASTASIA THOMAS NARDANGELI

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

Project Name: **WATERFRONT HOTEL**

Owner First Name:

Role: **Agent**

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

Applicant: **NARDANGELI,ANASTASIA**

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

February 24, 2021

Licensee(s): Joshua Patel, Ganga Prasad Adhikari, and Ram B KC
517 Broadway, LLC, T/a Bluebay Bar & Liquors
3724 Eastern Avenue 21224

Class: "BD7" Beer, Wine & Liquor License

Request to add live entertainment.

(a) **Applicant(s) Information:** (1) Joshua Patel was born in New Jersey in January of 1990. He lives in Dayton, MD; (2) Ganga Prasad Adhikari was born in Nepal in August of 1973. He lives in Perry Hall, MD; and (3) Ram B KC was born in Nepal in December of 1964. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Joshua Patel (50%); (2) Ganga Prasad Adhikari (50%); and (3) Ram B KC (0%).

(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 1st floor as a retail liquor store and bar/tavern per Art. 32, 1-314 with live entertainment.

(f) **Corporate Standing:** 517 Broadway, LLC is a MD LLC and as of 2/9/2022 is active and in good standing.

(g) **Posting Report:** The location was posted on 1/5/2022, and checked on 1/14/2022. This meets the 10-day rule. There are 14 licensed liquor establishment(s) in the 2x2 area: "B" BW-1; "D" BW-2; "A" BWL-1; "B" BWL-3; "D" BWL-2; and "BD7" BWL-5.

(h) **Timeline:** Last inspection by BLLC was performed 9/8/2021. At that time, the establishment was open and operating.

(i) **Letters of Support/Opposition:** At this time the Board has no letter(s) of opposition or support.

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

Board's Decision:

2019 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

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

EXPLANATION OF REQUEST: Add of Entertainment License CLASS TYPE: _____

Please select one option and fill out the requested information

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

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

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

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

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: 3724 Eastern Ave Baltimore MD 21224

CORPORATE/LLC/LLP/PARTNERSHIP NAME: 517 Broadway LLC TRADE NAME: Blue Bay Bar & Liquors

BUSINESS PHONE NUMBER: 667-205-1900 BUSINESS EMAIL ADDRESS: bluebaybarliquor@gmail.com

ATTORNEY FOR THE APPLICANT: _____ ADDRESS: _____ PHONE: _____

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

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

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

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

1. Applicant A

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

15146 Sapling Ridge Drive Dayton MD 21036
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

01-1990 Male New Jersey
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

2. Applicant B

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

5005 Kamealy Ct. Perry Hall MD 21128
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

08-1973 _____ Nepal
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

3. Applicant C

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

432 Homeland Ave Baltimore MD 21212
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

12/1964 male Nepal
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

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

Applicant A B C

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

Name	Address	Phone	Email
JOSHUA PATEL	15146 Sapling Ridge Drive MD 21036	[REDACTED]	[REDACTED]

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

- 1) NAME: Joshua Patel ADDRESS: 15146 Sapling Ridge Drive MD 21036 TITLE: member %OF STOCK HELD: 50
- 2) NAME: Ganya Prasad Adhikari ADDRESS: 5005 Kameley Ct Perry Hall MD 21128 TITLE: member %OF STOCK HELD: 50
- 3) NAME: Ram B Ke ADDRESS: 432 Homeland Ave Baltimore MD 21212 TITLE: Auth pers %OF STOCK HELD: 0
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

Joshua Patel
Signature of Applicant A

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

Signature: [Signature]

(Notary Seal) My Commission Expires 10-23-2022

Printed Name: SURINDER P SINGH

Surinder P Singh
Notary Public
Baltimore, Maryland
My Commission Expires 10-23-2022

G.P Adhikari
Signature of Applicant B

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

Signature: [Signature]

(Notary Seal) My Commission Expires 10-23-2022

Printed Name: Surinder P Singh

Surinder P Singh
Notary Public
Baltimore, Maryland
My Commission Expires 10-23-2022

R. Ke
Signature of Applicant C

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

Signature: [Signature]

(Notary Seal) My Commission Expires 10-23-2022

Printed Name: SURINDER P SINGH

Surinder P Singh
Notary Public
Baltimore, Maryland
My Commission Expires 10-23-2022

Name and Address of the owners of the premise/landlord: 3724-26 Eastern Ave Phone Number: [REDACTED]

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

(I, WE) Ram B. Kc HEREBY CERTIFY.

That (I am, we are) the owner(s) of the property located at 3724 Eastern Ave Baltimore, City with a Zip Code of 21224, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Rkc
Signature of Landlord

I hereby certify that on the 18th day of November, 2022, before me, the subscriber, a notary public of the State of Maryland, in and for Asenacome, personally appeared Ram B Kc the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.
Notary Signature: [Signature]
Notary Printed Name: Surinder P Singh

[Signature]
Surinder P Singh
Notary Public
Baltimore, Maryland
My Commission Expires 10-23-2022

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

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

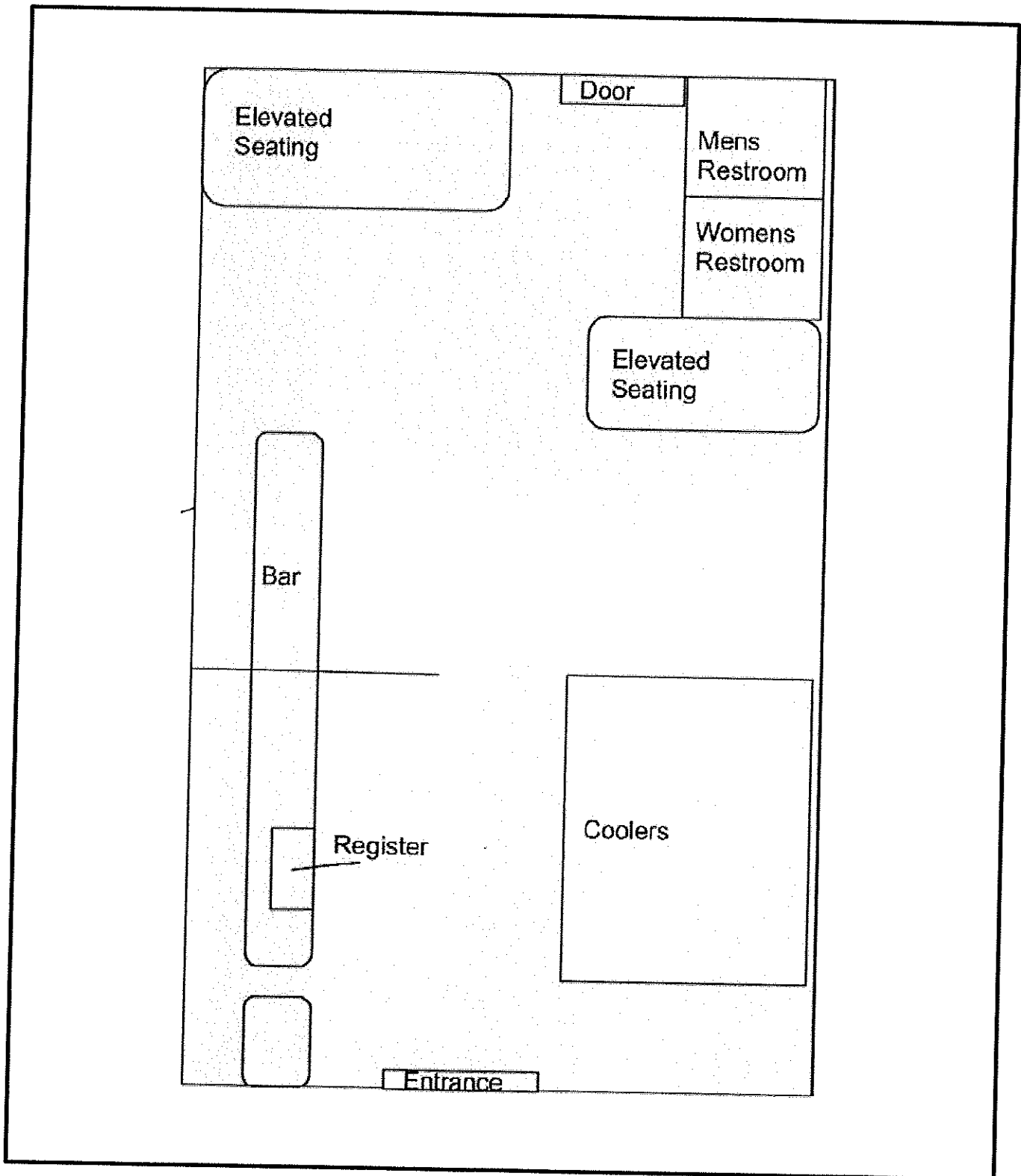
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Yamberling Ardenz Sanchez	821 Oldham St Baltimore MD 21224	[Signature]	12-1997	2 years
Joshua Patel	326 Kane St Baltimore MD 21224	[Signature]	03-1988	3 years
EDUIN Suarez Alvarado	326 Kane St Baltimore MD 21224	[Signature]	03-1988	3 years
Grangela Prasad Adhikari	[Address]	[Signature]	[DOB]	[Length]
Seannette Alvarez	606 Lake Ave Edgewood MD 21040	[Signature]	1-1969	10 years
Ram B. Kc				

RECEIVED PUBLIC NOV 18 2022 PM 3:10

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

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

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





Liquor Board System

Version 1.0

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

License Detail

Close the License | Print License | Print Renewal Letter | << Go Back

License Info

License Num: LBD7 017 Cert Num: 0072 Fee: \$1,320.00 Status: Renewed
License Date: 5/1/2021 License Year: 2021
CR Number: 18083402
Payment Date: 05-19-21

2020 - 2021 TPP Paid
2021 Trader's License [Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: 517 BROADWAY, LLC
Trade Name: MAIN STREET BAR & LIQUORS
Zone Code: 12
Phone: 301-367-1686

Block Num: 3724 Street: EASTERN AVENUE
City: BALTIMORE State: MD Zip: 21224

CR Number: 18083402

Portion of Business Used:

CONTINUE TO USE FIRST FLOOR FOR A RETAIL LIQUOR STORE AND BAR (TAVERN PER ART 32.1-314)(USE SUBJECT TO THE CONDITIONS OF BMZA 2017-402M APPROVED ON 11/7/17).

Restriction:

AS PER AGREEMENT WITH HIGHLANDTOWN COMMUNITY ASSOCIATION DATED 2/14/2012

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
GANGA PRASAD	ADHIKARI	5005 KANELY COURT	PERRY HALL	MD	21128	Edit	Remove Owner
RAM B	KC	432 HOMELAND AVENUE	BALTIMORE	MD	21212	Edit	Remove Owner
JOSHUA A.P.	PATEL	15146 SAPLING RIDGE DRIVE	DAYTON	MD	21036	Edit	Remove Owner

Comments

Date	Comment	Action
02/01/2022	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
12/10/2021	Application requesting to add live entertainment filed on behalf of 517 Broadway, LLC T/a Blueboy Bar & Liquors, Joshua Patel, Ganga Prasad Adhikari, and Ram B. KC on 11/18/2021 /kk	Delete
09/08/2021	PAID IN FULL \$225.00 for Violation Hearing dated August 12, 2021; Invoice #123044...../sb	Delete
09/07/2021	08-26-21 Given an Invoice to Chief Inspector John for Violation Hearing fee dated on August 12, 2021 Fine Fee to be paid \$225.00.... /mb	Delete
08/25/2021	8/12/2021 - Virtual Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors; and Violation of Rule 3.03(c) Records - ADMISSION OF GUILT - Rule 4.01(a)-fined \$50; and Rule 3.03(c)-fined \$50, \$100 + \$125 admin fee = \$225 total fine, 30 days to pay (3-0 vote)...../jr	Delete
08/03/2021	***Paid In Full (\$225.00) for Violation Hearing dated 7/8/2021; Invoice # 122804..../jr	Delete
07/22/2021	Given an Invoice to Chief Inspector John for Violation Hearing fee dated on July 8, 2021 Fine Fee to be paid \$225.00.... /mb	Delete
07/12/2021	7/8/2021 - Virtual Public Hearing Re: Violation of Rule 3.12 General Welfare; Violation of Rule 4.16 Illegal Conduct; and Violation of Rule 4.14 Live Entertainment Without Authorization - ADMISSION OF GUILT - Rule 3.12-fined \$25; Rule 4.16-fined \$25; and Rule 4.14-fined \$50; \$100 + \$125 admin fee = \$225 total fine, 30 days to pay (3-0 vote)...../jr	Delete
01/14/2021	Processed and Issued transfer of ownership license; Invoice # 120290. Transfer License given to Chief Inspector today to have delivered...../jr	Delete
01/12/2021	*****RELEASED STATE OF MD TAX HOLD*****.... /mb	Delete
12/10/2020	PAID IN FULL \$1,125.00 for Violation Hearing dated October 20, 2020; Invoice #120224.../sb	Delete
12/08/2020	On December 1 and 8, given a copy invoice to Chief Inspector John for Violation Hearing fee dated on October 20, 2020 Fine Fee to be paid \$1,125.00.... /mb	Delete
11/05/2020	Given an Invoice to Chief Inspector John for Violation Hearing fee dated on October 20, 2020 Fine Fee to be paid \$1,125.00.... /mb	Delete
10/27/2020	10/20/2020 - Virtual Public Hearing Re: Violation of Rule 4.16 Illegal Conduct; Violation of Rule 3.12 General Welfare; Violation of Rule 3.01 Ownership and Operation; Violation of Rule 4.16 Illegal Conduct; and Violation of Rule 3.12 General Welfare - ADMISSION OF GUILT - Rule 4.16 (7/26/2020)-Fined \$200; Rule 3.12(7/26/2020)-Fined \$200; Rule 3.01(7/26/2020)-Fined \$200; Rule 4.16(8/15/2020)-Fined \$200; and Rule 3.12(8/15/2020)-Fined \$200; \$1,000 + \$125 admin fee; \$1,125 total fine, 30 days to pay (2-0 vote)...../jr	Delete
10/27/2020	10/15/2020 - Virtual Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) **Additional 90 days granted for transfer**...../jr	Delete
10/20/2020	10/20/2020 Violation Hearing Penalty Assessment Notice mailed today to Atty. Melvin Kodenski...../jr	Delete
09/15/2020	Request for transfer hardship. See invoice#119983 ..k/r	Delete
09/15/2020	Request for transfer hardship. See invoice# 119980 ..k/r	Delete
09/08/2020	HOLD - Please do not complete the transfer of this license until the Board hears a pending violation in this matter. Board received violation report on 9/8/2020 for violation in establishment on July 24, 2020. Staci - Please note file. TRA.	Delete
03/13/2020	3/12/2020 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote) *MOU to be made a part of the license...../jr	Delete
02/07/2020	Application for transfer of ownership filed on behalf of 517 Broadway, LLC T/a Main Street Bar & Liquors/Dos Mundos Bar & Lounge - Joshua A. P. Patel, Ganga Prasad Adhikari, and Ram B. KC on 1/31/2020 /kk	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/sb	Delete
11/25/2019	Mailed letter of recognition for underage drinking compliance check on 11/21/19 /kk	Delete
10/30/2019	Personal Property Tax Owed to City of Baltimore was cleared and received Certificate of Good Standing on October 30, 2019..../mb.	Delete
09/27/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 27, 2019.*** /mb	Delete
05/06/2019	Submitted 2019 Traders' License..... /sb	Delete
05/02/2019	*****RELEASED STATE OF MD TAX HOLD*****.... /sb	Delete
	***STATE OF MD TAX HOLD, letter sent to Licensee's Business Address on January 25,	

01/25/2019	2019.***/mb	Delete
11/08/2018	Paid in Full \$2,625.00 for Violation Hearing dated October 11, 2018..../sb	Delete
10/26/2018	Given an Invoice to Inspector John Chrissomallis for Violation Hearing fee dated on October 11, 2018; Fine Fee to be paid \$2,625.00.... /mb.	Delete
10/12/2018	10/11/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$2,500; \$2,500 + \$125 admin fee; \$2,625 total fine, 30 days to pay, **Three (3) day suspension to commence immediately** (3-0 vote)...../jr	Delete
10/11/2018	10/11/18 RE: PUBLIC HEARING - SUSPENSION NOTICE HAS BEEN ISSUED AND PLACED ON BUILDING FOR THREE (3) DAYS OCTOBER 11 THRU OCTOBER 13, 2018..... /sb	Delete
06/05/2018	****PAID IN FULL PLEASE CHECK INVOCIE #112711**** 5/3/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minor - ADMISSION OF GUILT - Rule 4.01(a)- Fined \$1,000 + \$125 admin fee, \$1,125 total fine, 30 days to pay (3-0 vote)...../kr	Delete
05/22/2018	Given an Invoice to Chief Inspector M. Fosler for Violation Hearing fee dated on May 3, 2018; Fine Fee to be paid \$1,125.00.... /mb.	Delete
05/11/2018	Mailed letter of recognition for underage drinking compliance check on 4/18/2018 /kk	Delete
05/09/2018	5/3/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minor - ADMISSION OF GUILT - Rule 4.01(a)- Fined \$1,000 + \$125 admin fee, \$1,125 total fine, 30 days to pay (3-0 vote)...../jr	Delete
05/08/2018	Alcohol Awareness expires 05/02/22 (Maira D.Ospina, Arisleyda Rivera ad Francisco T. Hernandez) John Murray.... /sb	Delete
04/27/2018	****RELEASED STATE OF MD TAX HOLD****.... /sb	Delete
01/25/2018	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***** /sb	Delete
09/26/2017	Mailed letter of recognition for underage drinking compliance check on 6/27/17 /kk	Delete
03/30/2017	*****RELEASED STATE TAX HOLD..... /mb	Delete
01/26/2017	Alcohol Awareness expires 01/12/21 (Gurpreet Singh & Ayenson Capellan) ... /sb	Delete
01/18/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
11/16/2016	11/10/16 - PAID Violation Hearing Fine; Invoice #104434=\$500.000, #104435=\$500.00, #104436=\$500.00, #104437=\$500.00 & #104438=\$125.00... /sb	Delete
11/14/2016	11/10/16-hearing-Alleged Violation of Rule 4.01(a) (Sales to Minors) when at approximately 12:30 a.m. on September 24, 2016 members of the BLLC and Baltimore City Police Department observed sales being sold to minors without ID present.Licensee FTA (Failed to appear) Disposition: The board has found that the licensee violated Rule 4.01(a) on September 24, 2016 and imposed a fine of \$2,000 and an administrative fee of \$125, both payable within 60 days. The Board also voted to suspend the license for 5 days, commencing immediately.	Delete
11/10/2016	11/10/2016- Public Hearing re: Violation of 4.01(a) sales to minor- GUILTY - Licensee FTA- \$2000 fine + \$125 admin fee= \$2125 total fine + 5day suspension	Delete
10/26/2016	State of MD Tax Hold, letter sent... /sb	Delete
10/26/2016	Hearing date: September 17, 2015; PAID Invoice #99638=\$500.00; Invoice #99639=\$500.00; Invoice #99640=\$125.00.	Delete
10/26/2016	9/17/2015-PUBLIC HEARING RE: VIOLATION OF RULE 4.18 (Illegal Conduct), VIOLATION OF RULE 4.18 (Illegal Conduct), VIOLATION OF RULE 3.03(C)(Employee Records),VIOLATION OF RULE 4.18 (Illegal Conduct)-\$1000 fine +\$125 admin fee. Total Fine \$1125**14 days to pay	Delete
08/26/2015	8/20/15 PUBLIC HEARING RE: VIOLATION OF RULE 4.18, VIOLATION OF RULE 4.18, VIOLATION OF RULE 3.03(C),VIOLATION OF RULE 4.18 - POSTPONED 9/17/15	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
10/02/2013	09/19/13 Public Hearing re: Violation of Rule 3.03(c) GUILTY Fine \$25. Violation of Rule 4.01(a) GUILTY Fine \$500. Violation of Rule 4.18 GUILTY \$200. Violation of Rule 5.03(a) GUILTY \$250 Admin Fee \$125 Total Fine \$1100	Delete
04/12/2012	03/22/2012 Public Hearing re: Continuation of hearing concerning transfer of ownership and location to 3724 Eastern Ave. APPROVED.	Delete
02/03/2012	1/19/2012 Public Hearing re: Application to transfer. SUB-CURIA decision.	Delete
12/13/2011	12/11 Transfer of ownership and location from secured creditor at 40 Streeper Street to 3724 Eastern Avenue, BD7-BWL, Gurpreet Singh, Jamel Tate-Sprull, G&S 3724, LLC	Delete
06/17/2009	05/09 Transfer of Ownership, Sharon Lanier, Rico Amero, Rufus Sanders, Big Poppa's Bar & Grille, LLC	Delete

Print History (Print Card)

License num: LBD7 017

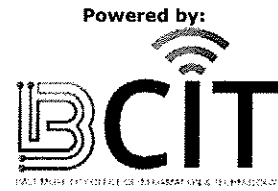
Address:3724 EASTERN AVENUE

Trade Name: MAIN STREET BAR & LIQUORS

Comment:

Add Comment

Hold Info



517 BROADWAY LLC: W19639020

Department ID Number:

W19639020

Business Name:

517 BROADWAY LLC

Principal Office: ⓘ

15146 SAPLING RIDGE DR
DAYTON MD 21036

Resident Agent: ⓘ

JOSHUA PATEL
15146 SAPLING RIDGE DR
DAYTON MD 21036

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:

05/03/2019

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 3724 Eastern Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 14

"A" BEER & WINE _____

"B" BEER & WINE 1

"C" BEER & WINE _____

"D" BEER & WINE 2

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 3

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 2

"BD7" BEER, WINE & LIQUOR 5

ARENA _____

HOTEL/MOTEL _____

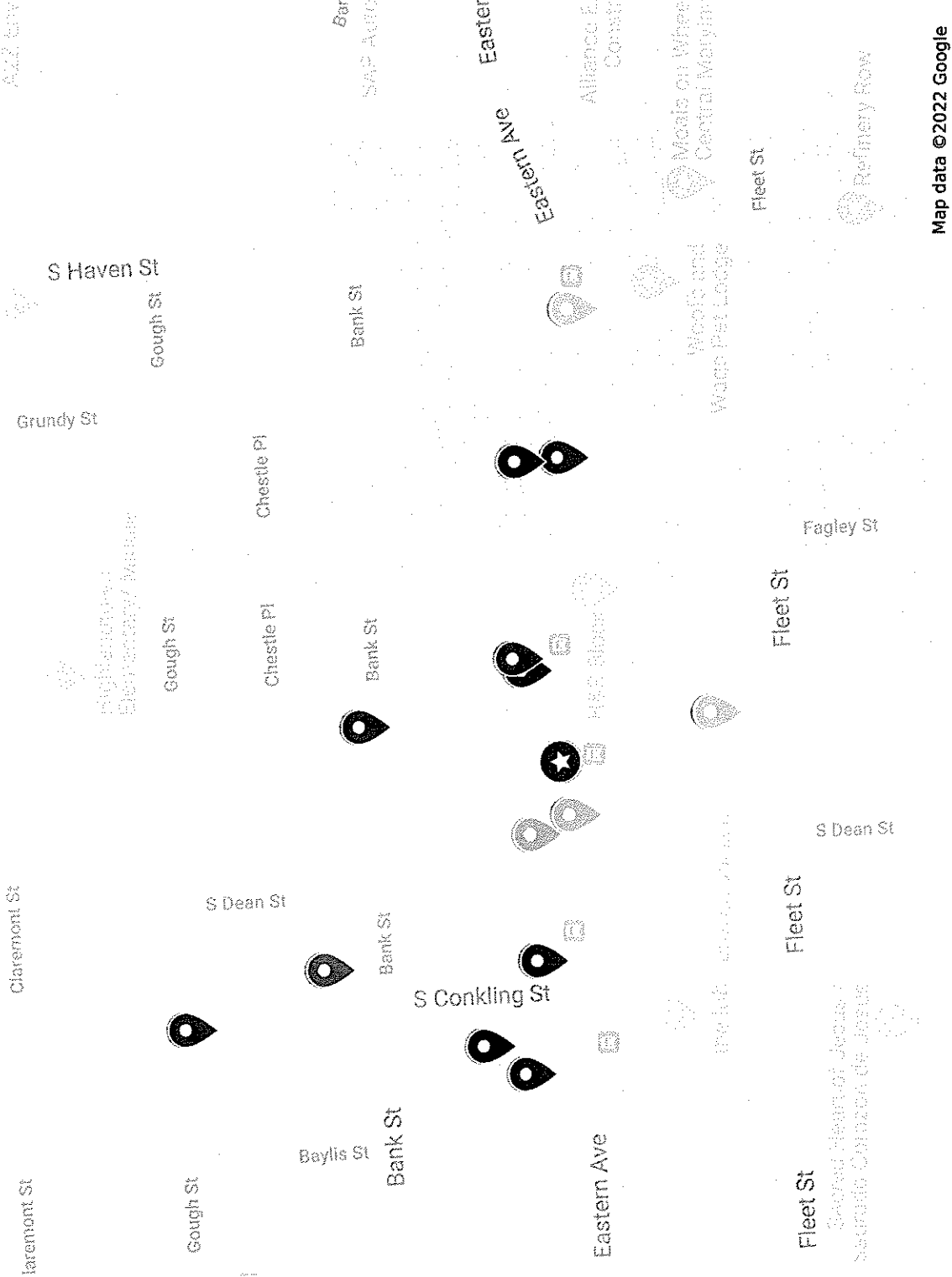
RACING _____

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

3724 Eastern Avenue

Licensed Establishments

- ★ Main St. Bar & Liquors LBD7
- 📍 Bayview Liquors LA
- 📍 La Sirenita Rest. LB
- 📍 K&D Rest. LB
- 📍 Carlos O'Charlies LB
- 📍 Amigos Bar LD
- 📍 Sally O's LD
- 📍 El Puerto Jarocho WD
- 📍 Spartan Pizzeria WD
- 📍 Cocina De La Abuelita WB
- 📍 El Oasis LBD7
- 📍 Venice Tavern LBD7
- 📍 Gnocco LBD7
- 📍 N/A LBD7
- 📍 Filippo's Pizzeria LBD7



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):

MAIN STREET BAR & LIQUORS

Corporation Name:

517 BROADWAY, LLC

Location Address:

3724 Eastern 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)*

Yes

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

No

Date Posted?

1/5/2022

Estimated Date of Removal?

1/14/2022

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

Yes

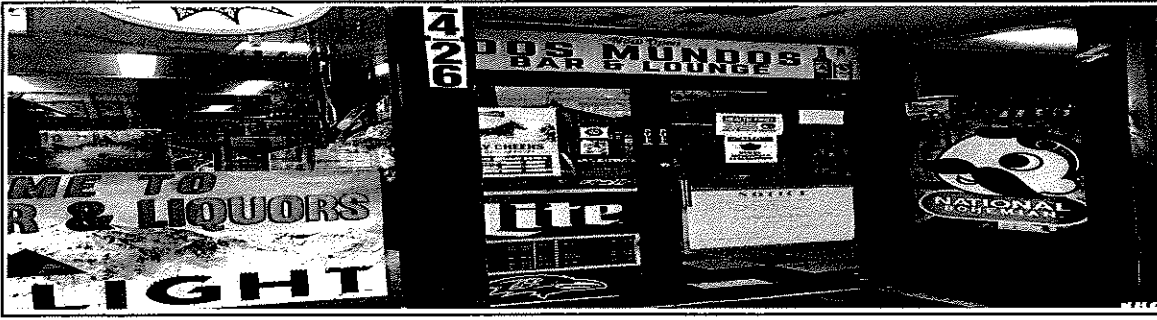
Other licensed locations - Describe/Note:


Refer to the attached map for other licensed locations.

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

"Add of entertainment license".

Insert Photo of Sign and location:



 No picture inserted

Inspector Name	Date and Time	
i:\0#.w\baltimore\rosalba.jordan	1/8/2022	7:29:44 PM
Name of Licensee (if present)		
<input data-bbox="77 1115 805 1157" type="text"/>		
<input data-bbox="77 1178 805 1255" type="text"/>		

Board of Liquor License Commissioners


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

POSTING SIGNS REPORT


Applicant(s) Name:

Address of Premises:

Inspector:

Date Posted: 

Time Posted:

Date Rechecked: 

Time Rechecked:

Manager or Owner when sign posted:

Summary on location of sign posted:

Sign was posted on the front door.

Summary on location of sign rechecked:

Remained posted on front door.

Insert Photo of Sign and location:





Attach Additional Photos

Submit

Board of Liquor License Commissioners for Baltimore City

Application has been filed with the

Address of Premises: 3724 Easton Ave. 21224

Class of License: BD7 - Beer, Wine + Liquor

Scope of Application: request to add live Entertainment

Application filed by: 517 Broadway, Llc T/A Blue boy Bar + Liquors
Joshua Patel, Gangi Proseel Adhikari, and Ram B. Kc

Present Licensee(s):

Same as above

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

FOR MORE INFORMATION CALL

410-396-4377

Hon. Albert J. Matreccani, Jr., Esq.

Chairman

Aaron J. Greenfield, Esq.

Commissioner

Edward H. Rensimer

Commissioner

Douglas K. Patrye

Executive Secretary

Back

BLLC Routine Inspection

Licensee Information

Address: 3724 EASTERN AVENUE 21224

Trade Name:

Corporation Name:

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

Date/Time of Inspection:

Manager/Licensee:

Open/Closed Status

Open/Closed: Open

Closed Date:

External Appearance

Clean and Free of Debris: Satisfactory

Internal Appearance

Location of Bar: Rear

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BD7 Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store:

N/A

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: N/A

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 7/10/2021

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Kitchen

Inspector Comments:

Restroom

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

106

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Ancillary Services

Live Entertainment (Describe):

Outdoor Table Service No

Violations

Violation Issued: No

Violations Noted:

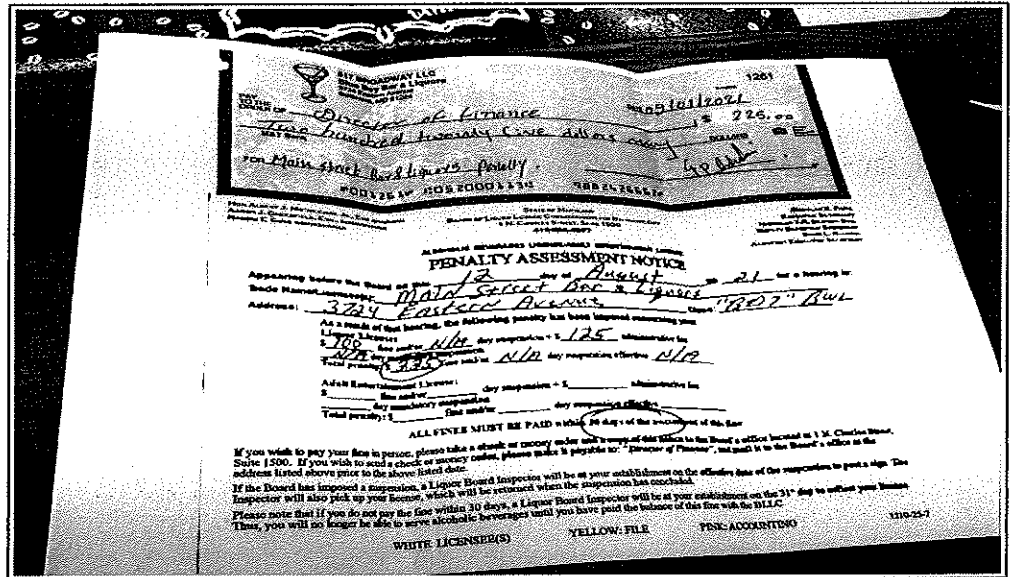
Wrap-Up

Instructions Given to Licensee:

Inspector's Comments:

Delivered fine invoice
Invoice was paid per proof attached
Inspected on 09/07/2021 by Jordan

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove

Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
26	10	6315A	021	12/29/20	201

PROPERTY ADDRESS: 3724-26 EASTERN AVE

OWNER: 3724-26 EASTERN AVE. LLC ADDR: 3724-26 EASTERN AVE. BALTIMORE
 LESSEE: 517 BROADWAY LLC ADDR: 3724-26 EASTERN AVE. BALTIMORE M.

LAND USE CODES 3-53 3-56

CONTINUE TO USE FIRST FLOOR FOR A RETAIL LIQUOR STORE AND BAR (TAVERN PER ART 32 § 1-314).

(USE SUBJECT TO THE CONDITIONS OF BMZA 2017-402M APPROVED ON 11/7/17).

1001-000000-2600-158302-400490 PER. INSP	1001-000000-2600-158304-400480 MISC.	1001-000000-2600-158902-400480 CH. USE	1001-000000-2600-158304-400490 NEW BLDG.	1001-000000-2600-158302-400490 C ADDITIONS
		45.00		
1001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC. CONST.	1001-000000-2600-158800-400500 ELECT.	1001-000000-2600-158901-400510 HYDRONIC/STEAM HEAT
1001-000000-2600-158302-400510 DISTRIB/EXH	1001-000000-2600-158902-400510 AIR COND	1001-000000-2600-158902-400510 DISP. TANKS	1001-000000-2600-158903-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-158304-400530 ELEVATOR	1001-000000-2600-158900-400520 PLUMBING	1001-000000-2600-158900-400520 S & E CONTROL	1001-000000-5700-508801-401811 CHAP	1001-000000-1500-102800-400230 TAX
	0.00			3.00
1001-000000-2600-158304-400480 RAZING	1001-000000-2600-158900-400540 FILING FEE	1001-000000-2600-158900-400540 LOW VOLTAGE/TELECOMMUNICATIONS	1001-000000-2600-158809-400480 PENALTY	TOTAL FEES
	50.00			98.00

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



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.

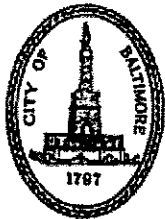
THE AUTHORITY CONTAINED HEREIN DOES NOT AUTHORIZE THE PERFORMANCE OF ANY WORK IN, ON, UNDER OR OVER ANY STREET, HIGHWAY, ALLEY, SIDEWALK OR ANY OTHER PUBLIC WAY, UNLESS PERMISSION TO DO SO HAS BEEN FIRST SECURED FROM THE PROPER AUTHORITY.

COPY

IN THE MATTER OF THE
PETITION OF: GURPREET SINGH (NOV 29 2017)

Baltimore City Board of Municipal
& Zoning Appeals

3724-3726 EASTERN AVENUE



David C. Tanner
Executive Director
417 E. Fayette Street, 14th floor
Baltimore, MD 21202
Phone: 410-396-4301

Appeal No. 2017-402

Hearing Date: November 7, 2017

RESOLUTION

This matter comes before the Board on referral from the decision of the Zoning Administrator for Baltimore City on Gurpreet Singh's ("Petitioner" or "Appellant") application to add indoor live entertainment and dancing to existing first floor tavern.

BACKGROUND

This property is located in a C-1 Zoning District and is improved by a two-story consolidated masonry building with current authorized uses of a first floor tavern, liquor store, and unoccupied second floor.

Appellant filed this appeal to the Board on September 29, 2017, and appeared for a public hearing on November 7, 2017. No one appeared in opposition but the file contains a letter of opposition from the Highlandtown Community Association. Board staff and the Planning Department prepared memoranda evaluating the appeal. Following deliberations the Board approved this appeal by unanimous vote for the reasons set forth below.

DISCUSSION

Appellant proposes to add indoor live entertainment and dancing to existing first floor tavern. Under ZC §10-101 and Table 10-301, "entertainment: live - accessory to restaurant, tavern, art studio or art gallery" is a conditional use requiring Board approval. Under ZC § 14-319(b), the Board may impose conditions upon any approval of live entertainment to limit its impact on the broader community. The Board may approve conditional uses pursuant to the standards and conditions provided under ZC §§5-405 and 5-406.

Under ZC §5-406, neither the Board of Municipal and Zoning Appeals may approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that: (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare; (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan; (3) the authorization would not be contrary to the public interest; and (4) the authorization would be in harmony with the purpose and intent of this Code. As a further guide to its decision on the facts of each case under ZC §5-406(b), the Board of Municipal and Zoning Appeals must consider the following, where appropriate: (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures; (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading; (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development; (4) the proximity of dwellings, churches, schools, public structures, and

other places of public gathering; (5) accessibility of the premises for emergency vehicles; (6) accessibility of light and air to the premises and to the property in the vicinity; (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided; (8) the preservation of cultural and historic landmarks and structures; (9) the character of the neighborhood; (10) the provisions of the City's Comprehensive Master Plan; (11) the provisions of any applicable Urban Renewal Plan; (12) all applicable standards and requirements of this Code; (13) the intent and purpose of this Code; and (14) any other matters considered to be in the interest of the general welfare. (Ord. 16-581; Ord. 17-015.)

The Board reviewed the file and evidence submitted in support of this application, as well as any evidence submitted on behalf of the Highlandtown Community Association. After a complete and comprehensive review of all the evidence before it the Board finds by competent evidence that the establishment, location, construction, maintenance, and operation of the proposed live entertainment would not be detrimental to or endanger the public health, safety, or welfare; the proposed use is not precluded by any other law, including an applicable Urban Renewal Plan; this authorization is not contrary to the public interest; and this authorization and proposed use are in harmony with the purpose and intent of this Code. In consideration of these standards including those criteria listed under ZC §5-406(b), and on review of the file, testimony, and evidence submitted in support of this conditional use application, the Board finds by competent evidence that Appellant's request meets the requirements of Article 32, the Zoning Code of the City of Baltimore.

Under ZC §5-405 and ZC § 14-319(b) [specific to live entertainment], before approving any conditional use; the Board of Municipal and Zoning Appeals or the City Council, as the case may be, may impose on the establishment, location, construction, maintenance, or operation of the conditional use any condition, restriction, or limitation that it considers necessary for the protection of the public interest. Any condition imposed under this subsection must be reasonably related and roughly proportional to the expected impact of the conditional use. Failure to comply with any condition, restriction, or limitation imposed under this subtitle: (1) constitutes a violation of this Code; and (2) in addition to any other civil or criminal remedy or enforcement procedure is grounds for modification, suspension, or revocation of the conditional use. The Board imposes the conditions as listed below.

For the reasons set forth above, and after giving public notice, reviewing the zoning records, holding a public hearing, considering all data submitted, and by authority of Ords. 16-581 and 17-015, enacted and corrected effective June 5, 2017, known as Article 32 Zoning, it is this 29th day of November, 2017, by the Baltimore City Board of Municipal and Zoning Appeals, hereby

RESOLVED, that Petitioner's request to add indoor live entertainment and dancing to existing first floor tavern is **GRANTED** subject to the following **CONDITION(S)**:

- (1) A copy of the of the use and occupancy permit for the premises must be kept on the premise and available for inspection by representatives of Baltimore City at all times;
- (2) A copy of the written approval by the Board of Municipal and Zoning Appeals for the live entertainment provided on the premises, including details of any restrictions or limitations on the live entertainment provided, must be kept on the

- premises and available for inspection by representatives of Baltimore City at all times;
- (3) A copy of all other permits and licenses required pursuant to the written approval of the Board and Municipal and Zoning Appeals must be kept on the premises as available for inspection by representatives of Baltimore City at all times;
 - (4) This authorization is restricted to the use, nature of live entertainment, and all other related provisions contained within the Conditional Use Authorization Application for Live Entertainment and Dancing submitted with Appellant's application; and
 - (5) Hours of operation of live entertainment is restricted to the hours of 8:00pm to 1:30am.

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.

David C. Tanner

David C. Tanner
Executive Director
Board of Municipal & Zoning Appeals

