

March 9, 2023

Applicant(s): Eric G. Smith
Admiral's of Fells Point, LLC, T/a Admiral's Cup
1645 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) Eric G. Smith was born in Baltimore, MD in July of 1990. He lives in Baltimore, MD. See attached list for Mr. Smith financial interest.

(b) **Ownership Breakdown:** (1) Vader, LLC (60%); (2) Rob Ruff (15%); (3) Eric Mathias (25%); and see attached for additional stock breakdown.

(c) **Purchase Price of Business:** The purchase price of the business was \$1,500,000.

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

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the 1st, 2nd, and 3rd floors of premise as a tavern with sales of beer, wine and alcohol and with live entertainment, outdoor table service with conditions that area of seating 10'x52' along Broadway side of the property (BMZA 217-02).

(f) **Corporate Standing:** Admiral's of Fells Point, LLC is a MD LLC and as of 2/22/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 2/17/2023, and will be checked on 2/27/2023. This meets the 10-day rule. There are 41 licensed liquor establishment(s) in the 2x2 area: "D" BW - 2; "B" BWL - 19; "D" BWL - 1; "BD7" BWL - 18; and "HOTEL/MOTEL" - 1.

(h) **Timeline:** Last inspection by BLLC was performed 2/21/2023. At that time, the establishment was open and operating.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: transfer of ownership in connection with sale of assets 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: 1645-47 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 Fells Point, LLC TRADE NAME: Admiral's Cup

BUSINESS PHONE NUMBER: 410-241-1224 BUSINESS EMAIL ADDRESS: darin@theadmiralscup.com

ATTORNEY FOR THE APPLICANT: Anastasia T. Nardangeli ADDRESS: 25 S Charles St. Ste 2015, Baltimore, MD 21201 PHONE: 410-916-2638

Part of Premises Used (Note: Floors and Areas for Storage): 1st, 2nd, and 3rd floors Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ Band Etc.)? live acoustic, DJ Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 150

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

Eric G. Smith
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
675 S. President St., Apt. 2602 Baltimore MD 21202 9 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 July/1990 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 FEB 8 2 22 PM 2:27

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

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

*see attached list

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

[Redacted area]

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

Applicant A B C

[Redacted area]

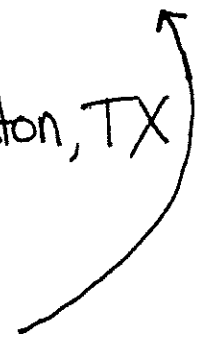
1645-47 Thames Street

Supplement for Application for Transfer of Liquor License

Applicant: Eric G. Smith

The Applicant is an individual owner of Vader, LLC. Vader, LLC owns 60% of Admiral's of Fells Point, LLC, which is the entity that is purchasing the existing BD7 license for use at 1645-47 Thames Street.

The Applicant has a financial interest in the following restaurants, all of which hold liquor licenses:

1. Watershed
Location: 1065 S Charles Street, Baltimore, Maryland
 2. Choptank
Location: 1641 Aliceanna Street, Baltimore, Maryland + 110 Compromise, Annapolis, MD
 3. Loch Bar Baltimore
Location: 240 International Drive, Baltimore, Maryland
 4. Azumi
Location: 725 Aliceanna Street, Baltimore, Maryland
 5. Ouzo Bay Baltimore
Location: Baltimore, Maryland
 6. Loch Bar Houston
Location: 4444 Westheimer Road Suite G110, Houston, Texas
 7. Ouzo Bay Houston
Location: 4444 Westheimer Road, Suite G130, Houston, Texas
 8. Loch Bar Boca
Location: 346 Plaza Real, Boca Raton, Florida
 9. Waterfront Hotel
1710 Thames St., Baltimore, MD
 10. Marm Houston
888 Westheimer Rd., Ste. 109, Houston, TX
 11. James Joyce
616 President St., Baltimore, MD
 12. The Valley Inn, Baltimore County, MD
 13. The Oregon Grille, Baltimore County, MD
- 

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

Name	Address	Phone	Email
Darin Mislan	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 Alc. Bev. Art. § 4-109 (a)(II). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Vader, LLC (see attached ownership breakdown) ADDRESS: 650 S. Exeter St., Ste. 1095, Baltimore, MD 21202 TITLE: Member %OF STOCK HELD: 60
- 2) NAME: Rob Ruff ADDRESS: 650 S. Exeter St., Ste. 1095, Baltimore, MD 21202 TITLE: Member %OF STOCK HELD: 15
- 3) NAME: Eric Mathias ADDRESS: 3400 Dillon St., Baltimore, MD 21224 TITLE: Member %OF STOCK HELD: 25
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

Signature of Applicant A

I hereby certify that on the _____ 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 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: _____

Vader, LLC Ownership

Alexander F. Smith – 40%

Eric G. Smith – 40%

Vasilios G. Tserkis – 10%

Nicholas J. Sfakianos Revocable Trust, u/a/d August 31, 2020 – 5%

Brian McCormack – 5%

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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-109 (a)(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: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

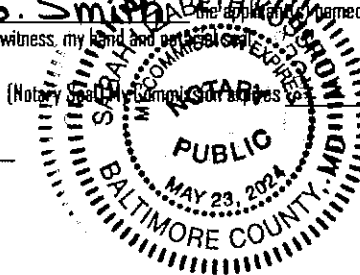
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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.

Eric G. Smith
Signature of Applicant A

I hereby certify that on the 7th day of February, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore Co., personally appeared ERIC G. SMITH 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: *Sarah L. Kussrow*
Printed Name: Sarah L. Kussrow



05/23/24

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: Fells Point Acquisitions, LLC Phone Number: [REDACTED]

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

(I, WE) Fells Point Acquisitions, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1645-47 Thames St., 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.

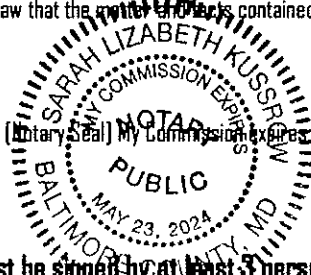
[Handwritten Signature]

Signature of Owner of the Property
Alexander F. Smith, Manager of Thames Street Acquisitions, LLC

I hereby certify that on the 7th day of February 2023 before me the subscriber, a notary public of the State of Maryland, in and for Baltimore Co., personally appeared Alexander F. Smith, as Manager the landlord/property owner named in this application made oath in due form of law that the contents contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: *[Handwritten Signature]*
 Notary Printed Name: Sarah C. Kussrow



05/23/24

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

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

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

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

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

Name and Address of the owners of the premise/landlord: Fells Point Acquisitions, LLC Phone Number: [REDACTED]

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

(I, WE) Fells Point Acquisitions, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1645-47 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 of Owner of the Property
Alexander F. Smith, Manager of Fells Point Acquisitions, LLC

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 Alexander F. Smith, as Manager the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

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

Notary Printed Name: _____

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

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

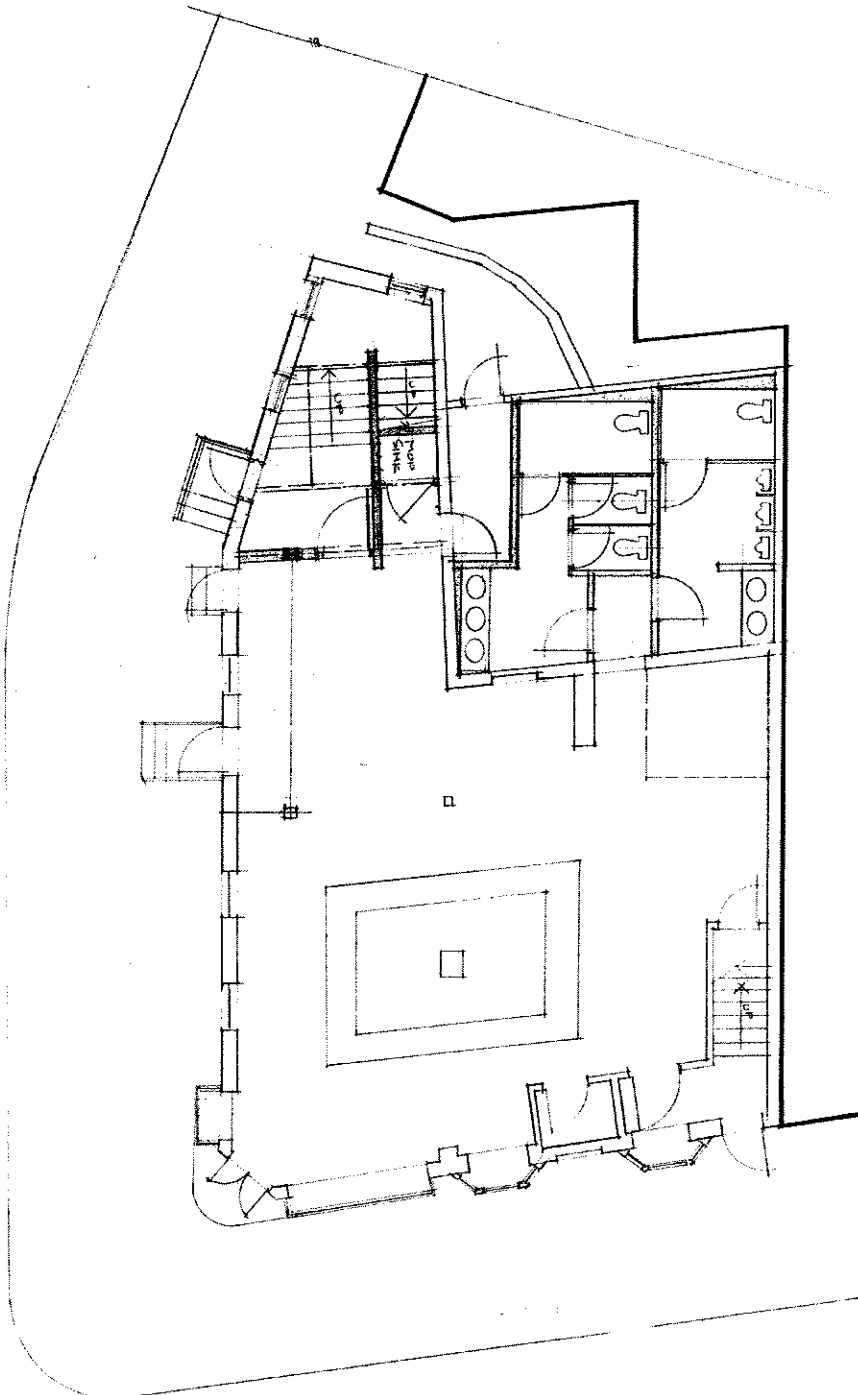
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Sarah N. Sharp	2008 Rockrose Ave Baltimore, MD 21211	Sarah N. Sharp	10/1/59	7 years
(M. Margaret L. Argent Maggie)	2117 Sulgrave Ave. Baltimore, MD 21209	Margaret L. Argent	3/1/59	7 years
Sima G. Fried	1800 Jackson St. Baltimore, MD 21230	Sima G. Fried	5/1/82	8 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.

FIRST FLOOR PLAN

NEW CONSTRUCTION



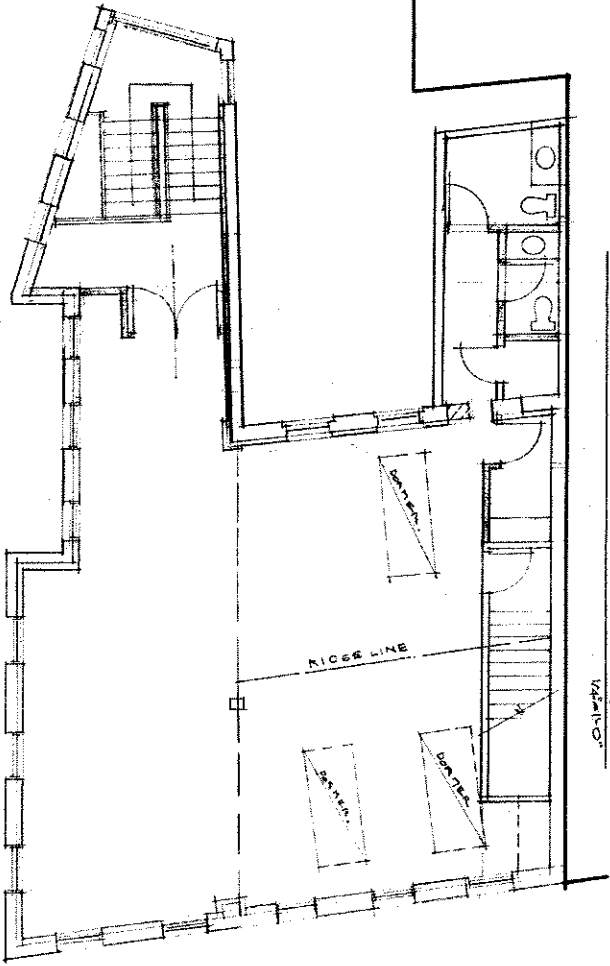
Interior Alterations
 The Admiral's Cup
 1645-47 Thames Street
 Baltimore, MD

DAVID H. GLEASON ASSOCIATES, INC.
 ARCHITECTS

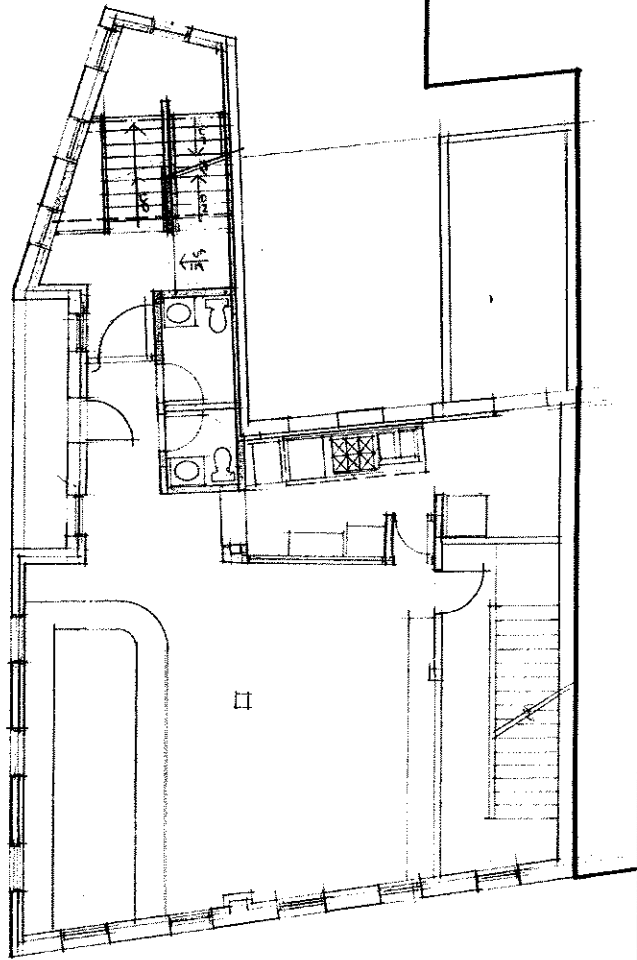
520 A NORTH EUTAW STREET, BALTIMORE, MD 21201 410.728.1810

DATE	1/26/07
PROJECT	Interior Alterations
CLIENT	The Admiral's Cup
ARCHITECT	David H. Gleason Associates, Inc.
SCALE	AS SHOWN
DESIGNER	David H. Gleason
DRAWN BY	David H. Gleason
CHECKED BY	David H. Gleason
DATE	1/26/07

THIRD FLOOR PLAN



SECOND FLOOR PLAN



Interior Alterations
The Admiral's Cup
1645-47 Thames Street
Baltimore, MD

DAVID H. GLEASON ASSOCIATES, INC.
ARCHITECTS

520 A NORTH EUTAW STREET, BALTIMORE, MD 21201 410.728.1810

Scale: 1/8" = 1'-0"
Date: 11/15/05
Drawn: J. Gleason
Checked: D. Gleason
Project: The Admiral's Cup
1645-47 Thames Street
Baltimore, MD



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 315**

Cert Num: **0856**

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

License Date: 5/1/2022

License Year: 2022

CR Number: 14968266

Payment Date: 04-30-22

2021 - 2022 TPP Paid

2022 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **CONTRACT PURCHASER**

Trade Name: **ADMIRALS CUP**

Zone Code: 23

Phone: 410-534-5555

Block Num: 1645

City: BALTIMORE

Street: THAMES STREET

State: MD

Zip: 21231

CR Number: 14968266

Portion of Business Used:

USE PREMISES AS A RESTAURANT/TAVERN WITH LIVE ENTERTAINMENT AND OUTDOOR TABLE SERVICE WITH CONDITIONS THAT AREA OF SEATING 10X52 ALONG BROADWAY SIDE OF THE PROPERTY (ORIG BMZA 217-02) (SEE PARTIAL TAGS FOR FULL CONDITIONS)

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
ERIC	SMITH	675 S. PRESIDENT STREET, UNIT 2602	BALTIMORE	MD	21202	Edit	Remove Owner

Comments

Date	Comment	Action
02/10/2023	Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of Admiral's of Fells Point, LLC T/a Admiral's Cup, Eric G. Smith on 2/8/2023 /kk	Delete
11/02/2022	Due to the impending Tropical Storm on October 05 & 06, 2022, The alternate date are changed for November 05 & 06, 2022..../sb	Delete
09/26/2022	Requested for Extension for Fell's Point Fun Festival on Saturday, October 01, & Sunday, October 02, 2022, Permit #ROW2022-1027979; Security Plan/Operations is with the One-Day Application Request; Invoice #127264../sb	Delete
03/18/2022	03/18/2022 - Time expired on Pending Transfer, so this file is DEAD (per K. Robinson)..../sb	Delete
03/17/2022	12/28/2021 Application for transfer of ownership filed on Admiral's of Fells Point, LLC T/a Admiral's Cup, Eric G. Smith behalf of has been expired. Applicant did not complete their application within 180 days and due to the requirements of AB Article 12-1705 and 12-2202...k/r	Delete
08/19/2021	Processed Substitute Application removing David Berg and Bryan Spund and transferred license to contract purchaser Eric Smith to renew licenses. Please see invoice #122904 /kk	Delete
08/19/2021	Received substitute application to make Eric Smith a Contract Purchaser for the purpose of renewing the license for the 2020 and 2021 license year. Please see invoice #122903 /kk	Delete
04/19/2021	FOOD FORM WAS SUBMITTED WITH 2021-2022 RENEWAL APPLICATION..... /sb	Delete
04/19/2021	****Processed 2021-2022 Renewal Application; Invoice #121320...../sb***	Delete
12/11/2020	12/10/2020 - Virtual Public Hearing Re: Application to transfer ownership with continuation of live entertainment and outdoor table service - APPROVED (3-0 vote)...../jr	Delete
12/10/2020	12/10/2020 Preliminary Approval Letter mailed today to Atty. Anastasia Thomas..../jr	Delete
11/20/2020	Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of Admiral's of Fells Point, LLC T/a Admiral's Cup, Eric G. Smith on 11/2/2020 /kk	Delete
07/13/2020	Issued Outdoor License extension starting from July 13, 2020 until the governor has lifted his executive order; DOT Permit #ROW2020-SE1025807...../sb	Delete
08/30/2019	Mailed letter of recognition for underage drinking compliance check on 8/27/2019 /kk	Delete
04/03/2019	MAIL POSTMARKED APRIL 01, 2019 - LICENSEE OWES \$50.00 LATE FEES...../sb	Delete
02/25/2019	PAID IN FULL \$1,625.00 for Violation Hearing dated on February 07, 2019; Invoice #114145.... /sb	Delete
02/11/2019	2/7/2019 - Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$1,500; \$,1500 + \$125 admin fee; \$1,625 total fine, 30 days to pay (3-0 vote)...../jr	Delete
05/11/2018	Mailed letter of recognition for underage drinking compliance check on 4/18/2018 /kk	Delete
03/27/2018	***PAID IN FULL ****Public Hearing RE: Violation of Rule 4.01(a) - ADMISSION OF GUILT: Rule 4.01(a) Fined \$500 + \$125 admin fee, \$625 total fine, 30 days to pay (3-0 Vote)...../kr	Delete
03/19/2018	Given an Invoice to Chief Inspector M. Fosler for Violation Hearing fee dated on March 1, 2018; Fine Fee to be paid for \$625.00.... /mb.	Delete
03/05/2018	3/1/2018 - Public Hearing RE: Violation of Rule 4.01(a) - ADMISSION OF GUILT: Rule 4.01(a) Fined \$500 + \$125 admin fee, \$625 total fine, 30 days to pay (3-0 Vote)...../jr	Delete
07/25/2017	Alcohol Awareness expires 02/27/20 (Bryan J. Spund)... /sb	Delete
07/18/2016	Alcohol Awareness expires 06/14/20 (Toan Tran, Roman Vervey, Shaun Paradise, Aaron Zetzer, Darin Mislán)	Delete
10/02/2013	09/19/2013- Public Hearing re: Violation of Rule 4.01(a) GUILTY \$500 Admin Fee \$125 Total Fine \$625	Delete

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

License num: LBD7 315

Address: 1645 THAMES STREET

Trade Name: ADMIRALS CUP

ADMIRAL'S OF FELLS POINT, LLC: W20926333

Department ID Number:

W20926333

Business Name:

ADMIRAL'S OF FELLS POINT, LLC

Principal Office: 

605 S. EXETER STREET
SUITE 1095
BALTIMORE MD 21202

Resident Agent: 

ANASTASIA THOMAS NARDANGELI
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:

09/23/2020

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1645 Thames St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 41

"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 19

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 10

ARENA _____

HOTEL/MOTEL 1

RACING _____

PREPARED BY: Jewer DATE: 7/28/23

1645 Thames St

Proposed Location



Proposed Location

Licensed Establishments



Bondhouse -LBD7



Todd Conner's-LBD7



Ampersea



Blamey Stone Pub-LBD7



Harbor Tandoor



Waterfront Hotel LBD7



The Rockwell-LBD7



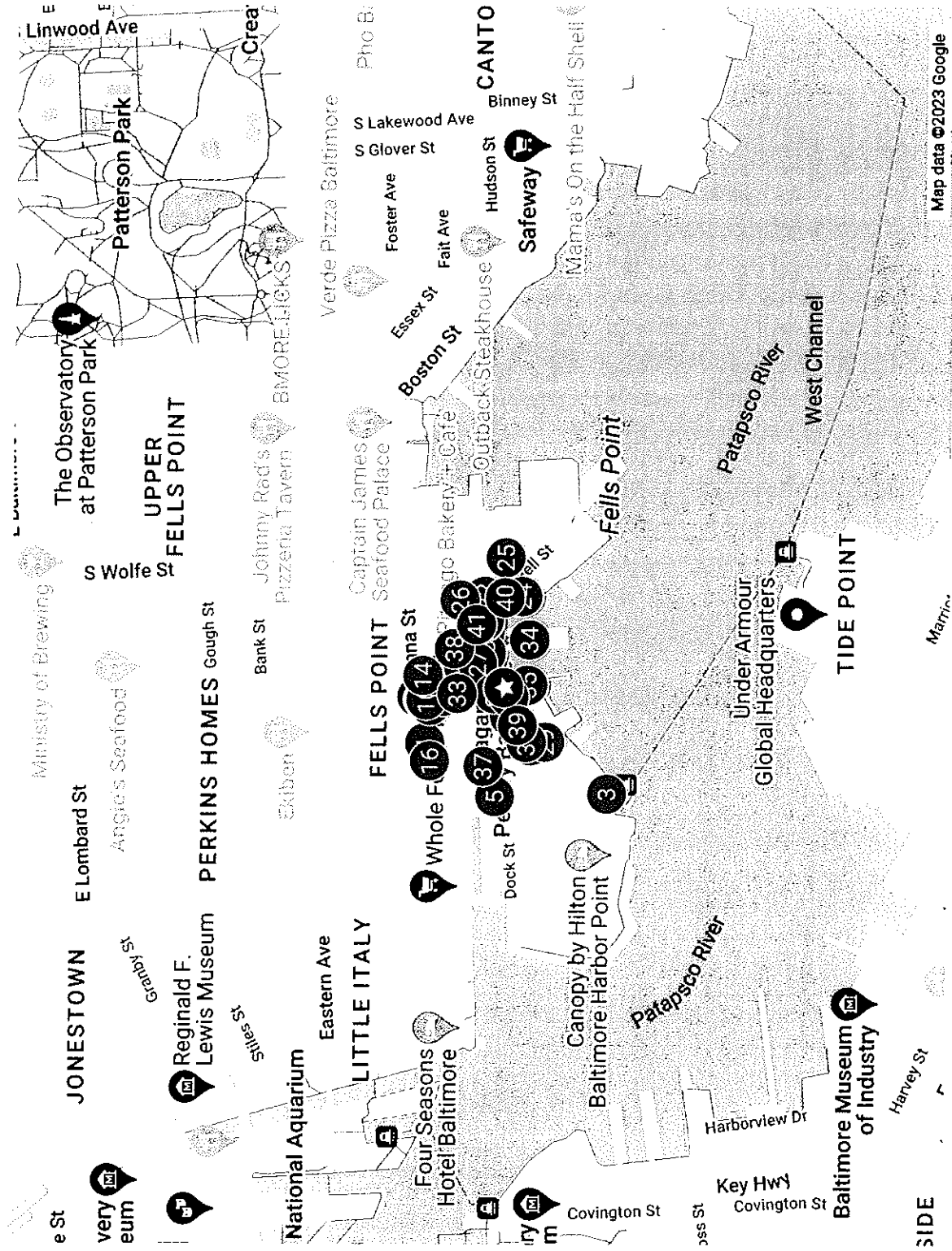
Alexander's Tavern-LB



Contract Purchaser-LB



Lil Phil Tavern-LBD7



Max's Taphouse-LBD7

12

Moby Dick's-LBD7

13

Rodos Bar-LBD7

14

Secured creditor -LBD7

15

Denzel's LB

16

One-Eyed Mike's LB

17

Slainte Irish Pub LB

18

Kooper's Tavern LB

19

Thames St Oyster House LB

20

The Point In Fells LB

21

Cat's Eye Pub LBD7

22

Penny Black LB

23

V-NO Wine Bar LBD7

24

Nanami Cafe WD

25

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

Rye LBD7

37

Black Olive LB

38

Yardam LBD7

39

Sound Garden-WD

Pitango LB

41

Prima Dopo 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>	Admiral's Cup
<i>Corporation Name:</i>	Admiral's of Fells Point LLC
<i>Location Address:</i>	1645 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>	Yes
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	2/17/2023
<i>Estimated Date of Removal?</i>	2/26/2023
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

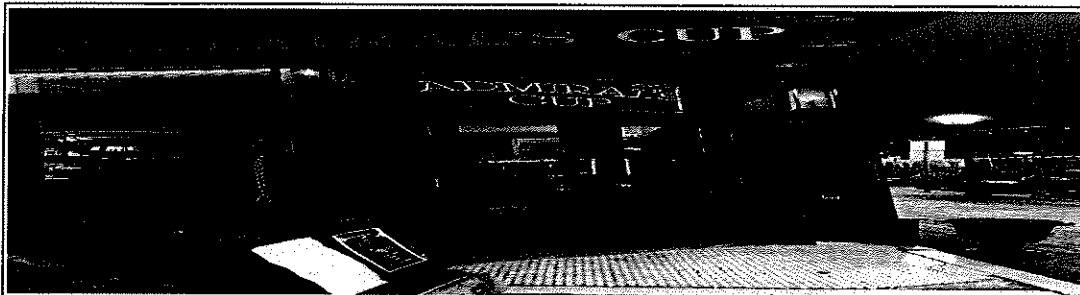
Other licensed locations - Describe/Note:

see attached map

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

application filed for transfer of ownership with continuation of outdoor table service and live entertainment.

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="2/21/2023"/>	<input type="text" value="11:14:15 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="Eric G. Smith"/>
<i>Address of Premises:</i>	<input type="text" value="1645 Thames St"/>
<i>Inspector:</i>	<input type="text" value="i:0#w baltimore\andy.perez"/>
<i>Date Posted:</i>	<input type="text" value="2/17/2023"/>
<i>Time Posted:</i>	<input type="text"/>
<i>Date Rechecked:</i>	<input type="text" value="2/17/2023"/>
<i>Time Rechecked:</i>	<input type="text"/>
<i>Manager or Owner when sign posted:</i>	<input type="text"/>

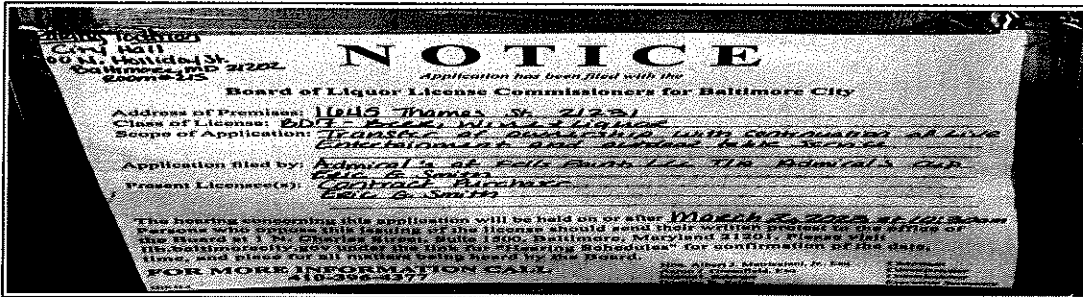
Summary on location of sign posted:

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:



OPENING LOCATED

City Hall
100 N. Holliday St.
Baltimore, MD 21202
Room # 215

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1045 Thames St 21231
Class of License: BDT- Beer, Wine & Liquor
Scope of Application: Transfer of ownership with continuation of live entertainment and outdoor table service

Application filed by: Admiral's of Fells Point, LLC T/A Admiral's Pub
Eric G. Smith
Present Licensee(s): Contract Purchase
Eric G. Smith

The hearing concerning this application will be held on or after March 2, 2023 at 10:30am. Persons who oppose this issuing of the license should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

Hon. Albert J. Murraciani, Jr., Esq. *Chairman*
Aaron J. Greenfield, Esq. *Commissioner*
Edward L. Reisinger *Commissioner*
Dorcas K. Price *Executive Secretary*

BLLC Routine Inspection

Address Information

Address: 1645 THAMES STREET 21231

Trade Name: ADMIRALS CUP

Corporation Name: CONTRACT PURCHASER

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

Date/Time of Inspection: 2/21/2023 11:03:28 PM

Manager/Licensee: Vasilios Tserkis

Operational Status

Open/Closed: Open

Closed Date:

Appearance

Clean and Free of Debris: Satisfactory

Interior Configuration

Location of Bar: Center

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: No

Separate Pkg. Goods Dept.: No

Separate Pkg. Goods Store: No

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: No

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Business Records

Traders License: No

Alcohol Awareness Certification Date Issued: 7/18/2020

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Inspection

Inspector Comments:

Inspection

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Additional Services

Live Entertainment (Describe):

Outdoor Table Service Yes

Violations

Violation Issued: No

Violations Noted:

Work List

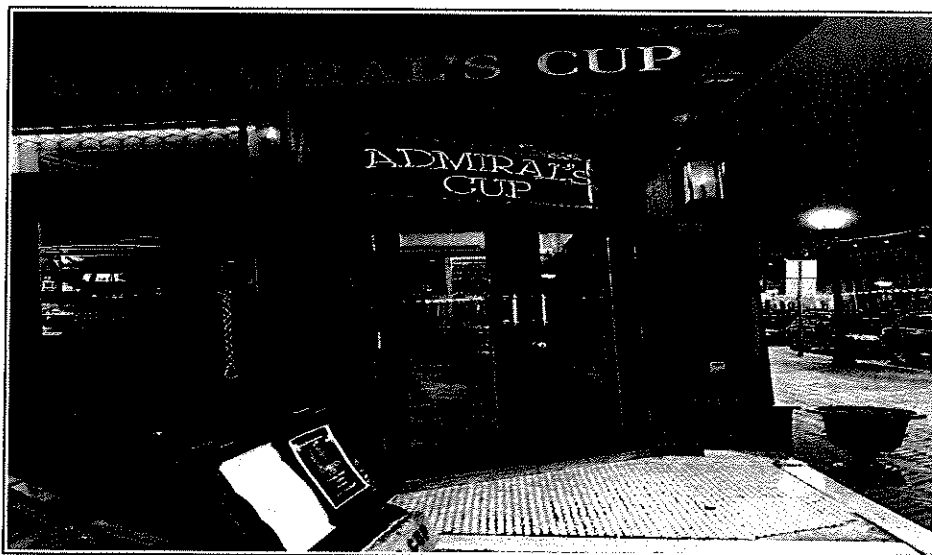
Instructions Given to Licensee:

Provide copy of 2022 trader's license within 5 days of 2/17/23

Inspector's Comments:

inspected 2/17/23

Photo Taken:



Owner Email:

Submitted by Inspector

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

**Online Use & Occupancy Permit
Application**

Property Address: Block/Lot: 1827/017
1645 THAMES ST

Permit No: **USE2020-54948**

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:
Lessee ADMIRAL'S OF FELLS, LLC

Total : **98.00**

Owner THAMES STREET ASSOCIATES, LLC

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Restaurant

Proposed Use : (Commercial) Restaurant

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

Description	Created	Completed	Assigned To
CHESAPEAKE CRITICAL AREA	11/19/2020		BATT
F02 - REGULATED FLOODPLAIN BFE	11/19/2020		BATT
One Stop Permit Office Review	10/30/2020		WILC
MINOR PRIVILEGE	11/19/2020		MPRV
HEALTH DEPARTMENT INSPECTION	11/19/2020		JWEL
FIRE DEPARTMENT REFERRAL	11/19/2020		LDZI
Application Received		10/30/2020	

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 FIRST, SECOND, AND THIRD FLOORS OF PREMISES AS A RESTAURANT AND TAVERN WITH SALES OF BEER, WINE AND ALCOHOL AND WITH LIVE ENTERTAINMENT AND OUTDOOR TABLE SERVICE WITH CONDITIONS THAT AREA OF SEATING 10'X52' ALONG BROADWAY SIDE OF THE PROPERTY (ORIG BMZA 217-02)

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: **ADMIRAL'S CUP**

Owner First Name:

Role: **Agent**

Owner Last Name Or Company Name: **FELLS POINT ACQUISITIONS, LLC (AS SUCCESSOR**

Applicant: **NARDANGELI,ANASTASIA**

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

March 9, 2023

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 in Baltimore, MD in May of 1979. He lives in Baltimore, MD. Mr. Tserkis has financial interest several restaurants 1) t/a Choptank in Fells Point; t/a Choptank in Annapolis; 3) t/a Admiral Cup in Fells Point; and 4) Watershed in Federal Hill.

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

(c) **Purchase Price of Business:** The purchase price of the business was \$500,000.

(d) **Qualified Voters:** Sarah Sharp, Margaret Argent, and Sima Fried 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:** Admiral's of Thames, LLC is a MD LLC and as of 2/22/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 2/17/2023, and will be checked on 2/27/2023. This meets the 10-day rule. There are 39 licensed liquor establishment(s) in the 2x2 area: "D" BW - 2; "B" BWL - 17; "D" BWL - 1; "BD7" BWL - 18; and "HOTEL/MOTEL" - 2.

(h) **Timeline:** Last Inspection by BLLC was performed 11/6/2022. 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:

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

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

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

EXPLANATION OF REQUEST: transfer of ownership in connection with sale of assets 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: 410-241-1224 BUSINESS EMAIL ADDRESS: vtserkis@atlasrestaurantgroup.com

ATTORNEY FOR THE APPLICANT: Anastasia T. Nardangeli ADDRESS: 25 S Charles St. Ste 2015 Baltimore MD 21201 PHONE: 410-916-2638

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

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

Vasilios G. Tserkis
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 520 Tolna Street Baltimore MD 21224 4 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
FEB 08 2023 PM 2:28

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

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

Vasilios Tserkis directly owns 25% of the restaurant known as The Choptank in Fells Point and indirectly owns 6% of the restaurant known as the Admiral's Cup in Fells Point, *101 Choptank in Annapolis 22.5% of Watershed in Federal Hill*

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

Applicant A B C

[Redacted area]

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

Applicant A B C

See response to question number 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.

[Redacted area]

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

Applicant A B C

[Redacted area]

If. 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 Alc. Bev. Art. § 4-109 (a)(II). If necessary, please attach a list of the names and addresses of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Vader II, LLC (see attached ownership breakdown) ADDRESS: 650 S. Exeter St., Ste. 1095, Baltimore, MD 21202 TITLE: Member %OF STOCK HELD: 57
- 2) NAME: Darin Mislán ADDRESS: Tracey and Gary, please see the attached corporate documents Best States TITLE: Member %OF STOCK HELD: 5
- 3) NAME: Rob Ruff ADDRESS: Tracey and Gary, please see the attached corporate documents Best States 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.*

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

Signature of Applicant A

I hereby certify that on the _____ 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 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: _____

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

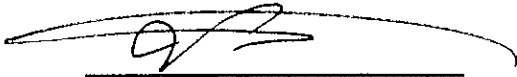
Name	Address	Phone	Email

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

- 1) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

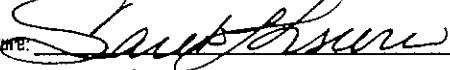
***Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.**

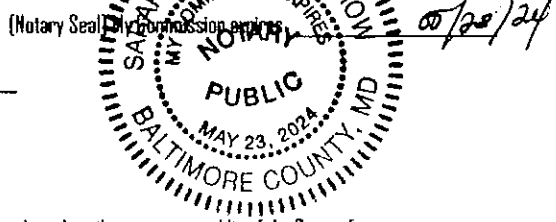
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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



Signature of Applicant A

I hereby certify that on the 7th day of February, 2023, before me, the subscriber, a notary public in the State of Maryland in and for Baltimore Co., personally appeared Vasilios G. Tsetkin, the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: 
 Printed Name: Sarah L. Kussrow



Signature of Applicant B

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

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

Signature of Applicant C

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

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

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

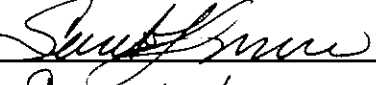
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

(I, WE) Thames Street Acquisitions, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1718 Thames St., Baltimore, City with a Zip Code of 21231, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Owner of the Property: 
Alexander F. Smith, Manager of Thames Street Acquisitions, LLC

I hereby certify that on the 7th day of February 2023 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore Co. personally appeared Alexander F. Smith, as Manager 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 Printed Name: Sarah L. Kussrow



05/23/24

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

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

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

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

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

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

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

(I, WE) Thames Street Acquisitions, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1710 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 of Owner of the Property _____

Alexander F. Smith, Manager of Thames Street Acquisitions, LLC

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 Alexander F. Smith, As Manager 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: _____

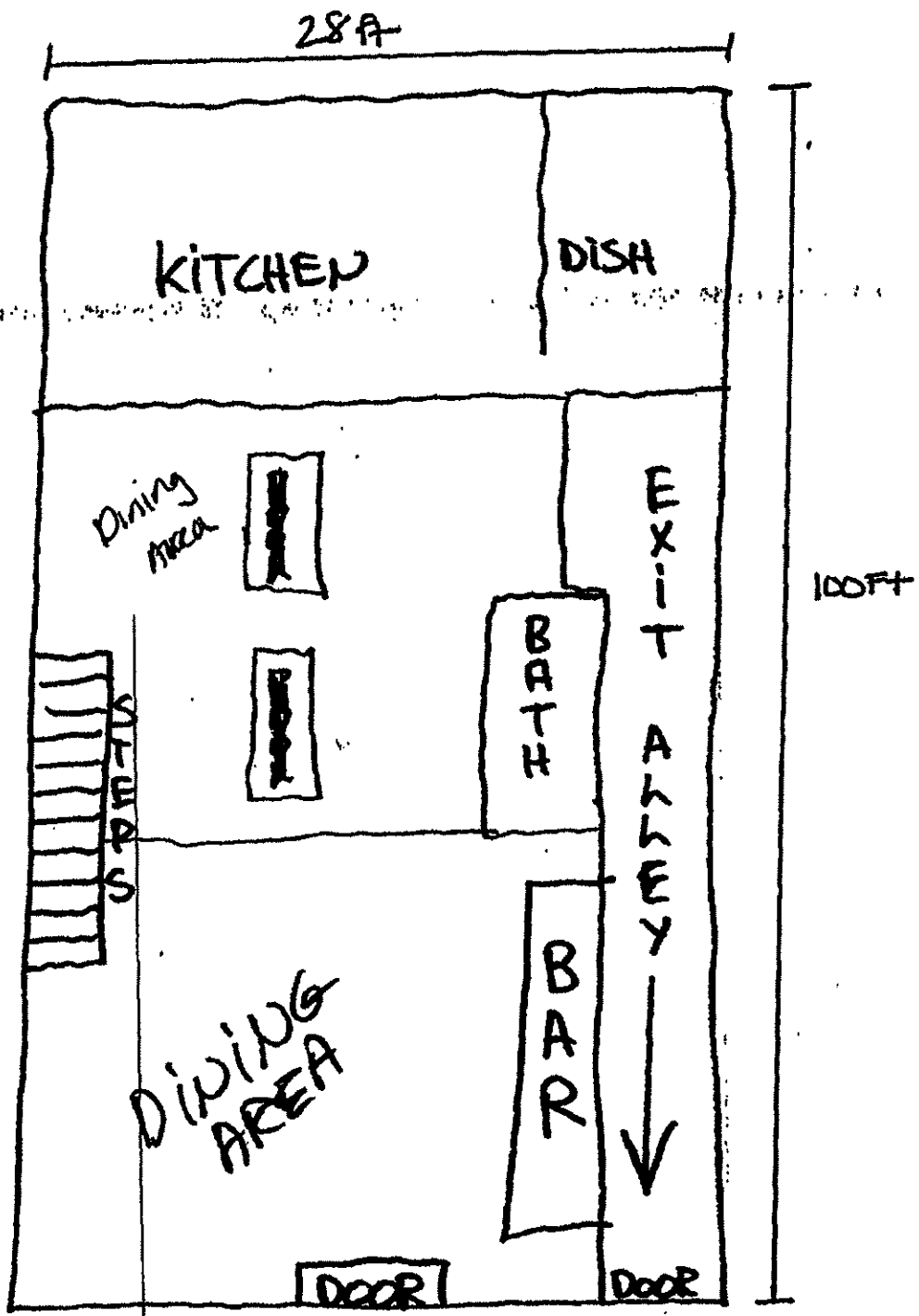
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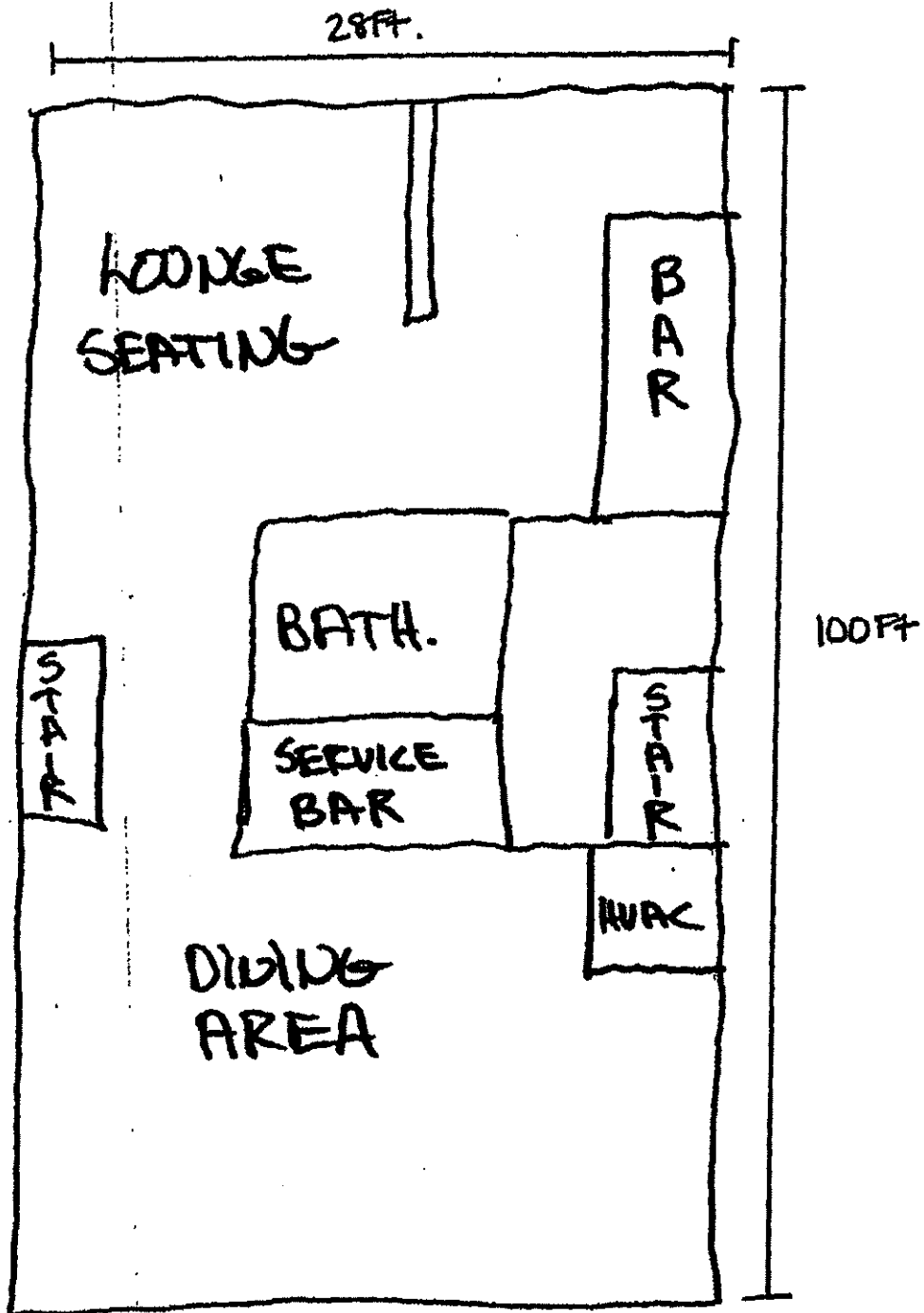
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Sarah N. Sharp	2008 Lockrose Ave Baltimore, MD 21211	<i>Sarah N. Sharp</i>	10/15/59	7 years
Margaret L. Argent	2117 Sulgrave Ave. Baltimore, MD 21209	<i>Margaret L. Argent</i>	3/15/59	7 years
Sima G. Fried	1800 Jackson St. Baltimore, MD 21230	<i>Sima G. Fried</i>	5/15/82	8 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

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

License Info

License Num: **LBD7 362** Cert Num: **0986** Fee: **\$1,320.00** Status: **Renewed**
License Date: 5/1/2022 License Year: 2022
CR Number: 17764555
Payment Date: 05-16-22

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

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **WATERFRONT FELS POINT, LLC**
Trade Name: **WATERFRONT HOTEL**
Zone Code: 13
Phone: 410-537-5055

Block Num: 1710 Street: THAMES STREET
City: BALTIMORE State: MD Zip: 21231

CR Number: 17764555

Portion of Business Used:

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

Restriction:

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

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

License Owners

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

Comments

Date	Comment	Action
02/10/2023	Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of Admiral's of Thames, LLC T/a Waterfront Hotel, Vasilius G. Tserkis on 2/8/2023 /kk	Delete
12/06/2022	11/21/2022 - Time expired on Pending Transfer, so this file is DEAD...../sb	Delete
12/05/2022	11/30/2022 Termination letter for pending transfer application was sent to all applicant(s) and attorney... k/r	Delete
11/02/2022	Due to the impending Tropical Storm on October 05 & 06, 2022. The alternate date are changed for November 05 & 06, 2022...../sb	Delete
09/26/2022	Requested for Extension for Fell's Point Fun Festival on Saturday, October 01, & Sunday, October 02, 2022, Permit #ROW2022-1027979; Security Plan/Operations is with the One-Day Application Request; Invoice #127263../sb	Delete
09/14/2022	9/8/2022 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*...../jr	Delete
08/24/2022	****RELEASE STATE OF MD TAX HOLD****/mb	Delete
08/22/2022	Received letter from Attorney Anatasia Nardangeli requesting for a Transfer Hardship; Invoice #127015../sb	Delete
06/21/2022	6/15/2022 Warning pending transfer letter was sent to all applicant(s) and attorney... k/r	Delete
02/28/2022	2/24/2022 - Virtual Public Hearing Re: Application to transfer ownership with continuation of live entertainment and outdoor table service - APPROVED (3-0 vote)...../jr	Delete
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, Vasilius G. Tserkis on 11/22/2021 /kk	Delete
07/27/2021	TRANSFER COMPLETED & ISSUED: Application for Transfer of Ownership issued to WATERFRONT FELLOES 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., 1/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 362

Address: 1710 THAMES STREET

Trade Name: WATERFRONT HOTEL

Comment:

[Add Comment](#)

Hold Info



ADMIRAL'S OF THAMES, LLC: W22352082

Department ID Number:

W22352082

Business Name:

ADMIRAL'S OF THAMES, LLC

Principal Office: 

650 S. EXETER STREET

SUITE 1095

BALTIMORE MD 21202

Resident Agent: 

ANASTASIA THOMAS NARDANGELI, ESQUIRE

THOMAS & LIBOWITZ, P.A.

25 S. CHARLES STREET, SUITE 2015

BALTIMORE MD 21201

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

11/17/2021

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1710 Thames St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 39

"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 17

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 10

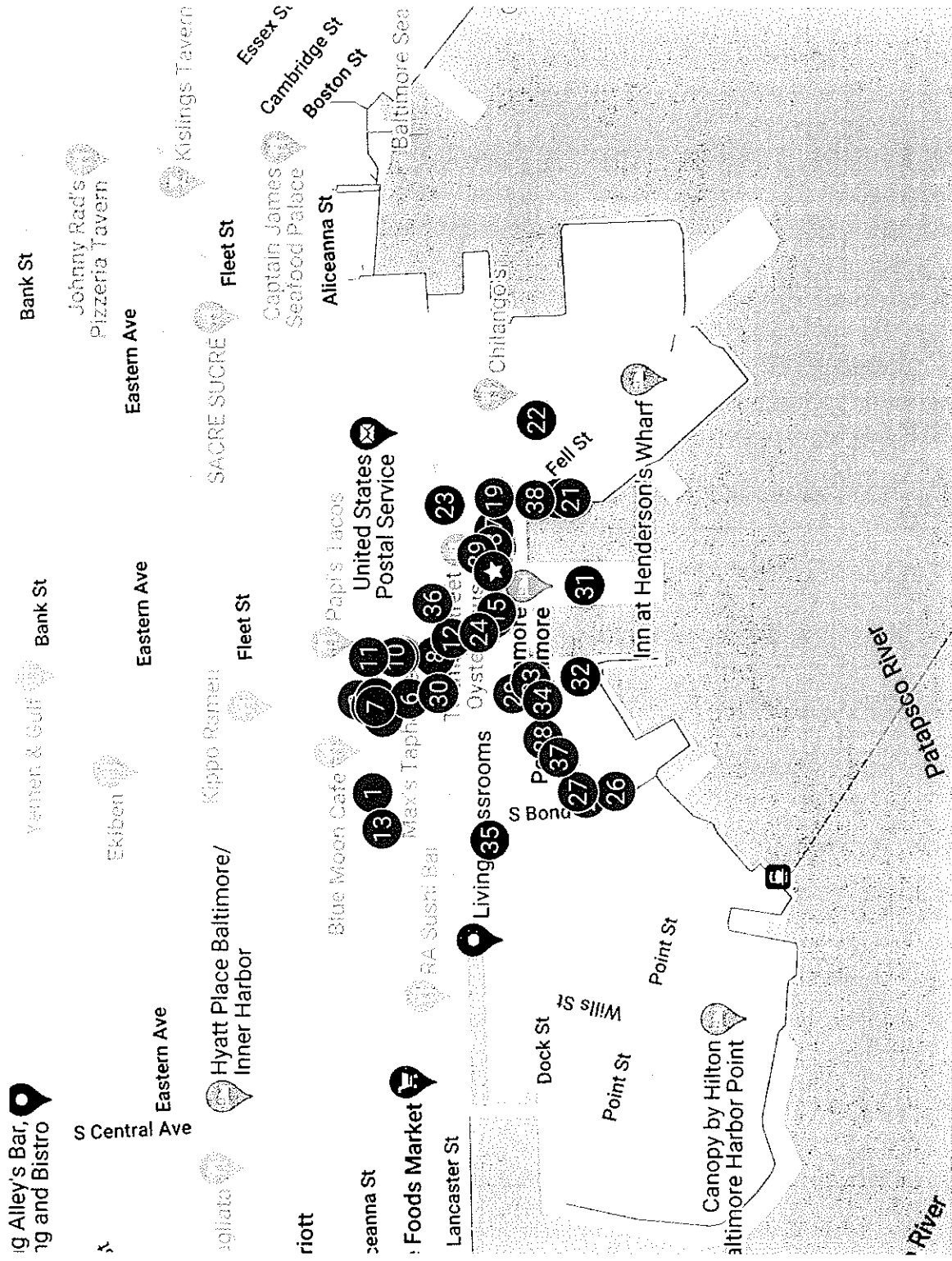
ARENA _____

HOTEL/MOTEL 1

RACING _____

PREPARED BY: Perez DATE: 2/22/23

1710 Thames St



Proposed Location



1710 Thames St

Licensed Establishments



1 Bondhouse -LBD7-



2 Todd Conner's-LBD7-



3 Blamey Stone Pub-LBD7-



4 The Rockwell-LBD7-



5 Alexander's Tavern-LB



6 Contract Purchaser-LB



7 Lil Phil Tavern-LBD7-



8 Max's Taphouse-LBD7-



9 Moby Dick's-LBD7-



10 Rodos Bar-LBD7-

Secured creditor -LBD7 ~

12

Denzel's LB

13

One-Eyed Mike's LB

14

Slainte Irish Pub LB

15

Kooper's Tavern LB

16

Thames St Oyster House LB

17

The Point In Fells LB

18

Cat's Eye Pub LBD7

19

Penny Black LB

20

V-NO Wine Bar LBD7

21

Nanami Cafe WD

22

Red Star LBD7

23

The Wharf Rat LBD7

24

Abbey Burger Bistro LB

25

26

Bond Street Social LB

27

Kali's Court LBD7

28

The Horse LBD7

29

Admiral Fell Inn LB

30

Bertha's LB

31

Sagamore Pendry LBHM

32

Barcocina LB

33

The Admiral's Cup LBD7

34

Rye LBD7

35

Black Olive LB

36

Yardam LBD7

37

Sound Garden-WD

38

Pitango LB

39

Prima Dopo 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>	Waterfront Hotel
<i>Corporation Name:</i>	Admiral's of Thames LLC
<i>Location Address:</i>	1710 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>	Yes
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	2/17/2023
<i>Estimated Date of Removal?</i>	2/26/2023
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

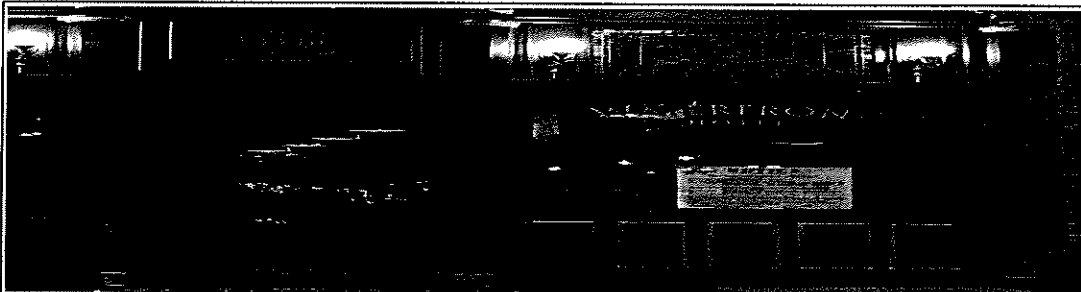
Other licensed locations - Describe/Note:

see attached map

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

application filed for transfer of ownership with continuation of outdoors table service and live entertainment.

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="2/21/2023"/>	<input type="text" value="10:15:47 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

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 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:



BLLC Routine Inspection

Business Information

Address: 1710 THAMES STREET 21231

Trade Name:

Corporation Name:

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

Date/Time of Inspection:

Manager/Licensee:

Business Status

Open/Closed: Open

Closed Date:

Health and Safety

Clean and Free of Debris: Satisfactory

Bar Information

Location of Bar: Front

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BD7 Control

Bulletproof Partitioning: No

Separate Pkg. Goods Dept.: No

Separate Pkg. Goods Store: No

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: No

Dining Area

Capacity: 300

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: 7/8/2022

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date: Breakthru# 347866795

Notes

Inspector Comments: satisfactory

Notes

Inspector Comments: satisfactory

Multiple Exits

Exits Marked, Unobstructed: Yes

Fire Capacity: 300

Outdoor Seating Capacity:

Adult Entertainment - / Applicable

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Incident Services

Live Entertainment (Describe):

satisfactory

Outdoor Table Service Yes

Violations

Violation Issued: No

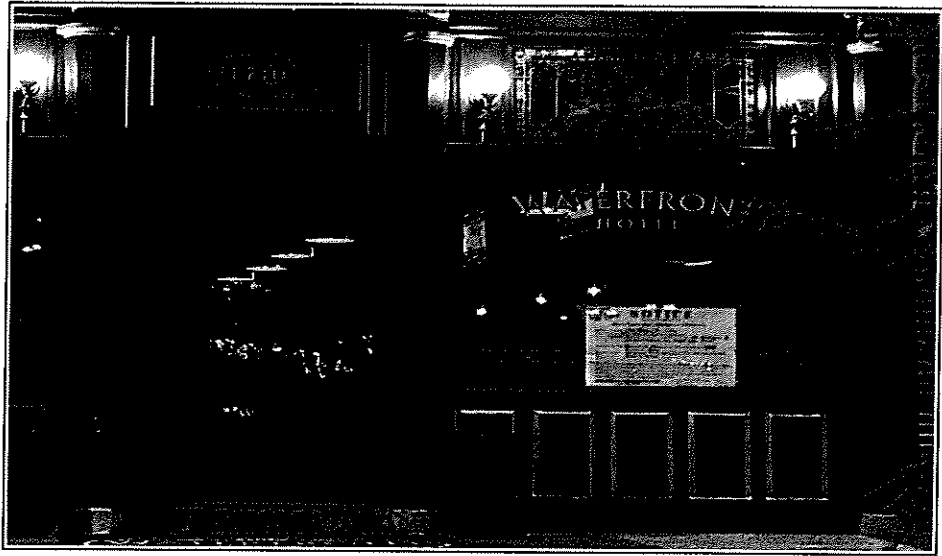
Violations Noted:

Remarks

Instructions Given to Licensee:

Inspector's Comments: Inspected 2/17/23.

Photo Taken:



Owner Email:

Submitted by Inspector

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

**Online Use & Occupancy Permit
Application**

Property Address: 1645 THAMES ST Block/Lot: 1827/017

Permit No: **USE2020-54948**

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
Total :	98.00

Owner/Lessee:
Lessee ADMIRAL'S OF FELLS, LLC

Owner THAMES STREET ASSOCIATES, LLC

**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:	0	0	0
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
CHESAPEAKE CRITICAL AREA	11/19/2020		BATT
F02 - REGULATED FLOODPLAIN BFE	11/19/2020		BATT
One Stop Permit Office Review	10/30/2020		WILC
MINOR PRIVILEGE	11/19/2020		MPRV
HEALTH DEPARTMENT INSPECTION	11/19/2020		JWEL
FIRE DEPARTMENT REFERRAL	11/19/2020		LDZI
Application Received		10/30/2020	

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 FIRST, SECOND, AND THIRD FLOORS OF PREMISES AS A RESTAURANT AND TAVERN WITH SALES OF BEER, WINE AND ALCOHOL AND WITH LIVE ENTERTAINMENT AND OUTDOOR TABLE SERVICE WITH CONDITIONS THAT AREA OF SEATING 10'X52' ALONG BROADWAY SIDE OF THE PROPERTY (ORIG BMZA 217-02)

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: ADMIRAL'S CUP

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: FELLS POINT ACQUISITIONS, LLC (AS SUCCESSOR

Applicant: NARDANGELI,ANASTASIA

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

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
02	06	1861	016	1/23/23	201

PROPERTY ADDRESS: 1710 THAMES ST

OWNER: THAMES STREET ACQUISITIONS LLC ADDR: 650 S. EXETER STREET BALTIMORE
 LESSEE: ADMIRALS OF THAMES LLC ADDR: 1710 THAMES ST BALTIMORE MD 212

LAND USE CODES 3-50

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

1001-000000-2600-158000-400490 PER. INSP.	1001-000000-2600-158000-400480 MISC	1001-000000-2600-158000-400490 CII USE	1001-000000-2600-158001-400490 NEW BLDG	1001-000000-2600-158002-400490 ADDITIONS	
		45.00			
1001-000000-2600-158002-400490 ALTERATIONS	1001-000000-2600-158004-400490 REPAIRS	1001-000000-2600-158004-400490 MISC CONST	1001-000000-2600-158000-400510 ELECT.	1001-000000-2600-158001-400510 HYDRONIC/STEAM/HEAT	
1001-000000-2600-158002-400510 DISTRIBUTION	1001-000000-2600-158002-400510 AIR COND	1001-000000-2600-158002-400510 DISP TANKS	1001-000000-2600-158005-400510 FIRE	1001-000000-2600-158006-400510 FUEL-BURNING EQUIPMENT	
1001-000000-2600-158006-400530 ELEVATOR	1001-000000-2600-158000-400520 PLUMBING	1001-000000-2600-158000-400520 S & E CONTROL	1001-000000-5700-508801-401811 T	1001-000000-1500-102800-400230 TAX	3.00
1001-000000-2600-158006-400490 RAZING	1001-000000-2600-158000-400540 FILING FEE	1001-000000-2600-158000-400540 LOW VOLTAGE TELECOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES	98.00
	50.00				

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



DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

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

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

March 9, 2023

Applicant(s): Matthew Oetting and Peter Moore Jackson
Marta Baltimore, LLC T/a Marta Fine Food & Spirits
2127 E. Pratt Street 21231

Class: "B" Beer, Wine & Liquor License

Request to add outdoor table service.

(a) **Applicant(s) Information:** (1) Matthew Oetting was born in Albany, NY in December of 1979. He lives in Parkville, MD; and (2) Peter Moore Jackson was born in Baltimore, MD in November of 1985. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Matthew Oetting (100%); and (2) Peter Moore Jackson (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 as a tavern with live entertainment.

(f) **Corporate Standing:** Marta Baltimore, LLC is a MD LLC and as of 2/22/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 2/17/2023, and will be checked on 2/27/2023. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area: "D" BW - 1; "B" BWL - 1; "D" BWL - 2; "BD7" BWL - 3; and "BREWERY" - 1;

(h) **Timeline:** Last Inspection by BLLC was performed 2/21/2023. At that time, the establishment was open and operating.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: ADDING OUTDOOR SEATING TO EXISTING LICENSE CLASS TYPE: B

Please select one option and fill out the requested information

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

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

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

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

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: 2127 E PRATT STREET BALTIMORE MD 21231

CORPORATE/LLC/LLP/PARTNERSHIP NAME: MARTA BALTIMORE LLC TRADE NAME: MARTA FINE FOOD & SPIRITS

BUSINESS PHONE NUMBER: 443.759.6105 BUSINESS EMAIL ADDRESS: matthew@martabaltimore.com

ATTORNEY FOR THE APPLICANT: CATELLI ADDRESS: PO BOX 50116 BALTIMORE MD 21211 PHONE: 410.849.9456

Part of Premises Used (Note: floors and Areas for Storage): 1ST FL WITH BASEMENT STORAGE Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 79 SEATS

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

MATTHEW OETTING _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 9234 OLD HARFORD ROAD PARKVILLE MD 21234 N/A
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 12/1979 MALE ALBANY NY
 (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

PETER MOORE JACKSON _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 1807 BOLTON STREET BALTIMORE MD 21217 8 YEARS
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 11/1985 MALE BALTIMORE MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

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

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

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

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

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

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

Name	Address	Phone	Email
MATTHEW OETTING	9234 OLD HARFORD ROAD	[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. § 4-105 (a)(II). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: MATTHEW OETTING ADDRESS: 9234 OLD HARFORD RD 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.

[Signature] MATTHEW OETTING
Signature of Applicant A

I hereby certify that on the 2nd day of November, 2022 before me, the subscriber, a notary public of the State of Maryland in and for Mt Oetting, personally appeared 2127 E Pratt St, Baltimore, MD 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 5/3/26
Printed Name: Catherine Sanders

[Signature] PETER MOORE JACKSON
Signature of Applicant B

Peter Jackson I hereby certify that on the 2nd day of November, 2022 before me, the subscriber, a notary public of the State of Maryland in and for Mt Oetting, personally appeared 2127 E Pratt St, Baltimore MD 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 5/3/26
Printed Name: Catherine Sanders

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: MARTA BALTIMORE LLC

Phone Number: [REDACTED]

MATTHEW OETTING, PRINCIPAL

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND (I, WE) MARTA BALTIMORE LLC - MATTHEW OETTING, PRINCIPAL HEREBY CERTIFY,

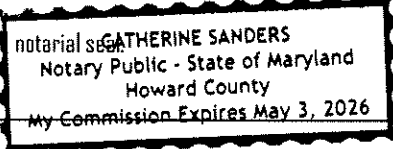
That (I am, we are) the owner(s) of the property located at 2127 EAST PRATT STREET, Baltimore, City with a Zip Code of 21231, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting 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

MARTA BALTIMORE LLC - MATTHEW OETTING, PRINCIPAL

I hereby certify that on the 2 day of November, 2022, before me, the subscriber, a notary public of the State of MD, in and for Matt Oetting, personally appeared 2127 E Pratt St Baltimore, MD 21231 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 Notary Signature:



[Notary Seal] My Commission expires 5/3/26

Notary Printed Name: Catherine Sanders

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.

Table with 5 columns: Names, Address, Signature, DOB (Month/Year), Length of time Acquainted with the Applicant(s). Rows include Cory Taucy, Chris Etheridge, and Stephanie...

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.

SIDE ENTRANCE →

2127 E. PRATT

5 TABLES OF
4 CHAIRS EACH

SEATING AREA 4' x 30'

9 TREE

9 TREE

9 TREE

5

SOUTH COLLINGTON

DID7 E. PRAIRIE

5 TABLES OF
4 CHAIRS EACH

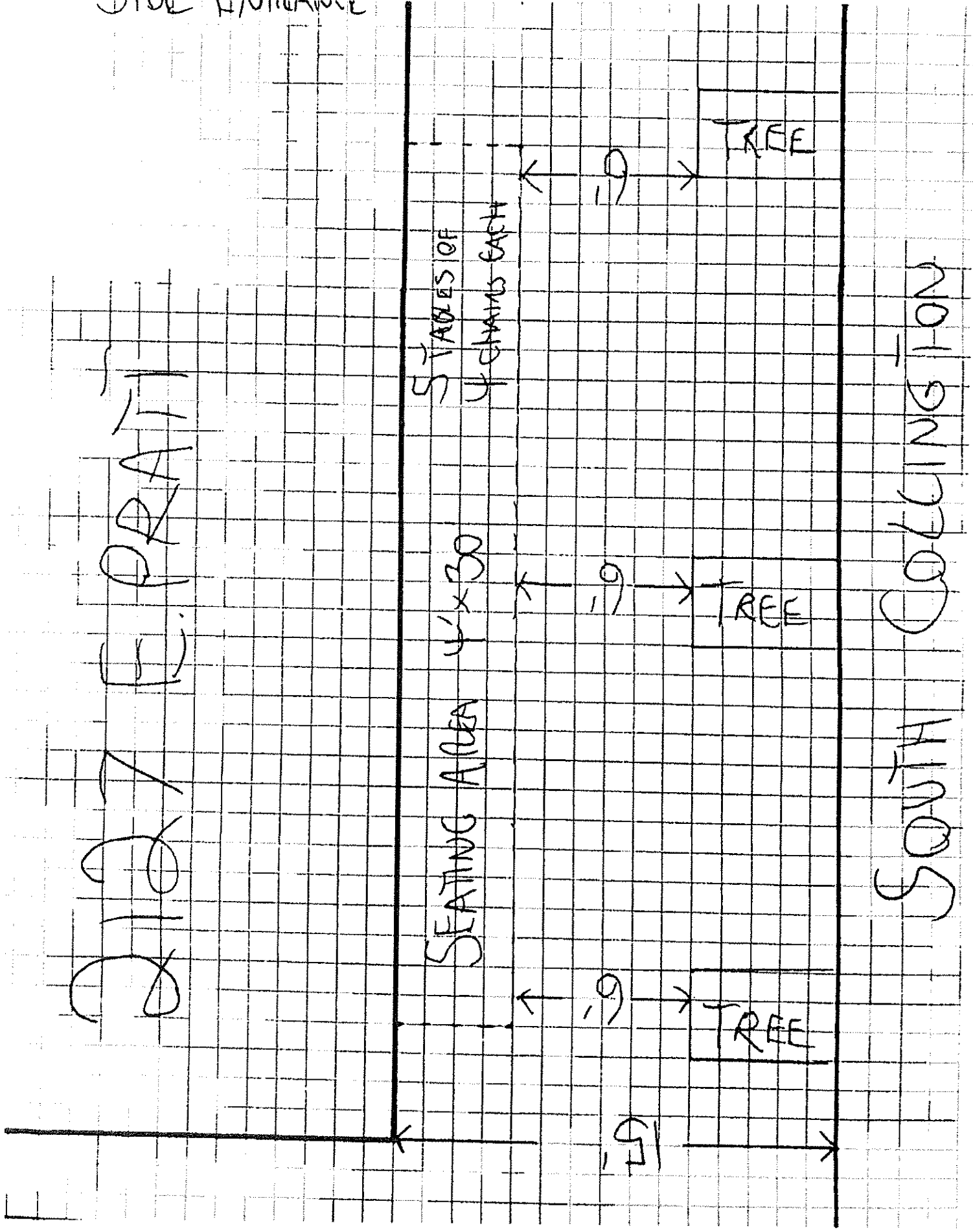
SEATING AREA 4' x 30'

TREE

TREE

TREE

SOUTH COLLINGTON





Liquor Board System

Version 1.0

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

License Detail

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

License Info

License Num: **LB 145** Cert Num: **T0754** Fee: **\$200.00** Status: **Transferred**
License Date: 10/3/2022 9:58:30 AM License Year: 2022
CR Number: 19350525
Payment Date: 04-26-22

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

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **MARTA BALTIMORE, LLC**
Trade Name: **MARTA FINE FOOD & SPIRITS**
Zone Code: 23
Phone: 718-536-7581

Block Num: 2127 Street: PRATT STREET EAST
City: BALTIMORE State: MD Zip: 21231

CR Number: 19350525

Portion of Business Used:
CONTINUE TO USE PORTION OF PREMISES AS A TAVERN; FIRST FLOOR AS A TAVERN,
BASEMENT FOR STORAGE/PREP. TAVERN OPEN 7 DAYS A WEEK.

Restriction:
FOOD SALES MUST BE 51% OF TOTAL DAILY RECEIPTS

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
PETER	JACKSON	1807 BOLTON ST	BALTIMORE	MD	21217	Edit	Remove Owner
MATTHEW	OETTING	9234 OLD HARFORD RD	PARKVILLE	MD	21234	Edit	Remove Owner

Comments

Date	Comment	Action
02/10/2023	Application to add outdoor table service filed on behalf of Marta Baltimore, LLC T/a Marta Fine Food & Spirits, Matthew Oetting and Peter Moore Jackson on 2/6/2023 /kk	Delete
09/26/2022	9/22/2022 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) * Additional 90 days granted for transfer *.../jr	Delete
08/29/2022	Received from attorney's office Linda Carter, Esq. request for transfer hardship extension; invoice# 127077...k/r	Delete
06/10/2022	90 DAY TRANSFER PENDING WARNING LETTERS WERE SENT TO APPLICANT'S AND ATTONERY'S..K/R	Delete
03/18/2022	3/17/2022 - Virtual Public Hearing Re: Application to transfer ownership - APPROVED (2-0 vote) - Technical difficulties in voting (Comm. Reisinger) all parties agreed to move forward with two votes.../jr	Delete
02/04/2022	Application for transfer of ownership filed on behalf of Marta Baltimore, LLC T/a MARTA - Modern Italian Kitchen and Parlour, Matthew E. Oetting and Peter Moore Jackson on 1/19/2022 /kk	Delete
04/12/2021	FOOD FORM WAS SUBMITTED WITH 2021-2022 RENEWAL APPLICATION..... /sb	Delete
08/28/2020	FOOD FORM WAS SUBMITTED WITH 2020-2021 RENEWAL APPLICATION..... /sb	Delete
08/28/2020	Submitted 2020 Traders License with Renewal Application.../sb	Delete
08/28/2020	Alcohol Awareness expires on 03/02/23 Jane Ambrose certified by Restaurant Association of MD..../sb	Delete
12/03/2019	Sent letter to licensee(s) regarding closed inspections and to follow up with inspector on 12/3/19 /kk	Delete
12/14/2018	Personal Property Tax Owed to City of Baltimore was cleared on December 14, 2018..../mb.	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/20/18../mb.	Delete
03/31/2017	2016-2017 food form was attached to 2017 renewal application...k/r	Delete
02/10/2015	10/24/2014 Best Alcohol Awarness Training Sarah Trujillo and Jane Ambrose expires 10/24/2018	Delete
12/18/2009	10/1/09 Public hearing re: application for a new Class "B" BWL license under the provisions of Article 2B Section 6-201(d) requiring \$500,000 in capital investment, seating capacity for a minimum of 75 persons, 51% food sales and no off premises consumption APPROVED	Delete

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

License num: LB 145 Address: 2127 PRATT STREET EAST
 Trade Name: MARTA FINE FOOD & SPIRITS

Comment:

[Add Comment](#)

Hold Info

MARTA BALTIMORE LLC: W21912092

Department ID Number:

W21912092

Business Name:

MARTA BALTIMORE LLC

Principal Office: ⓘ

2127 EAST PRATT STREET

BALTIMORE MD 21231

Resident Agent: ⓘ

UNITED STATES CORPORATION AGENTS, INC.

6959 GOLDEN RING RD.

ROSEDALE MD 21237

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:

06/22/2021

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 2127 E. Pratt St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA _____

"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 1

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 2

"BD7" BEER, WINE & LIQUOR 3

ARENA _____

HOTEL/MOTEL _____










RACING _____

Brewery 1

PREPARED BY: Chase DATE: 2/21/23

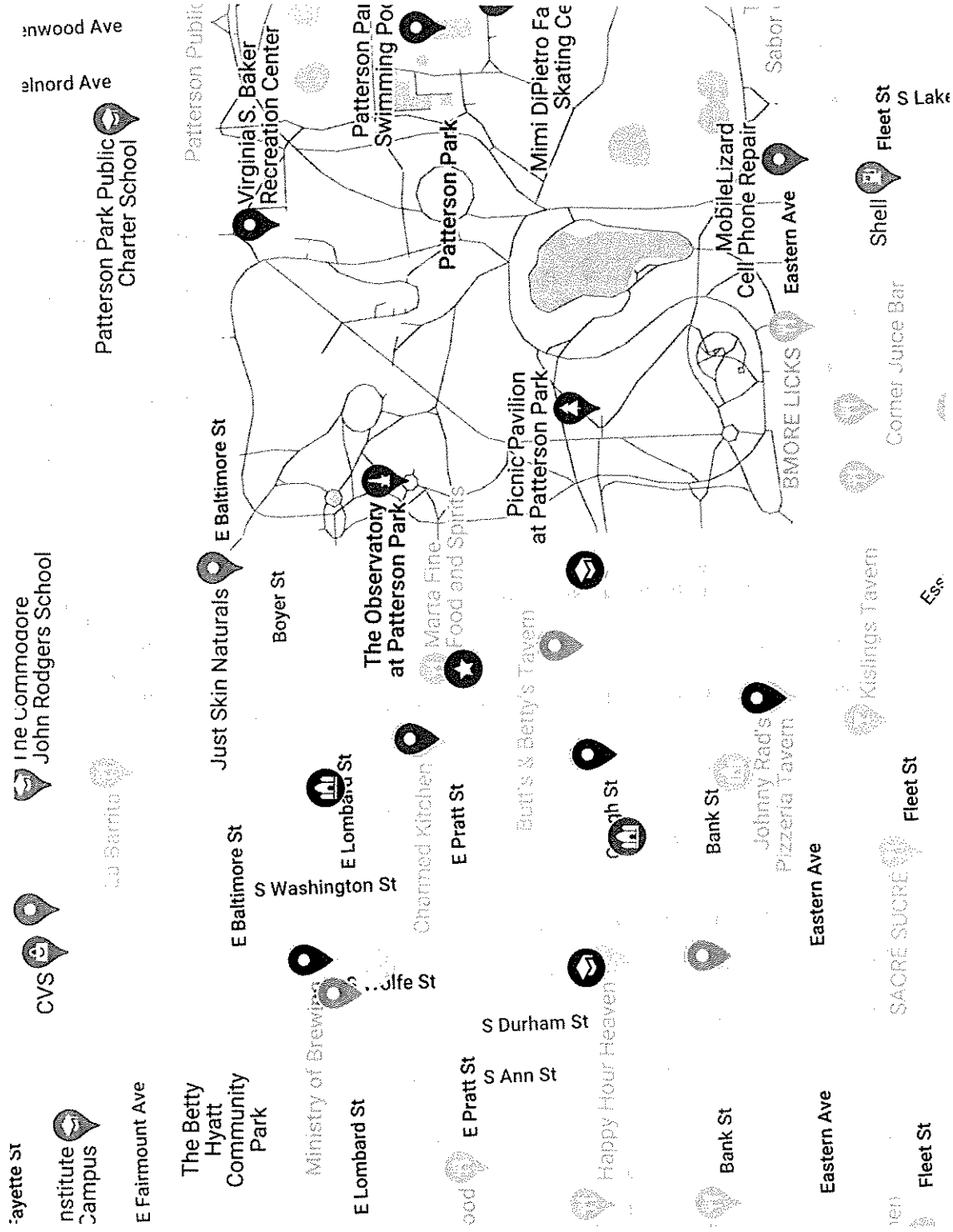
2127 E. Pratt St.

Licensed Establishments

- 
 MARTA- Modern Italian Kitchen and Parlour LB
- 
 Charmed Kitchen LB
- 
 Butt's & Betty's Tavern LBD7
- 
 Mary's Tavern LD
- 
 Spirits Tavern LD
- 
 Happy Hour Heaven LBD7
- 
 Johnny Rad's Pizzeria Tavern LBD7
- 
 Ministry of Brewing D(Brewery)
- 
 Water for Chocolate Catering WD

Churches

- 
 St Michael's Ukrainian Orthdx





Holy Rosary Roman Catholic Church



St. Andrew Orthodox Church



Notre Dame Convent

Schools



St Vincent de Paul Head Start at Patterson Park



Wolfe Street Academy

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>	Marta Fine & Food Spirits
<i>Corporation Name:</i>	Marta Baltimore LLC
<i>Location Address:</i>	2127 E. Pratt St.
<i>License Type:</i>	Class "B" Beer, Wine and Liquor ▼
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes ▼
<i>Is the location within 300 feet of Church and/or School?</i>	Yes ▼
<i>Date Posted?</i>	2/17/2023 📅
<i>Estimated Date of Removal?</i>	2/27/2023 📅
<i>Are there any other licensed establishments within a two block radius?</i>	Yes ▼

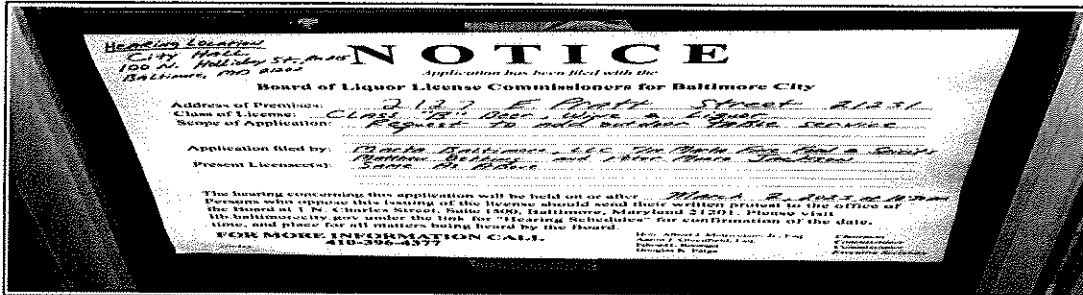
Other licensed locations - Describe/Note:

Please see maps for additional locations

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

Filed application for adding outdoor table service to existing license

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

Date and Time

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

2/21/2023

3:04:33 PM

Name of Licensee (if present)

Approve

Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Matthew Oetting; Peter Moore Jackson

Address of Premises: 2127 E. Pratt St.

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

Date Posted: 2/17/2023

Time Posted: 2:00 PM

Date Rechecked: 2/27/2023

Time Rechecked: 1:00 PM

Manager or Owner when sign posted: Ian Cary

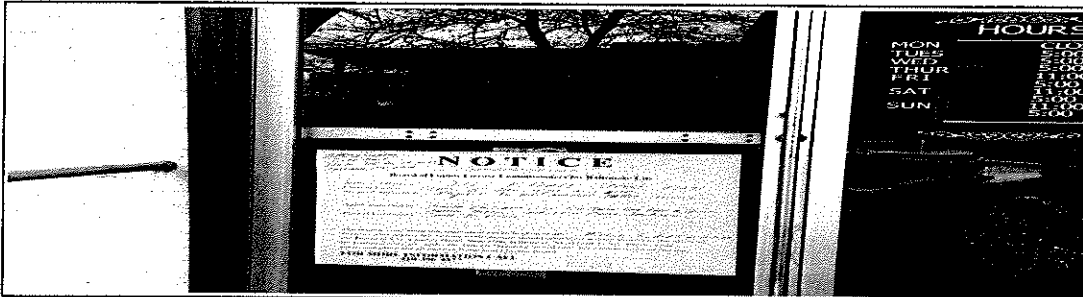
Summary on location of sign posted:

The sign is posted on the front door.

Summary on location of sign rechecked:

The sign is still posted on the front door.

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

Hearing Location

CITY HALL

100 N. Holliday St., Rm 215

Baltimore, MD 21202

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 2127 E. Pratt Street 21231

Class of License: Class "B" Beer, Wine & Liqueur

Scope of Application: Request to add outdoor TABLE service

Application filed by: Marta Baltimore, LLC TIA Marta Fine Food & Spirits

Matthew Bettins and Peter Moore Jackson

Present Licensee(s): Same As Above

The hearing concerning this application will be held on or after March 2, 2023 at 10:30am. Persons who oppose this issuing of the license should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

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

1210-324

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

Back

BLLC Routine Inspection

Licensee Information

Address: 2127 PRATT STREET EAST 21231

Trade Name: MARTA FINE FOOD & SPIRITS

Corporation Name: MARTA BALTIMORE, LLC

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

Date/Time of Inspection: 2/21/2023 2:48:50 PM

Manager/Licensee: Ian Cary

Type of Operation

Open/Closed: Open

Closed Date:

Clean & Organized

Clean and Free of Debris: Satisfactory

Interior Appearance

Location of Bar: Front

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BDY Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: N/A ▼

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory ▼

Sanitation: Satisfactory ▼

Menu: Yes ▼

Business Records

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 8/16/2022

Employee Records: Yes ▼

Alcohol Beverage Information Invoice Numbers and Date:

Notes

Inspector Comments:

Patrons

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes ▼

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid: N/A ▼

Dancers Present 18 and older: N/A ▼

Cleanliness of Dressing Room: N/A ▼

Additional Services

Live Entertainment (Describe): N/A

Outdoor Table Service N/A ▼

Violations

Violation Issued: No ▼

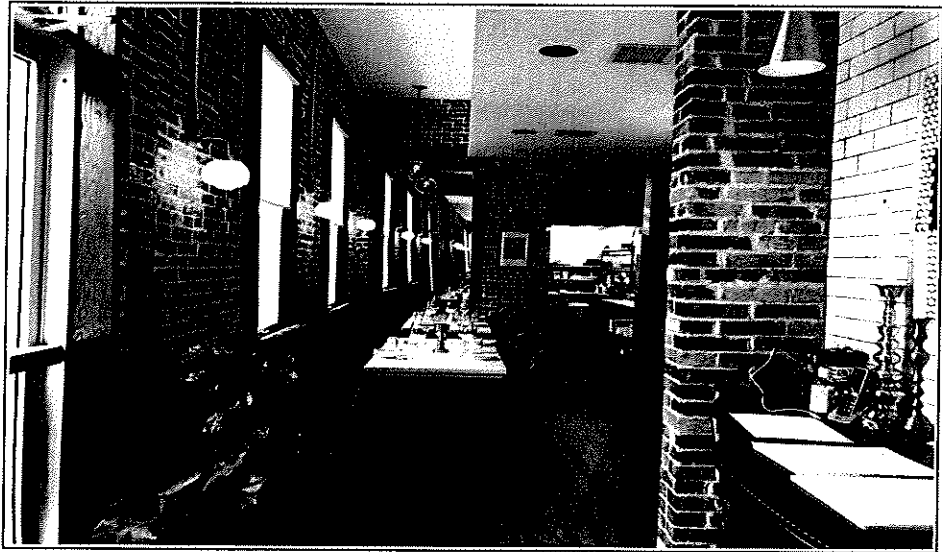
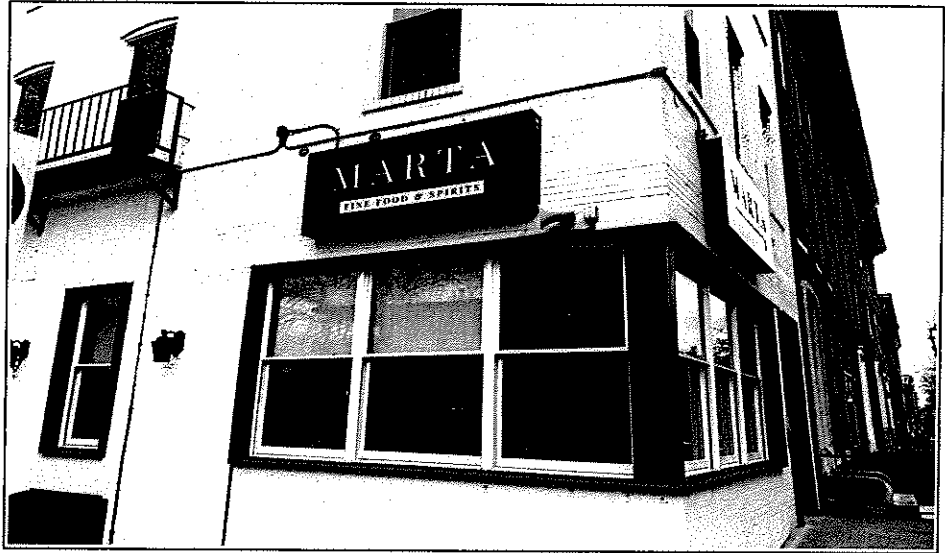
Violations Noted:

Comments

Instructions Given to Licensee:

Inspector's Comments: Health permit expires 9/22/23. Inspected on 2/17/23 by Chase

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove

IN THE MATTER OF THE PETITION
OF: LOU CATELLI

Baltimore City Board of Municipal
& Zoning Appeals

2127 E Pratt St



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

Appeal No. 2022-259
Hearing Date: September 27, 2022

RESOLUTION

After giving public notice, reviewing the zoning records, holding a public hearing on September 27, 2022, and considering all materials submitted, it is on this 3rd day of October, 2022, hereby:

RESOLVED, that the Board finds evidence in the record to support the application of Appellant Lou Catelli to use the premises as a restaurant (neighborhood commercial establishment) with outdoor dining, requiring conditional use approval; and it is further,

RESOLVED, that Appeal No. 2022-259 is **GRANTED** by unanimous consent of the Board of Municipal and Zoning Appeals pursuant to City Code Article 32, subject to the following CONDITIONS:

1. A minimum of six feet of the sidewalk along Collington Avenue must remain clear and unobstructed for pedestrian access or use.
2. The capacity of the outdoor dining area will not be more than five tables and 20 patrons.
3. The outdoor tables will be limited to those that can accommodate four patrons and will be kept against the wall of the building.
4. There will be no outdoor bar.
5. There will be no outdoor music, jukebox or other form of entertainment.
6. All patrons must be seated for dining and served by waitstaff.

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


Rebecca Witt
Acting Executive Director



March 9, 2023

Applicant(s): Howard Barshop
Contract Purchaser, T/a No Trade Name
718-22 S. Broadway 21231

Class: "B" Beer, Wine & Liquor License

Request for a hardship extension

(a) **Ownership Breakdown:** (1) Howard Barshop (100%).

(b) **Corporate Standing:** N/A

(c) **Timeline of request:** On 1/1/2023, this Class "B" Beer, Wine, and Liquor License ceased active alcoholic beverages operations per Alc. Bev. Art. §12-2202, as noted on an application to substitute a Contract Purchaser, received by staff on 1/17/2023. Staff received a hardship extension request letter on 1/17/2023, which was 16 days after the license ceased operations. This hardship extension request meets the requirements of Alc. Bev. Art. §12-2202, as it was filed within the 180-day period (on or before June 30, 2023).

Board's Decision:

JSP PARTNERS, L.L.C.
8316 Burning Wood Road
Baltimore, Maryland 21208-1709
Tel: 410-375.4200

HAND DELIVERED

January 17, 2023

State of Maryland

Board of Liquor License Commissioners for Baltimore City

Mr. Nicholas Blendy, Esq.

1 North Charles Street, Suite 1500

Baltimore, MD 21201

O: 410396.4385

C: 443.386.3881

Re: Lic #LB133

Dear Mr. Blendy:

We are hereby enclosing check #15324 in the amount of \$100.00 and asking for an additional 180 day extension under the hardship request rules.

We will be looking for a long-term tenant to rent the space where this license services and will sell them the license for them to operate. As the landlord it is not our intention to operate a retail establishment. It will take many months to find such a party who will then apply for transfer of the license to them.

The prior tenant, who we purchased the license from, was a 39 year tenant. We are looking for that quality of tenant.


Please note that I travel extensively and live between two cities, so if an in person hearing is needed, please contact me to schedule. I am in Baltimore part of each calendar month.

If you need any additional information or have any questions my direct number is 410.375.4200.

Thank you in advance for ranting this request.

Respectfully,

JSP PARTNERS, L.L.C.


Howard Barshop

RECEIVED: BLIC
JAN 17 2023 AM 10:55



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LB 133**

Cert Num: **TT0742**

Fee: **\$200.00**

Status: **Transferred**

License Date: 1/17/2023 10:44:19 AM License Year: 2022

CR Number: 03879533

Payment Date: 04-28-22

2021 - 2022 TPP Paid

2022 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **CONTRACT PURCHASER**

Trade Name: **N/A**

Zone Code: 23

Phone: 410-342-4222

Block Num: 718-22
City: BALTIMORE

Street: BROADWAY SOUTH
State: MD Zip: 21231

CR Number: 03879533

Portion of Business Used:

FIRST FLOOR & FRONT TWO ROOMS OF SECOND FLOOR PORTION K/A 720-22PORTION
K/A 718-FIRST FLOOR ONLY FOR BUSINESS BASEMENT OF 718-22 FOR STORAGE.
OUTDOOR CAFE 4'X 30' IN LINE WITH BMZA 295-30X.

Restriction:

NO LIVE ENTERTAINMENT OR DANCING

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
HOWARD	BARSHOP	8316 BURNING WOOD RD	BALTIMORE	MD	21208	Edit	Remove Owner

Comments

Date	Comment	Action
01/17/2023	180- day letter from contract purchaser (Howard Barshop) was submitted on 1/17/2022; see invoice#127639..k/r	Delete
01/17/2023	Substitute issued, adding Howard Barshop as a contract purchaser; see invoice# 127638 (transfer fee) and #127637 (application fee)..k/r	Delete
11/02/2022	Due to the impending Tropical Storm on October 05 & 06, 2022, The alternate date are changed for November 05 & 06, 2022..../sb	Delete
09/26/2022	Requested for Extension for Fell's Point Fun Festival on Saturday, October 01, & Sunday, October 02, 2022, Permit #ROW2022-1027979; Security Plan/Operations is with the One-Day Application Request; Invoice #127258../sb	Delete
08/18/2021	Received & Processed 2020 Renewal Application; Invoice #122892..../sb	Delete
04/01/2021	Processed 2021 renewal application ;invoice# 120846. 2020 renewal application was not submitted...k/r	Delete
07/10/2020	Old Licensee was returned and placed in file...../sb	Delete
06/23/2020	Licensee changed Trade Name from Green Turtle to Barley's Backyard Fells Point. Invoice #119823..../sb	Delete
03/13/2020	Due to Baltimore City Health Department COVID-19 Guidance for Mass Gatherings Special Event Permit # ROW2019-SE1024799 and License Extensions were revoked. Licensees were informed via letter that was delivered by an Inspector on March 12, 2020..... /sb	Delete
02/10/2020	Mailed letter of recognition for underage drinking compliance check on 1/30/2020 /kk	Delete
10/25/2019	Personal Property Tax Owed to City of Baltimore was cleared on October 24, 2019..../mb.	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
09/24/2019	Food Form Letter - between 40-50% - sent to licensed location as per BLLC Rules and Regulations 2.19. Copy to File. TRA	Delete
09/13/2019	9/12/2019 - Public Hearing Re: Request to add live entertainment - APPROVED (3-0 vote)...../jr	Delete
08/30/2019	Mailed letter of recognition for underage drinking compliance check on 8/27/2019 /kk	Delete
08/09/2019	Application to add live entertainment filed on behalf of PoDoPac, Inc. T/a The Greene Turtle, William Packo, Jr and Louis Burch, III on 8/5/19 /kk	Delete
07/30/2019	Mailed letter of recognition on 7/29/2019 for underage drinking compliance check on 7/16/2019 /kk	Delete
07/10/2019	Submitted 2019 Trader's License..... /sb	Delete
04/03/2019	FOOD FORM WAS SUBMITTED WITH 2019-2020 RENEWAL APPLICATION..... /sb	Delete
11/16/2018	PAID IN FULL \$1,625.00 for Violation Hearing dated October 11, 2018; Invoice #113768.... /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 \$1,625.00.... /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 \$1,500; \$1,500 + \$125 admin fee; \$1,625 total fine, 30 days to pay (3-0 vote)...../jr	Delete
05/11/2018	Mailed letter of recognition for underage drinking compliance check on 4/18/2018 /kk	Delete
03/28/2018	2018 FOOD FORM IS ATTACHED WITH RENEWAL APPLICATION.... /kr	Delete
03/01/2018	Mailed letter of recognition for underage drinking compliance check on 1/11/2018 /kk	Delete
06/16/2017	Alcohol Awareness expires 06/29/19 (William Packo).... /sb	Delete
03/31/2017	2017 FOOD FORM IS ATTACHED WITH RENEWAL APPLICATION.... /sb	Delete
04/22/2016	PAID IN FULL \$1,125.00: Violation Hearing dated 03/24/16; Invoice #102254.... /sb	Delete
03/31/2016	food form was attached to 2016 renewal applicationk/r	Delete
03/09/2016	PAID Violation Hearing of \$625.00; Invoice #100572.... /sb	Delete
02/29/2016	Sent reminder Invoice statement to licensee for the amount of \$625.00; Hearing Dated February 11, 2016... /sb	Delete
02/12/2016	2/11/16 Violation of Rule 4.16 Illegal Conduct \$500 fine +\$125 fine \$625 total (3-0 vote) 30 days to pay	Delete
02/12/2016	02/11/16 Public Hearing re: Violation of Rule 4.16 Illegal Conduct. Total amount \$625.00 due by March 13, 2016.	Delete

10/02/2013	09/19/13 Public Hearing re: Violation of Rule 4.01 (a) GUILTY \$500 Admin Fee \$125 Total Fine \$625	Delete
03/06/2009	03/05/09 Public Hearing re: \$1500 fine on (2/19/09).DECISION: BOARD REDUCED FINE TO \$1250	Delete
02/24/2009	02/23/09 \$1500 FINE PAID IN FULL #65785	Delete
02/24/2009	02/19/09 Public Hearing re: Violation of rules 3.12,3.06 & 4.18 DECISION: RULE 3.12(6/29/08)GUILTY \$500 AND (10/31/08) GUILTY \$500,RULE 3.06 GUILTY \$500 AND RULE 4.18 NOT GUILTY. FINE \$1500-WAIVED \$125 ADM.FEE.MUST BE PAID BY 3/21/09 = \$1500	Delete

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

License num: LB 133

Address: 718-22 BROADWAY SOUTH

Trade Name: N/A

Comment:

[Add Comment](#)

Hold Info

