

**March 12, 2020**

**Applicant(s):** Myounghyun Kong and Gloria E. Hwang  
Be A Neighbor, LLC, T/a Erdman Liquors  
3931 Erdman Avenue 21213

**Class:** "A" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Myounghyun Kong was born in Incheon, South Korea in April of 1981. He lives in Columbia, MD; and (2) Gloria E. Hwang was born in South Korea in August of 1975. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Myounghyun Kong (100%); and (2) Gloria E. Hwang (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$540,000. Down payment of \$5,000 was paid; \$475,000 to be financed via SBA loan, and \$65,000 paid via personal saving.

(d) **Qualified Voters:** Ronald Nicholson, Paul Johnson, and Helen Edwards are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of property as a liquor store.

(f) **Corporate Standing:** Be A Neighbor, LLC is a MD LLC and as of 2/25/2020 is active and in good standing.

(g) **Posting Report:** The location was posted on 2/18/2020, and checked on 2/27/2020. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area: "C" BW-1; "B" BWL-1; and "BD7" BWL-1.

(h) **Timeline:** Last Inspection by BLLC was performed 2/19/2020. At that time, the establishment was open and operating.

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

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

#### **Board's Decision**

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

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

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

EXPLANATION OF REQUEST: Change of ownership CLASS TYPE: A

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: Baltimore, MD

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 3931 Erdman Avenue, 21213

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: \_\_\_\_\_

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: \_\_\_\_\_

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: \_\_\_\_\_

CORPORATE/LLC/LIP/PARTNERSHIP NAME: Be A Neighbor, LLC TRADE NAME: Erdman Liquors

BUSINESS PHONE NUMBER: 410-276-1028 BUSINESS EMAIL ADDRESS: \_\_\_\_\_

ATTORNEY FOR THE APPLICANT: Jay S. Yoo ADDRESS: 3440 Ellcott Ct. Dr. #202, Ellicott City, MD 21043 PHONE: 410-465-3666

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

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

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

Please note that as per Alc. Bev. Art. 5 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

Myanghyun Kong (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_

6738 Green Mill Way, Columbia, MD 21044 (Residence) Street City State Zip Code (period of residency in Baltimore City)

04/11/1981 (Month/Year of Birth) Male (Sex: Male or Female) Incheon - South Korea (Place of Birth)

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

2. Applicant B

Gloria E Hwang (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_

2508 Hudson Street, Baltimore, MD 21224 (Residence) Street City State Zip Code (period of residency in Baltimore City) Since Apr, 2007

08/11/1975 (Month/Year of Birth) Female (Sex: Male or Female) South Korea (Place of Birth)

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

3. Applicant C

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

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

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

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

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

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

Applicant A  B  C

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. § 4-209 (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: Myoung Hyun Kong ADDRESS: 6738 Green Mill Way, Columbia MD TITLE: Member %OF STOCK HELD: 100%  
 2) NAME: Gloria E. Hwang ADDRESS: 2508 Hudson St, Baltimore, MD 21224 TITLE: Resident Agent %OF STOCK HELD: 0%  
 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_  
 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

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

[Signature]  
 Signature of Applicant A

I hereby certify that on the 15<sup>th</sup> day of Jan., 2020 before me, the subscriber, a notary public of the State of Maryland in and for Ho. Co. personally appeared Myoung Hyun Kong the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires \_\_\_\_\_  
 Printed Name: Jay S. Yoo

Jay S. Yoo  
 NOTARY PUBLIC  
 Howard County, Maryland  
 My Commission Expires 04/30/2021

[Signature]  
 Signature of Applicant B

I hereby certify that on the 15<sup>th</sup> day of Jan., 2020 before me, the subscriber, a notary public of the State of Maryland in and for Ho. Co. personally appeared Gloria E. Hwang the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires \_\_\_\_\_  
 Printed Name: Jay S. Yoo

Jay S. Yoo  
 NOTARY PUBLIC  
 Howard County, Maryland  
 My Commission Expires 04/30/2021

Signature of Applicant C

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

Signature: \_\_\_\_\_ (Notary Seal) My Commission expires \_\_\_\_\_  
 Printed Name: \_\_\_\_\_

Name and Address of the owners of the premises/landlord: The Erdland Company Phone Number: [REDACTED]  
11 E. Fayette St  
Baltimore, MD 21202

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

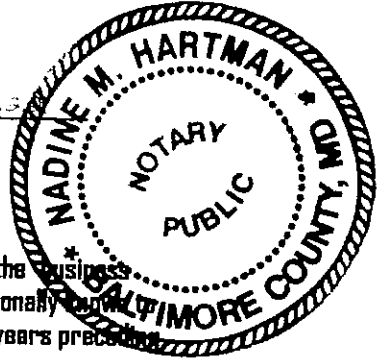
(I, WE) The Erdland Company HEREBY CERTIFY,  
 That (I am, we are) the owner(s) of the property located at 3931 Erdman Avenue, Baltimore, City with a Zip Code of 21213, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]  
 Signature of Landlord

I hereby certify that on the 27<sup>th</sup> day of January, 2020 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore County, personally appeared Peter Cruse, vice president and authorized signatory of the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.  
 Notary Signature: [Signature]  
 Notary Printed Name: Nadine Hartman

[Notary Seal] My Commission expires 9/18/2023



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

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

Name	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.

RECEIVED

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

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

(I, WE) \_\_\_\_\_ HEREBY CERTIFY,  
 That (I am, we are) the owner(s) of the property located at \_\_\_\_\_, Baltimore, City with a Zip Code of \_\_\_\_\_, which is named in the present application made to 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 Landlord \_\_\_\_\_

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

As witness, my hand and notarial seal.

Notary Signature: \_\_\_\_\_ [Notary Seal] My Commission expires \_\_\_\_\_

Notary Printed Name: \_\_\_\_\_

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

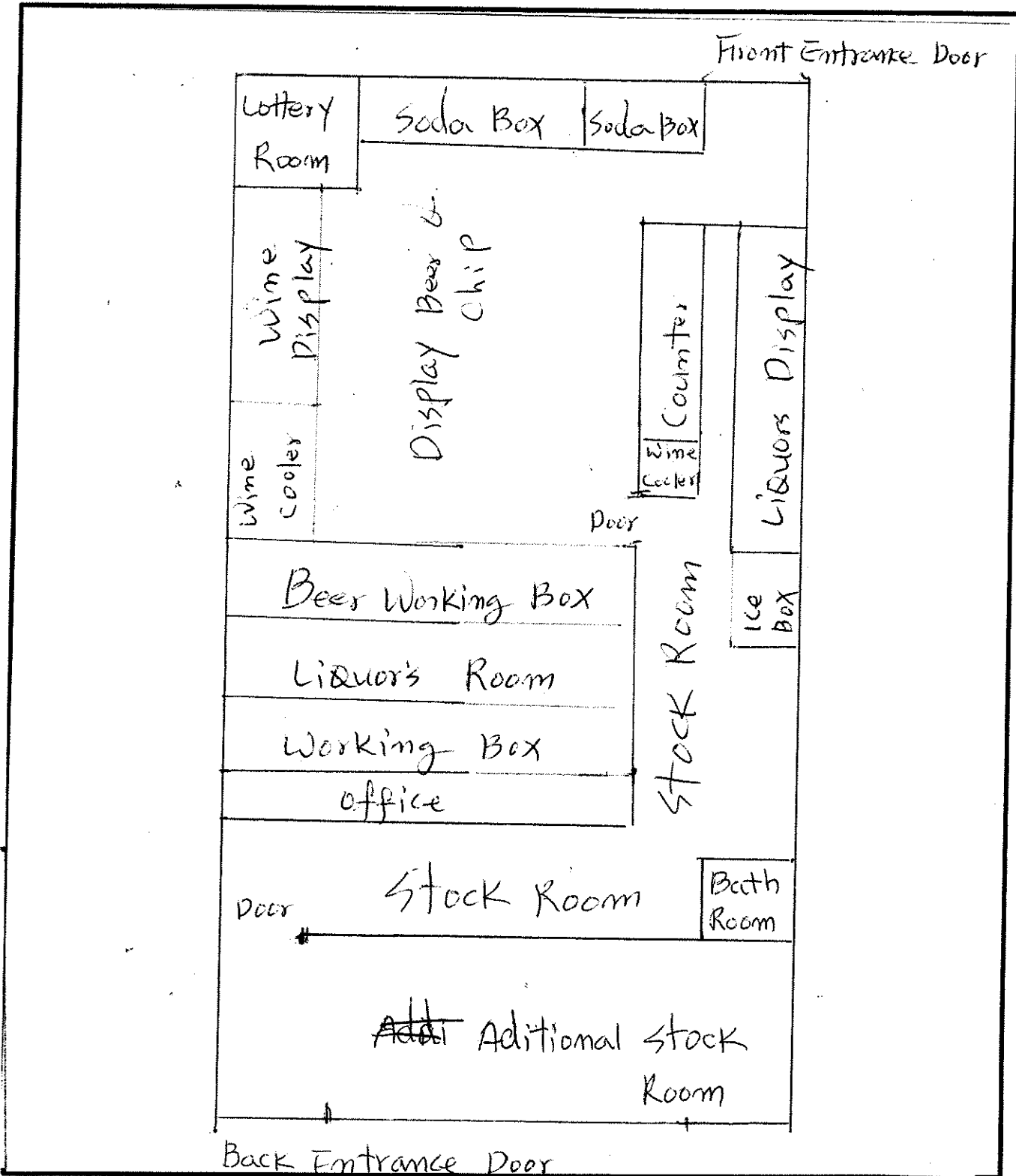
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
✓ Richard N. Nelson	BALTIMORE, MD 21213 3712 ELMOIRA AVE	<i>[Signature]</i>	3-1-55	5 1/2 yrs
✓ Paul Johnson	3925 Dudley Ave BALTIMORE MD 21213	<i>[Signature]</i>	3-10-53	6 yrs
✓ Helen Edwards	Baltimore, md, 21213 2925 Edison Ave	<i>[Signature]</i>	5-1-1932	6 years
✓ Dominique Morris	121 North Carey Street Baltimore, MD 21203	<i>[Signature]</i>	04-1-1973	8 years
✓ Lawrence Owens	3751 Bonview Ave Baltimore md 2123	<i>[Signature]</i>	03-1-1961	3 yrs

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

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

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





## Liquor Board System

Version 1.0

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

### License Detail





#### License Info

License Num: LA 076

Cert Num: 0123

Fee: \$858.00

Status: Renewed

License Date: 5/1/2019

License Year: 2019

CR Number: 06861869

Payment Date: 04-26-19

2018 - 2019 TPP Paid  N2019 Trader's License  Y


### Add Adult Entertainment License

#### Location

Corp Name: MA-PO CORPORATION

Trade Name: ERDMAN LIQUORS

Zone Code: 41

Phone: 410-276-1028

Block Num: 3931

City: BALTIMORE

Street: ERDMAN AVENUE (SHOP.CNTR)

State: MD

Zip: 21213

CR Number: 06861869

Portion of Business Used:

FIRST FLOOR FOR BUSINESS

Restriction:



#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
HYONG KUN	PAK	7224 ALBION WAY	HANOVER	MD	21076	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
BONG JIN	SHIN	13916 RYON DRIVE	GLENELG	MD	21737	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Sunday License

License Num:

Cert Num:

Fee:

License

Date:



Dates.

**Comments**

Date	Comment	Action
02/12/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on February 12, 2020.****/mb	Delete
02/07/2020	Application for transfer of ownership filed on behalf of Be A Neighbor, LLC T/a Erdman Liquors - Myounghyun Kong and Gloria L. Hwang on 2/5/2020 /kk	Delete
01/10/2020	Requested for Special Sunday, February 02, 2020 (Super Bowl); Invoice # 118540..../sb	Delete
11/08/2019	11/7/2019 - Public Hearing - Re: Application to transfer ownership - APPROVED (3-0 vote).../jr	Delete
10/04/2019	Application for transfer of ownership filed on behalf of Seoul Corporation T/a Erdman Liquors, Soon Hee Yu and William White on 9/20/2019 /kk	Delete
08/07/2019	Submitted 2019 Trader's License..... /sb	Delete
05/06/2019	Requested for Special Sunday for May 12, 2019 (Mothers' Day); Invoice # 116956.... /sb	Delete
01/17/2019	RE: Sunday Extension for February 03, 2019 (Super Bowl); Invoice # 113987.... /sb	Delete
09/18/2018	Holiday Special Sundays: 11/25/18, 12/02/18, 12/09/18, 12/16/18, 12/23/18 & 12/30/18; Invoice # 113352..... /sb	Delete
04/23/2018	Re: Sunday Extension for May 13, 2018; Invoice # 111242.... /kr	Delete
01/22/2018	Re: Sunday Extension for February 04, 2018; Invoice # 109292.... /sb	Delete
10/03/2017	Mailed letter of recognition for underage drinking compliance check on 7/11/17 /kk	Delete
04/25/2017	Alcohol Awareness expires 04/21/21 (Hyong K. Pak).... /sb	Delete
01/11/2017	Re: Sunday Extension for 2/5/17 - Invoice # 104638 /kk	Delete
10/26/2016	Holiday Special Sundays: 11/27/16, 12/04/16, 12/11/16, 12/18/16 & 12/25/16, Invoice # 104299 = \$375.00.... /sb	Delete
01/15/2016	Requested Permission to open on Sunday, February 07, 2016... /sb	Delete

Print History (Print Card)

License num: LA 076

Address: 3931 ERDMAN AVENUE (SHOP.CNTR)

Trade Name: ERDMAN LIQUORS

Comment:

Add Comment

**Hold Info**

Powered by:



## BE A NEIGHBOR LLC: W20176053

**Department ID Number:**

W20176053

**Business Name:**

BE A NEIGHBOR LLC

**Principal Office:**

3931 ERDMAN AVE  
BALTIMORE MD 21213

**Resident Agent:**

MYOUNGHYUN KONG  
6738 GREEN MILL WAY  
COLUMBIA MD 21044

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

01/01/2020

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 3931 Erdman Ave

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

"A" BEER & WINE \_\_\_\_\_

"B" BEER & WINE \_\_\_\_\_

"C" BEER & WINE 1

"D" BEER & WINE \_\_\_\_\_

"A" BEER, WINE & LIQUOR \_\_\_\_\_

"A-2" BEER, WINE & LIQUOR \_\_\_\_\_

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR \_\_\_\_\_

"D" BEER, WINE & LIQUOR \_\_\_\_\_

"BD?" BEER, WINE & LIQUOR 1

ARENA \_\_\_\_\_

HOTEL/MOTEL \_\_\_\_\_

RACING \_\_\_\_\_

PREPARED BY: Washington DATE: 2-21-20

# 3931 Erdman Ave

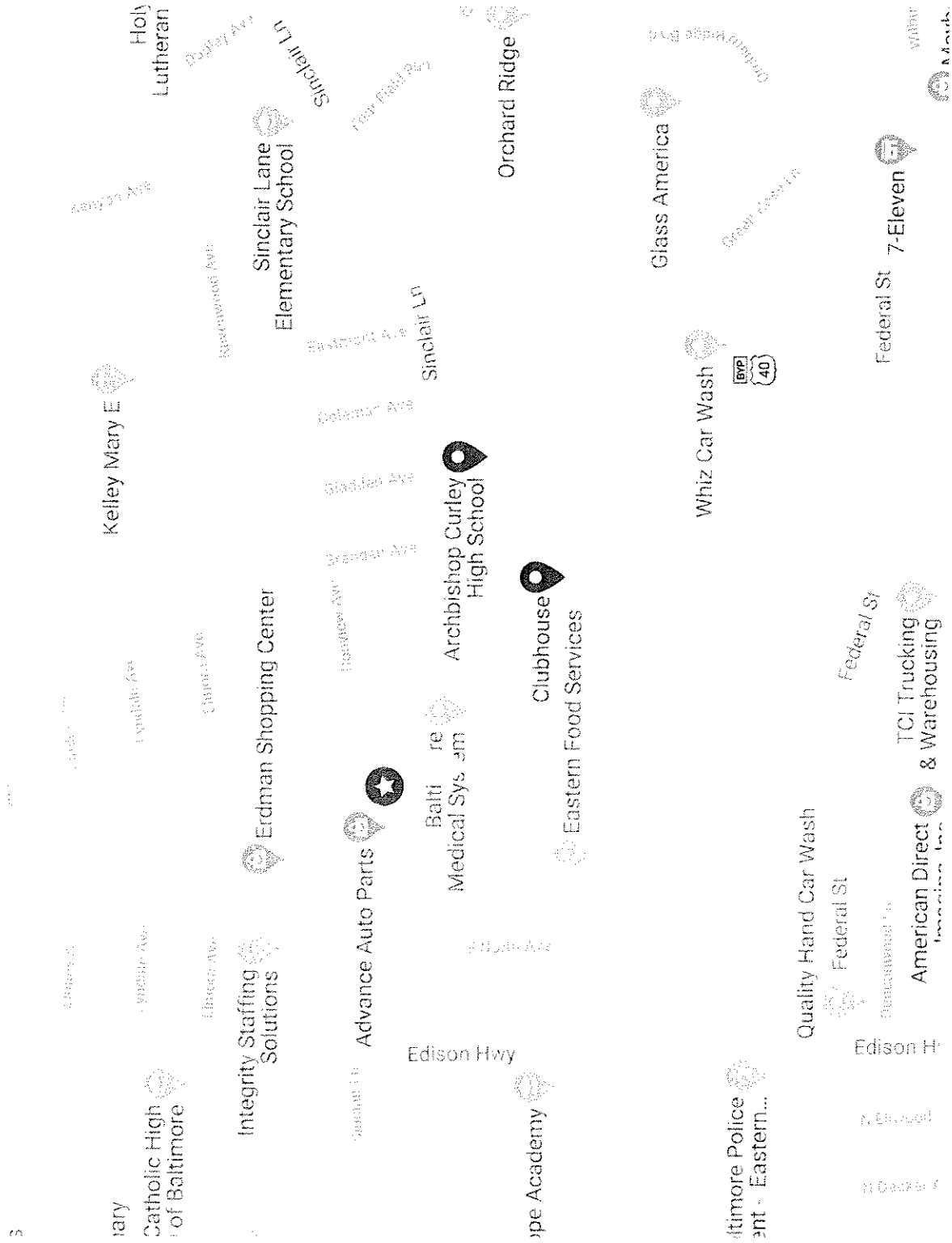
Untitled layer

📍 3931 Erdman Ave

📍 The Hideaway-LB

📍 Club House Bar and Liquor-LBD7

📍 Archbishop Curley High School-WC



Board of Liquor License Commissioners

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

**INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS**

Licensee Information (Trade Name):	Erdman Liquors
Corporation Name:	Be A Neighbor, LLC
Location Address:	3931 Erdman Ave
License Type:	Class "A" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	Yes <input type="checkbox"/>
Date Posted?	2/18/2020 <input type="text"/>
Estimated Date of Removal?	2/27/2020 <input type="text"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

Other licensed locations - Describe/Note:

see maps

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

Filed application for transfer of ownership

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name	Date and Time	
i:\0#w\baltimore\kenyattag.washington	2/19/2020	11:06:01 AM
Name of Licensee (if present)		
Approve		Disapprove

# Board of Liquor License Commissioners

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

## POSTING SIGNS REPORT

Applicant(s) Name:	Myanghyun Kong
Address of Premises:	3931 Erdman Ave
Inspector:	i:0#.w baltimore\kenyattag.washington
Date Posted:	2/18/2020
Time Posted:	2:30 PM
Date Rechecked:	2/28/2020
Time Rechecked:	12:30 PM
Manager or Owner when sign posted:	Hyong KPak

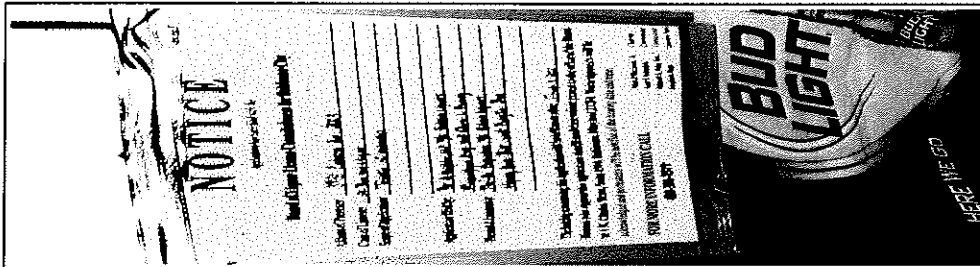
### Summary on location of sign posted:

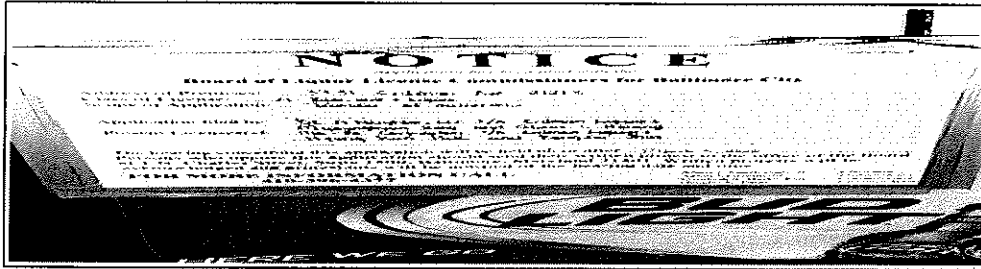
signed posted on front window

### Summary on location of sign rechecked:

signed remained posted for 10 days

### Insert Photo of Sign and location:





Attach Additional Photos

Approve

Disapprove



# NOTICE

Application has been filed with the

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 3931 Erdman Ave 21213

Class of License: A - Beer, Wine + Liquor

Scope of Application: Transfer of ownership

Application filed by: Be A Neighbor, LLC T/A Erdman Liquors


Present Licensee(s): MyoungHyun Kang and Gloria L. Hwang  
Ma-Po Corporation T/A Erdman Liquors  
Hyang Kun Pak and BongJin Shin

The hearing concerning this application will be held on or after March 5, 2020

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

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

Albert J. Matricciani, Jr.	Chairman
Aaron J. Greenfield	Commissioner
Elizabeth A. Hafey, Esq.	Commissioner
Douglas K. Paige	Executive Secretary



**BUD  
LIGHT**

WHERE WE GO

Back

# BLLC Routine Inspection

## Licensee Information

Address: 3931 ERDMAN AVENUE (SHOP.CNTR) 21213

Trade Name: ERDMAN LIQUORS

Corporation Name: MA-PO CORPORATION

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

Date/Time of Inspection: 2/19/2020 10:19:41 AM

Manager/Licensee: Hyong K pak

## Open/Closed Status

Open/Closed: Open

Closed Date:

## External Appearance

Clean and Free of Debris: Satisfactory

## Internal Appearance

Location of Bar: N/A

Shape of Bar:

Condition of Bar Area/Floors: N/A

Hot Water: N/A

Disinfectant Solution: N/A

Three Compartment/Washer: N/A

## Package Goods/BD7 Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: N/A

Selling Household/Grocery: N/A

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 4/21/2017

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date: Breakthru 70004563 33502625 2/14/2020

Notes

Inspector Comments:

Restroom

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

*Ancillary Services*

Live Entertainment (Describe):

Outdoor Table Service N/A

*Violations*

Violation Issued: No

Violations Noted:

*Wrap-Up*

Instructions Given to Licensee:

Inspector's Comments:

*Establishment was inspected by Inspector Washington and Jordan  
2/18/20*

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove

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

**Online Use & Occupancy Permit  
Application**

Property Address: 3931 ERDMAN AVE  
Block/Lot: 4179H/040B

Permit No: **USE2020-50196**

Applicant:  
JAY YOO

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

Owner/Lessee:  
Owner ERDLAND CO, THE

Total : **98.00**

Lessee BE A NEIGHBOR LLC

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

**Property Use & Occupancy Information:**

Existing Use : (Commercial) Retail Goods Establishment (With Alco

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	01/14/2020		LDZI
One Stop Permit Office Review	01/14/2020		CHAM
Application Received		01/14/2020	
Zoning Sign-off	01/14/2020	01/14/2020	

Proposed Use : (Commercial) Retail Goods Establishment (With Alco

Dwelling: Rooming: Efficiency:

Existing Count: 000 000 000

Proposed Count: 0 0 0

District:403

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 PORTION K/A 3931 ERDMAN AVE AS A LIQUOR STORE

**AFFIDAVIT BY: JAY YOO**

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: ERDMAN LIQUORS

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: THE ERDLAND COMPANY

Applicant: YOO,JAY

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

**March 12, 2020**

**Applicant(s):** Joshua A. P. Patel, Ganga Prasad Adhikari, and Ram B. KC  
517 Broadway, LLC, T/a Main Street Bar & Liquors/Dos Mundos Bar & Lounge  
3724 Eastern Avenue 21224

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

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Joshua A. P. Patel was born in New Jersey in January of 1990. He lives in Dayton, MD; (2) Ganga Prasad Adhikari was born in Nepal in August of 1973. He lives in Nottingham, MD; and (3) Ram B. KC was born in Nepal in December of 1964. He lives in Baltimore, MD. Mr. KC is the current licensee of 309 S. Broadway T/a Sweet Carolina from 2007-2013, came back on the license in 2016 (to be substituted off license), and 35 N. Potomac Street in 2011.

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

(c) **Purchase Price of Business:** The purchase price of the business is \$150,000 to be paid via personal savings at closing.

(d) **Qualified Voters:** Catherine Dorsey, Talb Davis-El, and Oscar Cooper are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of property as a tavern and package good store.

(f) **Corporate Standing:** 517 Broadway, LLC is a MD LLC and as of 2/25/2020 is active and in good standing.

(g) **Posting Report:** The location was posted on 2/18/2020, and checked on 2/27/2020. This meets the 10-day rule. There are 14 licensed liquor establishment(s) in the 2x2 area: "B" BW-1; "D" BW-2; "B" BWL-3; "D" BWL-1; and "BD7" BWL-1.

(h) **Timeline:** Last inspection by BLLC was performed 7/13/2019. At that time, the establishment was open and operating.

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

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

**Board's Decision**

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

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

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

EXPLANATION OF REQUEST: Transfer of Liquor License LBD7 057 pursuant to asset sale CLASS TYPE: LBD7

*Please select one option and fill out the requested information*

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 3724 Eastern Avenue, Baltimore, MD 21224

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: \_\_\_\_\_

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: \_\_\_\_\_

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: \_\_\_\_\_

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: 517 Broadway LLC TRADE NAME: Main Street Bar & Liquors/Dos Mundos Bar & Lounge

BUSINESS PHONE NUMBER: 301-367-1686 BUSINESS EMAIL ADDRESS: mdzjoshpatel@gmail.com

ATTORNEY FOR THE APPLICANT: Craig M. Schwartz ADDRESS: 409 Washington Ave, Ste. 300, Towson, MD 21204 PHONE: 410-321-8400

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

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 120

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

1. Applicant A

Joshua A.P. Patel \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
 15146 Sapling Ridge Drive Dayton MD 21036 N/A  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 01/1990 Male New Jersey  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

2. Applicant B

Ganga Prasad Adhikari \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
 4401 Cottingham Rd. Nottingham MD 21236 N/A  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 8/1973 Male Nepal  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

3. Applicant C

Ram B. KC \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
 432 Homeland Avenue Baltimore MD 21212 19 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 12/1964 Male Nepal  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

**RECEIVED**

JAN 31 2020



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

309 BROADWAY SOUTH (2007-13 & 16-17) SWEET CAROLINA ; 35 POTOMAC STREET NORTH (2011) Trade Name N/A

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

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

Applicant A  B  C

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

Name	Address	Phone	Email
Joshua A.P. Patel	15146 Sapling Ridge Drive, Dayton, MD 21036	[REDACTED]	[REDACTED]

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

- 1) NAME: Joshua A.P. Patel ADDRESS: 15146 Sapling Ridge Drive, Dayton, MD 21036 TITLE: Member %OF STOCK HELD: 50
- 2) NAME: Ganga Prasad Adhikari ADDRESS: 4401 Cottingham Rd., Nottingham MD 21236 TITLE: Member %OF STOCK HELD: 50
- 3) NAME: Ram B. KC ADDRESS: 432 Homeland Avenue, Baltimore, MD 21212 TITLE: Auth. Pers. %OF STOCK HELD: 0
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

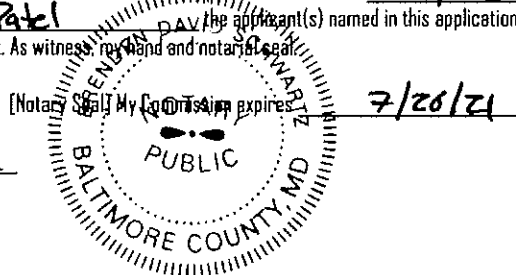
\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.

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

[Signature]  
Signature of Applicant A

I hereby certify that on the 20<sup>th</sup> day of January, 2020 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore County, personally appeared Joshua AP Patel the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

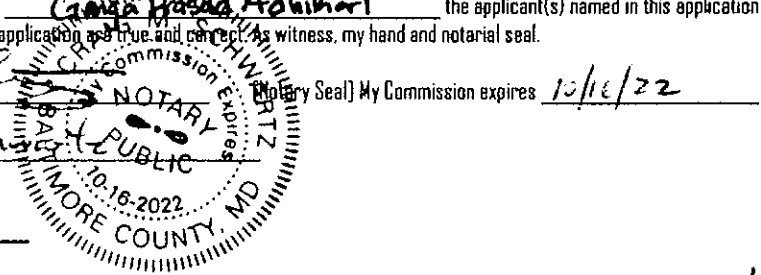
Signature: [Signature]  
Printed Name: Brendan D. Schwartz



[Signature]  
Signature of Applicant B

I hereby certify that on the 24<sup>th</sup> day of December, 2020 before me, the subscriber, a notary public of the State of Maryland in and for Balto. County, personally appeared Ganga Prasad Adhikari the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

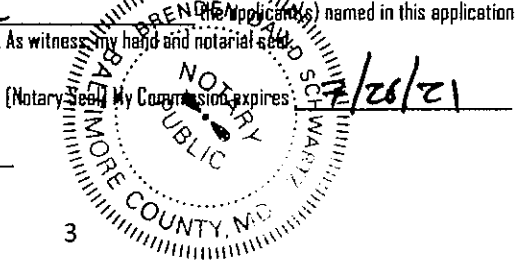
Signature: [Signature]  
Printed Name: Craig M. Schwartz



[Signature]  
Signature of Applicant C

I hereby certify that on the 28<sup>th</sup> day of January, 2020 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore County, personally appeared Ram B. KC the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature]  
Printed Name: Brendan D. Schwartz



Name and Address of the owners of the premise/landlord: 3724-26 Eastern Avenue, LLC

Phone Number: [REDACTED]

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

(I, WE) Ram B. KC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 3724 Eastern Avenue, Baltimore, City with a Zip Code of 21224, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours. 3724-26 Eastern Avenue, LLC

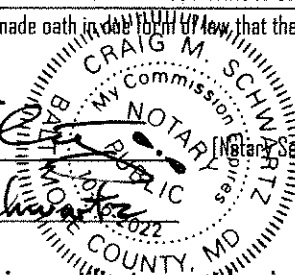
By: [Signature] Signature of Landlord Ram B. KC, Member

I hereby certify that on the 29th day of January, 2020 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore County, personally appeared Ram B. KC, Member of 3724-36 Eastern Avenue, LLC the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature] My Commission expires 10/16/22

Notary Printed Name: Craig M. Schwartz



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

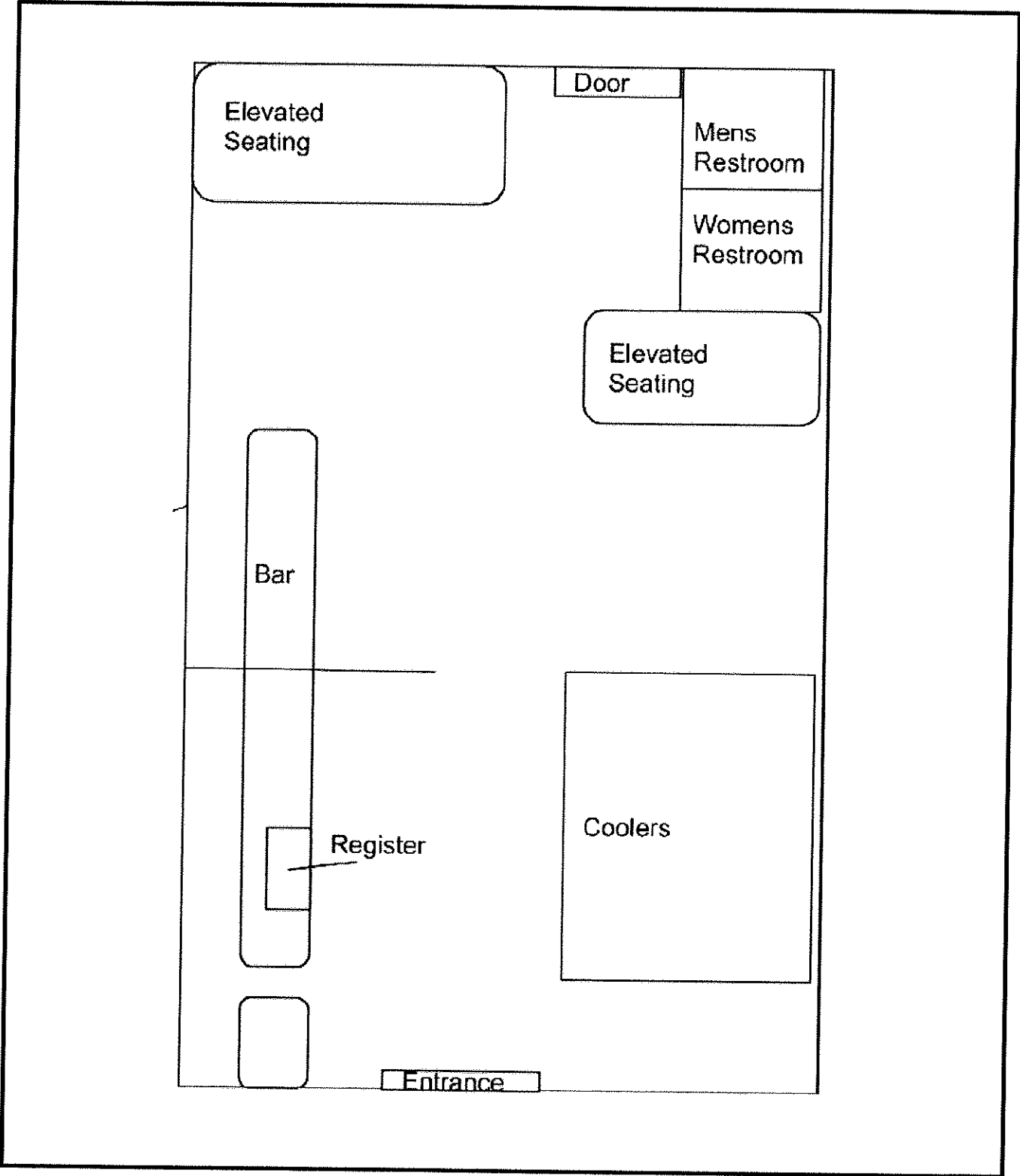
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
✓ Catherine P. Dorsey	906 MARLANE DR	Catherine P. Dorsey	06/1943	10 years
Vinayak Saxena	1710 Johnson St.	[Signature]	10/1983	15 years
Monica Chawla	1710 JOHNSON ST.	[Signature]	4/1983	10 years
✓ Tahil Davis Et	1531 N Pulaski St Bata MD 21217	Tahil Davis Et	01-1966	10 years
✓ OSCAR S. CONGER	4827 Gilray Dr.	[Signature]	9/1958	10 year

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

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

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





## Liquor Board System

Version 1.0

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

### License Detail

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

#### License Info

License Num: **LBD7 057**Cert Num: **0438**Fee: **\$1,370.00** Status: **Renewed**

License Date: 5/1/2019

License Year: 2019

CR Number: 14621680

Payment Date: 04-29-19

2018 - 2019 TPP Paid  Y2019 Trader's License  N
[Update Info](#)
[Click to Start License Renewal](#)

#### Add Adult Entertainment License

[Add New Adult Entertainment License](#)

#### Location

Corp Name: **G & S 3724, LLC**Trade Name: **MAIN STREET BAR & LIQUORS**

Zone Code: 12

Phone: 443-280-1841

Block Num: 3724

City: BALTIMORE

Street: EASTERN AVENUE

State: MD

Zip: 21224

CR Number: 14621680

Portion of Business Used:

USE AS A TAVERN AND PACKAGE STORE. MAY PROVIDE REFILLABLE GROWLER

Restriction:

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

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

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
GURPREET	SINGH	425 CORNWALL STREET	BALTIMORE	MD	21224	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

#### Comments

Date	Comment	Action

02/07/2020	Application for transfer of ownership filed on behalf of 517 Broadway, LLC T/a Main Street Bar & Liquors/Dos Mundos Bar & Lounge - Joshua A. P. Patel, Ganga Prasad Adhikari, and Ram B. KC on 1/31/2020 /kk	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/sb	Delete
11/25/2019	Mailed letter of recognition for underage drinking compliance check on 11/21/19 /kk	Delete
10/30/2019	Personal Property Tax Owed to City of Baltimore was cleared and received Certificate of Good Standing on October 30, 2019..../mb.	Delete
09/27/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 27, 2019.*** /mb	Delete
05/06/2019	Submitted 2019 Traders' License..... /sb	Delete
05/02/2019	*****RELEASED STATE OF MD TAX HOLD*****.... /sb	Delete
01/25/2019	***STATE OF MD TAX HOLD, letter sent to Licensee's Business Address on January 25, 2019.***/mb	Delete
11/08/2018	Paid in Full \$2,625.00 for Violation Hearing dated October 11, 2018..../sb	Delete
10/26/2018	Given an Invoice to Inspector John Chrissomallis for Violation Hearing fee dated on October 11, 2018; Fine Fee to be paid \$2,625.00.... /mb.	Delete
10/12/2018	10/11/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$2,500; \$2,500 + \$125 admin fee; \$2,625 total fine, 30 days to pay, **Three (3) day suspension to commence immediately** (3-0 vote)...../jr	Delete
10/11/2018	10/11/18 RE: PUBLIC HEARING - SUSPENSION NOTICE HAS BEEN ISSUED AND PLACED ON BUILDING FOR THREE (3) DAYS OCTOBER 11 THRU OCTOBER 13, 2018..... /sb	Delete
06/05/2018	****PAID IN FULL PLEASE CHECK INVOCIE #112711**** 5/3/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minor - ADMISSION OF GUILT - Rule 4.01(a)- Fined \$1,000 + \$125 admin fee, \$1,125 total fine, 30 days to pay (3-0 vote)...../kr	Delete
05/22/2018	Given an Invoice to Chief Inspector M. Foster for Violation Hearing fee dated on May 3, 2018; Fine Fee to be paid \$1,125.00.... /mb.	Delete
05/11/2018	Mailed letter of recognition for underage drinking compliance check on 4/18/2018 /kk	Delete
05/09/2018	5/3/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minor - ADMISSION OF GUILT - Rule 4.01(a)- Fined \$1,000 + \$125 admin fee, \$1,125 total fine, 30 days to pay (3-0 vote)...../jr	Delete
05/08/2018	Alcohol Awareness expires 05/02/22 (Maira D.Ospina, Arisleyda Rivera ad Francisco T. Hernandez) John Murray.... /sb	Delete
04/27/2018	****RELEASED STATE OF MD TAX HOLD****.... /sb	Delete
01/25/2018	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.**** /sb	Delete
09/26/2017	Mailed letter of recognition for underage drinking compliance check on 6/27/17 /kk	Delete
03/30/2017	*****RELEASED STATE TAX HOLD..... /mb	Delete
01/26/2017	Alcohol Awareness expires 01/12/21 (Gurpreet Singh & Ayenson Capellan) ... /sb	Delete
01/18/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.**** /sb	Delete
11/16/2016	11/10/16 - PAID Violation Hearing Fine; Invoice #104434=\$500.00, #104435=\$500.00, #104436=\$500.00, #104437=\$500.00 & #104438=\$125.00... /sb	Delete
11/14/2016	11/10/16-hearing-Alleged Violation of Rule 4.01(a) (Sales to Minors) when at approximately 12:30 a.m. on September 24, 2016 members of the BLLC and Baltimore City Police Department observed sales being sold to minors without ID present.Licensee FTA (Failed to appear) Disposition: The board has found that the licensee violated Rule 4.01(a) on September 24, 2016 and imposed a fine of \$2,000 and an administrative fee of \$125, both payable within 60 days. The Board also voted to suspend the license for 5 days, commencing immediately.	Delete
11/10/2016	11/10/2016- Public Hearing re: Violation of 4.01(a) sales to minor- GUILTY - Licensee FTA- \$2000 fine + \$125 admin fee= \$2125 total fine + 5day suspension	Delete
10/26/2016	State of MD Tax Hold, letter sent... /sb	Delete
10/26/2016	Hearing date: September 17, 2015; PAID Invoice #99638=\$500.00; Invoice #99639=\$500.00; Invoice #99640=\$125.00.	Delete
10/26/2016	9/17/2015-PUBLIC HEARING RE: VIOLATION OF RULE 4.18 (Illegal Conduct), VIOLATION OF RULE 4.18 (Illegal Conduct), VIOLATION OF RULE 3.03(C)(Employee Records),VIOLATION OF RULE 4.18 (Illegal Conduct)-\$1000 fine +\$125 admin fee. Total Fine \$1125**14 days to pay	Delete
08/26/2015	8/20/15 PUBLIC HEARING RE: VIOLATION OF RULE 4.18, VIOLATION OF RULE 4.18, VIOLATION OF RULE 3.03(C),VIOLATION OF RULE 4.18 - POSTPONED 9/17/15	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete

10/02/2013	09/19/13 Public Hearing re: Violation of Rule 3.03(c) GUILTY Fine \$25. Violation of Rule 4.01(a) GUILTY Fine \$500. Violation of Rule 4.18 GUILTY \$200. Violation of Rule 5.03(a) GUILTY \$250 Admin Fee \$125 Total Fine \$1100	Delete
04/12/2012	03/22/2012 Public Hearing re: Continuation of hearing concerning transfer of ownership and location to 3724 Eastern Ave. APPROVED.	Delete
02/03/2012	1/19/2012 Public Hearing re: Application to transfer. SUB-CURIA decision.	Delete
12/13/2011	12/11 Transfer of ownership and location from secured creditor at 40 Streeper Street to 3724 Eastern Avenue, BD7-BWL, Gurpreet Singh, Jamel Tate-Spruill, G&S 3724, LLC	Delete
06/17/2009	05/09 Transfer of Ownership, Sharon Lanier, Rico Amero, Rufus Sanders, Big Poppa's Bar & Grille, LLC	Delete

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

License num: LBD7 057                      Address: 3724 EASTERN AVENUE  
 Trade Name: MAIN STREET BAR & LIQUORS

Comment:

[Add Comment](#)

**Hold Info**

Powered by:



## 517 BROADWAY LLC: W19639020

**Department ID Number:**

W19639020

**Business Name:**

517 BROADWAY LLC

**Principal Office:**

15146 SAPLING RIDGE DR  
DAYTON MD 21036

**Resident Agent:**

JOSHUA PATEL  
15146 SAPLING RIDGE DR  
DAYTON MD 21036

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

05/03/2019

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A



PROPOSED LOCATION: 3724 Eastern Ave

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 14

"A" BEER & WINE \_\_\_\_\_

"B" BEER & WINE 1

"C" BEER & WINE \_\_\_\_\_

"D" BEER & WINE 2

"A" BEER, WINE & LIQUOR \_\_\_\_\_

"A-2" BEER, WINE & LIQUOR \_\_\_\_\_

"B" BEER, WINE & LIQUOR 3

"C" BEER, WINE & LIQUOR \_\_\_\_\_

"D" BEER, WINE & LIQUOR 1

"BD" BEER, WINE & LIQUOR 7

ARENA \_\_\_\_\_

HOTEL/MOTEL \_\_\_\_\_

RACING \_\_\_\_\_

PREPARED BY: Perez DATE: 2/21/2000

# 3724 EASTERN AVENUE

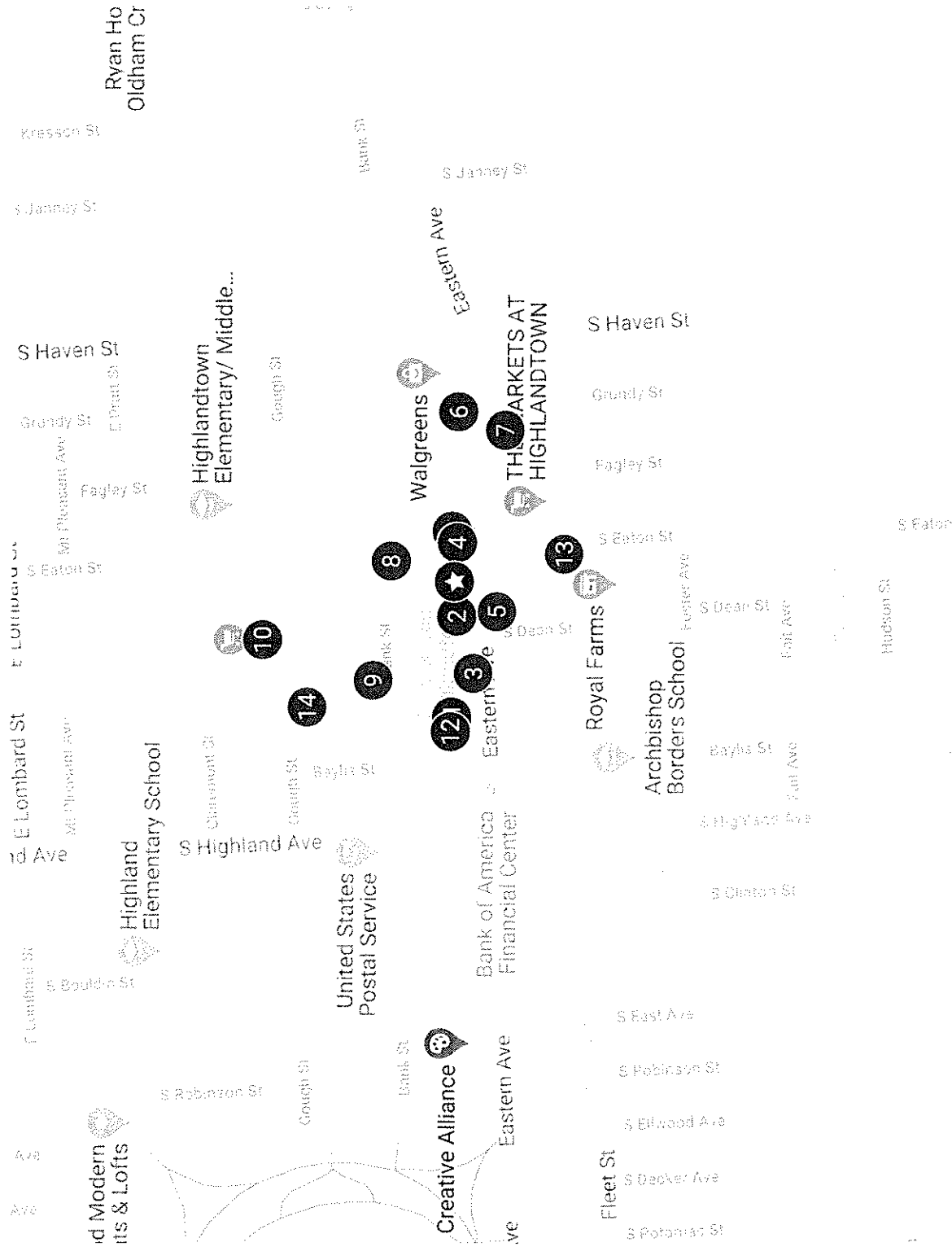
## Proposed Location

- ★ Proposed Location

## LICENSED ESTABLISHMENTS

- 1 Bayview Liquors LBD7
- 2 K&D Restaurant LB
- 3 Spartan Pizzeria WD
- 4 G & A Restaurant WB
- 5 EL PUERTO JAROCHO WD
- 6 La Sirenita Restaurant LB
- 7 El Oasis BD7
- 8 Los Amigos Sport Bar LD
- 9 Venice Tavern LBD7
- 10 Di Pasquale's LBD7
- 11 Filippo's Pizzeria LBD7
- 12 Carlos O'Charlies LB
- 13 Gnocco LBD7
- 14 The Laughing Pint LBD7

## TRANSFER OF LOCATION



Board of Liquor License Commissioners

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

**INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS**

Licensee Information (Trade Name):	Main Street Bar & Liquors/ Dos Mundos Bar & Lounge
Corporation Name:	517 Broadway LLC
Location Address:	3724 Eastern Ave.
License Type:	Class "BD7" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No
Is the location within 300 feet of Church and/or School?	No
Date Posted?	2/18/2020
Estimated Date of Removal?	2/27/2020
Are there any other licensed establishments within a two block radius?	Yes

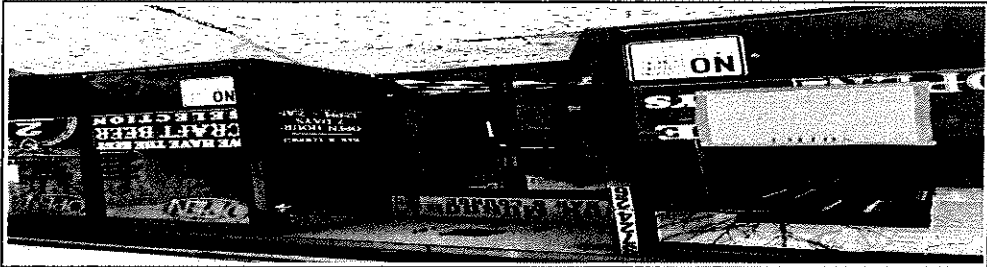
Other licensed locations - Describe/Note:

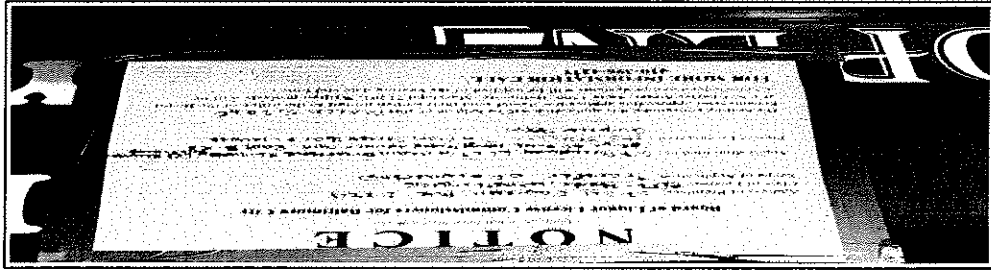
See attached map

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

Application filed for transfer of ownership.

Insert Photo of Sign and location:





Inspector Name	Date and Time	
<input type="text" value="i:O#.w/baltimore\andy.perez"/>	<input type="text" value="2/19/2020"/>	<input type="text" value="11:04:05 AM"/>
Name of Licensee (if present)		
<input type="text"/>		
<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:	Joshua A.P. Patel, Ganga Prasad Adhikari, Ram B. KC
Address of Premises:	3724 Eastern Ave.
Inspector:	i:0#w baltimore\andy.perez
Date Posted:	2/18/2020
Time Posted:	
Date Rechecked:	2/27/2020
Time Rechecked:	
Manager or Owner when sign posted:	

Summary on location of sign posted:

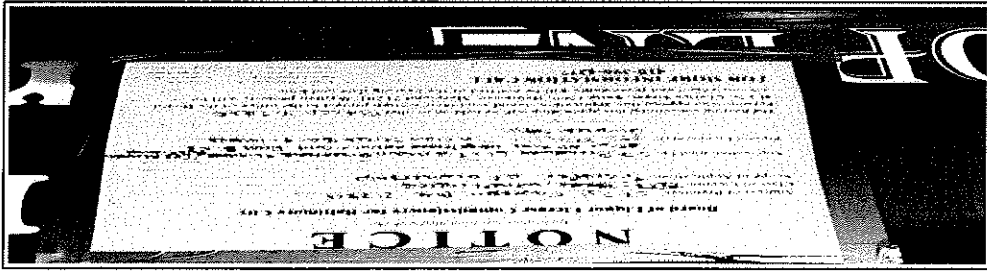
Sign posted on front window.

Summary on location of sign rechecked:

Sign remained as posted for the required 10 days period.

Insert Photo of Sign and location:





# BLLC Compliance Inspection

## Licensee Information

Address: 3724 EASTERN AVENUE 21224

Trade Name: MAIN STREET BAR & LIQUORS

Corporation Name G & S 3724, LLC

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

Date/Time of Inspection: 7/31/2019 2:28:47 PM

Manager/Licensee Singh

## Open/Closed Status

Open/Closed: Open

Closed Date:

## External Appearance

Clean and Free of Debris: Satisfactory

## Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 1/12/2017

## Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity: 96

Outdoor Seating Capacity:

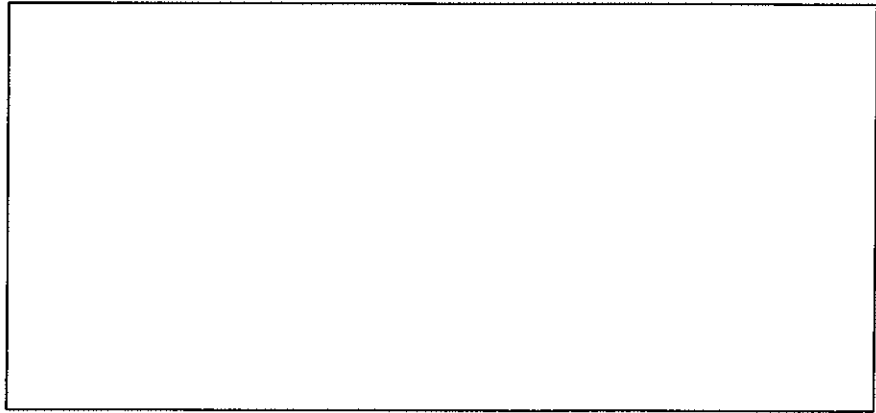
## Adult Entertainment - if Applicable

License is Valid: N/A

## Violations

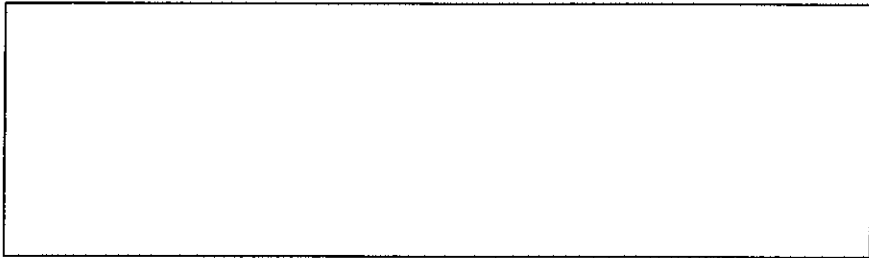
Violation Issued: No

Violations Noted:



Wrap-Up

Instructions Given to Licensee:



Inspector's Comments: inspected 7/9/19

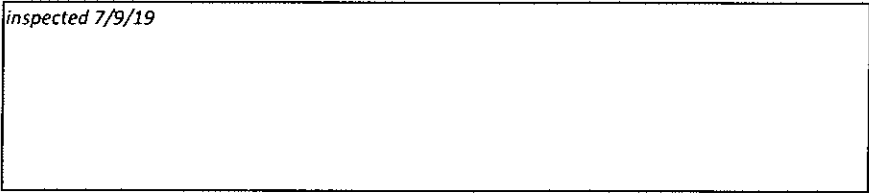
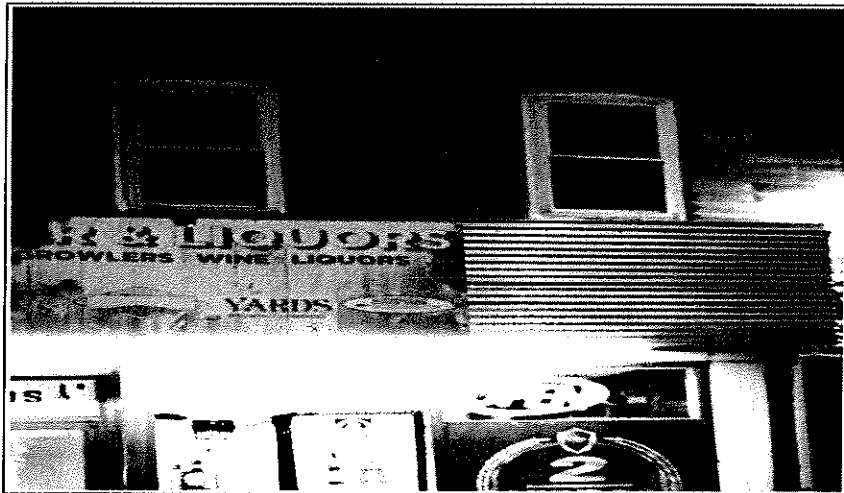


Photo Taken:



Owner Email:

Submitted by Inspector



# Certificate of Occupancy

No: USE2012-02403

THIS CERTIFICATE OF OCCUPANCY IS VALID ONLY IF ALL THE WORK DESCRIBED IN THE PERMITS AND APPLICATIONS HAS BEEN COMPLETED AND INSPECTED AND APPROVED BY THIS DEPARTMENT. ANY WORK NOT COMPLETED OR NOT INSPECTED AND APPROVED BY THIS DEPARTMENT SHALL BE DONE AT THE OWNER'S RISK AND WITHOUT LIABILITY TO THE CITY OF BALTIMORE. THIS CERTIFICATE OF OCCUPANCY IS NOT VALID FOR ANY OTHER PURPOSES AND IS NOT TO BE USED AS EVIDENCE OF THE QUALITY OF THE WORK OR THE SAFETY OF THE BUILDING. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BALTIMORE AND THE STATE OF MARYLAND. FAILURE TO OBTAIN SUCH PERMITS AND APPROVALS SHALL BE AT THE OWNER'S RISK AND WITHOUT LIABILITY TO THE CITY OF BALTIMORE.

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

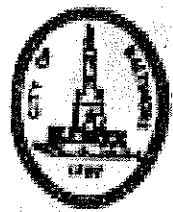
WARD SEC. BLOCK LOT	ISSUE DATE	DISTRICT
26 10 6315A 021	7/5/12	101
PROPERTY ADDRESS: 3724-3726 EASTERN AVE		

OWNER: 3724-26 EASTERN AVENUE, LLC. ADDR: 1615 JORDAN SAWMILL RD PAT  
 LESSOR: GURPREET SINGH ADDR: 3724 EASTERN AVE

LAND USE CODES 5823 4910 0000 0000  
 USE AS A TAVERN AND A PACKAGE GOODS STORE

FEE FOR PERMITS	FEE FOR PLAN REVIEW	FEE FOR INSPECTION	FEE FOR TESTING	FEE FOR RECORDING
		45.00		
FEE FOR ELECTRICAL PERMITS	FEE FOR MECHANICAL PERMITS	FEE FOR PLUMBING PERMITS	FEE FOR FIRE ALARMS	FEE FOR ELEVATORS
FEE FOR SIGNAGE PERMITS	FEE FOR EXCAVATION PERMITS	FEE FOR SPECIALTY PERMITS	FEE FOR SPECIALTY PERMITS	FEE FOR SPECIALTY PERMITS
FEE FOR ELEVATOR PERMITS	FEE FOR ELEVATOR PERMITS	FEE FOR ELEVATOR PERMITS	FEE FOR ELEVATOR PERMITS	FEE FOR ELEVATOR PERMITS
	6.00			
FEE FOR ELEVATOR PERMITS	FEE FOR ELEVATOR PERMITS	FEE FOR ELEVATOR PERMITS	FEE FOR ELEVATOR PERMITS	FEE FOR ELEVATOR PERMITS
	50.00			
				3.00
				98.00

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



*Michael Braverman*  
 MICHAEL BRAVERMAN  
 BUILDING OFFICIAL

There is advised that there is a presumption of lead-based paint in properties constructed prior to 1960. Protect workers and tenants by using the lead-safe work practices found in the Code of Maryland Regulations Section 26.03.07.

THE AUTHORITY CONTAINED HEREIN DOES NOT AUTHORIZE THE PERFORMANCE OF ANY WORK ON OR 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 AGENCIES.

**March 12, 2020**

**Applicant(s):** Gustavo A. Alarcon  
Gus's Sports Bar, Inc., T/a Gus's Sports Bar  
501 S. Lehigh Street 21224

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

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Gustavo A. Alarcon was born in Lima, Peru in December of 1960. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Gustavo A. Alarcon (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$155,000. Down payment of \$10,000 was made. \$65,000 to be paid at settlement. Remaining balance to be paid at 5% for 10 years via promissory note held by seller.

(d) **Qualified Voters:** Iris Segarra, Esteban Rodriguez, and Candice Johnson are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of property as a tavern with basement for storage.

(f) **Corporate Standing:** Gus's Sports Bar, Inc. is a MD LLC and as of 2/25/2020 is active and in good standing.

(g) **Posting Report:** The location was posted on 2/18/2020, and checked on 2/27/2020. This meets the 10-day rule. There are 9 licensed liquor establishment(s) in the 2x2 area: "D" BW-2; "B" BWL-3; and "BD7" BWL-4.

(h) **Timeline:** Last Inspection by BLLC was performed 11/4/2019. At that time, the establishment was open and operating.

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

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

**Board's Decision**

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

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

INDICATE TYPE OF LICENSE APPLICATION: TRANSFER  NEW  EXPANSION OF PREMISES  AMENDMENT(S)   
 EXPLANATION OF REQUEST: transfer of ownership CLASS TYPE: LBD7

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_  
 B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 501 S. Lehigh Street  
 C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: \_\_\_\_\_  
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: \_\_\_\_\_  
 D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: \_\_\_\_\_

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Gus's Sports Bar, Inc. TRADE NAME: Gus's Sports Bar  
 BUSINESS PHONE NUMBER: 410 599-8264 BUSINESS EMAIL ADDRESS: \_\_\_\_\_  
 ATTORNEY FOR THE APPLICANT: Melvin J. Kodenski ADDRESS: 320 N. Charles St PHONE: 410 685-5100

Part of Premises Used (Note: Floors and Areas for Storage): 1st Floor and Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.): basement for storage 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: 35

Please note that as per Alc. Bev. Art. 5 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 Gustavo A. Alarcon, \_\_\_\_\_  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 (Residence) Street 4615 Sipple Ave City Baltimore State MD Zip Code 21206 (period of residency in Baltimore City) 16 years  
 (Month/Year of Birth) 12/60 (Sex: Male or Female) M (Place of Birth) Lima, Peru  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

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

3. Applicant C  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 (Residence) Street \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_ (period of residency in Baltimore City) \_\_\_\_\_  
 (Month/Year of Birth) \_\_\_\_\_ (Sex: Male or Female) \_\_\_\_\_ (Place of Birth) \_\_\_\_\_  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

RECEIVED

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

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

Applicant A  B  C

**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. 6-4-039 (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.*

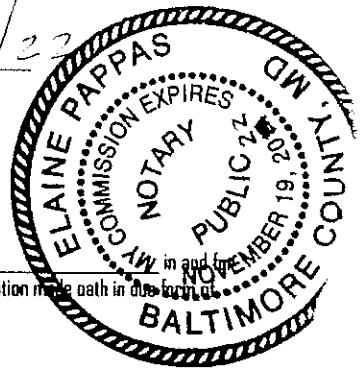
- 1) NAME: Gustavo A. Alarcon ADDRESS: 4615 Sipple Ave TITLE: Pres, Sec and Treas % OF STOCK HELD: 100%  
 2) NAME: \_\_\_\_\_ ADDRESS: 21206 TITLE: \_\_\_\_\_ % OF STOCK HELD: \_\_\_\_\_  
 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ % OF STOCK HELD: \_\_\_\_\_  
 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ 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 has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform to all State and County laws and regulations relating to the sale of alcoholic beverages, as well as to the rules and regulations of the Board of License Commissioners for Baltimore City, and hereby grants permission to the State Comptroller, his duly authorized deputies, inspectors and clerks, The Board of License Commissioners for Baltimore City, its duly authorized agents and employees, and any peace officer of Baltimore City or the State of Maryland to inspect and search at any and all hours, without warrant, the premises and any and all parts thereof upon and in which said business is to be conducted.

[Signature]  
 Signature of Applicant A  
 I hereby certify that on the 3rd day of Feb, 2020 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore personally appeared Gustavo A. Alarcon 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 11/19/22  
 Printed Name: Elaine Pappas



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: Gustavo Alarcon  
4625 Sipple Ave, 21206 Phone Number: [REDACTED]

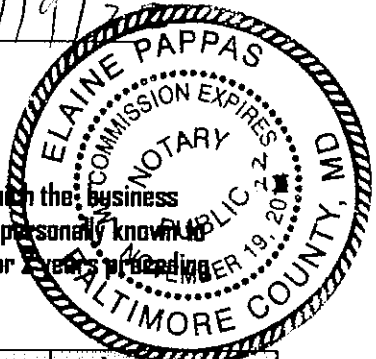
**STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND**

(I, WE) Gustavo Alarcon HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 501 S. Lehigh St., Baltimore, City with a Zip Code of 21224, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Landlord: [Signature]

I hereby certify that on the 3rd day of Feb., 2020, before me, the subscriber, a notary public of the State of Maryland, in and for Balto. Co., personally appeared Gustavo Alarcon the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.  
 Notary Signature: [Signature]  
 Notary Printed Name: Elaine Pappas

(Notary Seal) My Commission expires 11/19/22  


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

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

	Names	Address	Signature	DOB (Month/Year)	Length of time Associated with the Applicant(s)
①	Mrs F Lopez	512 - S Lehigh	[Signature]	8-38	23 yrs
②	Almaballo	424 E. A St.	[Signature]	1-60	25 yrs
③	Esteban Rodriguez	616 SAVAGES	[Signature]		
④	<del>Samuel Alarcon</del>	<del>4110 Stewart St</del>	<del>[Signature]</del>	<del>4-37</del>	<del>3 yrs</del>
⑤	Don Marshall	Mt Seneca	[Signature]	10/69	2 yrs

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

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

additional signatures for 501 S. Lehigh St.

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

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

(I, WE) \_\_\_\_\_ HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at \_\_\_\_\_, Baltimore, City with a Zip Code of \_\_\_\_\_, which is named in the present application made to 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 Landlord \_\_\_\_\_

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

As witness, my hand and notarial seal.

Notary Signature: \_\_\_\_\_ (Notary Seal) My Commission expires \_\_\_\_\_

Notary Printed Name: \_\_\_\_\_

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

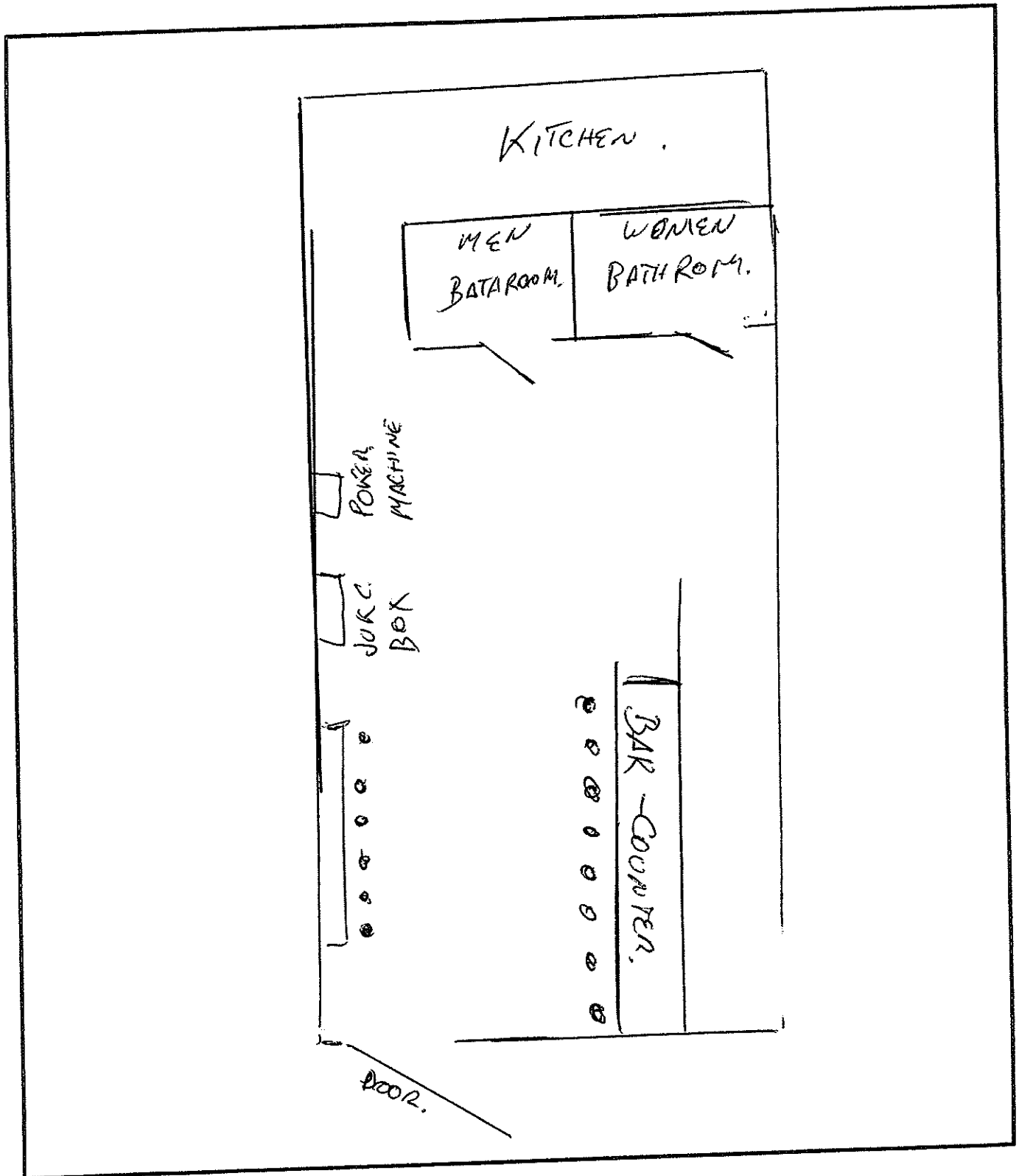
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
① Canavee Johnson	1531 Charlotte ave Baltimore, MD 21224	<i>[Signature]</i>	4/89	2 years
② Penny Athanasiou	336 Folcroft ST. Baltimore, MD	<i>[Signature]</i>	11/66	3 years
③ <del>Michael Leonard</del>	<del>1945 West Frost, Baltimore, MD 21224</del>	<del><i>[Signature]</i></del>	<del>8/66</del>	<del>2 years</del>
④ Karla Cosmo	4911 Frost Ave Baltimore, MD 21224	<i>[Signature]</i>	8/66	2 years
⑤ Antonio Athanasiou	233 Elrino St. Baltimore, MD 21224	<i>[Signature]</i>	9/61	2 years

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

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

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







## Liquor Board System

Version 1.0

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

### License Detail





#### License Info

License Num: **LBD7 362**Cert Num: **1048**Fee: **\$1,320.00** Status: **Renewed**

License Date: 5/1/2019

License Year: 2019

CR Number: 15407719

Payment Date: 04-29-19

2018 - 2019 TPP Paid 2019 Trader's License 



#### Add Adult Entertainment License

#### Location

Corp Name: **N/A**Trade Name: **SPORTMAN SPOT**

Zone Code: 11

Phone: 410-599-8264

Block Num: 501

City: **BALTIMORE**Street: **LEHIGH STREET SOUTH**State: **MD**Zip: **21224**

CR Number: 15407719

Portion of Business Used:

CONTINUE TO USE AS A TAVERN WITH STORAGE IN BASEMENT-CHANGE OF OWNERSHIP

Restriction:



#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
REBECCA L.	LANG	1121 BONSALE STREET	BALTIMORE	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

#### Comments

Date	Comment	Action

02/07/2020	Application for transfer of ownership filed on behalf of Gus's Sports Bar, Inc. T/a Gus's Sports Bar - Gustavo A. Alarcon on 2/3/2020 /kk	Delete
02/07/2020	270 day pending letter sent to applicant(s) & attorney on 11/20/19 /kk	Delete
11/20/2019	230 day pending letter sent to applicant(s) & attorney on 10/10/19 /kk	Delete
09/13/2019	9/12/2019 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*...../jr	Delete
08/12/2019	Requested for Transfer Hardship; Invoice #117734.... /sb	Delete
07/18/2019	7/17/2019 150 day transfer pending letters were sent....k/r	Delete
07/18/2019	5/16/2019 90 day transfer pending letters were sent....k/r	Delete
07/18/2019	5/22/2019 90 day transfer pending letters were sent....k/r	Delete
02/25/2019	2/21/2019 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)...../jr	Delete
01/11/2019	1/10/2019 - Public Hearing Re: Application to transfer ownership - POSTPONED...../jr	Delete
12/05/2018	Personal Property Tax Owed to City of Baltimore was cleared on December 03, 2018..../mb.	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/20/18../mb.	Delete
11/09/2018	Application for transfer of ownership filed on behalf of Sole Proprietorship T/a Sportman, Gustavo Alarcon on 11/7/18 /kk	Delete
03/24/2018	Alcohol Awareness expires 03/18/22 (Rebecca L. Lang) John Murray.... /sb	Delete
02/11/2014	10/03/2013 Public Hearing re: Application to transfer ownership. Board Approved the transfer	Delete
05/08/2012	4/12 Transfer of ownership from personal representative, BD7-BWL, Oldewurtel, Doris, Doris N. Oldewurtel	Delete
03/01/2004	7/16/93 Woman assaulted as she left bar CC 2G-16298	Delete

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

License num: LBD7 362

Address: 501 LEHIGH STREET SOUTH

Trade Name: SPORTMAN SPOT

Comment:

[Add Comment](#)

**Hold Info**

Powered by:



## GUS'S SPORTS BAR INC: D19378173

**Department ID Number:**

D19378173

**Business Name:**

GUS'S SPORTS BAR INC

**Principal Office:**

501 S LEHIGH ST  
BALTIMORE MD 21224

**Resident Agent:**

GUSTAVO ALARCON  
501 S LEHIGH ST  
BALTIMORE MD 21224

**Status:**

INCORPORATED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

01/25/2019

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

YES

PROPOSED LOCATION: 501 S. Calhoun St

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 9

"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 3

"C" BEER, WINE & LIQUOR \_\_\_\_\_

"D" BEER, WINE & LIQUOR \_\_\_\_\_

"ED" BEER, WINE & LIQUOR 4

ARENA \_\_\_\_\_

HOTEL/MOTEL \_\_\_\_\_

RACING \_\_\_\_\_

PREPARED BY: Perez DATE: 2/21/2020



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>	Gus's Sports Bar
<i>Corporation Name:</i>	Gus's Sports bar, Inc
<i>Location Address:</i>	501 S. Lehigh 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>	2/18/2020
<i>Estimated Date of Removal?</i>	2/27/2020
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

*Other licensed locations - Describe/Note:*

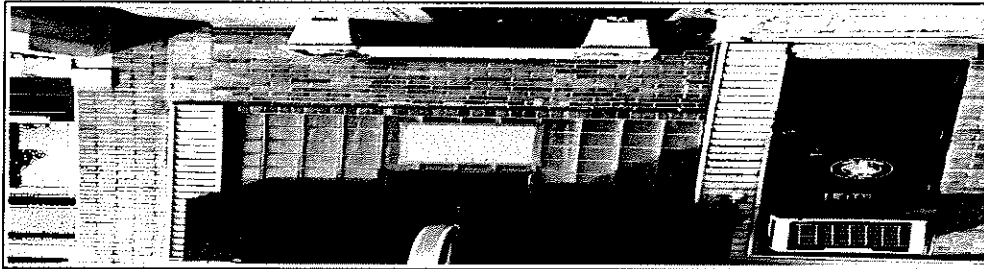
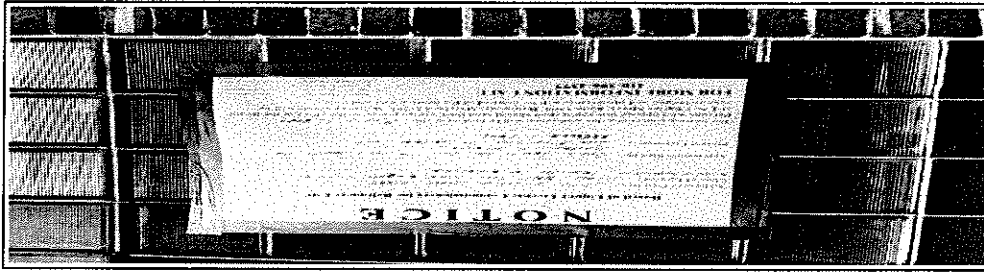
See attached map

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

Application filed for transfer of ownership

*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="2/19/2020"/>	<input type="text" value="10:56:39 AM"/>
Name of Licensee (if present)	<input type="text"/>	
<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>	Gustavo A. Alarcon
<i>Address of Premises:</i>	501 S. Lehigh St.
<i>Inspector:</i>	i:0#.w baltimore\andy.perez
<i>Date Posted:</i>	2/18/2020
<i>Time Posted:</i>	
<i>Date Rechecked:</i>	2/27/2020
<i>Time Rechecked:</i>	
<i>Manager or Owner when sign posted:</i>	

*Summary on location of sign posted:*

Sign posted on front glass window.

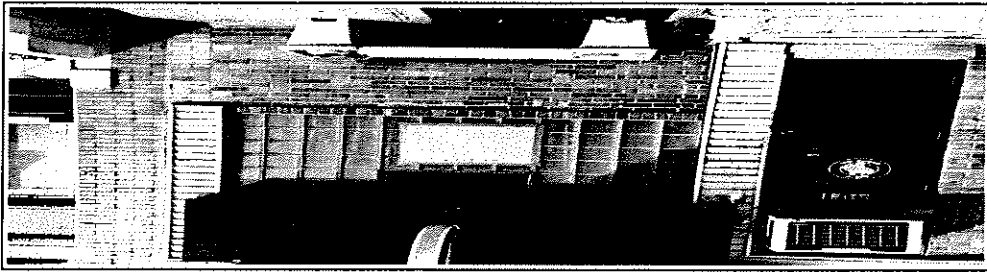
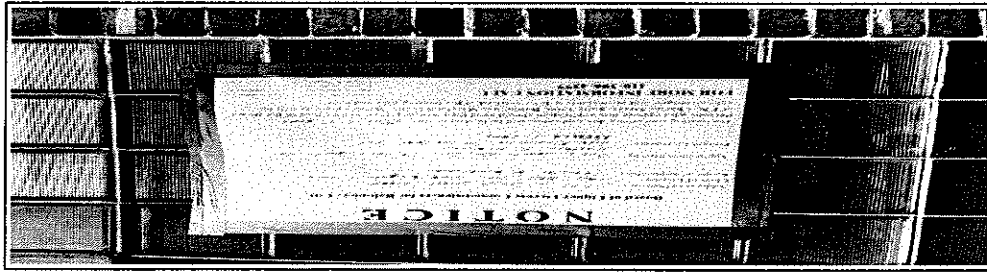
*Summary on location of sign rechecked:*

Sign remained as posted for the required 10 days period.

*Insert Photo of Sign and location:*







# BLLC Routine Inspection

## Licensee Information

Address: 501 LEHIGH STREET SOUTH 21224

Trade Name: SPORTSMAN SPOT

Corporation Name: N/A

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

Date/Time of Inspection: 11/4/2019

10:35:48 AM

Manager/Licensee: Gustavo alarcon

## Open/Closed Status

Open/Closed: Open

Closed Date:

## External Appearance

Clean and Free of Debris: Satisfactory

## Internal Appearance

Location of Bar: Front

Shape of Bar: straight

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

## Package Goods/BD7 Checklist

Bulletproof Partitioning: 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: N/A

Sanitation: N/A

Menu: N/A

*Business Records*

Traders License: No

Alcohol Awareness Certification Date Issued: 3/18/2018

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

*Kitchen*

Inspector Comments:

*Restroom*

Inspector Comments:

*Public Safety*

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

*Adult Entertainment - If Applicable*

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

*Ancillary Services*

Live Entertainment (Describe): no

Outdoor Table Service No

*Violations*

Violation Issued: No

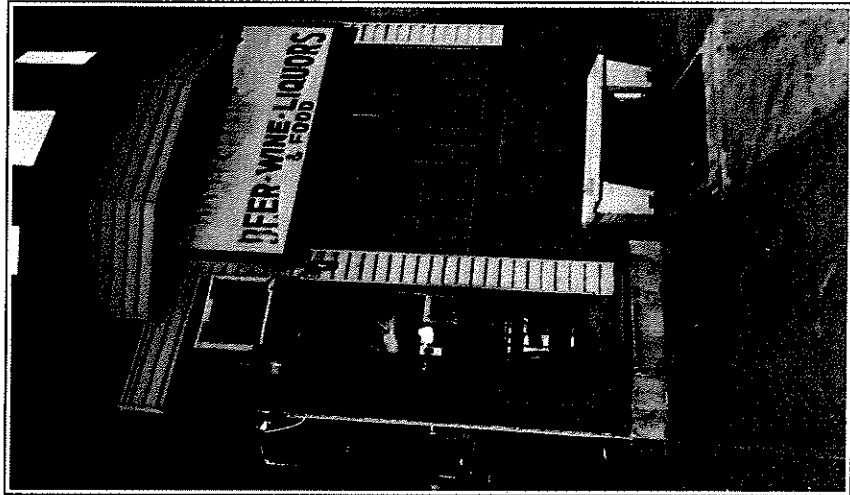
Violations Noted:

*Wrap-Up*

Instructions Given to Licensee: **Must Obtain 2019 Trader's on or before 12/1/19**

Inspector's Comments: **Inspected 10/29/19**

Photo Taken:



Owner Email:

Submitted by Inspector

# Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
26	03	6550A	042	12/2/13	202

PROPERTY ADDRESS: 501 S LEHIGH ST

OWNER: ERNEST LANG

ADDR: 1121 BONSAI STREET

LESSEE: SPORTMAN SPOT

ADDR: 501 S. LEHIGH STREET BALTIMO

LAND USE CODES 5823 0000 0000 0000

CONTINUE TO USE AS A TAVERN WITH STORAGE IN BASEMENT- CHANGE OF OWNERSHIP

1001-00000-1000-13100-400100 PER INSP	1001-00000-1000-13100-400100 MISC.	1001-00000-1000-13100-400100 CH. USE	1001-00000-1000-13100-400100 NEW BLDG.	1001-00000-1000-13100-400100 ADDITIONS
		45.00		
1001-00000-1000-13100-400100 ALTERATIONS	1001-00000-1000-13100-400100 REPAIRS	1001-00000-1000-13100-400100 MISC CONST	1001-00000-1000-13100-400100 ELECT	1001-00000-1000-13100-400100 HYDRO/STEAM HEAT
1001-00000-1000-13100-400100 DISTRIB/ELE	1001-00000-1000-13100-400100 AIR COND	1001-00000-1000-13100-400100 USE TANKS	1001-00000-1000-13100-400100 FIRE	1001-00000-1000-13100-400100 FUEL BURNING EQUIPMENT
1001-00000-1000-13100-400100 ELEVATOR	1001-00000-1000-13100-400100 PLUMBING	1001-00000-1000-13100-400100 S & E CONTROL	1001-00000-1000-13100-400100 CHAP	1001-00000-1000-13100-400100 TAX
		0.00		3.00
1001-00000-1000-13100-400100 RAZING	1001-00000-1000-13100-400100 FILING FEE	1001-00000-1000-13100-400100 LOW VOLTAGE/TELECOMMUNICATIONS	1001-00000-1000-13100-400100 PENALTY	1001-00000-1000-13100-400100 TOTAL FEES
		50.00		98.00

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



*Michael Braverman*  
 MICHAEL BRAVERMAN  
 BUILDING OFFICIAL

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

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

**March 12, 2020**

**Applicant(s):** Frank Zapushek, III and Jason Blair  
Frank's Bay Tavern, LLC, T/a Frank's Bay Tavern  
4507 Pennington Avenue 21226

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

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Frank Zapushek, III was born in Peoria, IL in May of 1968. He lives in Littletown, PA, MD; and (2) Jason Blair was born in Baltimore, MD in October of 1989. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Frank Zapushek, III (100%); and (2) Jason Blair (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$165,000. Down payment of \$15,000 was made. \$150,000 to be paid at settlement via commercial loan.

(d) **Qualified Voters:** William Tolson, Alice Tolson, and Joann Redmond are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of property as a tavern.

(f) **Corporate Standing:** Frank's Bay Tavern, LLC is a MD LLC and as of 2/25/2020 is active and in good standing.

(g) **Posting Report:** The location was posted on 2/18/2020, and checked on 2/27/2020. This meets the 10-day rule. There are 7 licensed liquor establishment(s) in the 2x2 area: "A" BWL-3; and "BD7" BWL-4.

(h) **Timeline:** Last Inspection by BLLC was performed 1/19/2020. At that time, the establishment was open and operating.

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

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

**Board's Decision**

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

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

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

EXPLANATION OF REQUEST: Transfer of Ownership 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: 4507 Pennington Avenue 21226

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: Frank's Bay Tavern, LLC TRADE NAME: Frank's Bay Tavern

BUSINESS PHONE NUMBER: 410-483-8798 BUSINESS EMAIL ADDRESS: franksbaytavern@gmail.com

ATTORNEY FOR THE APPLICANT: Stephan W. Fogleman ADDRESS: 1720 Thames St, 21231 PHONE: 410-258-8500

Part of Premises Used (Note: Floors and Areas for Storage): 1st fl bus/bsmt stg 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: 95

*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)*

### I. Applicant A

Frank M. Zapushek III \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)

13 Sycamore Ct Littlestown PA 17340 N/A  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

05/68 M Peoria, IL  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

### 2. Applicant B

Jason B. Blair \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)

1513 Olmstead St Baltimore MD 21226 30 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

10/89 M Baltimore, MD  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

### 3. Applicant C

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

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

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

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

RECEIVED  
 309 JAN 9 PM 11:57  
 BOARD OF LIQUOR  
 LICENSING COMMISSIONERS



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

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

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

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

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

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

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

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

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

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

Applicant A  B  C

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

Name	Address	Phone	Email
Frank Zapushek	4507 Pennington Ave	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 5-4-109 (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: Frank Zapushek ADDRESS: 4507 Pennington Ave TITLE: Owner %OF STOCK HELD: 100  
 2) NAME: Jason Blau ADDRESS: 1513 Olmstead St. TITLE: Secretary %OF STOCK HELD: 0  
 3) NAME: ADDRESS: TITLE: %OF STOCK HELD:  
 4) NAME: ADDRESS: TITLE: %OF STOCK HELD:

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

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

*Frank Zapushek*  
 Signature of Applicant A

I hereby certify that on the 2 day of June, 2020, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Frank Zapushek 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: *Stephon W Fogleson Jr.* (Notary Seal) My Commission expires 12/16/22  
 Printed Name: Stephon W Fogleson Jr.

*Jason Blau*  
 Signature of Applicant B

I hereby certify that on the 2 day of January, 2020, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Jason Blau 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: *Stephon W Fogleson Jr.* (Notary Seal) My Commission expires 12/16/22  
 Printed Name: Stephon W Fogleson Jr.

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: Lisa Makarovich Phone Number: [REDACTED]  
4907 Pennington Ave 21226

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

(I, WE) LISA MAKAROVICH HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 4907 Pennington Ave, Baltimore, City with a Zip Code of 21226, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Lisa Makarovich  
 Signature of Landlord

I hereby certify that on the 1st day of January, 2020 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Lisa Makarovich 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 PUBLIC STATE OF MARYLAND  
 Commission Expires

Notary Signature: Stephen W. Fogel [Notary Seal] My Commission expires 12/16/22

Notary Printed Name: Stephen W. Fogel

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
WILLIAM TOLSON	1134 MONROE CIRCLE, BALTO 21225	<u>William Tolson</u>	10-46	14 years
Alice Tolson	1134 MONROE CIRCLE BALTO. 21225	<u>Alice Tolson</u>	3-40	17 years
John Reardon	3538 7th Street Balto md 21205	<u>John Reardon</u>	1-47	35 years
Santa Seabreeze	3911 2nd St Balto, md 21225	<u>Santa Seabreeze</u>	10/1942	25 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

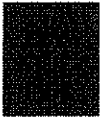
Please note that this is a public document and upon request will be provided to the general members of the public.

FRANK'S BAY TAVERN

4507 Pennington Ave

Curtis Bay, MD 21226

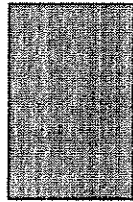
Back  
Door



Main  
Door



Pool Table 1

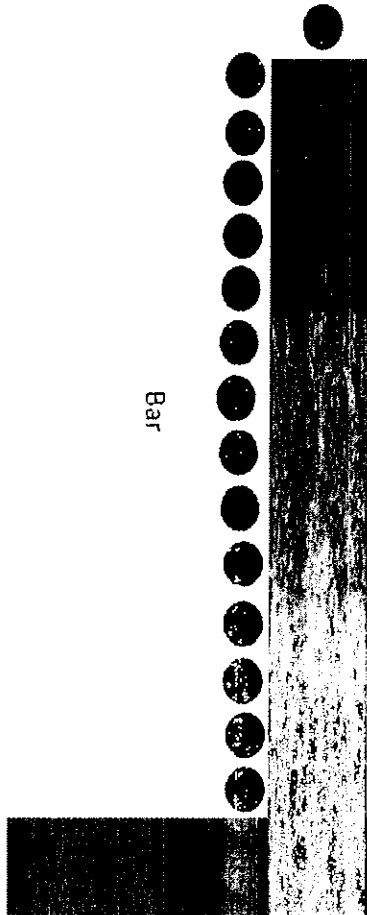


Pool Table 2



Restroom 1

Restroom 2



Bar

Back Bar





## Liquor Board System

Version 1.0

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

### License Detail

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

#### License Info

License Num: **LBD7 189**Cert Num: **0759**Fee: **\$1,320.00** Status: **Renewed**

License Date: 5/1/2019

License Year: 2019

CR Number: 07376760

Payment Date: 04-29-19

2018 - 2019 TPP Paid 2019 Trader's License 
[Update Info](#)
[Click to Start License Renewal](#)

#### Add Adult Entertainment License

[Add New Adult Entertainment License](#)

#### Location

Corp Name: **RAYLIS ENTERPRISES, INC.**Trade Name: **PARADISE BAY**

Zone Code: 2

Phone: 443-904-4492

Block Num: 4507

City: BALTIMORE

Street: PENNINGTON AVENUE

State: MD

Zip: 21226

CR Number: 07376760

Portion of Business Used:

FIRST FLOOR FOR BUSINESS

Restriction:

THERE IS TO BE NO SEPARATE PACKAGE GOODS STORE OR DEPARTMENT. ALL PACKAGE GOODS TO BE SOLD OVER THE BAR. JASON CANTER BARRED FROM THE PREMISES IN ANY CAPACITY.

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

#### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
LISA S.	MAKAROVICH	7694 EDGEWOOD AVENUE	PASADENA	MD	21122	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

#### Comments

Date	Comment	Action

02/07/2020	Application for transfer of ownership filed on behalf of Frank's Bay Tavern, LLC T/a Frank's Bay Tavern - Frank Zapushek, III and Jason Blair on 1/9/2020 /kk	Delete
03/01/2018	Mailed letter of recognition for underage drinking compliance check on 2/15/2018 /kk	Delete
07/25/2017	Alcohol Awareness expires 07/21/21 (Victoria M. Soboleski).... /sb	Delete
03/25/2017	Everything is solved for Licensee SDAT... /sb	Delete
03/09/2017	Sent letter out to establishment: RE License #1 - Licensee states that she owns property at 4507 Pennington Ave., but checked in SDAT and it shows that licensee does not own property in the city..... /sb	Delete
11/21/2008	11/19/08 \$100 (180 DAY CONF) PAID IN FULL #	Delete
07/21/2008	07/17/08 \$2375 FINE PAID IN FULL #64475	Delete
07/17/2008	07/10/08 Public Hearing re: Violation of rule 4.01(a) DECISION: GUILTY \$2250 + \$125 ADM.FEE = \$2375. LICENSEE MUST SHOW CAUSE FOR NOT APPEARING WITHIN 15 DAYS.	Delete

Print History (Print Card)

License num: LBD7 189

Address: 4507 PENNINGTON AVENUE

Trade Name: PARADISE BAY

Comment:

Add Comment

Hold Info



## FRANK'S BAY TAVERN, LLC: W20175451

**Department ID Number:**

W20175451

**Business Name:**

FRANK'S BAY TAVERN, LLC

**Principal Office:**

4507 PENNINGTON AVENUE  
BALTIMORE MD 21224

**Resident Agent:**

JASON B BLAIR  
1513 OLMSTEAD STREET  
BALTIMORE MD 21226

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

01/01/2020

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 4507 Pennington Ave

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 7

"A" BEER & WINE \_\_\_\_\_

"B" BEER & WINE \_\_\_\_\_

"C" BEER & WINE \_\_\_\_\_

"D" BEER & WINE \_\_\_\_\_

"A" BEER, WINE & LIQUOR 3

"A-2" BEER, WINE & LIQUOR \_\_\_\_\_

"B" BEER, WINE & LIQUOR \_\_\_\_\_

"C" BEER, WINE & LIQUOR \_\_\_\_\_

"D" BEER, WINE & LIQUOR \_\_\_\_\_

"BD" BEER, WINE & LIQUOR 4

ARENA \_\_\_\_\_

HOTEL/MOTEL \_\_\_\_\_









RACING \_\_\_\_\_

PREPARED BY: Chase DATE: 2/21/20





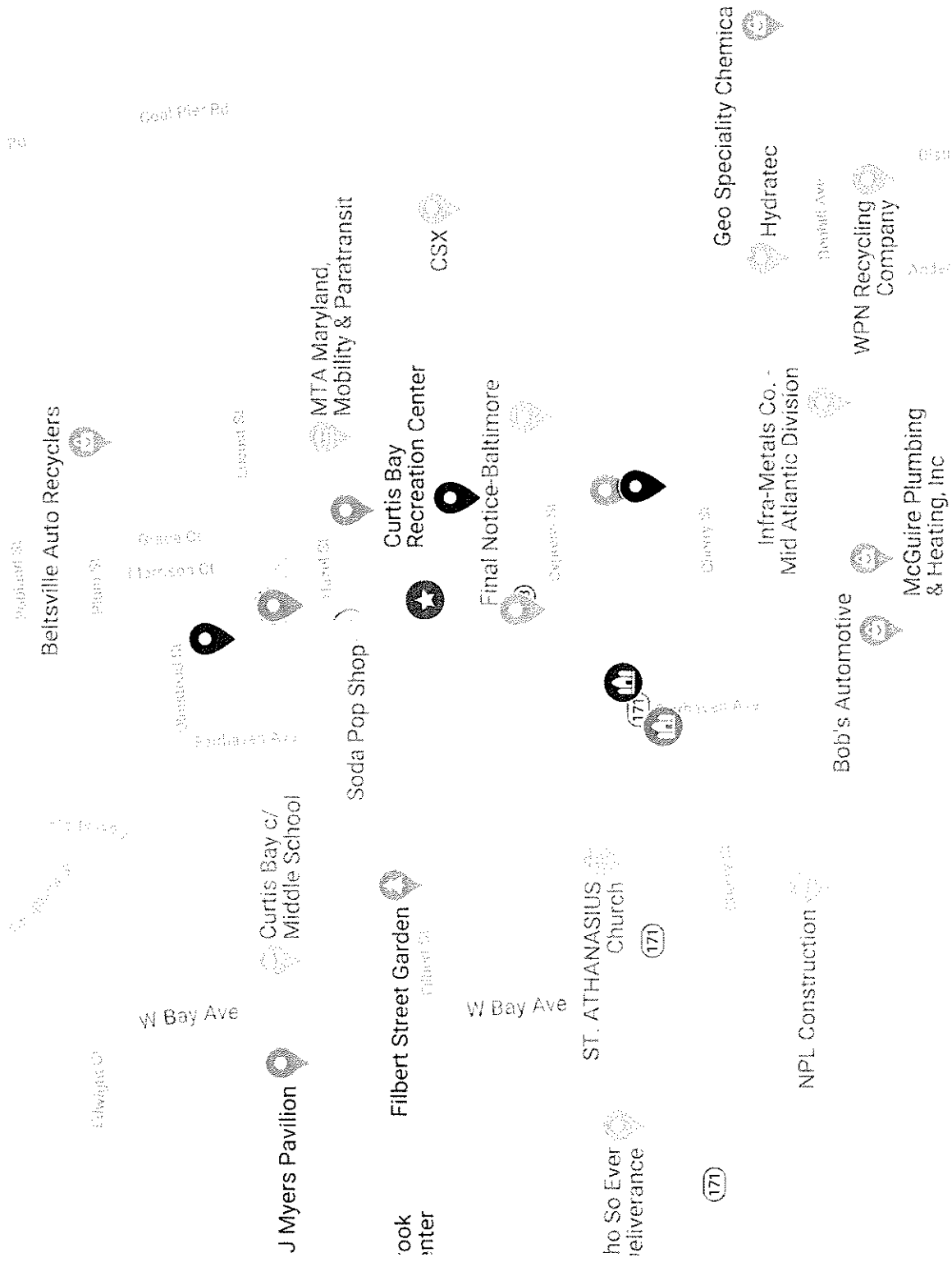
# 4507 Pennington Ave

## Licensed Establishments

-  Jens 7 Star Food Market LA
-  Jim Dandy's LBD7
-  My Way LBD7
-  One Stop Liquors LA
-  Paradise Bay bar LBD7
-  Soda Pop Shop LA
-  Sooners Tavern LBD7
-  Thumpers LBD7

## Churches

-  St Peter & Paul's Ukranian Church
-  Antioch Temple Church of God



# Board of Liquor License Commissioners

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

## INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):

Corporation Name:

Location Address:

License Type:

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

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

Date Posted?

Estimated Date of Removal?

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

Other licensed locations - Describe/Note:

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

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name	Date and Time	
<i>i:\0#w\baltimore\terri.chase</i>	2/19/2020	10:36:42 AM
Name of Licensee (if present)		
Approve		Disapprove

Board of Liquor License Commissioners

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

**POSTING SIGNS REPORT**

Applicant(s) Name:	Frank M. Zapushek III; Jason B. Blair
Address of Premises:	4507 Pennington Ave
Inspector:	i:\0#.w\ baltimore\terri.chase
Date Posted:	2/18/2020
Time Posted:	3:00 PM
Date Rechecked:	2/28/2020
Time Rechecked:	3:00 PM
Manager or Owner when sign posted:	Vickie S obolesk

Summary on location of sign posted:

Sign posted on the front door.

Summary on location of sign rechecked:

Sign is still posted on the front door.

Insert Photo of Sign and location:



Attach Additional Photos

# NOTICE

*Application has been filed with the*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 4507 Pennington Avenue 21206  
Class of License: Class B1 Beer, Wine & Sp. Licenses  
Scope of Application: Transfer of ownership

Application filed by: Frank's Seafood, LLC, The former licensee  
Frank Robinson III and Jason Blair  
Present Licensee(s): Kyle's Enterprises, Inc The Paradise Bay  
Lisa S. Mahanouch

The hearing concerning this application will be held on or after March 5, 2020.  
Persons who oppose this application should send their written protest to the office of the Board  
at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be  
acknowledged and protestants will be notified of the hearing date and time.

Back

# BLLC Routine Inspection

## Licensee Information

Address: 4507 PENNINGTON AVENUE 21226

Trade Name: PARADISE BAY

Corporation Name: RAYLIS ENTERPRISES, INC.

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

Date/Time of Inspection: 2/19/2020 10:25:30 AM

Manager/Licensee: Vickie Sobolesk

## Open/Closed Status

Open/Closed: Open

Closed Date:

## External Appearance

Clean and Free of Debris: Satisfactory

## Internal Appearance

Location of Bar: Front

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

## Package Goods/BD7 Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: N/A

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 7/12/2017

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date: Breakthru 334997686  2/13/2020

Inspector

Inspector Comments: N/A

Restroom

Inspector Comments: Rear

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity: 95

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

*Ancillary Services*

Live Entertainment (Describe):

Outdoor Table Service N/A

*Violations*

Violation Issued: No

Violations Noted:

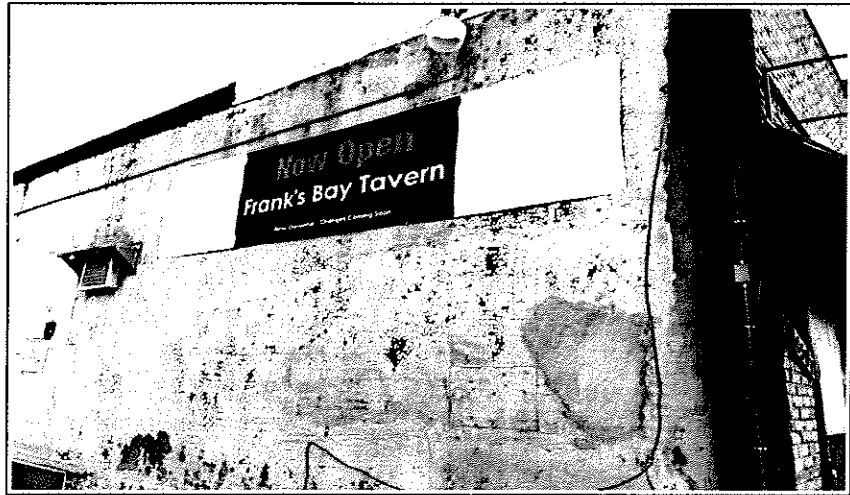
*Wrap-Up*

Instructions Given to Licensee:

Inspector's Comments: *Health permit expires 10/3/20. Inspected on 2/18/20 by Chase.*

Photo Taken:





Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove

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

**Online Use & Occupancy Permit  
Application**

Property Address: 4503 PENNINGTON AVE  
Block/Lot: 7203/015

Permit No: **USE2019-56433**

Applicant:  
STEPHAN FOGLEMAN

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

Owner/Lessee:  
Owner RAYMOND & LISA MAKAROVICH

Total : **98.00**

Lessee FRANK'S BAY TAVERN, LLC

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

**Property Use & Occupancy Information:**

Existing Use : (Commercial) Tavern

Proposed Use : (Commercial) Tavern

	Dwelling:	Roomming:	Efficiency:
Existing Count:	001	000	000
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	01/02/2020		LDZI
HEALTH DEPARTMENT INSPECTION	01/02/2020		JWEL
One Stop Permit Office Review	01/02/2020		ELLY
R80 - BROOKLYN BUSINESS AREA	01/02/2020		BFLI
Application Received		01/02/2020	
Zoning Sign-off	01/02/2020	01/02/2020	
REMINDER	01/02/2020	01/02/2020	

District:902

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 FLOOR OF PREMISES K/A 4503-4507 PENNINGTON AS TAVERN (NEW OPERATOR)

**AFFIDAVIT BY: STEPHAN W FOGLEMAN**

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: 4507 PENNINGTON

Owner First Name: RAYMOND & LISA

Role: Applicant

Owner Last Name Or Company Name: MAKAROVICH

Applicant: FOGLEMAN,STEPHAN

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

**March 12, 2020**

**Applicant(s):** Mark Demshak  
Cielo Verde, LLC, T/a Cielo Verde  
800 Key Highway 21230

**Class:** "B" Beer, Wine & Liquor License

Application to transfer ownership with continuation of outdoor table service.

(a) **Applicant(s) Information:** (1) Mark Demshak was born in Scranton, PA in March of 1960. He lives in Baltimore, MD. Mr. Demshak's spouse is the licensee of Alma Cocina Latine located at 2400 Boston Street.

(b) **Ownership Breakdown:** (1) Mark Demshak (100%).

(c) **Purchase Price of Business:** Location has a lease with a take back clause on the license to the landlord.

(d) **Qualified Voters:** Carol Rice, Jean Hinson Lall, and Richard Semba are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of property 3<sup>rd</sup> floor and terrace as a restaurant with outdoor table service and off premise catering.

(f) **Corporate Standing:** Cielo Verde, LLC is a MD LLC and as of 2/25/2020 is active and in good standing.

(g) **Posting Report:** The location was posted on 2/18/2020, and checked on 2/27/2020. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area: "B" BWL-2; and "BD7" BWL-1.

(h) **Timeline:** On 1/24/2019 the location ceased operation. On 7/23/2019 the secured creditor filed a hardship extension. Hardship was approved on 2/13/2020 by the board. Licensee(s) had until 1/19/2020 to file an application. Transfer application was filed on 1/17/2020. On 1/17/2020, applicant filed a transfer application. On 1/24/2020, seller filed request to reopen. Request to reopen and hardship extension were granted on 2/13/2020. License is valid.

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

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

**Board's Decision**

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

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

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

EXPLANATION OF REQUEST: Transfer of Ownership of a Class B liquor 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: 800 Key Highway, Baltimore, MD 21230

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: \_\_\_\_\_

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: \_\_\_\_\_

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: \_\_\_\_\_

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Cielo Verde, LLC TRADE NAME: Cielo Verde

BUSINESS PHONE NUMBER: 410-336-1904 BUSINESS EMAIL ADDRESS: accounting@cocinacieloverde.com

ATTORNEY FOR THE APPLICANT: Caroline L. Hecker, Esq. ADDRESS: 25 S. Charles St. #2115, Balt, MD 21201 PHONE: 410-727-6600

Part of Premises Used (Note: Floors and Areas for Storage): 3rd Floor and Terrace 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: 160

*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**

Mark Demshak \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_

(Full name) \_\_\_\_\_

408 Northway \_\_\_\_\_ Baltimore MD 21218 30 years

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

03/1960 \_\_\_\_\_ Male \_\_\_\_\_ Scranton, PA

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

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

Yes  No Are you a registered voter in the City of Baltimore?

**2. Applicant B**

\_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_

(Full name) \_\_\_\_\_

(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 Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

Yes  No Are you a registered voter in the City of Baltimore?

**3. Applicant C**

\_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_

(Full name) \_\_\_\_\_

(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 Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

Yes  No Are you a registered voter in the City of Baltimore?

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

Applicant's spouse is a licensee on the Class B License for Alma Arepa Bar, LLC t/a Alma Cocina Latina, 2400 Boston Street, Suite 108, Baltimore, MD 21224

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.

Encantada, LLC ceased alcoholic beverages operations as of January 24, 2019. A hardship extension request was submitted on July 22, 2019 and is scheduled to be heard by the Board on February 13, 2020.

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
Paul Sanchez	800 Key Highway, Baltimore, MD 21230	[REDACTED]	[REDACTED]

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

- 1) NAME: Mark Demshak ADDRESS: 408 Northway, Baltimore, MD 21218 TITLE: Authorized % OF STOCK HELD: 100% me 2/5/20  
 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 has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform to all State and County laws and regulations relating to the sale of alcoholic beverages, as well as to the rules and regulations of the Board of License Commissioners for Baltimore City, and hereby grants permission to the State Comptroller, his duly authorized deputies, inspectors and clerks, The Board of License Commissioners for Baltimore City, its duly authorized agents and employees, and any peace officer of Baltimore City or the State of Maryland to inspect and search at any and all hours, without warrant, the premises and any and all parts thereof upon and in which said business is to be conducted.

[Signature]  
Signature of Applicant A

I hereby certify that on the 17 day of January, 2020, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore County personally appeared Mark Demshak 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 5/9/20  
 Printed Name: Raymond S. Dushell

\_\_\_\_\_  
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: American Visionary Art Museum, Inc. Phone Number: [REDACTED]

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

(I, WE) American Visionary Art Museum, Inc. HEREBY CERTIFY,

That (I am, we are) the owner(s) of the property located at 800 Key Highway, Baltimore, City with a Zip Code of 21230, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Rebecca A. Hoffberger President AVAM, Inc  
Signature of Landlord

I hereby certify that on the 15<sup>th</sup> day of Jan, 2020, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Rebecca Hoffberger 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: Joseph Yount [Notary Seal] My Commission expires SEPT 2023

Notary Printed Name: Joseph Yount

**JOSEPH YOUNT**  
 Notary Public-Maryland  
 Baltimore City  
 My Commission Expires  
 September 20, 2023

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Carol Rice	406 Northway <sup>21218</sup>	Carol Rice	4/1945	11 years
Jean Hinson Lall	414 Northway Baltimore MD 21218	Jean H. Lall	1/1942	10 years
Richard Semb2	208 Longwood Rd Baltimore MD 21210	[Signature]	5/1955	10 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.







Date	Comment	Action
02/18/2020	2/13/2020 - Public Hearing Re: Request for a hardship extension and request to reopen - GRANTED (3-0 vote) *Establishment must submit all required documentation before reopen..../jr	Delete
02/12/2020	2/12/20- Management agreement submitted to the file - S.R	Delete
02/07/2020	Application for transfer of ownership with continuation of outdoor table service filed on behalf of Cielo Verde, LLC T/a Cielo Verde - Mark Demshak on 1/17/2020 /kk	Delete
01/24/2020	request for establishment to re-open. Please check invoice# 118604 for more detail...k/r	Delete
07/23/2019	7/22/2019 Client submitted a letter to request for hardship. Please check invoice # 117613...k/r	Delete
07/19/2019	Individual came in with letter from DLA Piper regarding the renewal of this license and reopening of the business. I informed him that a hardship request needs to be made, a renewal needs to be filed, late fees need to be paid, and a hearing held before reopening. A stamped copy of his letter will be added to the file. As per his letter, he claims that the business closed on 1/24/2019 and has until 1/23/2019 to file the application. TRA.	Delete
07/03/2019	*****RELEASED STATE OF MD TAX HOLD on June 12, 2019***** ..... /sb	Delete
01/25/2019	****STATE OF MD TAX HOLD, letter sent to the Business address on January 25, 2019.****/mb	Delete
12/20/2018	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on December 19, 2018.../mb.	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/20/18../mb.	Delete
03/23/2017	2017 FOOD FORM IS ATTACHED... /sb	Delete
06/17/2016	Alcohol Awareness expires 10/04/18 (Michael Moran).	Delete
09/10/2015	Sent letter in error....SB	Delete
09/04/2015	Sent merchant letter stating that payment is due of \$100.00 hearing date January 25, 2015... /sb	Delete
07/31/2015	PAID \$100.00 Hearing Fee, Invoice #99311... /sb	Delete
07/24/2015	Letter sent on 07/20/15 to establishment. Hearing fees owes to liquor board \$100.00.	Delete
04/02/2015	RELEASED STATE OF MD TAX HOLD ON 03/30/15...../sb	Delete
03/18/2015	MERCHANT OWES LIQUOR BOARD \$100.00 ADMINISTRATION FEE FOR HEARING 01/29/15 AND ALSO STATE OF MARYLAND TAX HOLD..../sb	Delete
03/09/2015	SENT 2ND APPLICATION LETTER FOR 2015-2016 LICENSE RENEWAL TO OWNER'S ADDRESS.	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
02/02/2015	Merchant owes \$100.00 for hearing fees.	Delete
01/29/2015	1/29/15 PUBLIC HEARING RE: APPLICATION TO TRANSFER OWNERSHIP; REQUEST FOR LIVE ENTERTAINMENT AND OUTDOOR TABLE SERVICE. APPROVED (3-0 VOTE)	Delete
01/12/2015	1/8/2015 Public Hearing re: Request for hardship extension. APPROVED (3-0)	Delete
11/05/2012	10/25/2012 Public Hearing re: VIOLATION of Rule 4.18 Charter not in good standing. GUILTY \$250; Board granted 30 day for licensee to submit documentation to Liquor Board. TOTAL FINE \$250.	Delete
11/16/2010	11/12/10 \$125 PAID IN LIEU OF 11/18/10 HEARING #75305	Delete
10/23/2009	8/27/09 Public hearing re: application for a new Class "B" BWL restaurant license under the provisions of Article 2B Section 6-201(1)(vi) requiring \$500,000 in capital investment, seating capacity for a minimum of 75 persons with a maximum of 150, food sales of 51% and no sales for off-premises consumption; application includes request for outdoor table service and off premises catering APPROVED	Delete

Print History (Print Card)

License num: LB 360

Address: 800 KEY HIGHWAY

Trade Name: ENCANTADA

Comment:

## CIELO VERDE LLC: W19692250

**Department ID Number:**

W19692250

**Business Name:**

CIELO VERDE LLC

**Principal Office:**

408 NORTHWAY

BALTIMORE MD 21218

**Resident Agent:**

MARK DEMSHAK

408 NORTHWAY

BALTIMORE MD 21218

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

05/24/2019

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 800 Key Highway

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

"A" BEER & WINE \_\_\_\_\_

"B" BEER & WINE \_\_\_\_\_

"C" BEER & WINE \_\_\_\_\_

"D" BEER & WINE \_\_\_\_\_

"A" BEER, WINE & LIQUOR \_\_\_\_\_

"A-2" BEER, WINE & LIQUOR \_\_\_\_\_

"B" BEER, WINE & LIQUOR 2

"C" BEER, WINE & LIQUOR \_\_\_\_\_

"D" BEER, WINE & LIQUOR \_\_\_\_\_

"BD7" BEER, WINE & LIQUOR 1

ARENA \_\_\_\_\_

HOTEL/MOTEL \_\_\_\_\_

RACING \_\_\_\_\_

PREPARED BY: Chase DATE: 2/20/20

# 800 Key Highway

## Licensed Establishments

📍 Cielo Verde LB

📍 Tabrizi's Restaurant & DiPasquale's Deli LBD7

📍 Maryland Science Center LB

📍 Rusty Scupper Restaurant & Bar LB

## Schools

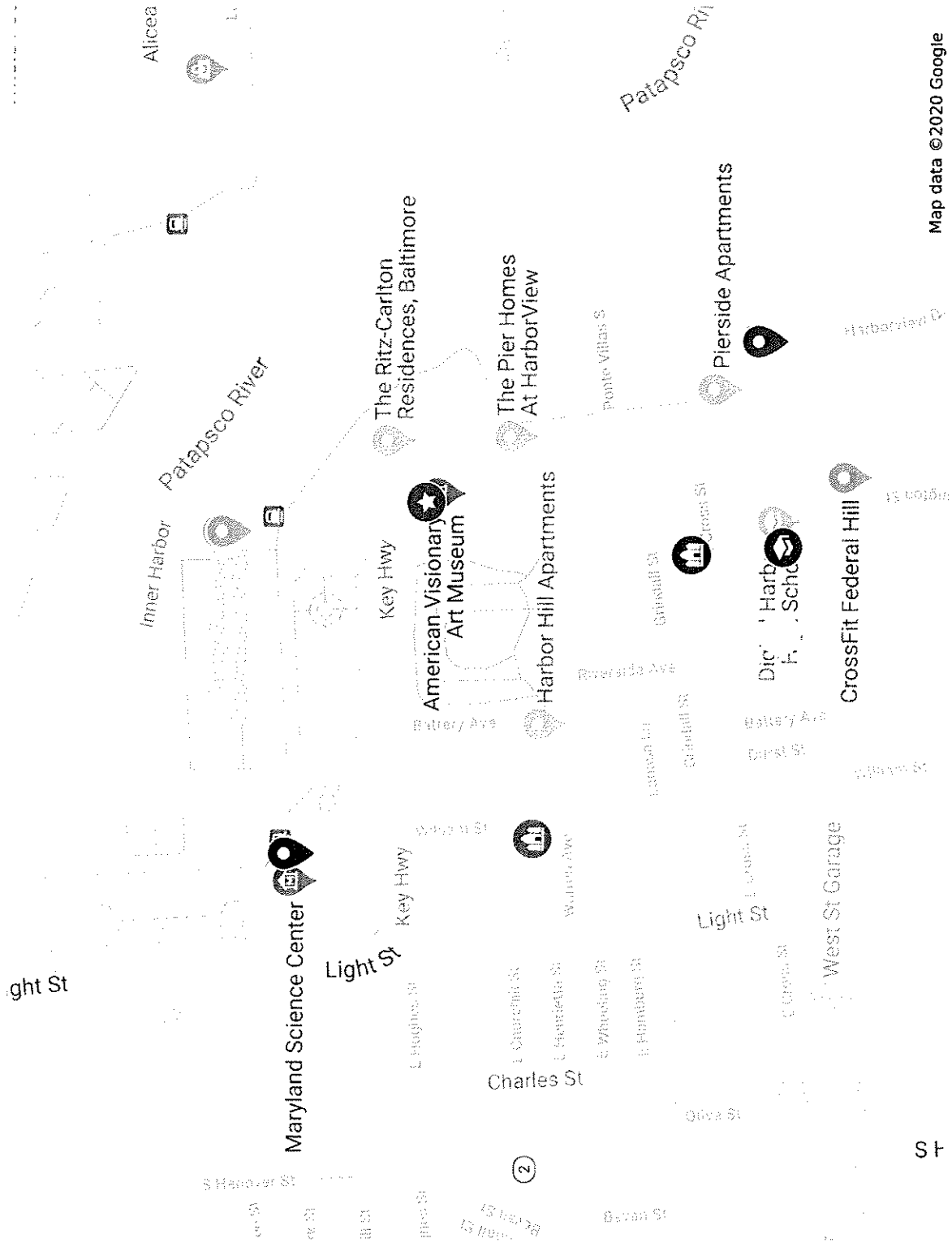
🎓 Digital Harbor High School

## Churches

🏛️ Streetlite Christian Fellowship

🏛️ Sailors Union Grace Church

🏛️ Faith Tabernacle



# 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>	Cielo Verde
<i>Corporation Name:</i>	Cielo Verde, LLC
<i>Location Address:</i>	800 Key Highway
<i>License Type:</i>	Class "B" Beer, Wine and Liquor <input type="checkbox"/>
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No <input type="checkbox"/>
<i>Is the location within 300 feet of Church and/or School?</i>	Yes <input type="checkbox"/>
<i>Date Posted?</i>	2/18/2020 <input type="text"/>
<i>Estimated Date of Removal?</i>	2/27/2020 <input type="text"/>
<i>Are there any other licensed establishments within a two block radius?</i>	Yes <input type="checkbox"/>

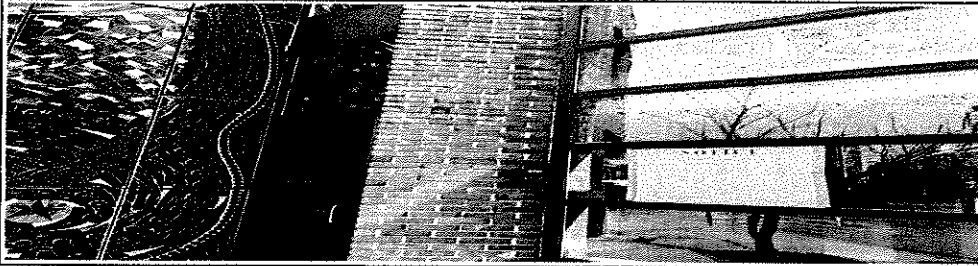
*Other licensed locations - Describe/Note:*

Please see maps for additional locations.

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

Filed application for transfer of ownership with outdoor table service. The establishment is not open and operating. According to the Liquor Board database it states, 2/13/2020 - Public Hearing Re: Request for a hardship extension and request to reopen - GRANTED (3-0 vote) \*Establishment must submit all required documentation before reopen.../jr.

*Insert Photo of Sign and location:*



Attach Additional Photos

Inspector Name	Date and Time	
<input type="text" value="i:0#w baltimore\terri.chase"/>	<input type="text" value="2/19/2020"/>	<input type="text" value="11:18:07 AM"/>
Name of Licensee (if present)		
<input type="text"/>		
<input type="button" value="Approve"/> <input type="button" value="Disapprove"/>		

Board of Liquor License Commissioners

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

**POSTING SIGNS REPORT**

Applicant(s) Name:

Address of Premises:

Inspector:

Date Posted:

Time Posted:

Date Rechecked:

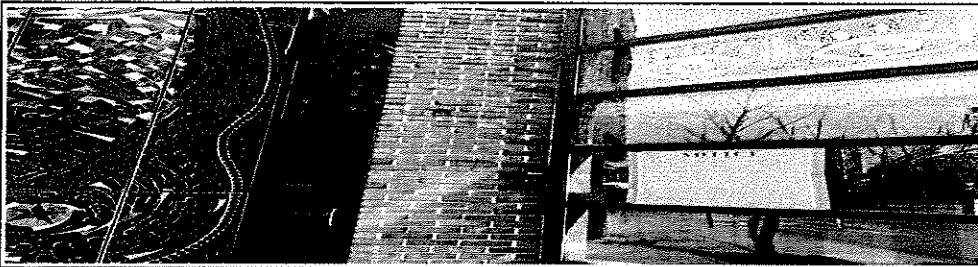
Time Rechecked:

Manager or Owner when sign posted:

Summary on location of sign posted:

Summary on location of sign rechecked:

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove



# NOTICE

Form 70-100-1 (Rev. 10-1-1990)

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 200 Key Highway, #210  
Class of License: Class "A" Beer, Wine & Liquor License  
Scope of Application: Transfer of ownership with continuation of  
Outdoor Table Service

Application filed by: Cielo Verde, LLC, Via Cielo Verde  
Patrick Demshak  
Present Licensee(s): Encantada, LLC, Via Encantada  
Fred Robbins and Elizabeth Rafferty

The hearing concerning this application will be held on or after March 5, 2020.  
Persons who oppose this application should send their written protest to the office of the Board  
at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be  
acknowledged and protestants will be notified of the hearing date and time.

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

**Online Use & Occupancy Permit  
 Application**

Property Address: 800 KEY HWY  
 Block/Lot: 1913/002

Permit No: **USE2020-50722**

Applicant:  
 MARGARET GIORDANO

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

Owner/Lessee:  
 Owner AMERICAN VISIONARY ART MUSEUM, INC.

Total : **98.00**

Lessee CIELO VERDE, 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:	000	000	000
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
CHESAPEAKE CRITICAL AREA	02/10/2020		BATT
F02 - REGULATED FLOODPLAIN BFE	02/10/2020		VUKP
FIRE INSPECTION	02/10/2020		LDZI
HEALTH DEPARTMENT INSPECTION	02/10/2020		JWEL
One Stop Permit Office Review	02/10/2020		ELLY
R84 - KEY HIGHWAY	02/10/2020		BFLI
Application Received		02/10/2020	

District:901

MINOR PRIVILEGE:

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

TO USE A PORTION (3RD FLOOR AND TERRACE) OF THE PREMISES AS A RESTAURANT WITH OUTDOOR TABLE SERVICE ON PRIVATE PROPERTY AND OFF-PREMISES CATERING.

**AFFIDAVIT BY: MARGARET GIORDANO**

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

Project Name: CIELO VERDE

Owner First Name:

Role: Agent

Owner Last Name Or Company Name: AMERICAN VISIONARY ART MUSEUM, INC.

Applicant: GIORDANO,MARGARET

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:





[GIS GMap](#) [BlockPlat](#) [MHBR](#) [DLLR](#)  
 Plans Num: 2-01,,,  
 Land Use: CAL,F02,R84  
 Proj Code: [All Notices on this Property](#)  
 Sdat

1/14/2020  
 INS(N)  
 Issue:   
 Final:   
 Exp:

Record: 1/14/2020  
 Status: INS(N)  
 Issue:   
 Final:   
 Exp:

Master: USE2020-50183  
 Addr: 800 KEY HWY  
 Ward/Section: 22-11  
 Block/Lot: 1913-002  
 District: 901(21230-3940)

User ID: SMITHJO(OFFS-20)  
 Question/Suggestion

### Permit People: USE2020-50183 800 KEY HWY INS

[Main](#) [Parcel Info](#) [People](#) [Activity](#) [Fixture](#) [Fee](#) [Print](#) [BMZA](#) [Ext/Amd/Partial](#) [Ext Test](#)  
[Memo](#) [Photo/Document](#) [Online Info](#) [Message Board](#) [DGS-SWM](#) [Parcel Change](#) [All Plans](#) [All Permits](#)

[Add People](#) [Add Owner As Primary Contractor](#)

<a href="#">Edit</a>	OWN	Y	AMERICAN VISIONARY ART MUSEUM, INC	800 KEY HIGHWAY BALTIMORE MD 21230	Delete	LWIL 01/14/20	410-244-1900	<input checked="" type="checkbox"/>
<a href="#">Edit</a>	APL	Y	MARK DEMSHAK	408 NORTHWAY BALTIMORE MD 21218	Delete	TCOZ 01/14/20	ACCOUNTING@COCINACIELOVERDE.COM 4103361904	<input checked="" type="checkbox"/>
<a href="#">Edit</a>	AGT	Y	MARK DEMSHAK	408 NORTHWAY BALTIMORE MD 21218	Delete	TCOZ 01/14/20	410-336-1904	<input checked="" type="checkbox"/>
<a href="#">Edit</a>	LSS	Y	CIELO VERDE	800 KEY HWY	Delete	LWIL 01/15/20		<input checked="" type="checkbox"/>

- [P&CE ©2009](#)
- [My Task](#)
- [New Task](#)
- [Msg Due](#)
- [Search](#)
- [WWP](#)
- [Report](#)
- [My Bucket - Zone](#)
- [My Bucket - ENG](#)
- [My Bucket - OFFS\(8\)](#)

use2020-  
 Search



Master: USE2020-50183 Record: 1/14/2020 Plans Num -  
 Addr: 800 KEY HWY Status: INS(N) Land Use: 2-01,111  
 Ward/Section: 22-11 Issue: CA1,F02,R84  
 Block/Lot: 1913-002 Final: Sdat  
 District: 901(21230-3940) Exp:

User ID: SMITHJO(OFFS-20)

[Question/Suggestion](#)

- ✧ [My Task](#)
- ✧ [New Task](#)
- ✧ [Msg Due](#)
- ✧ [Search](#)

**Fee: USE2020-50183 800 KEY HWY INS**

[Main](#) | [Parcel Info](#) | [People](#) | [Activity](#) | [Fixture](#) | [Fee](#) | [Print](#) | [BMZA](#) | [Ext/Amd/Partial](#) | [Ext Test](#)  
[Memo](#) | [Photo/Document](#) | [Online Info](#) | [Message Board](#) | [DGS-SWM](#) | [Parcel Change](#) | [All Plans](#) | [All Permits](#)

Add Fee

Issue and Print Permit

Pay/Waive Fee

- ✧ [WWP](#)
- ✧ [Report](#)
- ✧ [My Bucket - Zone](#)
- ✧ [My Bucket - ENG](#)
- ✧ [My Bucket - OFFS\(8\)](#)

(select one) ▼

Filing Fee	50.00	50.00	Online Permit(Over the Counter)	TCOZ	01/14/20	CASH	01/15/20	Delete
Use&Occupancy	45.00	45.00	Use&Occupancy	TCOZ	01/14/20	CASH	01/15/20	Delete
Tax	3.00	3.00		TCOZ	01/14/20	CASH	01/15/20	Delete

use2020-  
Search