

March 13, 2025

Applicant(s): Sapana Danpali and Sanjol Basel
413 W Baltimore Street, LLC T/a Baltimore's Spice Restaurant & Bar
413 W. Baltimore Street 21223

Class: BD7" Beer, Wine & Liquor License

Amended application to transfer ownership and location of a Class "BD7" Beer, Wine & Liquor License presently located at 2148-52 Vine Street to 413 W. Baltimore Street, requesting off-premises catering and delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Sapana Danpali was born in Nepal in July of 1996. She lives in Baltimore, MD; and (2) Sanjol Basel was born in Nepal in December of 1992. He lives in Forest Hill, MD. Ms. Danpali spouse has financial interest at 5517 Harford Road t/a Hamilton Tavern since 2023.

(b) **Ownership Breakdown:** (1) Sapana Danpali (40%); and (2) Sanjol Basel (60%).

(c) **Purchase Price of Business:** The purchase price of the business is \$45,000, to be paid at settlement.

(d) **Qualified Voters:** H Edward Goldberg, Lawrence Wiczulis, and Randy Shayotovich are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises first floor and mezzanine as restaurant/tavern with carryout (adding liquor license).

(f) **Corporate Standing:** 413 W Baltimore Street, LLC is a MD LLC and as of 2/25/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 2/12/2025 and checked on 2/23/2025. This meets the 10-day rule. There are 9 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "B" BWL-2; "BD7" BWL-5, and "Arena"-1.

(h) **Attorney of Record:** Stephan Fogleman

(i) **Timeline:** On 1/26/24, staff received an application to transfer ownership of the Class "BD7" BWL license, which the Board approved on 3/21/24. On 8/19/2024, staff received a request for a transfer hardship extension and the Board approved on 10/10/24. As such, the transfer needed to be finalized, or an amendment filed within 270 days after transfer approved (on or before 10/17/24). An amended transfer application was filed on 12/16/24. The license is viable.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Transfer of Ownership + Location (Amended) CLASS TYPE: BD-7

Please select one option and fill out the requested information

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

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

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 2148-2152 Vine Street

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 413 N Baltimore Street

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: 413 W BALTIMORE STREET LLC TRADE NAME: BALTIMORE'S SPICE RESTAURANT & BAR

BUSINESS PHONE NUMBER: 703-395-7550 BUSINESS EMAIL ADDRESS: s4njol10@gmail.com

ATTORNEY FOR THE APPLICANT: S FOGLEMAN ADDRESS: 1720 THAMES ST, BALTIMORE, MD 21231 PHONE: 410-258-8500

Part of Premises Used (Note: Floors and Areas for Storage): 1ST FL & MEZZANINE 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)

1. Applicant A

SAPANA DANPALI _____

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

4221 HICKORY AVE APT C BALTIMORE MD 21211 3.5 YEARS

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

07/1996 FEMALE NEPAL

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

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

2. Applicant B

SANJOL BASEL _____

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

1820 MICHELLE CT APT E FOREST HILL MD 21050

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

12/1992 MALE NEPAL

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

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

3. Applicant C

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

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

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

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

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

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

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

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

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

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

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

5517 Hartford Rd, Baltimore, MD 21214 owns 40% of Hamilton Tavern
Lora BK is spouse of Sapana Dimpali 2023-present

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.
yes operating continuously at 2148-2152 WINE ST
BALTIMORE, MD 21223

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
SANJOL BASEL	1620 MICHELLE CT APT E, FOREST HILL, MD 21050		

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-108 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: SAPANA DANPALI ADDRESS: 4221 HICKORY AVE APT C, BALTIMORE MD 21211 TITLE: MEMBER %OF STOCK HELD: 40%
- 2) NAME: SANJOL BASEL ADDRESS: 1620 MICHELLE CT APT E, FOREST HILL, MD 21050 TITLE: MEMBER %OF STOCK HELD: 60%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

Sapana
Signature of Applicant A

I hereby certify that on the 16th day of December, 2024 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore County, personally appeared Sapana Danpali 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: *Blk*

(Notary Seal) My Commission expires 07/16/2025

Printed Name: BIKRAM KC



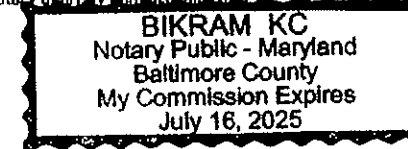
Sanjol
Signature of Applicant B

I hereby certify that on the 16th day of December, 2024 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore County, personally appeared Sanjol Basel 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: *Blk*

(Notary Seal) My Commission expires 07/16/2025

Printed Name: BIKRAM KC



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: _____

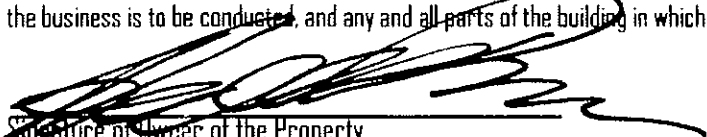
(Notary Seal) My Commission expires _____

Printed Name: _____

Name and Address of the owners of the premise/landlord: Balti-West 400, LLC Phone Number: [REDACTED]

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

(I, WE) Balti-West 400, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 413 W Baltimore St Suite 110, Baltimore, City with a Zip Code of 21201, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.


Signature of Owner of the Property

I hereby certify that on the 11th day of December, 2024 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore County personally appeared Howard S. Brown 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.

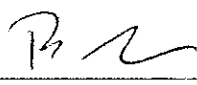
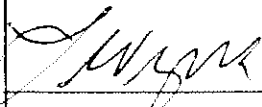


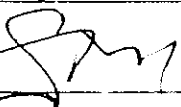

As witness, my hand and notarial seal.

Notary Signature: Mary Stump-Jansen (Notary Seal) My Commission expires 6/4/25

Notary Printed Name: Mary Stump-Jansen
Mary Stump-Jansen
Notary Public
Baltimore County, MD

The following certificates must be signed by at least 3 persons Commission Expires: 6/4/25

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Randy Shayotovich	100 Woodlawn Rd Baltimore, MD 21210		06/1965	5 years
Larry Wiczulis	63451 Chestnut Ave		12/1967	1 year
Cui zhen wu	3610 Falls Rd Baltimore		11/1981	3 Year
Daman Shah	4237 Newport Ave Baltimore, MD, 21211		05/1972	2 years
H. Edward Goldberg	621 Stoney Spring Drive BALTO, 21210		08/1943	5 yrs.
H. EDWARD Goldberg	621 Stoney Spring Dr BALTO, MD 21210		AUG 1943	5 yrs

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
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.

LAW OFFICES

STEPHAN W. FOGLEMAN, ESQUIRE

STEPHAN W. FOGLEMAN, JR.

GENE M. RANSOM, III

1720 THAMES STREET
BALTIMORE, MD 21231
(410) 258-8500
MARYLANDLEGAL@GMAIL.COM
LEGALMARYLAND.COM

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December 13, 2024

Board of Liquor License Commissioners
200 St. Paul Place, Suite 2300
Baltimore, MD 21202

RE: 413 W. Baltimore Street

Dear Chairman and Commissioners:

I have attached an amended application for transfer (change of applicant). The applicant has been amended from Sapana Danpali (95%) and Sudeep Raj Uprety (5%) to Sapana Danpali (40%) and Sanjol Basel (60%).

Please feel free to contact me should you have any questions. Thank you.

Very truly yours,



Stephan W. Fogleman

SWF/kv

Menu

Modern Indian Dining

Select Category

Shareables

PAPADUM BOARD GF V

\$10

Sampler with crispy lentil crackers, naan, eggplant dip, kachumber, mango, mint and tamarind chutneys

KALE CHAAT V

\$8

Crispy kale that is layered with mouthwatering whipped yogurt, mint & tamarind chutneys, garnished with mango and pomegranate.



CAULIFLOWER BIZULI VE V

\$9

Popular Indo Chinese dish batter coated pan fried cauliflower tossed with a spicy, tangy, sweet & sour homemade sauce

PUNJABI SAMOSA VE V

\$8

A vegetable patty filled with savory and spiced potato, green peas for a hearty, delicious snack, served with tamarind & mint chutneys.

SEAFOOD PAKORA

\$11

Deep fried croquettes mixture of fish, shrimp, crab meat, gram flour served with sweet chili

CHICKEN CHILLI

\$9

A popular Indo Chinese appetizer made by succulent chicken coated in a thick batter and fried until crispy, tossed in spicy hot garlicky chili sauce with serrano peppers

TOFU MANCHURIAN V VE

\$8

Perfect for vegans, a fantastic Asian inspired dish, where crispy tofu is tossed with crunchy veggies and a homemade Manchurian Sauce.

DAHI POORI V

\$8

Popular street food, it's a crunchy, savory dish packed with layers of tangy, sweet and spicy flavors with hollow poori filled with masala potatoes, yogurt, mint & tamarind chutneys, served with garnish

SAMOSA CHAAT V

\$10

A filling snack, spicy savory and saucy chickpea curry is topped in a crispy samosa layered with mouthwatering whipped yogurt, mint & tamarind chutneys, garnished with mango and pomegranate.

CHICKEN WINGS

\$10

Not ordinary wings, marinated with house spices, baked in tandoor and tossed with special spicy sambal chili sauce.

CHICKEN NAAN

\$10

Tandoor baked naan bread stuffed with savory minced chicken which is soft inside and crispy from outside.,

VEGETABLE PAKORA V \$8

A Crispy fritters made with mixed vegetables, spices, herbs and gram flour

PANEER CHILLI V \$9

Paneer version made with paneer coated in a thick batter and fried until crispy, tossed in spicy hot garlicky chili sauce with serrano peppers

House Special Tandoor's

PESTO PANEER TIKKA V GF \$19

Paneer cubes, bell peppers and onions marinated in freshly made pesto sauce and grilled in tandoor to make these delicious sizzling tikkas.

TANDOORI CHICKEN GF \$17

Bone in chicken marinated in yogurt, Kashmiri red chili powder, fresh ginger-garlic, garam masala and then grilled in tandoor to perfection

TANDOORI SALMON GF \$24

Salmon marinated in yogurt, Kashmiri red chili powder, fresh ginger-garlic, garam masala and then grilled in tandoor to perfection

MIRCH MALAI TIKKA G \$18

Sizzling dish with boneless chicken marinated with ginger garlic paste, sour cream & black pepper then grilled in tandoor.

AMRITSARI SHEKH KEBAB GF \$11

Tender Mixture of ground lamb marinated with Amritsari herbs and spices then grilled in tandoor

TANDOORI SHRIMP GF \$25

Shrimp marinated in yogurt, Kashmiri red chili powder, fresh ginger-garlic, garam masala and then grilled in tandoor to perfection

House Special Biryani's

Dum biryani is goodness of long grain special rice and meat (or any other protein) that comes in layers. The process of cooking in its own steam until rice is luffy and meat (or any other protein) cooked just to perfection is called 'dum cooking'.

CHICKEN DUM BIRYANI GF \$27

MIX-VEG & PANEER DUM BIRYANI V GF \$27

SALMON DUM BIRYANI GF \$35

GOAT DUM BIRYANI GF \$31

LAMB DUM BIRYANI GF \$31

SHRIMP DUM BIRYANI GF \$36

Mains-Vegeterian



MIX-VEG JALFREZI SABZI V VE GF \$16

A must try northern Indian dish features mixed vegetables cooked in a base of tangy tomato sauce spiked up with sauteed green chilies, ginger, onions and flavorful ingredients

KORMA V GF \$18

This Mughlai dish involves mixed vegetables, Paneer braised in a relatively velvety yogurt sauce that's seasoned with aromatic spices

(OPTION : CHICKEN KORMA 18, LAMB KORMA 22, SHRIMP KORMA 24)

ALOO GOBI V VE GF \$16

Spiced potatoes with cauliflower. This Aloo Gobi is packed with flavors, super comforting, vegan and simply the best aloo gobi you will ever have

VEGAN KOFTA V VE \$17

Mix vegetable croquettes are fried until crispy on the outside and soft inside, then served with a flavorful tomato-based curry.

MUSHROOM MUTTER V VE GF \$17

This flavorful delicious one pot curry dish made with mushroom, green peas, onions, tomatoes, spices and herbs

KADHAI PANEER V GF \$18

A vibrant, tangy deeply spiced paneer in a kadhai gravy with onions, tomatoes, green bell peppers and Indian Spices

SAAG PANEER V GF \$19

Classic Indian vegetarian dish consisting of paneer (Indian Cheese) in a smooth, creamy and delicious spinach gravy. (OPTION : CHICKEN SAAG GF - 18, LAMB SAAG GF - 23)

SHAHI PANEER V GF \$18

Another dish straight out from Royal Kitchen of Mughals with soft paneer simmered in an onion cashew nut paste and enriched with yogurt and mild spices



PANEER TIKKA MASALA V GF \$18

Popular Indian curry where cubes of paneer is marinated with yogurt and spices, grilled in tandoor and then tossed in a creamy tomato based curry

MALAI KOFTA V \$18

Crispy vegetables croquettes with paneer served with a rich, creamy, delicious tomato onion gravy

Mains- Non-Vegetarian

CLASSIC CHICKEN CURRY GF \$17

The ultimate comfort food, this classic chicken curry is rich in flavors and incredibly satisfying loaded with onion, garlic, spices and tomato-based curry.

CHICKEN TIKKA MASALA GF \$19

Fan favorite dish, tender chunks of chicken marinated in spiced yogurt then grilled in tandoor and coated with an incredibly flavorful spiced creamy tomato sauce

ROGAN JOSH GF \$24

Slow cooked lamb with heavy combination of intense aromatic spices in a creamy tomato curry sauce

FARM TO TABLE GOAT CURRY GF \$24

Chef special Locally sourced slow cooked goat with fragrant onion & tomato sauce

BUTTER CHICKEN GF \$19

This Murgha Makhani super easy dish where the chicken is marinated in a mixture of yogurt, lemon juice and spices in an incredible creamy curry tomato cashew nut-based sauce. (OPTION: PANEER MAKHANI GF - 19) ↑

VINDALOO CHICKEN GF \$18
A Portuguese inspired Goan curry super delicious dish where chicken and potato is simmered in the vindaloo paste for a long time to create a lip smacking curry with very thick sauce (red chillies, spices and lemon juice) (OPTION: LAMB VINDALOO GF - 23)

Straight Outta - Kathmandu

Chicken Steam Momo (6) \$9
Minced Chicken & warm spices mix together, wrapped with thin flour dough, steamed served with house tomato sauce.

Chicken Jhol Momo \$18
Very famous and much loved steamed Nepali Chicken Dumplings served with Jhol Achar (Roasted soya bean , sesame, tomato & Szechuan pepper based soup)

Chicken Sekuwa \$18
Skewered chicken BBQ marinated in a blend of Himalayan herbs and spices

Veg Steam Momo (6) V \$9
Minced Veggies(cabbage, carrot, french beans, bell paper, onion & paneer) & warm spices mix together, wrapped with thin flour dough , steamed served with house tomato sauce

Veg Jhol Momo \$18



Very famous and much loved steamed Nepali Veg Dumplings served with Jhol Achar (Roasted soya bean , sesame, tomato & Szechuan pepper based soup)

Fish & Seafood

Goan Fish Curry GF \$19

Indian paradise Goan region delicacy with tilapia ish simmered in a deeply aromatic tomato and coconut based sauce

Harbod Seafood Curry GF \$24

Shrimp, black mussel, fresh ish simmered in deeply aromatic coconut curry sauce

Salmon Tikka Masala GF \$24

Tender chunks of salmon marinated in spiced yogurt then grilled in tandoor and coated with an incredibly flavorful spiced creamy tomato sauce

Shrimp Tikka Masala GF \$25

Jumbo shrimp marinated in spiced yogurt then grilled in tandoor and coated with an incredibly flavorful spiced creamy tomato sauce

Salad & Soup

Salad Of The Day \$10
(Ask your server)

Fresh Garden Salad \$9
↑

Fresh greens, cherry tomato, cucumber, radish, red onion. Dressing: Sweet Chili / Tamarind Vinaigrett. Add: Mirch Malai Tikka (Chicken) — \$8

Add: Tandoori Shrimp — \$10

Coconut Lentil Soup V VE \$8

Grinded Moong Daal or yellow daal Green Gram Beans with coconut cream

Warm Crab Soup \$10

Creamy lump Crab Soup

ALA Carte

Daal Makhani V GF M \$9 | L \$15

Slow cooked creamy and buttery whole black lentils and kidney beans

Daal Tadka V GF M \$9 | L \$15

Slow cooked creamy and buttery whole black lentils and kidney beans

Chana Masala V VE GF M \$9 | L \$15

Tangy chickpeas in an onion tomato gravy

Baingan Bharta V GF M \$9 | L \$15

Minced grilled eggplant with onions, tomatoes, herbs & spices.



Sides & Breads

Butter Naan	\$3
Basmati Rice	\$3
Lentil Crackers (Papad)	\$3
Condiments	\$4
OPTION : RAITA ,MINT CHUTNEY, MIXED PICKLES, ONION SALAD, TIKKA SAUCE, HOUSE SPICY SAUCE	
Garlic Naan	\$4
Plain Naan	\$3
Onion Naan	\$4
Lachha Paratha	\$4
Herbs + Goat Cheese Naan	\$8

Kids Plate

Butter Chicken With Basmati Rice	\$8
Chicken Tenders With Fries	\$7
French Fries	\$5



Desserts

Mango Kulfi \$6

A Popular Indian sub-continent summer dessert made with whole milk, sugar & sweet ripe mangoes

Rice Pudding \$5

A traditional north Indian rice pudding made with basmati rice, milk & sugar

Rasmalai \$7

A classic Indian dessert consisting juicy cheese discs served with thickened milk

Gulab Jamun \$5

A soft delicious berry sized balls made with milk solids, flour & rose water

Experience authentic flavors and modern luxury combined at Baltimore Spice. From sizzling tandoori to rich curries, every dish is a masterpiece





Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LBD7 375**

Cert Num: **1064**

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

License Date: 5/1/2024

License Year: 2024

CR Number: 01991963

Payment Date: 05-01-24

2023 - 2024 TPP Paid Y

2024 Trader's License N

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **JACKSON LOUNGE, INC.**

Trade Name: **ROOTS UNLTD.**

Zone Code: 29

Phone: 410-945-8697

Block Num: 2148-52

City: BALTIMORE

Street: VINE STREET

State: MD

Zip: 21223

CR Number: 01991963

Portion of Business Used:

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

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JACOB L.	CUFFEE (PR)	8220 BRATTLE ROAD	BALTIMORE	MD	21208	Edit	Remove Owner

Comments

Date	Comment	Action
01/28/2025	**** STATE OF MD TAX HOLD, letter sent to the business address on January 27,2025. .../SRM	Delete
01/24/2025	On 1/26/24, staff received an application to transfer ownership of the Class "BD7" BWL license, which the Board approved on 3/21/24. On 8/19/2024, staff received a request for a transfer hardship extension and the Board approved on 10/10/24. As such, the transfer needed to be finalized, or an amendment filed within 270 days after transfer approved (on or before 10/17/24). An amended transfer application was filed on 12/16/24. The license is viable. MW	Delete
01/10/2025	Application for transfer of ownership and location of a Class "BD7" Beer, Wine & Liquor License presently located at 2148-52 Vine Street to 413 W. Baltimore Street, requesting off-premises catering and delivery of alcoholic beverages filed on behalf of 413 W Baltimore Street, LLC T/a Baltimore's Spice Restaurant & Bar, Sapana Danpali and Sanjol Basel on 12/16/2024 /kk (Amended)	Delete
10/25/2024	Received 2024-2025 Personal Property Tax Clearance..../sb	Delete
10/17/2024	10/10/2024 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*..../jr	Delete
09/06/2024	On 1/26/24, staff received an application to transfer ownership of the Class "BD7" BWL license, which the Board approved on 3/21/24. On 8/19/2024, staff received a request for a transfer hardship extension, which is 150 days after the Board approved the transfer. Because the request was received within the 180-day period (on or before 9/18/2024), the request is timely under Alc. Bev. & Can. Art. § 12-1705(b).MW	Delete
08/19/2024	Received letter from Attorney, Steve Fogleman submitted letter requesting for a Transfer Hardship Extension; Invoice #135170..../sb	Delete
07/19/2024	90 Day pending Transfer letter (LATE) sent to all listed applicant's and attorneys on 7/19/2024...k/r	Delete
03/25/2024	3/21/2024 - Public Hearing Re: Application to transfer ownership and location of a Class "BD7" BWL license presently located at 2148-52 Vine Street to 413 W. Baltimore Street requesting off-premises catering and delivery of alcoholic beverages - APPROVED (3-0 vote)..../jr	Delete
02/28/2024	Application for transfer of ownership and location of a Class "BD7" BWL license presently located at 2148-52 Vine Street to 413 W. Baltimore Street requesting off-premises catering and delivery of alcoholic beverages filed on behalf of 413 W Baltimore Street, LLC T/a Baltimore's Spice Restaurant & Bar, Sapana Danpali and Sudeep Raj Uprety on 1/26/2024 /kk	Delete
04/25/2023	* Licensee(s) changed during 2023 renewal period - Jacob L. Cuffee became the Per. Rep. for Veronica Jackson (death) * /kk	Delete
04/25/2023	Licensee died February 13, 2023	Delete
06/08/2022	*****RELEASED STATE TAX HOLD.... /mb*****	Delete
03/03/2022	Mail Returned: 2022 Renewal Application..../sb	Delete
02/24/2022	****STATE OF MD TAX HOLD, letter sent to the Licensee's Home address on February 24, 2022.****/mb	Delete
02/08/2022	State Tax Hold Letter mail was returned to the sender on 02/08/22 "Unable to forward - Vacant" ../mb	Delete
01/31/2022	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
09/20/2021	****Processed 2021 Renewal Application; Invoice #123121...../sb***	Delete
12/22/2020	***** RELEASED STATE TAX HOLD ***** /mb	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/mb	Delete
01/25/2019	***STATE OF MD TAX HOLD, letter sent to Licensee on January 25, 2019.***/sb	Delete
12/18/2018	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on December 18, 2018..../mb.	Delete
11/26/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/20/18../mb.	Delete
08/17/2018	PAID IN FULL \$375.00 for Violation Hearing dated July 12, 2018; Invoice #113188.... /sb	Delete
08/17/2018	Violation fine PAID (hearing date July 12, 2018) Invoice # 113187	Delete
07/31/2018	Given an Invoice to Chief Inspector M. Fosler for Violation Hearing fee dated on July 12, 2018; Fine Fee to be paid \$375.00.... /mb.	Delete
07/13/2018	7/12/2018 - Public Hearing RE: Violation of Alcoholic Beverage Rule 3.12 General Welfare - GUILTY - Rule 3.12-Fined \$250, \$250 + \$125 admin fee, \$375 total fine, 30 days to pay (2-1 vote)...../jr	Delete

04/27/2018	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
04/10/2018	Alcohol Awareness expires 04/04/22 (Veronica Jackson).... /sb	Delete
01/24/2018	***STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***/mb	Delete
05/10/2017	Processed on 04/28/17; Invoice #107365	Delete
01/17/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
04/25/2016	*****RELEASED STATE TAX HOLD.... /sb*****	Delete
01/14/2016	State of MD Tax Hold, letter sent... /sb	Delete
05/06/2015	RELEASED STATE OF MD TAX HOLD.... /sb	Delete
01/30/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
10/08/2013	1/19/2013 Public Hearing re: Violation of Rule 4.01(a) GUILTY \$500 admin fee \$125 total fine \$625 Board ORDERED 2 weeks to make payments	Delete
10/27/2011	10/20/2011 Public Hearing re: Violation of Rule 4.18 Illegal conduct.POSTPONED.	Delete
10/06/2011	9/29/2011 Public Hearing re: Violation of Rule 4.18 Illegal behavior. POSTPONED.	Delete
07/31/2009	0729/09 \$650 FINE PAID IN FULL #69634	Delete
07/22/2009	06/18/09 Public Hearing re: Violation of rule 4.01(a) & rule 3.03(c).DECISION: RULE 4.01(a) GUILTY \$500 AND RULE 3.03(c) GUILTY \$25.FINE \$525 + \$125 ADM FEE =\$650.	Delete
11/24/2008	11/19/08 \$100 TRANSF.CONF.PAID IN FULL #65373	Delete

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

License num: LBD7 375

Address: 2148-52 VINE STREET

Trade Name: ROOTS UNLTD.

Comment:

[Add Comment](#)

Hold Info

Powered by:




413 W BALTIMORE STREET LLC: W24577173

Department ID Number:

W24577173

Business Name:

413 W BALTIMORE STREET LLC

Principal Office: 

413 W BALTIMORE STREET

SUITE 110

BALTIMORE MD 21202

Resident Agent: 

SAPANA DANPALI

4221 HICKORY AVENUE

APT C

BALTIMORE MD 21211

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

12/01/2023

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 413 W Baltimore st

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 9

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 2

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 5

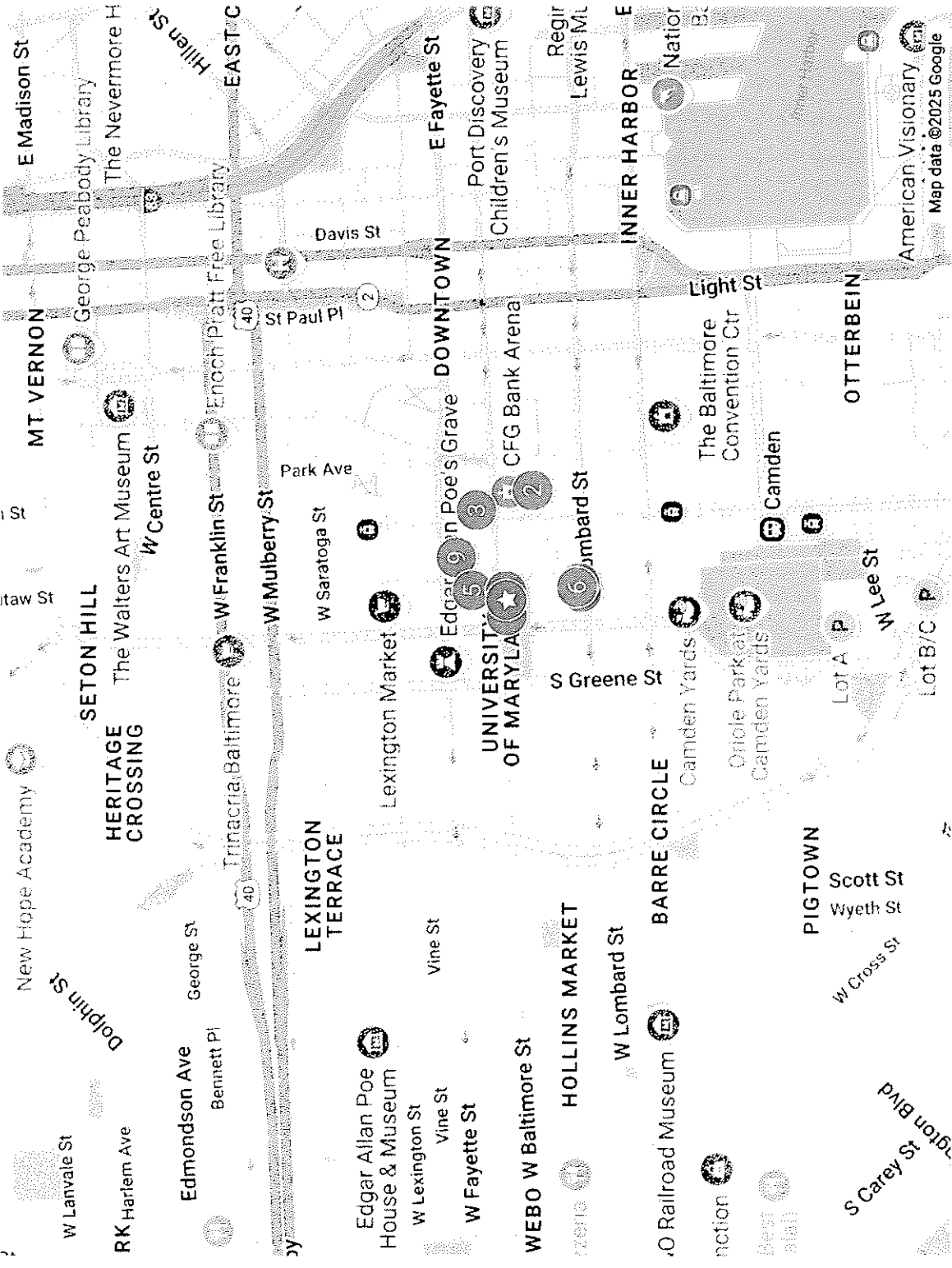
ARENA 1

HOTEL/MOTEL _____

RACING _____

PREPARED BY: August Beer DATE: 2/25/

413 W Baltimore St



Proposed Location



413 W Baltimore St

Licensed Establishments



Mirage - LBD7



CFG Bank Arena LBAL



Howard Liquors LBD7



Nando's Peri Peri LB



Hippodrome Theatre LBD7



Jano Ethiopian Bar LB



Goddess LBD7/AE



Lombard Liquors LA



Everyman Theatre LBD7

TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

Baltimore's Spice Restaurant & Bar

Corporation Name

413 W Baltimore Street LLC

Location Address

413 W Baltimore St

License Type

Class "BD7" Beer, Wine and Liquor

Date Posted?

02/12/2025

Estimated Date of Removal?

02/22/2025

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

No

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

Yes

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

No

Other licensed locations - Describe/Note

see attached map

Comments and Follow-up Items(s)

application filed for transfer of ownership and location of LBD7 license presently located at 2148-2162 Vine St to 413 W Baltimore st. requesting delivery of alcoholic beverages and off premise catering.

Licensee Name

JACOB L. CUFFEE (PR)

Inspector Name

BALTIMOREAndy Perez

Photo(s) Taken

Choose Files No file chosen

Submission Date

02/18/2025 04:51 PM



Save

Cancel

Posting Sign Report

Applicants Name

Sapana Danpali & Sanjoi Basel

Premises Address

413 W Baltimore St

Inspector Name

BALTIMORE\Andy.Perez

Posted Date/Time

02/12/2025

06:15 PM

Rechecked Date/Time

02/23/2025

10:30 PM

Manager

N/A

Posted Summary

Sign posted on front door

Rechecked Summary

Sign remained as posted for the required 10 days period.

Photo(s) Taken

No file chosen



Cancel

BLLC Routine Inspection

Address	Trade Name	Corporation Name
7146-52 VINE STREET 21233	ROOTS UNLTD	JACKSON LOUNGE, INC
Type of License	Inspection Date/Time	Manager/Licensee
Class "BD7" Beer, Wine and Liquor	07/23/2024 05:40 PM	Jeff G
Open/Closed	Closed Date	Clean and Free of Debris
Open	mm/dd/yyyy	Satisfactory
Location of Bar	Shape of Bar	Condition of Bar Area/Floors
Center	Rectangle	Satisfactory
Hot Water	Disinfectant Solution	Three Compartment/Washer
Yes	Yes	Yes
Bulletproof Partitioning	Separate Pkg. Goods Dept.	Separate Pkg. Goods Store
Yes	No	N/A
Bar/Tavern Open and Operating	Selling Household/Grocery	Capacity
Yes	N/A	
Location of Dining Area	Condition of Dining Area/Floors	Sanitation
	N/A	N/A
Menu	Traders License	Alcohol Awareness Certification Date Issued
N/A	No	07/05/2027
Employee Records	Alcohol Beverage Invoice Numbers	Invoice Date
Yes	Breakthru In# 116856031	07/22/2024

Inspector Kitchen Comments

Inspector Restroom Comments

Rear/ Satisfactory

Rear/ Satisfactory

Exits Marked, Unobstructed

Yes

Fire Capacity

▼

Outdoor Seating Capacity

License is Valid

No

▼

Dancers Present 18 and older

N/A

▼

Cleanliness of Dressing Room

N/A

▼

Live Entertainment (Describe)

N/A

Outdoor Table Service

N/A

▼

Violations Noted

Violation Issued

N/A

▼

Instructions Given to Licensee

Please send a copy of a 24 traders license within 30 days

Inspector's Comments

Health permit expires 1/5/25. Inspected on 7/23/24 by Chase

Photo(s) Taken

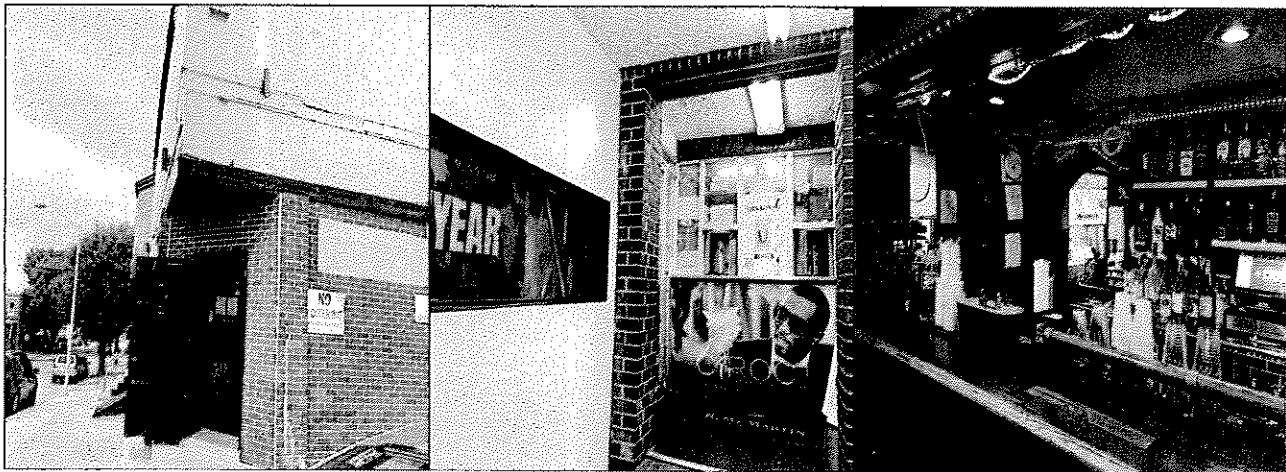
Choose Files

No file chosen

Owner Email

Submitted by Inspector

BALTIMORE\Tern.Chase



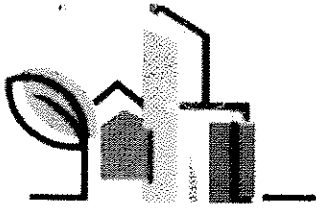
1. **PERSONAL INFORMATION**
 Name: _____
 Address: _____
 City: _____ State: _____ Zip: _____
 Telephone: _____

2. **EMPLOYMENT INFORMATION**
 Employer: _____
 Position: _____
 Date of Birth: _____
 Social Security Number: _____

3. **FINANCIAL INFORMATION**
 Annual Income: _____
 Assets: _____
 Liabilities: _____

4. **DECLARATION**
 I hereby declare that the information furnished above is true and correct to the best of my knowledge and belief.

Signature: _____
 Date: _____



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



Home > Permits > Update Permit Information

USE2024-50351

Account:



[Back](#)

[Logout](#)

Project Name: 413 W BALTIMORE STREET

[Guest Access](#)

USE FIRST FLOOR AND MEZZANINE AS RESTAURANT/TAVERN WITH CARRYOUT (ADDING LIQUOR LICENSE)



Mayor Brandon M. Scott & Alice Kennedy, Commissioner

March 13, 2025

Applicant(s): Clarence M. Scheers, Sr.
The Den at Wilson's, LLC T/a The Den
4537 Harford Road 21214

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Clarence M. Scheers, Sr. was born in Maryland in June of 1978. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Clarence M. Scheers, Sr. (75%); and (2) Clarence M. Scheers, Jr. (25%).

(c) **Purchase Price of Business:** The purchase price of the business is \$475,000. Down payment of \$20,000 was made. Remaining balance of \$455,000 to be financed over for 20 years at 6.25% interest.

(d) **Qualified Voters:** Sharon McNew, Antonio Santana, and Kimberly Proctor are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises first floor as a tavern with ("BD7" Beer, Wine and Liquor license) and basement for storage.

(f) **Corporate Standing:** The Den at Wilson's, LLC is a MD LLC and as of 2/26/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 2/13/2025 and checked on 2/23/2025. This meets the 10-day rule. There are 9 licensed liquor establishment(s) in the 2x2 area: "A" BW-1; "A" BWL-2; "B" BWL-3; "C" BWL-1; and "BD7" BWL-2.

(h) **Attorney of Record:** Melvin Kodenski

(i) **Timeline:** Last Inspection by BLLC was performed on 2/13/2025, 1/18/2025 and 10/30/2024. At those times, the establishment was open and operating. BLLC staff received transfer application on 2/4/2025.

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

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

Board's Decision

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

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

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

EXPLANATION OF REQUEST: transfer of ownership CLASS TYPE: 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: 4537 Harford Road, Baltimore, Maryland 21214

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: The Den at Wilson's, LLC TRADE NAME: The Den

BUSINESS PHONE NUMBER: 410-444-2150 BUSINESS EMAIL ADDRESS: _____

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

Part of Premises Used (Note: Floors and Areas for Storage): 1st floor for bus. and Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. D.J. Band, Etc.)? N/A basement for SAT 4GR 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. § 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

Clarence M. Scheers, Sr. [REDACTED] [REDACTED]

(Full name)	(Telephone no.)			E-mail (Required)
4537 Harford Road, 2nd floor	Baltimore	MD	21214	6 months
(Residence) Street	City	State	Zip Code	(period of residency in Baltimore City)
06/1978		Male		Maryland
(Month/Year of Birth)	(Sex: Male or Female)		(Place of Birth)	

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

2. Applicant B

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

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

3. Applicant C

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

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

RECEIVED: PLLC
FEB 4 2025 PM 4:12

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

Name	Address	Phone	Email

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

- applicant
not applicant
- 1) NAME: Clarence M. Scheers, Sr ADDRESS: 4537 Harford Rd. Balto, MD 21214 TITLE: Member %OF STOCK HELD: 75%
- 2) NAME: Clarence M. Scheers, Jr. ADDRESS: 1302 Exmoor Lane Bel Air, MD 21015 TITLE: Member %OF STOCK HELD: 25%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4 NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

Clarence M. Scheers, Sr.
Signature of Applicant A

I hereby certify that on the 16th day of Jan., 2025, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Clarence M. Scheers, Sr. the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Elaine Pappas (Notary Seal) My Commission expires 04/27/27
Printed Name: Elaine Pappas

Elaine Pappas
Notary Public
Baltimore County

Signature of Applicant B
I hereby certify that on the _____ day of _____, 20____, before me, the subscriber, a notary public of the State of Maryland 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: _____

Harford Lauraville LLC
 4537 Harford Rd.
 21214

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) William Isaacs, Member HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 4537 Harford Rd. Baltimore, City with a Zip Code of 21214, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

William Isaacs
 Signature of Owner of the Property

I hereby certify that on the 16th day of Jan, 2020, before me, the subscriber, a notary public of the State of Maryland, in and for Balto. Co. - personally appeared William Isaacs, Member the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Elaine Pappas
 Notary Printed Name: Elaine Pappas

(Notary Seal) My Commission expires 04/27/27

Elaine Pappas
 Notary Public

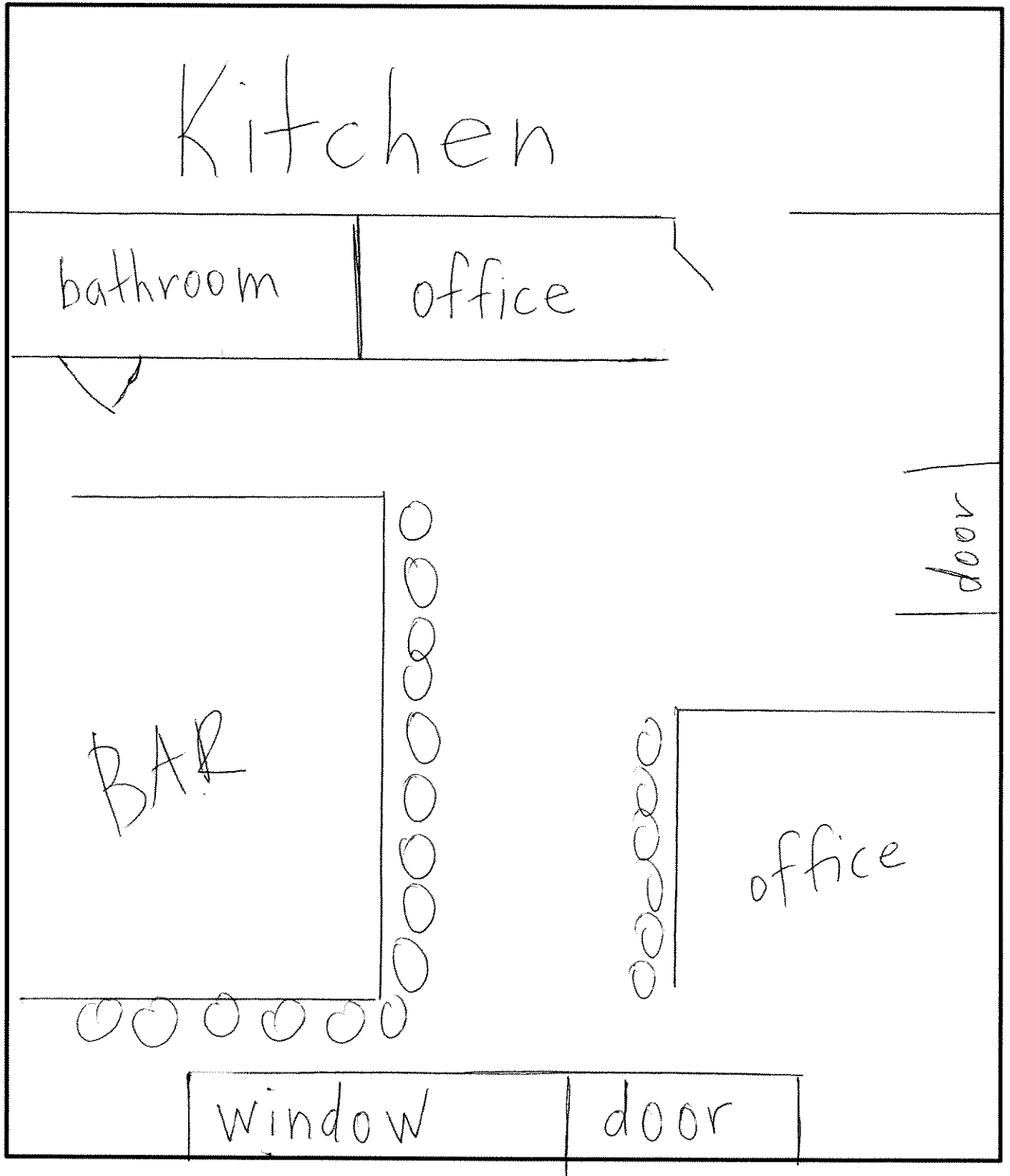
The following certificates must be signed by at least 3 persons. We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which Baltimore County covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application. My commission expires:

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
① SHARON McNEW	3906 HUDSON ST	<u>Sharon McNew</u>	8/1957	12 YRS
② ANTONIO L SANTANA	600 GRUNDY SI	<u>Antonio L. Santana</u>	5/1961	25 YRS
③ KIMBERLY PROCTOR	2435 Eastern Ave	<u>Kimberly Proctor</u>	12/1986	8 YRS

Board of Liquor License Commissioners for the City of Baltimore
 200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
 Phone: 410-396-4377 Fax: 410-396-4382

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

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





Liquor Board System

Version 1.0

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

License Detail

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

License Info

License Num: LBD7 293 Cert Num: T0777 Fee: \$200.00 Status: Transferred
License Date: 10/16/2024 3:11:26 PM License Year: 2024
CR Number: 09676558
Payment Date: 09-16-24

2023 - 2024 TPP Paid Y
2024 Trader's License Y [Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: 4537 HARFORD ROAD WILSON'S, LLC
Trade Name: WILSON'S TAVERN
Zone Code: 45
Phone: 410-444-2150

Block Num: 4537 Street: HARFORD ROAD
City: BALTIMORE State: MD Zip: 21214

CR Number: 09676558

Portion of Business Used:

CHANGE OF OPERATOR - CONTINUE TO USE 1ST FLOOR OF 4537 HARFORD ROAD AS A TAVERN (WITH A BD7 BEER, WINE AND LIQUOR LCENSE)* AND BASEMENT FOR STORAGE.
*TYPE OF LICENSE NOT DETERMINED BY ZONING.

Restriction:

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
LAYLA A.	VALDEHCK	4537 HARFORD ROAD, 2ND FLOOR	BALTIMORE	MD	21214	Edit	Remove Owner

Comments

Date	Comment	Action
02/12/2025	Transfer application submitted on 2/4/25. Establishment was open and operating when inspected on 1/18/25 and 10/30/24. License is viable. MW	Delete
02/07/2025	Application for transfer of ownership filed on behalf of The Den at Wilson's, LLC T/a The Den, Clarence M. Scheers, Sr. on 2/4/2025 /kk	Delete
10/17/2024	10/10/2024 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*..../jr	Delete
10/16/2024	TRANSFER COMPLETED & ISSUED Application for Transfer of Ownership issued to 4537 HARFORD ROAD WILSON'S, LLC t/a WILSON'S TAVERN, LAYLA A. VALDEHCK on OCTOBER 16, 2024; see Invoice #135538...../sb	Delete
09/16/2024	Amended transfer application received by BLLC staff on 2/6/24 and approved by the Board on 3/21/24. Request for transfer hardship extension received on 9/13/24 which was 175 days after the transfer was approved and therefore within the 180-day requirement of MD Alcoholic Beverages & Cannabis Article §12-1705(b). Transfer is still viable. MW	Delete
09/16/2024	9/13/2024 Transfer Hardship extension request letter from attorney Mel Kodenski; Letter & File placed in DES Wirzberger bin today; Invoice #135319..../kr	Delete
07/19/2024	90 Day pending Transfer letter (LATE) sent to all listed applicant's and attorneys on 7/19/2024...k/r	Delete
03/25/2024	3/21/2024 - Public Hearing Re: Amended application to transfer ownership - APPROVED (3-0 vote)..../jr	Delete
03/04/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024..../sb	Delete
02/28/2024	Application for transfer of ownership filed on behalf of 4537 Harford Road Wilson's, LLC T/a Wilson's Tavern, Layla Aleyhida Valdehck on 2/6/2024 (Amended) /kk	Delete
01/06/2023	12/15/2022 - Public Hearing Re: Application to transfer ownership - POSTPONED..../jr	Delete
10/07/2022	Application for transfer of ownership filed on behalf of 4537 Harford Road, LLC T/a Wilson's Tavern, Keshav Dahal and James R. Hibler on 10/5/2022 /kk	Delete
08/05/2022	***** RELEASED STATE TAX HOLD..... *****/mb	Delete
02/22/2022	Mail Returned: 2022 Renewal Application.../sb	Delete
02/15/2022	****STATE OF MD TAX HOLD, letter re-sent to the Licensee's Home address on 02/15/22****/mb	Delete
02/15/2022	State Tax Hold Letter mail was returned to the sender on 02/15/22 "Unable to forward as addressed" ../mb	Delete
01/31/2022	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
06/22/2021	Alcohol Awareness expires on 06/21/2025 Steven McKenzie and James Carter (certified by Alpha Food and Alcohol Training)..../sb	Delete
10/09/2019	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on October 9, 2019..../mb.	Delete
09/26/2019	Personal Property tax letter mailed to Licensee(s) Home Address on 09/26/19..... /sb	Delete
08/22/2019	Submitted 2018 Trader's License during renewal.... /sb	Delete
02/28/2018	Personal Property Tax was cleared as per the new updated list received from Law Department on January 16, 2018..../mb	Delete
11/08/2017	Alcohol Awareness expires on 11/04/21 (William Isaacs).... /sb	Delete
10/02/2017	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, letter sent to Licensee on October 2, 2017.*** /mb	Delete
03/14/2016	RELEASED STATE TAX HOLD..... /sb	Delete
01/19/2016	State of MD Tax Hold, letter sent... /sb	Delete
11/23/2010	11/22/10 \$125 PAID IN LIEU OF 12/9/10 HEARING #75354	Delete
03/22/2005	03/17/05 Public Hearing re: Violation of rule 4.18 DECISION: ALL DOCUMENTS CLEARED.	Delete
03/22/2005	03/16/05 ADM FEE PAID #51426	Delete

Print History (Print Card)

License num: LBD7 293

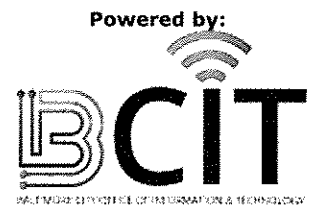
Address: 4537 HARFORD ROAD

Trade Name: WILSON'S TAVERN

Comment:

[Add Comment](#)

Hold Info



THE DEN AT WILSON'S, LLC: W25241506

Department ID Number:

W25241506

Business Name:

THE DEN AT WILSON'S, LLC

Principal Office: ⓘ

4537 HARFORD RD

BALTIMORE MD 21214

Resident Agent: ⓘ

CSC-LAWYERS INCORPORATING SERVICE COMPAN

7 ST. PAUL STREET

SUITE 820

BALTIMORE MD 21202

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

07/15/2024

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 4537 Harford Rd

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 9

"A" BEER & WINE 1

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 2

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 3

"C" BEER, WINE & LIQUOR 1

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: CINDY TUOHOPPE DATE: 2/24/25

4537 Harford Road

Proposed Location



4537 Harford road

Licensed Establishments



The Beverly House BD7



The Beegee's Lounge-LB



Harford Road Liquors -LA



Lou's Liquors-LA



Atlantic Caterers-WA



Clifton Pleasure Club-LC



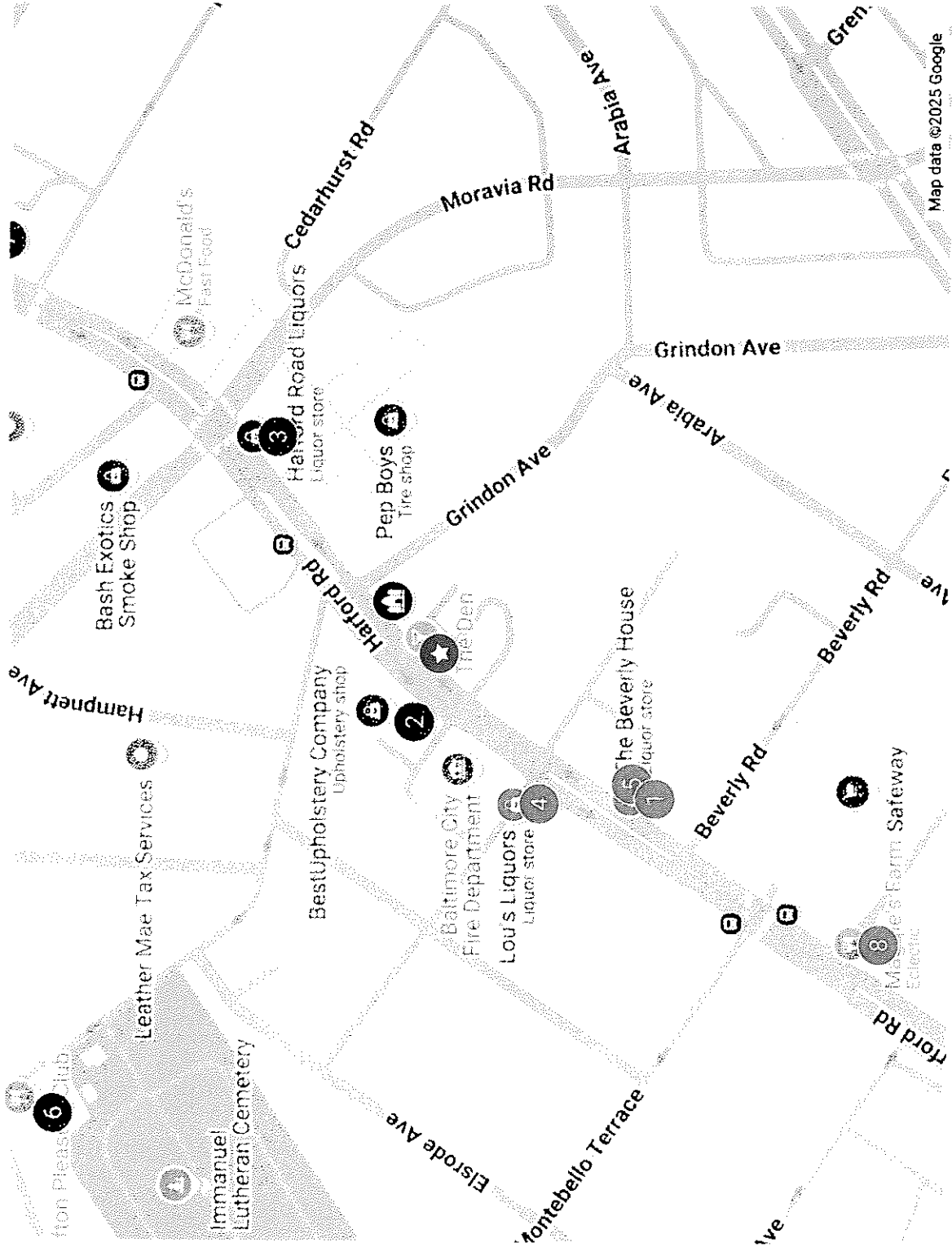
Zeke's Coffee-LB



Maggie's Farm-LB



Koco's Pub LBD7





4545 Harford Rd

TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

The Den

Corporation Name

The Den at Wilson's, LLC

Location Address

4537 Harford Road, Baltimore, Maryland

License Type

Class 'BD7' Beer, Wine and Liquor

Date Posted?

02/13/2025

Estimated Date of Removal?

02/24/2025

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

No

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

Yes

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

Yes

Other licensed locations - Describe/Note

Please See Attached Map

Comments and Follow-up Items(s)

Open and operating Transfer of ownership

Licensee Name

Layla A Vaidenck

Inspector Name

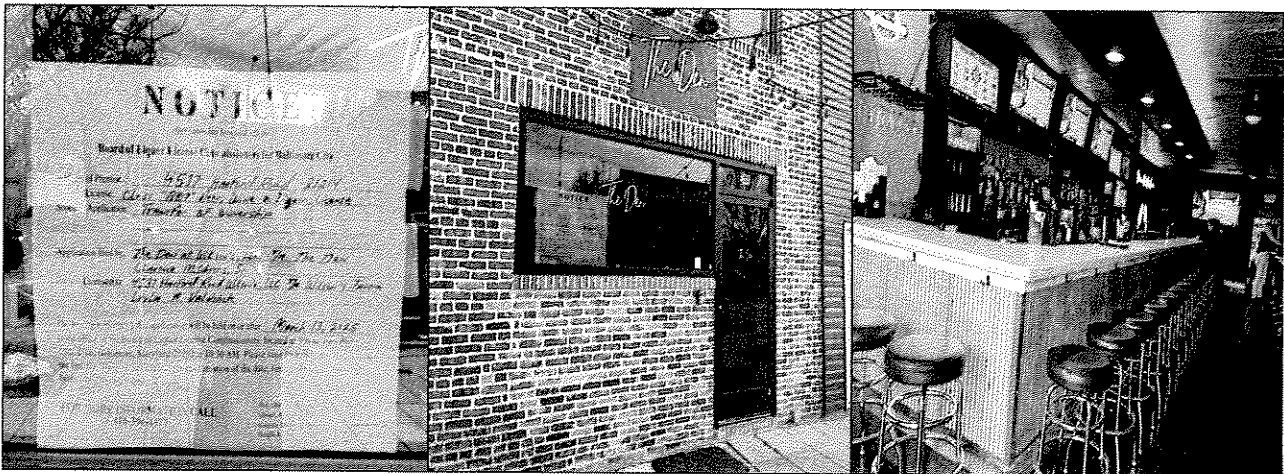
BALTIMORE\Cindy-Leigh Tudhope

Photo(s) Taken

No file chosen

Submission Date

02/16/2025 12:29 AM





OK

Cancel

Posting Sign Report

Applicants Name

Clarence M. Scheers, Sr

Premises Address

4537 Harford Road, 21214

Inspector Name

BALTIMORE\Cindy-Leigh.Tudhope

Posted Date/Time

02/13/2025

03:02 PM

Rechecked Date/Time

02/23/2025

09:29 PM

Manager

Clarence Scheers

Posted Summary

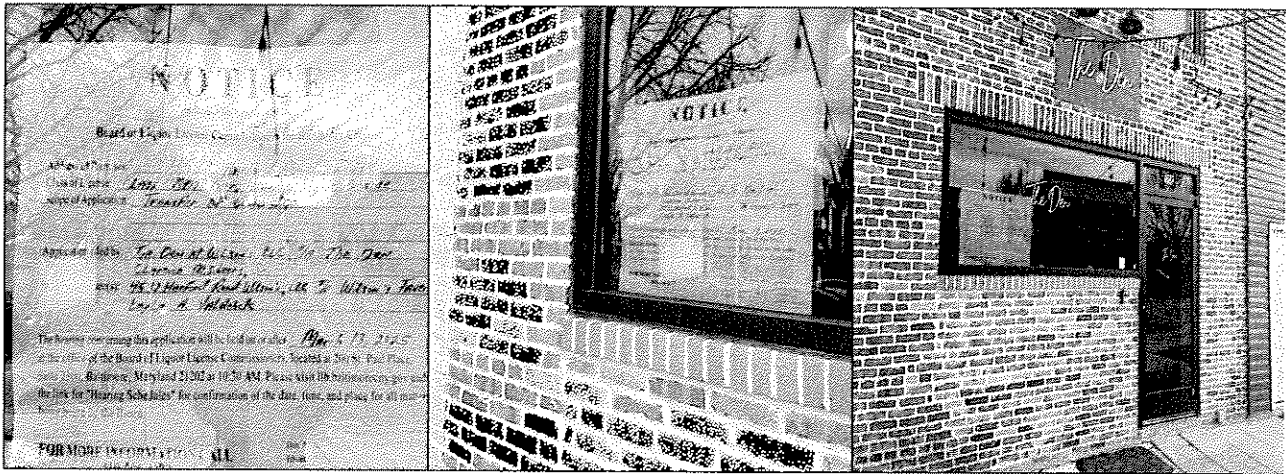
Front Left window

Rechecked Summary

Sign checked 2/21/2025 and 2/24/2025 Notice remained as posted on the front of building for required time.

Photo(s) Taken

Choose Files No file chosen



Done

Cancel

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises:

4537 Hanford Road 21214

License:

Class "B07" Beer, Wine & Liqueur License

Scope of Application:

Transfer of Ownership

Application filed by:

The Dew at Wilson's, LLC TA The Dew
Charence M. Scheers, Sr.

Present Licensee(s):

4537 Hanford Road Wilson's, LLC TA Wilson's Tavern
Loyla A. Valdebeck

The hearing concerning this application will be held on or after March 13, 2025 at the office of the Board of Liquor License Commissioners, located at 200 N. East Place, Suite 2300, Baltimore, Maryland 21202 at 10:30 AM. Please visit [http://baltimorelicensing.com](#) under the link for "Hearing Schedules" for confirmation of the date, time and place, and for a link to be heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

Hon. Albert M. ...
Edward L. R. ...
Granville J. ...
Douglas K. ...

BLLC Routine Inspection

Address	Trade Name	Corporation Name
4537 HARFORD ROAD 21214	WILSON'S TAVERN	4537 HARFORD ROAD WILSON'S, LLC
Type of License	Inspection Date/Time	Manager/Licensee
Class "BD7" Beer, Wine and Liquor	02/13/2025 03:29 PM	Clarence Scheers
Open/Closed	Closed Date	Clean and Free of Debris
Open	mm/dd/yyyy	Satisfactory
Location of Bar	Shape of Bar	Condition of Bar Area/Floors
Front	L-Shape	Satisfactory
Hot Water	Disinfectant Solution	Three Compartment/Washer
Yes	Yes	Yes
Bulletproof Partitioning	Separate Pkg. Goods Dept.	Separate Pkg. Goods Store
No	N/A	N/A
Bar/Tavern Open and Operating	Selling Household/Grocery	Capacity
Yes	N/A	> 50
Location of Dining Area	Condition of Dining Area/Floors	Sanitation
	N/A	N/A
Menu	Traders License	Alcohol Awareness Certification Date Issued
N/A	Yes	04/02/2024
Employee Records	Alcohol Beverage Invoice Numbers	Invoice Date
Yes	Breakthru Inv#120025228 \$986.45	02/12/2025

Inspector Kitchen Comments

Inspector Restroom Comments

Rear/Not in use
Health expires 9/16/2025

Rear/Sat

Exits Marked, Unobstructed

Yes

Fire Capacity

> 50

Outdoor Seating Capacity

License is Valid

N/A

Dancers Present 18 and older

N/A

Cleanliness of Dressing Room

N/A

Live Entertainment (Describe)

No

Outdoor Table Service

No

Violations Noted

None

Violation Issued

No

Instructions Given to Licensee

Inspector's Comments

Posting Open and operating

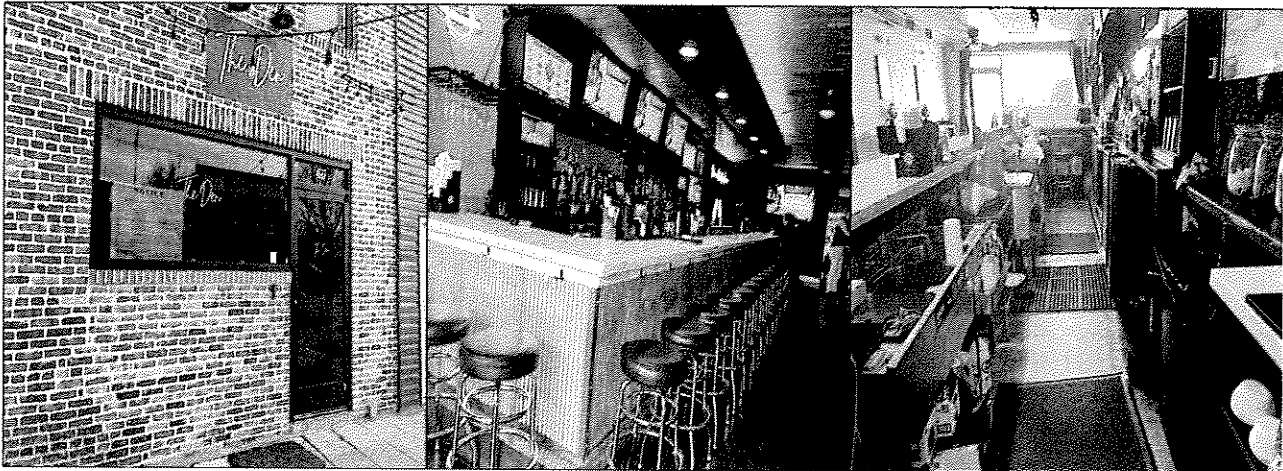
Photo(s) Taken

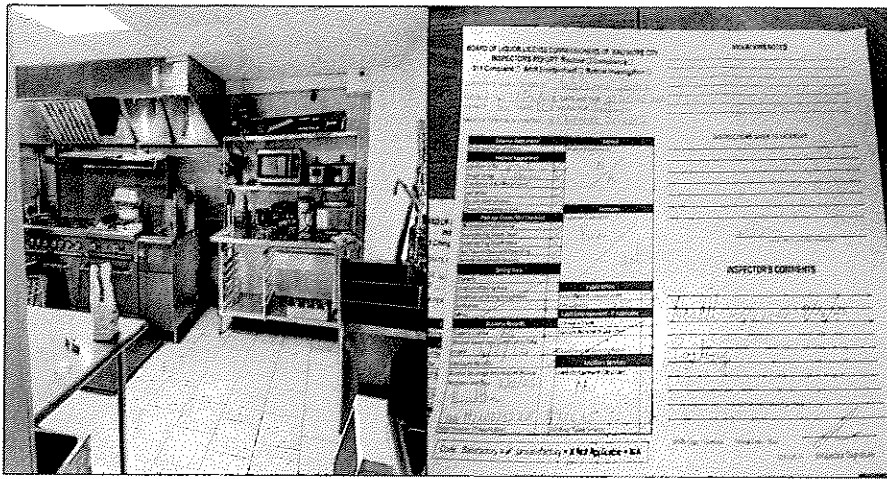
Choose Files No file chosen

Owner Email

Submitted by Inspector

BALTIMORE\Cindy-Leigh Tudhope





OK

Cancel

Certificate of Occupancy

City of Baltimore ePermits

THIS WRITTEN INSTRUMENT IS VALID ONLY IF IT IS FILED WITH THE CITY OF BALTIMORE. ALL THINGS TO BE DONE UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE AS PROVIDED IN THE CITY OF BALTIMORE. ANY AND ALL APPROVED PERMITS AND LICENSES ARE HEREBY GRANTED TO THE CITY OF BALTIMORE. THIS WRITTEN INSTRUMENT IS VALID ONLY IF IT IS FILED WITH THE CITY OF BALTIMORE.

THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY AND ALL COMPLIANCE WITH THE APPLICATION HERETOFORE FILED IN THIS DEPARTMENT FOR THE AUTHORITY THEREOF, AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND REGULATIONS IN EFFECT IN AND 7:00 AM WITHIN 300 FEET OF A DWELLING.

WARNING: IT IS UNLAWFUL TO CONDUCT ANY USE2024-50259 AND APPROVED BY THIS DEPARTMENT.

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
27	01	5883A	008	8/28/24	402

PROPERTY ADDRESS: 4537 HARFORD ROAD

Applicant's Copy

OWNER: HARFORD LAURAVILLE LLC ADDR: 4537 HARFORD ROAD BALTIMORE
 LESSEE:  4537 HARFORD ROAD WILSON'S, LLC ADDR: 4537 HARFORD ROAD BALTIMORE MD

LAND USE CODES 3-56

CHANGE OF OPERATOR -- CONTINUE TO USE 1ST FLOOR OF 4537 HARFORD ROAD AS A TAVERN (WITH A BD7 BEER, WINE AND LIQUOR LICENSE)* AND BASEMENT FOR STORAGE.

*TYPE OF LICENSE NOT DETERMINED BY ZONING.

1001-000000-2600-159600-400560 PER. INSP.	1001-000000-2600-158009-400480 MISC.	1001-000000-2600-158009-400480 CH. USE	1001-000000-2600-158301-400490 NEW BLDG.	1001-000000-2600-158302-400490 ADDITIONS
		45.00		
1001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC. CONST.	1001-000000-2600-158800-400500 ELECT.	1001-000000-2600-158901-400510 HYDRONIC/STEAM HEAT
1001-000000-2600-158902-400510 DISTRIB/EXH	1001-000000-2600-158902-400510 AIR COND.	1001-000000-2600-158902-400510 DISP. TANKS	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-159300-400530 ELEVATOR	1001-000000-2600-159000-400520 PLUMBING	1001-000000-2600-159000-400520 S & E CONTROL.	1001-000000-5700-508801-40181 I	1001-000000-1500-102800-400230 TAX
	0.00			3.00
1001-000000-2600-158306-400490 RAZING	1001-000000-2600-159400-400540 FILING FEE	1001-000000-2600-159400-400540 LOW VOLTAGE/TELECOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES
	50.00			98.00

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



DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

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

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 13, 2025

Applicant(s): Brian Stander
Luzerne Pub, LLC T/a Luzerne Pub
623-25 S. Luzerne Avenue 21224

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Brian Stander was born in Baltimore, MD in December of 1982. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Brian Stander (100%).

(c) **Purchase Price of Business:** N/A - Landlord

(d) **Qualified Voters:** Debra Stoll, Malcolm Stoll, and Timothy C. Munn are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises first floor as a tavern without live entertainment. (change of operator).

(f) **Corporate Standing:** Luzerne Pub, LLC is a MD LLC and as of 2/26/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 2/13/2025 and checked on 2/23/2025. This meets the 10-day rule. There are 9 licensed liquor establishment(s) in the 2x2 area: "B" BWL-2; and "BD7" BWL-7.

(h) **Consultant of Record:** Lou Catelli

(i) **Timeline:** SB 1100, adopted by the General Assembly in 2024, declared the license unexpired until July 1, 2025 for the purpose of renewing to the current license year. BLLC staff received transfer application on 1/27/2025.

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

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

Board's Decision

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

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

INDICATE TYPE OF LICENSE APPLICATION: TRANSFER [X] NEW [] EXPANSION OF PREMISES [] AMENDMENT(S) []
EXPLANATION OF REQUEST: PER SB 1100 (2024) LICENSE REVIVED AND VIABLE UNTIL JULY 2025 CLASS TYPE: BD7
Please select one option and fill out the requested information
A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION:
B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 623-625 S LUZERNE AVE 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: LUZERNE PUB LLC TRADE NAME: LUZERNE PUB
BUSINESS PHONE NUMBER: 443.257.9161 BUSINESS EMAIL ADDRESS: bstander1221@hotmail.com
ATTORNEY FOR THE APPLICANT: WILL BAUER ADDRESS: PO BOX 50116 BALTIMORE MD 21211 PHONE: 410.849.9456

Part of Premises Used (Note: Floors and Areas for Storage): 1ST FLR Outdoor Table Service Provided? [] Yes [X] No Delivery of alcohol? [] Yes [X] No
Live Entertainment provided? [] Yes [X] No What Kind (Ex. DJ Band, Etc.)? Off Premise Catering of Food and Alcohol? [] Yes [X] No
Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? [X] Yes [] No Estimated Seating Capacity: 99

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

BRIAN STANDER
(Full name) (Telephone no.) E-mail (Required)
623-625 S LUZERNE AVE BALTIMORE MD 21224 7 YEARS
(Residence) Street City State Zip Code (period of residency in Baltimore City)
12/1982 M BALTIMORE MD
(Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
Check: [X] Yes [] No Are you currently a resident of the City of Baltimore?

2. Applicant B

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

3. Applicant C

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

RECEIVED: BLLC
JAN 28 2025 AM 9:13

Handwritten signature and date: 1/27/25

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

Applicant A B C

[Redacted area]

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

JUNE 2021

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

Applicant A B C

[Redacted area]

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


Name	Address	Phone	Email
BRIAN STANDER	623-625 S LUZERNE AVE		

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

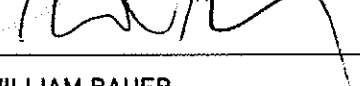
- 1) NAME: BRIAN STANDER ADDRESS: 623-625 S LUZERNE AVE TITLE: PRINCIPAL %OF STOCK HELD: 100
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

 x BRIAN STANDER
Signature of Applicant A

I hereby certify that on the 20TH day of JANUARY, 2025, before me, the subscriber, a notary public of the State of MARYLAND in and for BALTIMORE CITY, personally appeared BRIAN STANDER 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 02/24/2027
Printed Name: WILLIAM BAUER



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: _____

623 S LUZERNE, LLC
c/o BRIAN STANDER
623-625 S LUZERNE AVE

623-625 S LUZERNE AVE

Name and Address of the owners of the premise/landlord: BALTIMORE MD 21208 Phone Number: [REDACTED]

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

(I, WE) 623 S LUZERNE, LLC c/o BRIAN STANDER HEREBY CERTIFY,

That (I am, we are) the owner(s) of the property located at 623-625 S LUZERNE AVE, Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

x BRIAN STANDER

Signature of Owner of the Property

I hereby certify that on the 20TH day of JANUARY, 2025 before me, the subscriber, a notary public of the State of MARYLAND, in and for BALTIMORE CITY, personally appeared BRIAN STANDER 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: [Handwritten Signature]

(Notary Seal) My Commission expires 02/24/2027

Notary Printed Name: WILLIAM BAUER



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

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

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

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
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.

623 S LUZERNE, LLC
c/o BRIAN STANDER
623-625 S LUZERNE AVE

623-625 S LUZERNE AVE

Name and Address of the owners of the premise/landlord: BALTIMORE MD 21208 Phone Number: [REDACTED]

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

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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
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Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
DEBRA STOLL	4416 CLYDESDALE AVE BALTIMORE MD 21211	<i>[Handwritten Signature]</i>	5/1/1963	5 YEARS
MALCOLM STOLL	4416 CLYDESDALE AVE BALTIMORE MD 21211	<i>[Handwritten Signature]</i>	3/27/1963	5 YEARS

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
Phone: 410-396-4377 Fax: 410-396-4382

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623 S LUZERNE, LLC
c/o BRIAN STANDER
623-625 S LUZERNE AVE

623-625 S LUZERNE AVE

Name and Address of the owners of the premise/landlord: BALTIMORE MD 21208 Phone Number: [REDACTED]

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Notary Printed Name: WILLIAM BAUER

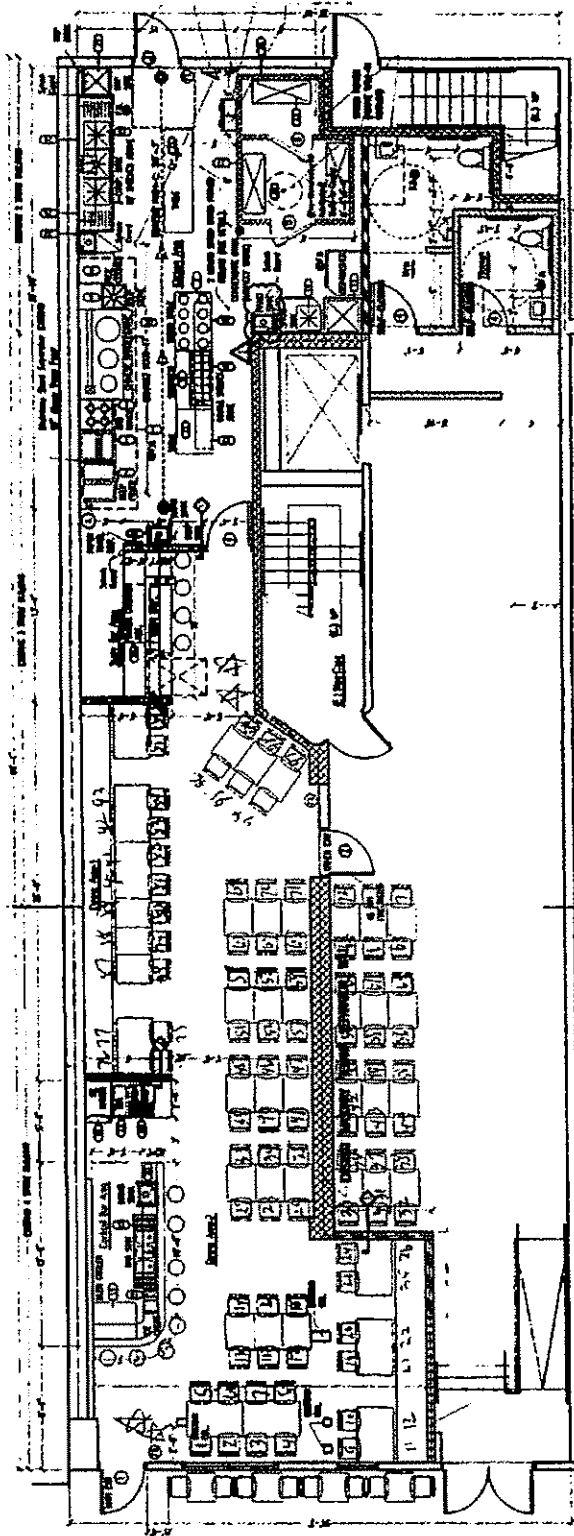
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Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
TIMOTHY C MUNN	315 E 31ST ST BALTIMORE MD 21218		10/63	3 YEARS

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
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.



FLOOR PLAN
SCALE: 1/8" = 1'-0"



Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LBD7 391**

Cert Num: **1113**

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

License Date: **5/1/2024**

License Year: **2024**

CR Number: **16694608**

Payment Date: **06-26-24**

2023 - 2024 TPP Paid

2024 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **SECURED CREDITOR**

Trade Name: **N/A**

Zone Code: **13**

Phone: **410-627-1462**

Block Num: **623-25**

City: **BALTIMORE**

Street: **LUZERNE AVENUE SOUTH**

State: **MD**

Zip: **21224**

CR Number: **16694608**

Portion of Business Used:

(USE)CONTINUE TO USE 1ST FL OF PREMISE AS TAVERN/RESTURANT WITH OUT LIVE ENTERTAINMENT (CHANGE OF OPERATOR)

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
BRIAN	STRANDER	6725 EVANSTON ROAD	BALTIMORE	MD	21209	Edit	Remove Owner

Comments

Date	Comment	Action
02/12/2025	Transfer application submitted on 1/27/25. SB 1100, adopted by the General Assembly in 2024, declared the license unexpired until July 1, 2025 for the purpose of renewing to the current license year. MW	Delete
02/11/2025	***STATE OF MD TAX HOLD Letter returned 02/10/2025.... /SRM	Delete
02/07/2025	Application for transfer of ownership filed on behalf of Luzerne Pub, LLC T/a Luzerne Pub, Brian Stander on 1/27/2025 /kk	Delete
01/27/2025	**** STATE OF MD TAX HOLD, letter sent to the business address on January 27,2025. .../SRM	Delete
01/10/2025	Time expired on 01/08/2025-Pending Transfer, so this file has EXPIRED (per K. Robinson)..../sb	Delete
01/09/2025	1/9/2025 Warning pending transfer letter was sent to all applicant(s) and attorney... k/r	Delete
10/29/2024	PERSONAL PROPERTY TAX LETTER WAS RETURNED...../sb	Delete
07/15/2024	7/11/2024 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)..../jr	Delete
05/23/2024	Application for transfer of ownership filed on behalf of Savoy's Spot, LLC T/a Savoy's Spot, Dominique Frances Savoy on 9/19/2023 /kk (May 2024 Ad)	Delete
05/15/2024	Per SB 1100 (2024) this license is revived and will remain viable from July 1, 2024 until "July 1, 2025 for the purposes of of being renewed to the current license year by the licensee" and then transferred. Copy of the law placed in the file. MW	Delete
05/14/2024	Per the request K. Kerns was May, 13, 2024; Pending New Class "B: Application has been withdrawn..../sb	Delete
03/04/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb	Delete
02/07/2024	Sent email to Catelli indicating that the the MD Sales & Use tax returns submitted for November 2022; January 2023; April 2023; and July 2023 couldn't be used to substantiate that the license was used to sell alcohol because a secured creditor may not, by law, be open and operating. License dead as a matter of law on or about March 21, 2023.	Delete
02/05/2024	Sent email to Catelli indicating that the the MD Sales & Use tax returns submitted for November 2022; January 2023; April 2023; and July 2023 couldn't be used to substantiate that the license was used to sell alcohol because a secured creditor may not, by law, be open and operating. License dead as a matter of law on or about March 21, 2023.	Delete
01/05/2024	1/5/24- D.E.S (N. Blendy) indicated via email to consultant (W. Bauer) that if proof cannot be shown that this license is still viable that the license will automatically be deemed dead, and application filed on 11/9/23 will be denied- see email in file dated 11/21/23	Delete
11/09/2023	Application for transfer of ownership filed on behalf of Savoy's Spot, LLC T/a Savoy's Spot, Dominique Frances Savoy on 9/19/2023 /kk	Delete
02/03/2023	****STATE OF MD TAX HOLD, letter sent to the Business address on February 3, 2023.****/mb	Delete
09/22/2022	Application for Transfer to A SECURED CREDITOR t/a NO TRADE NAME, BRIAN STANDER on SEPTEMBER 22, 2022; see Invoice #127237..../sb	Delete
09/22/2022	SUBMITTED SUBSTITUTE APPLICATION REMOVING RITA MICHAELS AND GREGORY SULIN (Corp Name is "Not In Good Standing"); Invoice #127230..../sb	Delete
09/01/2022	7/18/2022 termination for transfer pending letter was sent to all applicant(s) and lawyer(s) that filed..k/r	Delete
05/20/2022	5/19/2022 - Public Hearing Re: Request for transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*..../jr	Delete
04/13/2022	Received letter from Attorney Steve Fogleman requesting for a Transfer Hardship; Invoice #125133..../sb	Delete
03/16/2022	3/15/2022 150 day pending warning letter was sent to all applicant(s) and attorney(s)...k/r	Delete
01/06/2022	Transfer Application fee paid on 09/02/21 Inv. # 12047 was returned due to insufficient fund. I informed to the Licensee to pay on Monday with cashier check or money order amount \$600.00 and \$30.00 returned check fee....mb.	Delete
10/21/2021	10/21/2021 - Virtual Public Hearing Re: Application to transfer ownership requesting off-premises catering - APPROVED - (3-0 vote)..../jr	Delete
09/10/2021	Application for transfer of ownership requesting off-premises catering filed on behalf of One Chef Mac, LLC T/a Trade Name Pending, Ashley Hawkins on 9/7/2021 /kk	Delete
08/27/2020	Temporary Outdoor Table Service letter was returned...../sb	Delete
03/24/2020	Transfer Application was withdrawn per Attorney Craig Swartz on 03/23/20..../sb	Delete
03/10/2020	03/10//20 - Resended 2020-2021 Renewal Applications to home addresses (2)..../sb	Delete

03/10/2020	03/10/20- Return To Sender; Not Deliverable As Addressed; Unable To Forward..../sb	Delete
02/06/2020	90 day warning transfer pending letter was sent to all applicant(s) and lawyer(s) that filed..k/r	Delete
11/15/2019	11/14/2019 - 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 A and J Williams, LLC T/a Jayme's Place, Anthony Williams, Jayme Williams, and Keith Thompson on 9/16/2019 /kk	Delete
07/31/2019	Alcohol Awareness expires on 07/27/23; Jayme Sutherland, Anthony Wiliams and Keith Thompson from Jayme's Place (certified by John S Murray)...../sb	Delete
04/23/2019	* Licensee(s) changed during 2019 renewal period - Gregory Sulin replaced Robert Williams * /kk	Delete
03/28/2018	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
01/25/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.****/mb	Delete
03/09/2017	Received a call from Electrical Inspector, Glen Gabriel. He says everything is ok and has passed inspection.... /sb	Delete
02/14/2017	90 day warning transfer pending letter was sent to all applicants please check folder for more details.....k/r	Delete
11/18/2016	11/17/16- Public Hearing re: Application to transfer ownership- APPROVED (3-0 vote)	Delete
11/14/2016	State of MD Tax Release , letter sent on 11/10/2016 CR#07792928-transferk/r	Delete
04/23/2016	Given Annual License to Chief Inspector, M.Fosler for delivery to establishment.... /sb	Delete
07/07/2015	Alcohol Awareness expires 06/29/19 (Harry Thoman)	Delete
10/27/2011	10/20/2011 Public Hearing re: Violation of Rule 4.15 Gambling. GUILTY \$500	Delete
10/22/2007	10/19/07 \$300 FINE PAID IN FULL #61451	Delete
10/22/2007	10/18/07 Public Hearing re: Violation of rules 4.14,ART.2B,SEC.10-505,3.02,3.03(c),4.12 & RULE 4.18. DECISION: RULE 4.14 GUILTY \$300 NO ADM.FEE,ART.2B,SEC.10-505 DISMISSED,RULE 3.02 DISMISSED,RULE 3.03(c) DISMISSED,RULE 4.12 DISMISSED,RULE 4.18 DISMISSED.FINE \$300	Delete
05/19/2006	05/19/06 FINE \$425 PAID IN FULL #56937	Delete
05/19/2006	05/18/06 Public Hearing re: Violation of rule 4.01(a) & rule 3.03(c) DECISION: RULE 4.01(a) GUILTY \$500/SUSPENDED \$200 & RULE 3.03(c) DISMISSED. FINE \$300 OR 3 DAYS + \$125 ADM.FEE=\$425	Delete

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

License num: LBD7 391

Address: 623-25 LUZERNE AVENUE SOUTH

Trade Name: N/A

Comment:

[Add Comment](#)

Hold Info

Powered by:




LUZERNE PUB LLC: W25703927

Department ID Number:

W25703927

Business Name:

LUZERNE PUB LLC

Principal Office: 

623-625 S LUZERNE AVENUE

BALTIMORE MD 21224

Resident Agent: 

BRIAN STANDER

623-625 S LUZERNE AVENUE

BALTIMORE MD 21224

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:

01/13/2025

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 623-25 S. Wzerne Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 9

"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 7

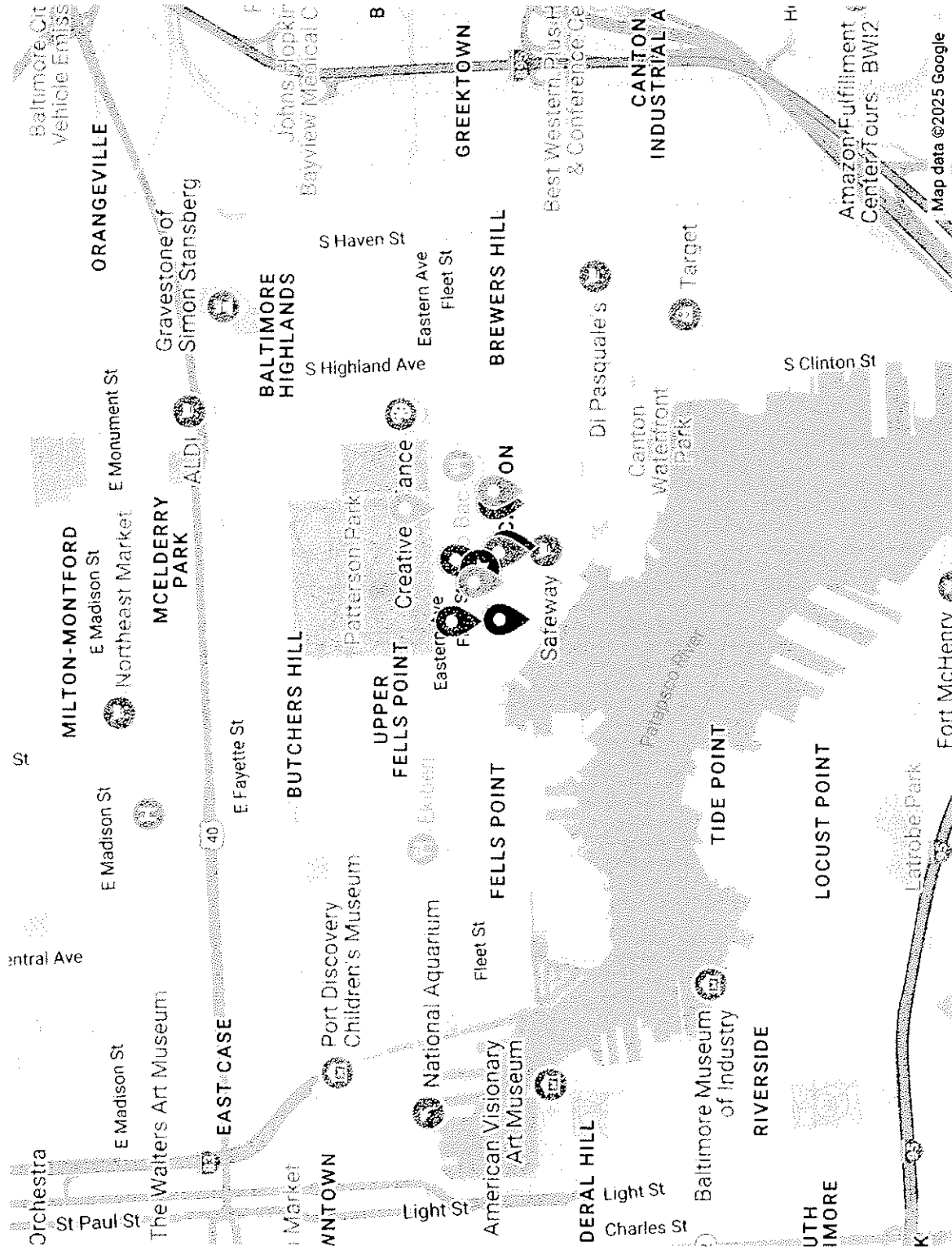
ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Agent Perez DATE: 2/25/25

623-25 S. Luzerne Ave



Proposed Location



623-25 S. Luzerne Ave

Licensed Establishments



Pols Cafe LBD7



Smalltimore LBD7



Sharky's Bar & Grill LBD7



Hudson Street Stack House LBD7



Katana Sushi LB



Verde LB



Lee's Pint & Shell LBD7



Blairs On Hudson LBD7



Silks LBD7

TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

Luzerne Pub

Corporation Name

Luzerne Pub LLC

Location Address

823-825 S. Luzerne Ave

License Type

Class "BD7" Beer, Wine and Liquor

Date Posted?

02/18/2025

Estimated Date of Removal?

02/23/2025

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

No

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

Yes

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

No

Other licensed locations - Describe/Note

See attached map

Comments and Follow-up Items(s)

Application filed for transfer of ownership. The establishment is closed and not operating. Per SB1100(2024) License revived and viable until July 2025

Licensee Name

Brian Strander

Inspector Name

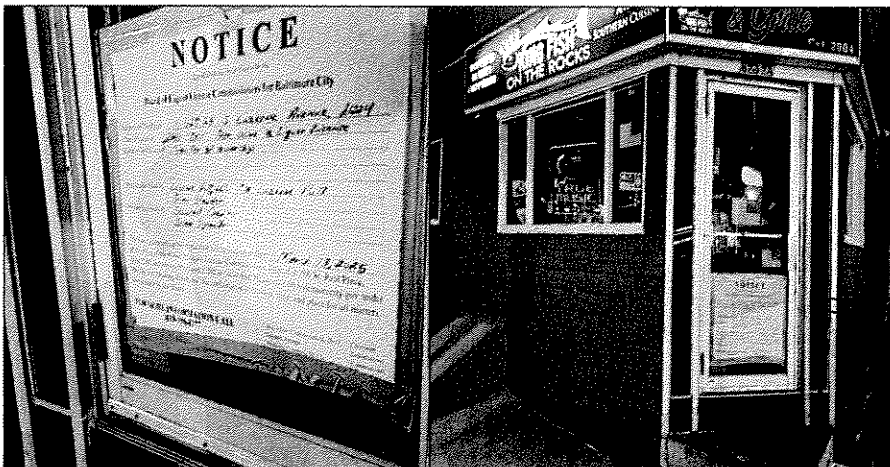
BALTIMORE\Andy Perez

Photo(s) Taken

Choose Files No file chosen

Submission Date

02/18/2025 03:38 PM



Save

Cancel

Posting Sign Report

Applicants Name

Brian Stander

Premises Address

623-625 S. Luzerne Ave

Inspector Name

BALTIMORE\Andy Perez

Posted Date/Time

02/13/2025

07:00 PM

Rechecked Date/Time

02/23/2025

11:00 PM

Manager

N/A

Posted Summary

Sign posted on front door

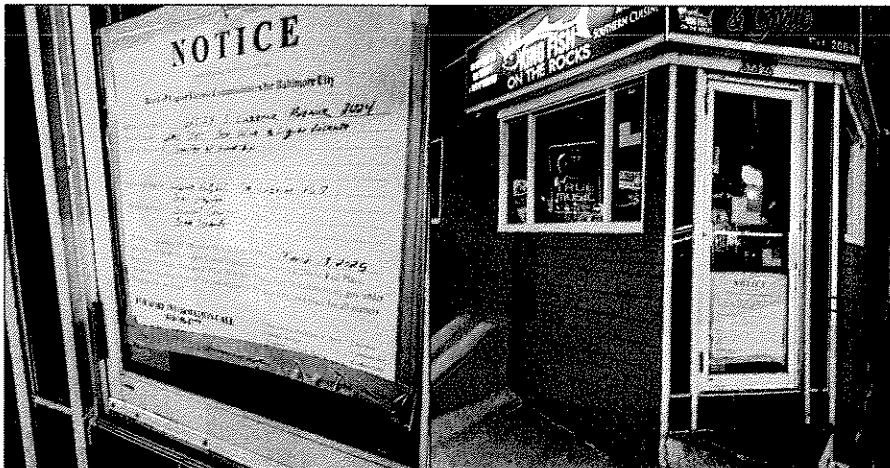
Rechecked Summary

Sign remained as posted for the required 10 days period.

Photo(s) Taken

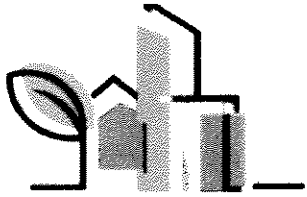
Choose Files

No file chosen



1/1

Cancel



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



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

Account:



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

Project Name: LUZERNE PUB

[Guest Access](#)

CONTINUE TO USE 1ST FLOOR OF PREMISES KNOWN AS 623-625 S. LUZERNE AVENUE AS TAVERN WITHOUT LIVE ENTERTAINMENT
(CHANGE OF OPERATOR)

USE2024-57207 LUZERNE PUB



Mayor Brandon M. Scott & Alice Kennedy, Commissioner

SENATE BILL 1100

A2

(4lr1705)

ENROLLED BILL

— Finance/Economic Matters —

Introduced by Senator Ferguson

Read and Examined by Proofreaders:

Proofreader.

Proofreader.

Sealed with the Great Seal and presented to the Governor, for his approval this
_____ day of _____ at _____ o'clock, _____ M.

President.

CHAPTER _____

1 AN ACT concerning

2 **Baltimore City – Alcoholic Beverages – 46th Alcoholic Beverages District –**
3 **Revisions**

4 FOR the purpose of *authorizing the Board of License Commissioners for Baltimore City to*
5 *issue a certain number of new alcoholic beverages licenses within a certain bounded*
6 *area*; providing that, in the 46th alcoholic beverages district in Baltimore City, a
7 certain license may be issued and an existing license may be moved to a building
8 that is within a certain distance of a place of worship or school under certain
9 circumstances; authorizing the Board of ~~License Commissioners for Baltimore City~~
0 to waive a certain requirement for a certain license holder that operates a restaurant
1 to remain open after hours; extending for a certain amount of time the expiration of
2 ~~an~~ *certain* alcoholic beverages ~~license~~ *licenses* for the purpose of a transfer;
3 authorizing a certain license ~~conversion~~ *conversions* under certain circumstances;
4 *prohibiting the Board from authorizing a license for a certain recipient of a certain*

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

- [Brackets] indicate matter deleted from existing law.
- Underlining indicates amendments to bill.
- ~~Strike out~~ indicates matter stricken from the bill by amendment or deleted from the law by amendment.
- Italics* indicate opposite chamber/conference committee amendments.



1 State grant under certain circumstances; and generally relating to alcoholic
2 beverages licenses in the 46th alcoholic beverages district in Baltimore City.

3 BY repealing and reenacting, without amendments,
4 Article – Alcoholic Beverages and Cannabis
5 Section 12–102 and 12–1604.1
6 Annotated Code of Maryland
7 (2016 Volume and 2023 Supplement)

8 BY repealing and reenacting, with amendments,
9 Article – Alcoholic Beverages and Cannabis
10 Section 12–1604(b), 12–1605(b), and 12–2007
11 Annotated Code of Maryland
12 (2016 Volume and 2023 Supplement)

13 BY adding to
14 Article – Alcoholic Beverages and Cannabis
15 Section 12–1604(j)
16 Annotated Code of Maryland
17 (2016 Volume and 2023 Supplement)

18 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
19 That the Laws of Maryland read as follows:

20 **Article – Alcoholic Beverages and Cannabis**

21 12–102.

22 This title applies only in Baltimore City.

23 12–1604.

24 (b) Except as provided in subsections (c), (d), [and] (i), AND (J) of this section, the
25 Board may not issue a new license in the 46th alcoholic beverages district.

26 (J) (1) IN THE AREA BOUNDED ON THE NORTH BY INTERSTATE 95, ON
27 THE EAST BY THE SOUTH LOCUST POINT TERMINAL, AND ON THE SOUTH AND WEST
28 BY THE PATAPSCO RIVER, THE BOARD MAY ISSUE NOT MORE THAN:

29 (I) A TOTAL OF 10 NEW CLASS B–D–7 LICENSES; AND

30 (II) A TOTAL OF 2 NEW CLASS A–7 LICENSES.

31 (2) ANY LICENSE ISSUED UNDER THIS SUBSECTION MAY NOT BE
32 TRANSFERRED OUTSIDE THE BOUNDED AREA AS DEFINED UNDER PARAGRAPH (1) OF
33 THIS SUBSECTION.

1 **(3) THE BOARD MAY NOT AUTHORIZE THE TRANSFER OF A LICENSE**
2 **INTO THE BOUNDED AREA AS DEFINED UNDER PARAGRAPH (1) OF THIS SUBSECTION.**

3 12-1604.1.

4 (a) This section applies only to a license holder of a Class D beer and light wine
5 license for use in the 46th alcoholic beverages district.

6 (b) (1) A license holder who holds a valid Class D beer and light wine license
7 may apply to the Board to convert the license to a Class D beer, wine, and liquor license if
8 the license holder:

9 (i) 1. maintains average daily receipts from the sale of food that
0 are at least 51% of its total daily receipts;

1 2. executes a memorandum of understanding with the
2 relevant local neighborhood association as determined by the Board;

3 3. operates a location with not more than 75 seats; and

4 4. pays a special transfer fee of \$15,000, in addition to any
5 fees required under § 12-1704 of this title; or

6 (ii) 1. holds a license that was originally issued by the Board
7 under § 12-1604(i) of this subtitle; and

8 2. pays a special transfer fee of \$15,000, in addition to any
9 fees required under § 12-1704 of this title.

10 (2) If a Class D beer and light wine license is converted to a Class D beer,
11 wine, and liquor license under paragraph (1) of this subsection, the Class D beer, wine, and
12 liquor license:

13 (i) may not be transferred to a new location; and

14 (ii) is subject to the requirements of paragraph (1) of this subsection.

15 (c) A holder of a license converted under this section may sell beer, wine, and
16 liquor Monday through Sunday from 6 a.m. until 1 a.m. the following day.

17 (d) An application to convert a Class D beer and light wine license under
18 subsection (b)(1) of this section is a transfer subject to the provisions of § 12-1701 of this
19 title.

0 12-1605.

1 (b) (1) This subsection:

2 (i) applies only in the 46th alcoholic beverages district; and

3 (ii) does not apply to a licensed restaurant in:

4 1. ward 4, precinct 1;

5 2. ward 22, precinct 1;

6 3. a residential planned unit development for Silo Point as
7 approved by the Mayor and City Council in Ordinance 04-697 on June 23, 2004; [or]

8 4. subject to paragraph (3) of this subsection, the area that is
9 bounded as follows: from the intersection of West Ostend Street and Race Street, north on
10 Race Street to Seldner Place, then east on Seldner Place to Clarkson Street, then north on
11 Clarkson Street to West Cross Street, then east on West Cross Street to South Hanover
12 Street, then north on South Hanover Street to Race Street (also known as Winter Street),
13 then west/southwest on Race Street to West Cross Street, then west on West Cross Street
14 to Leadenhall Street, then south on Leadenhall Street to West Ostend Street, then east on
15 West Ostend Street back to the intersection of West Ostend Street and Race Street;

16 5. **SUBJECT TO PARAGRAPH (4) OF THIS SUBSECTION,**
17 **THE AREA THAT IS BOUNDED AS FOLLOWS: FROM THE INTERSECTION OF EASTERN**
18 **AVENUE AND SOUTH HIGHLAND AVENUE, NORTH ON SOUTH HIGHLAND AVENUE**
19 **TO BANK STREET, THEN WEST ON BANK STREET TO SOUTH CLINTON STREET, THEN**
20 **SOUTH ON SOUTH CLINTON STREET TO EASTERN AVENUE, THEN EAST ON EASTERN**
21 **AVENUE BACK TO THE INTERSECTION OF EASTERN AVENUE AND SOUTH HIGHLAND**
22 **AVENUE; OR**

23 6. **SUBJECT TO PARAGRAPH (5) OF THIS SUBSECTION,**
24 **THE AREA THAT IS BOUNDED AS FOLLOWS: FROM THE INTERSECTION OF EASTERN**
25 **AVENUE AND SOUTH NEWKIRK STREET, EAST ON EASTERN AVENUE TO OLDHAM**
26 **STREET, THEN SOUTH ON OLDHAM STREET TO FLEET STREET, THEN WEST ON**
27 **FLEET STREET TO SOUTH NEWKIRK STREET, THEN NORTH ON SOUTH NEWKIRK**
28 **STREET BACK TO THE INTERSECTION OF SOUTH NEWKIRK STREET AND EASTERN**
29 **AVENUE.**

30 (2) The Board may not issue or approve the transfer of a license if the
31 licensed premises would be:

32 (i) within 300 feet of the nearest point of a place of worship or school;

33 or

(ii) closer to the nearest point of a place of worship or school than the licensed premises was on June 1, 2004.

(3) For an establishment that is within 300 feet of the nearest point of a place of worship or school, the Board may issue a license in or approve the transfer of a license into the area specified in paragraph (1)(ii)4 of this subsection only if the Board:

(i) has executed a memorandum of understanding with a community association in the area specified in paragraph (1)(ii)4 of this subsection regarding the nature of the establishment; and

(ii) enforces the memorandum of understanding against any license holder that obtains a license under paragraph (1)(ii)4 of this subsection and seeks to renew or transfer the license.

(4) FOR AN ESTABLISHMENT THAT IS WITHIN 300 FEET OF THE NEAREST POINT OF A PLACE OF WORSHIP OR SCHOOL, THE BOARD MAY ISSUE A LICENSE IN OR APPROVE THE TRANSFER OF A LICENSE INTO THE AREA SPECIFIED IN PARAGRAPH (1)(II)5 OF THIS SUBSECTION ONLY IF THE BOARD:

(I) HAS EXECUTED A MEMORANDUM OF UNDERSTANDING WITH A COMMUNITY ASSOCIATION IN THE AREA SPECIFIED IN PARAGRAPH (1)(II)5 OF THIS SUBSECTION REGARDING THE NATURE OF THE ESTABLISHMENT; AND

(II) ENFORCES THE MEMORANDUM OF UNDERSTANDING AGAINST ANY LICENSE HOLDER THAT OBTAINS A LICENSE UNDER PARAGRAPH (1)(II)5 OF THIS SUBSECTION AND SEEKS TO RENEW OR TRANSFER THE LICENSE.

(5) FOR AN ESTABLISHMENT THAT IS WITHIN 300 FEET OF THE NEAREST POINT OF A PLACE OF WORSHIP OR SCHOOL, THE BOARD MAY ISSUE A LICENSE IN OR APPROVE THE TRANSFER OF A LICENSE INTO THE AREA SPECIFIED IN PARAGRAPH (1)(II)6 OF THIS SUBSECTION ONLY IF THE LICENSE HOLDER HAS RECEIVED A LETTER OF SUPPORT FROM A PLACE OF WORSHIP OR SCHOOL THAT IS WITHIN THE BOUNDED AREA.

12-2007.

(a) Except as provided in subsection (b) of this section, a licensed premises shall end all operations, including the serving of alcoholic beverages and food and providing entertainment, at the closing hour for that class of licensed premises specified in this title.

(b) (1) The Board may grant an exemption for remaining open after hours to:

(i) a holder of a Class B restaurant license, only for serving food to patrons seated for dining;

1 (ii) a pharmacy that fills prescriptions; or

2 (iii) a holder of a Class D beer, wine, and liquor license that operates
3 a restaurant, if:

4 1. it is used only for serving food to patrons seated in a dining
5 room that is not adjacent to a bar; and

6 2. the restaurant is located in the 46th Legislative District in
7 the Legislative Districting Plan of 2022.

8 (2) A pharmacy that receives an exemption under paragraph (1) of this
9 subsection may also sell products other than alcohol after normal closing hours.

10 (3) A hotel that holds a Class B license and that serves food to seated
11 customers or for private functions or guest rooms may continue to provide food service.

12 **(4) THE BOARD MAY WAIVE THE REQUIREMENT IN PARAGRAPH**
13 **(1)(III)1 OF THIS SUBSECTION THAT A DINING ROOM NOT BE ADJACENT TO A BAR.**

14 SECTION 2. AND BE IT FURTHER ENACTED, That:

15 (a) (1) Notwithstanding § 12-1705 of the Alcoholic Beverages and Cannabis
16 Article, a Class B-D-7 license issued for a premises on the 2800 block of O'Donnell Street
17 shall be considered unexpired until the end of July 1, 2024, for the purpose of completing a
18 transfer of ownership at the same location.

19 ~~(b)~~ (2) Notwithstanding § 12-1604.1 of the Alcoholic Beverages and Cannabis
20 Article, a holder of a Class D beer and light wine license on the 3200 block of Eastern
21 Avenue may apply to the Board to convert to a Class D beer, wine, and liquor license if the
22 license holder meets each requirement in § 12-1604.1 except for the requirement to
23 maintain average daily receipts from the sale of food that are at least 51% of the total daily
24 receipts.

25 (3) Notwithstanding § 12-2202 of the Alcoholic Beverages and Cannabis
26 Article, a Class B-D-7 license issued for a premises in the 1600 block of Eastern Avenue
27 shall be considered unexpired until the end of July 1, 2025, for the purpose of completing a
28 transfer of ownership and transfer of location to a premises in the 600 block of South
29 Caroline Street.

30 (4) (i) Notwithstanding § 12-2202 of the Alcoholic Beverages and
31 Cannabis Article, a Class B license issued for a premises in the 3500 block of Boston Street
32 shall be considered unexpired until the end of July 1, 2025, for the purpose of completing a
33 transfer of ownership and a transfer of location to a premises in the 3600 block of Boston
34 Street.

1 (ii) If a Class B license transferred to the 3600 block of Boston Street
2 under subparagraph (i) of this paragraph was originally issued as a Class B-D-7 license,
3 the license holder may apply to the Board to convert the Class B license back to a Class
4 B-D-7 license.

5 (5) Notwithstanding § 12-2202 of the Alcoholic Beverages and Cannabis
6 Article, a Class B-D-7 license issued for a premises in the 600 block of South Luzerne Avenue
7 shall be considered unexpired until the end of July 1, 2025, for the purpose of being renewed
8 to the current license year by the licensee.

9 (b) ~~The Board may not authorize the transfer of a license in ward 24, precinct 5 to~~
10 a person or a location that has received and retained funding awarded under a legislative
11 bond initiative.

12 SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect July
13 1, 2024. Section 2 of this Act shall remain effective for a period of 1 year and 1 month and,
14 at the end of July 31, 2025, Section 2 of this Act, with no further action required by the
15 General Assembly, shall be abrogated and of no further force and effect.

Approved:

Governor.

President of the Senate.

Speaker of the House of Delegates.

March 13, 2025

Applicant(s): Robi Michael Wainwright and Angela Wainwright
Wainwright Family Team, LLC T/a Bodega and Vino
1121-23 Hull Street 21230

Class: "D" Beer & Light Wine License

Amended application to transfer ownership requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Robi Michael Wainwright was born in Maryland in October of 1971. He lives in Baltimore, MD; and (2) Angela Wainwright was born in New York in December of 1970. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Robi Michael Wainwright (50%); and (2) Angela Wainwright (50%).

(c) **Purchase Price of Business:** The purchase price of the business is \$60,000.

(d) **Qualified Voters:** George Bedinger, Ryan Ganser, and MaryBeth Mudric are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises first floor for business as a tavern (Class WD Beer, and Wine license) and basement for storage.

(f) **Corporate Standing:** Wainwright Family Team, LLC is a MD LLC and as of 2/26/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 2/13/2025 and checked on 2/23/2025. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 2x2 area: "BD7" BWL-3.

(h) **Attorney of Record:** Melvin Kodenski

(i) **Timeline:** On 10/1/23 the establishment closed and ceased all alcoholic beverage activity. On 2/8/24, BLLC staff received a hardship extension which was 129 days after operations ceased. The hardship was granted on 3/7/24 and would have expired on 10/25/24; however, transfer application was submitted on 9/24/24. Hearing scheduled for 1/16/25 but postponed. Amended application submitted on 2/4/25.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Amendment in change of operator CLASS TYPE: WD

Please select one option and fill out the requested information

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

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

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

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: 1121-23 Hull Street, Baltimore, Maryland 21230

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Wainwright Family Team, LLC TRADE NAME: Bodega and Vino

BUSINESS PHONE NUMBER: pending BUSINESS EMAIL ADDRESS: robiandangela@bodeaandvino.com

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

Part of Premises Used (Note: Floors and Areas for Storage): 1st Fl. for business Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? and 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: N/A

Please note that as per Alc. Bev. Art. 8 (2-1407(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

Robi Michael Wainwright [Redacted] [Redacted]

(Full name)	(Telephone no.)	E-mail (Required)
324 Broxton Road	Baltimore MD 21212	4 years
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
10/1971	Male	Maryland
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

2. Applicant B

Angela Wainwright [Redacted] [Redacted]

(Full name)	(Telephone no.)	E-mail (Required)
324 Broxton Road	Baltimore MD 21212	4 years
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
12/1970	Female	New York
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

3. Applicant C

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

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

RECEIVED: BLIC
 FEB 4 2025 PM 4:12

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

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

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

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

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

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

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

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

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

hardship hearing on 03/07/24

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
ANGELA WAINWRIGHT	324 Broxton Rd, Baltimore, md	[REDACTED]	[REDACTED]

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

- 1) NAME: Robi M. Wainwright ADDRESS: 324 Broxton Rd Baltimore, md ²¹²¹² TITLE: Members %OF STOCK HELD: 100%
- 2) NAME: Angela Wainwright ADDRESS: 324 Broxton Rd Baltimore, md TITLE: Member %OF STOCK HELD: 0%
- 3) NAME: _____ ADDRESS: _____ ²¹²¹² TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

Tenants by the Entirety, husband and wife

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

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

[Signature]
Signature of Applicant A

I hereby certify that on the 28th day of July, 2025 before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared Robi M. Wainwright the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Elaine Pappas (Notary Seal) My Commission expires 04/27/27
Printed Name: Elaine Pappas

Elaine Pappas
Notary Public
Baltimore County
Maryland
My commission expires: 04/27/27

[Signature]
Signature of Applicant B

I hereby certify that on the 28th day of July, 2025 before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared Angela Wainwright the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Elaine Pappas (Notary Seal) My Commission expires 04/27/27
Printed Name: Elaine Pappas

Elaine Pappas
Notary Public
Baltimore County
Maryland
My commission expires: 04/27/27

Signature of Applicant C

I hereby certify that on the _____ day of _____, 20____ before me, the subscriber, a notary public of the State of Maryland 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: DANIEL MACATEE Phone Number: [REDACTED]
807 Saint Ann Drive, Street, MD 21154

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

(I, WE) DANIEL MACATEE HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1121 Hull St, Baltimore, City with a Zip Code of 21230, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Daniel Macatee
 Signature of Owner of the Property

I hereby certify that on the 28th day of Jan, 2025, before me, the subscriber, a notary public of the State of Maryland, in and for Balto. Co, personally appeared Daniel S. Macatee 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: Elaine Pappas (Notary Seal) My Commission expires 04/27/27
 Notary Printed Name: Elaine Pappas
 Elaine Pappas
 Notary Public
 Baltimore County

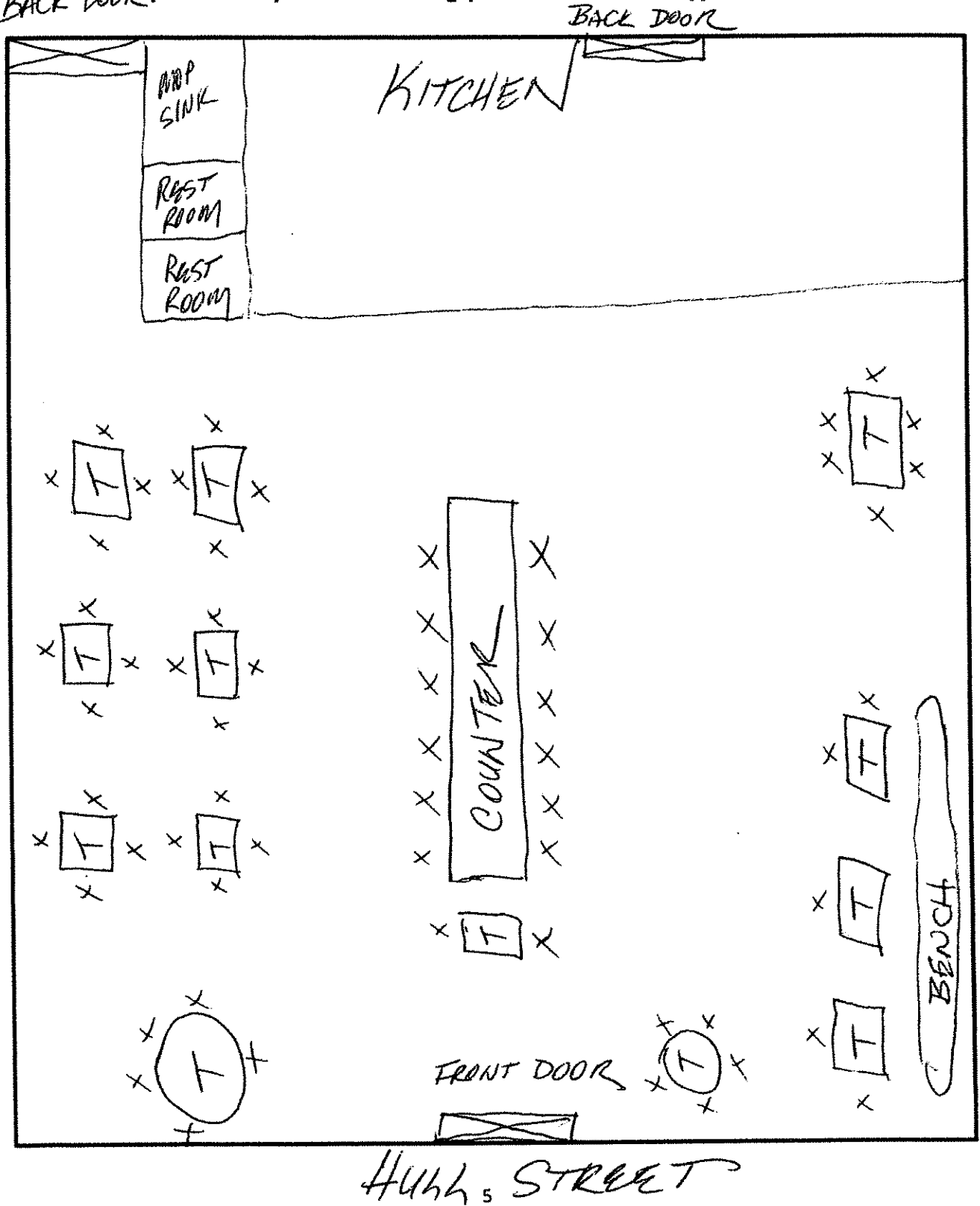
The following certificates must be signed by at least 3 persons.
 We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of the State of Maryland at the time of this application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
George Bedinger	322 BROTON RD BALTIMORE, MD 21212	<u>[Signature]</u>	10/1954	44 YEARS
Ryan Gansler	812 W 37 TH ST BALTIMORE, MD 21211	<u>[Signature]</u>	03/1989	5 YEARS
Mary Beth Mudric	Baltimore, MD 21212 328 BROXTON Rd.	<u>[Signature]</u>	11/25	4 years
Shawn Yang	2538 W Taft Avenue Baltimore, MD 21216	<u>[Signature]</u>	7/71	3 years

Board of Liquor License Commissioners for the City of Baltimore
 200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
 Phone: 410-396-4377 Fax: 410-396-4382

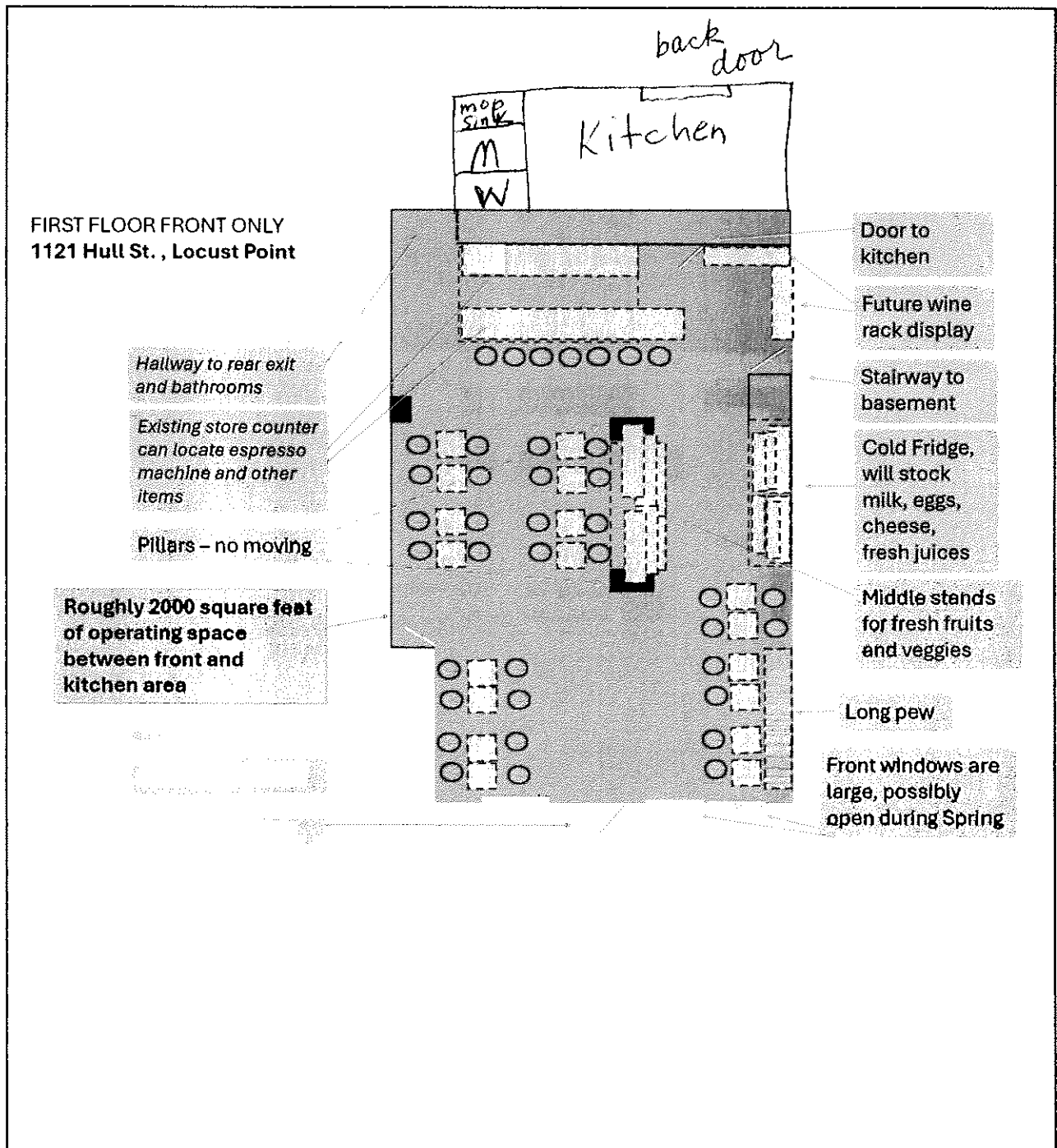
Please note that this is a public document and upon request will be provided to the general members of the public.

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



AS IS

***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. ***



Proposed

LAW OFFICES
MELVIN J. KODENSKI, ESQUIRE
320 NORTH CHARLES STREET
BALTIMORE, MARYLAND 21201

TELEPHONE (410-685-5100)
FACSIMILE (410-685-5825)
melvinjkodenski@hotmail.com

February 4, 2025

SENT BY EMAIL

Staci Russell
Douglas Paige
Baltimore City Liquor Board
200 St. Paul Place, Suite 2300
Baltimore, Maryland 21202

Re: 1121-23 Hull Street
Class 'D' beer and wine license

Dear Ms. Russell and Mr. Paige:

Earlier this afternoon, Elaine of my office hand-filed an Amended Application at your office and gave same to Kirsten Robinson. Ms. Robinson requested a letter from my office explaining the reason for filing the Amended Application.

The original applicant, Jade McArdle, is not able to proceed on her transfer application. Various family matters prevent her from following through on the transfer, thus we needed to file the Amended Application.

If you have any further questions, do not hesitate to give me a call.

Thank you.

Very truly yours,


Melvin J. Kodenski

MJKlep
MJK\5487



Liquor Board System

Version 1.0

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

License Detail

[Close the License](#)

[Print License](#)

[Print Renewal Letter](#)

[<< Go Back](#)

License Info

License Num: **WD 019**

Cert Num: **0248**

Fee: **\$165.00**

Status: **Renewed**

License Date: 5/1/2024

License Year: 2024

CR Number: 17601616

Payment Date: 09-24-24

2023 - 2024 TPP Paid

2024 Trader's License

[Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **SERENITY WINE BAR, LLC**

Trade Name: **SERENITY WINE BAR**

Zone Code: 8

Phone: 443-538-4645

Block Num: 1121-23

City: BALTIMORE

Street: HULL STREET

State: MD

Zip: 21230

CR Number: 17601616

Portion of Business Used:

CONTINUE TO USE PREMISES KNOWN AS 1121-1123 HULL STREET AS TAVERN (NEW OPERATOR)

Restriction:

[Edit the License Location Info](#)

[Alternate Mailing Address](#)

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
NNEKA	BAILAL	5002 OLD COURT ROAD	RANDALLSTOWN	MD	21133	Edit	Remove Owner
IVAN	GERALD	2900 CLIFTON AVENUE	BALTIMORE	MD	21216	Edit	Remove Owner

Comments

Date	Comment	Action
02/12/2025	On 10/1/23 the establishment closed and ceased all alcoholic beverage activity. On 2/8/24, BLLC staff received a hardship extension which was 129 days after operations ceased. The hardship was granted on 3/7/24 and would have expired on 10/25/24; however, transfer application was submitted on 9/24/24. Hearing scheduled for 1/16/25 but postponed. Amended application submitted on 2/4/25. License is viable. MW	Delete
02/11/2025	***STATE OF MD TAX HOLD LETTER RETURNED 02/10/2025.... /SRM	Delete
02/07/2025	Application for transfer of ownership requesting delivery of alcoholic beverages filed on behalf of Wainwright Family Team, LLC T/a Bodega and Vino, Robi Michael Wainwright and Angela Wainwright on 2/4/2025 /kk (Amended)	Delete
01/27/2025	**** STATE OF MD TAX HOLD, letter sent to the business address on January 27,2025./SRM	Delete
01/16/2025	1/16/2025 - Public Hearing Re: Application to transfer ownership requesting delivery of alcoholic beverages - POSTPONED.../jr	Delete
11/14/2024	On 10/1/23 the establishment closed and ceased all alcoholic beverage activity. On 2/8/24, BLLC staff received a hardship extension which was 129 days after operations ceased. The hardship was granted on 3/7/24 and would have expired on 10/25/24; however, transfer application was submitted on 9/24/24. License is viable. MW	Delete
11/08/2024	Application for transfer of ownership requesting delivery of alcoholic beverages filed on behalf of Sole Proprietorship T/a Trade Name Pending, Jade Erin McArdle on 9/24/2024 /kk	Delete
10/28/2024	PERSONAL PROPERTY TAX LETTER WAS RETURNED...../sb	Delete
07/02/2024	180 Day Hardship Warning Letter emailed to attorney Melvin Kodenski reminding that hardship will expire on September 25, 2024...../jr	Delete
03/14/2024	Mail Returned: 2024 Renewal Application..../sb	Delete
03/11/2024	3/7/2024 - Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)..../jr	Delete
03/04/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb	Delete
02/26/2024	Received email from Kodenski indicating he spoke with landlord who sd prior tenant had sales through Sept 17th. Will send info along before the hearing.	Delete
02/21/2024	Last inspection was in May 2023 but hardship extension request indicates October 1. Sent Kodenski an email asking for proof of when licensee ceased operations.MW	Delete
02/08/2024	Letter from Attorney, Mel Kodenski, requesting for an Hardship Extension; Invoice #131780..../sb	Delete
03/10/2022	*****RELEASED STATE OF MD TAX HOLD*****/mb	Delete
06/28/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter completion of transfer of new license information until today's date. The license was initially transferred issued on 6/6/2019. Please check invoice #117364.... k/r	Delete
03/25/2019	3/21/2019 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)...../jr	Delete
02/08/2019	Application for transfer of ownership filed on behalf of Serenity Wine Bar, LLC T/a Serenity Wine Bar - Nneka Bilal and Ivan Gerald on 2/1/19 /kk	Delete
01/11/2019	1/10/2019 - Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)...../jr	Delete
12/11/2018	11/27/2018 Request for hardship was submitted. Please check invoice #113798....k/r	Delete
06/28/2018	Operating Status letter sent to licensee on 6/27/2018 (Agent Howard)	Delete
04/13/2017	Alcohol Awareness expires 04/04/21 (Janis M. Cashmark).... /sb	Delete
10/13/2011	10/11 Transfer of ownership, D-B&W, Robert Reddinger, Maury Reddinger, Rob Red Ventures, Inc.	Delete
07/17/2008	07/10/08 Hardship extension requested. DECISION: EXTENSION GRANTED UNTIL 1/1/09	Delete
06/20/2007	06/07/07 Transfer Conf.re: Application to transfer ownership of Class "D" Beer & Wine license, presently in the name of Mark Rogers, personal Representative, t/a Tim's Place where the esatblishment has been closed for more than 90 days. DECISION: BOARD APPROVED TRANSFER.CONF.FEE DUE \$100	Delete
05/24/2007	5/07 Application filed to transfer ownership to Kathy Macatee, Hull Street Express, LLC	Delete

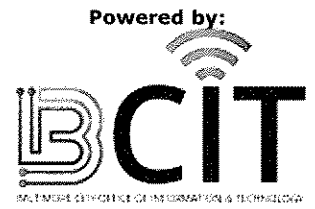
[Print History \(Print Card\)](#)

Trade Name: SERENITY WINE BAR

Comment:

Add Comment

Hold Info



WAINWRIGHT FAMILY TEAM, LLC: W25114257

Department ID Number:

W25114257

Business Name:

WAINWRIGHT FAMILY TEAM, LLC

Principal Office: ⓘ

324 BROXTON RD
BALTIMORE MD 21212

Resident Agent: ⓘ

ROBI WAINWRIGHT
324 BROXTON RD
BALTIMORE MD 21212

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:

05/28/2024

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1121-23 HULL STREET 21230

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 3

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Inspector Jordan DATE: 02/24/2025

1121-23 HULL STREET 21230

Proposed Location

- 📍 Serenity Wine Bar WD

Licensed Locations

- 1 Hull Street Blues LBD7
- 2 1157 Bar & Kitchen LBD7
- 3 The Port Public House LBD7



TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name) Bodega and Vino	Corporation Name Wainwright Family Team, LLC	Location Address 1121-23 HULL STREET 21230
---	--	--

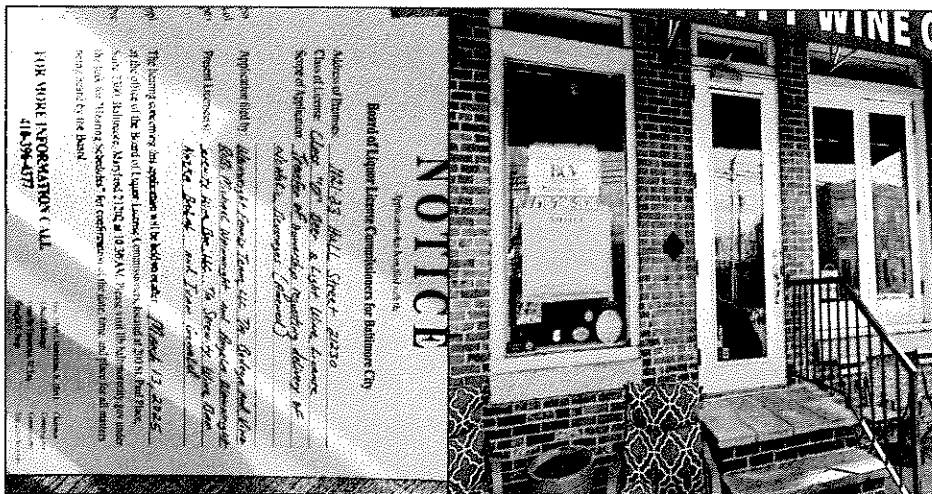
License Type Class "D" Beer and Wine	Date Posted? 02/13/2025	Estimated Date of Removal? 02/23/2025
--	-----------------------------------	---

Is the location within 300 feet of Church and/or School? No	Are there any other licensed establishments within a two block radius? Yes	Is the establishment open and operating in a safe and sanitary manner? (If not open, note in comments - CLOSED or NOT OPERATING) No
---	--	---

Other licensed locations - Describe/Note Refer to the attached map for other licensed locations.	Comments and Follow-up Items(s) Explanation of Request: "Amendment in change of operator" CLOSED
--	--

Licensee Name NNEKA BAILAL	Inspector Name BALTIMORE\Rosalba Jordan
--------------------------------------	---

Photo(s) Taken <input type="button" value="Choose Files"/> No file chosen	Submission Date 02/16/2025 11:51 PM
---	---



Cancel

Posting Sign Report

Applicants Name	Premises Address	Inspector Name
Robi Michael Wainwright	1121-23 HULL STREET 21230	BALTIMORE\Rosalba Jordan

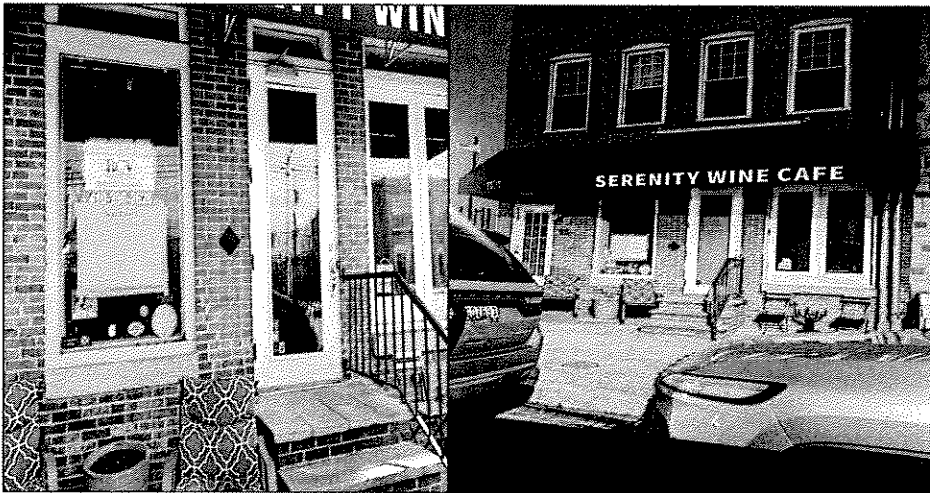
Posted Date/Time	Rechecked Date/Time	Manager
02/13/2025 01:30 PM	02/23/2025 01:30 PM	CLOSED

Posted Summary
Notice was posted on the front of building

Rechecked Summary
Notice remained as posted on the front of building.

Photo(s) Taken

No file chosen



Cancel

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1121-23 Hull Street 21230
Class of License: Class "D" Beer & Light Wine License
Scope of Application: Transfer of ownership requesting delivery of alcoholic beverages (Amended)

Application filed by: Wainwright Family Team, LLC TA Bodoga and Vino
Robi Michael Wainwright and Angela Wainwright
Present Licensee(s): Serenity Wine Bar, LLC TA Serenity Wine Bar
Nweta Bailal and Ivan Gerald

The hearing concerning this application will be held on or after March 13, 2025 at the office of the Board of Liquor License Commissioners, located at 200 St. Paul Place, Suite 2300, Baltimore, Maryland 21202 at 10:30 AM. Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

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

Hon. Albert J. Matricciani, Jr., (Ret.) *Chairman*
Edward L. Reisinger *Commissioner*
Granville Templeton, III, Esq. *Commissioner*
Douglas K. Paige *Executive Secretary*



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Home > Permits > My Permit Application List

Account: [REDACTED]

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New! On-Line Inspection Scheduler: Now, you may schedule inspections on-line; use the Inspection Scheduler feature below

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Search:

				ID App	Permit Number	Project Name	Create Submit Accept	Status	Fee Due	Fee Paid	Notes	
Manage	Contact us			475570	USE2024-55036	1121-23 HULL STREET	9/24/2024 9/24/2024	Submitted				Archive

Showing 1 to 10 of 68 entries

Previous 2 3 4 5 ... 10 Next





BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Home > Permits > Update Permit Information

Account: [REDACTED]

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

Project Name: 1121-23 HULL STREET

[Guest Access](#)

CHANGE OF OPERATOR -- CONTINUE TO USE 1121-23 HULL STREET, BALTIMORE, MARYLAND 21230 AS A TAVERN (A CLASS WD BEER AND WINE LICENSE) FIRST FLOOR FOR BUSINESS AND BASEMENT FOR STORAGE



Mayor Brandon M. Scott & Alice Kennedy, Commissioner

March 13, 2025

Applicant(s): Ganga Giri Karki and Steven C. Mottley
G&J Hospitality, LLC T/a Sobo Kitchen & Bar
6-8 W. Cross Street 21230

Class: "D-7" Beer, Wine & Liquor License

Application to transfer ownership with continuation of live entertainment and outdoor table service, requesting off-premises catering.

(a) **Applicant(s) Information:** (1) Ganga Giri Karki was born in Nepal in June of 1982. She lives in Nottingham, MD; and (2) Steven C. Mottley was born in Cheverly, MD in December of 1968. He lives in Baltimore, MD. Ms. Karki spouse has financial interest at 3165 Main Street, Manchester, MD 21102 t/a Spargos Pizza since 2023.

(b) **Ownership Breakdown:** (1) Ganga Giri Karki (100%); and (2) Steven C. Mottley (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$275,000. Down payment of \$50,000 was made. Remaining balance to be paid over 10 years at \$2,600 month.

(d) **Qualified Voters:** Eric Ruhl, Jane Seebold, and Kimberly Heckman are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of a portion of premises as a restaurant with live entertainment, off-premises catering and outdoor dining per BMZA 2012-324 approved 8/21/12. (New operator).

(f) **Corporate Standing:** G&J Hospitality, LLC is a MD LLC and as of 2/26/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 2/13/2025 and checked on 2/23/2025. This meets the 10-day rule. There are 24 licensed liquor establishment(s) in the 2x2 area: "D" BW-2; "B" BWL-9; "D" BWL-2; and "BD7" BWL-11.

(h) **Attorney of Record:** Stephan W. Fogleman

(i) **Timeline:** Last Inspection by BLLC was performed on 12/19/2024, 9/11/2024, and 6/8/2024. At those times, the establishment was open and operating. BLLC staff received transfer application on 2/4/2025.

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

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

Board's Decision:

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

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

RECEIVED: BLLC
FEB 4 2025 AM 10:17

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

EXPLANATION OF REQUEST: Transfer of ownership only CLASS TYPE: BD7

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: N/A

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 6-8 W. Cross Street 21230

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: G&J Hospitality LLC TRADE NAME: Sobo Kitchen & Bar

BUSINESS PHONE NUMBER: 667-351-9615 BUSINESS EMAIL ADDRESS: tulsichef2000@yahoo.com

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

Part of Premises Used (Note: Floors and Areas for Storage): 1st fl bus/bsmt storage Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? Band 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: 75

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

Ganga Giri Karki [REDACTED] [REDACTED]
 (Full name) (Telephone no.) E-mail (Required)
4324 Cottington Road Nottingham MD 21236 N/A
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
6/82 F Nepal
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

Steven C. Mottley [REDACTED] [REDACTED]
 (Full name) (Telephone no.) E-mail (Required)
929 S. Conkling Street Baltimore MD 21224 14 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
12/68 M Cheverly, MD
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

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

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

Applicant A B C

[Empty response box for question 1]

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

Applicant A B C

[Empty response box for question 2]

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

Applicant A B C

[Empty response box for question 3]

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

[Empty response box for question 4]

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

Applicant A B C

[Empty response box for question 5]

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

Applicant A B C

[Empty response box for question 6]

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

Applicant A B C

A: spouse owns Spargo Pizza, 3165 Man St, Manchester MD, Club B restaurant 2021-present Tobi Gori

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

Applicant A B C

[Empty response box for question 8]

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

[Empty response box for question 9]

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

Applicant A B C

[Empty response box for question 10]

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

Name	Address	Phone	Email
Ganga Gini Karki	4324 COTTINGTON RD NOTTINGHAM, MD 21236	[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. B 4-103 (a)(10). 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: Ganga Gini Karki ADDRESS: 4324 COTTINGTON RD TITLE: owner %OF STOCK HELD: 100
NOTTINGHAM, MD 21236
- 2) NAME: Steven Christopher Mottley ADDRESS: 929 S. CONKLING STREET TITLE: Authorized Person %OF STOCK HELD: 0
Baltimore, MD 21224
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

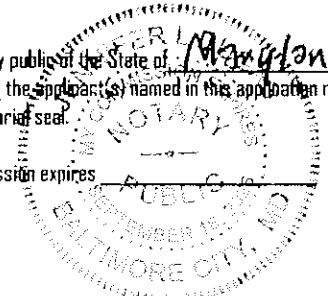
[Signature]

Signature of Applicant A

I hereby certify that on the 30 day of January, 2025 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City personally appeared Ganga Gini Karki 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: Jennifer L Dugas (Notary Seal) My Commission expires _____

Printed Name: Jennifer L Dugas



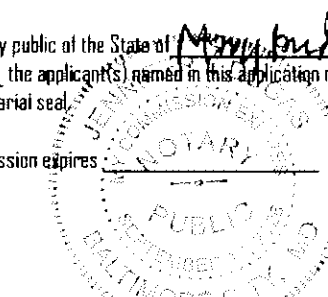
[Signature]

Signature of Applicant B

I hereby certify that on the 30 day of January, 2025 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City personally appeared Steven C Mottley 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: Jennifer L Dugas (Notary Seal) My Commission expires _____

Printed Name: Jennifer L Dugas



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: West Cross Street LLC Phone Number: [REDACTED]
4710 Saint Mary's Street Unit 10 Beltsville MD. 20705

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

(I, WE) Cecil David Anglin JR HEREBY CERTIFY,
 That (I am, we are) the owner(s) of the property located at #6 and #8 West Cross Street, Baltimore, City with a Zip Code of 21230, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

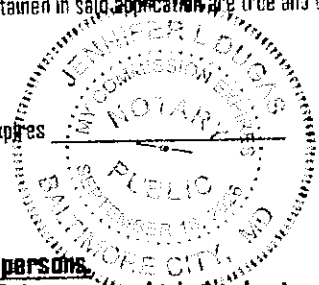
Cecil David Anglin Jr.
 Signature of Owner of the Property

I hereby certify that on the 30 day of January, 2025 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Cecil D Anglin Jr. the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

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

(Notary Seal) My Commission expires _____



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

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

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

Board of Liquor License Commissioners for the City of Baltimore
 200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
 Phone: 410-396-4377 Fax: 410-396-4382

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

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

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

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

Signature of Owner of the Property

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

As witness, my hand and notarial seal.

Notary Signature: _____ [Notary Seal] My Commission expires _____

Notary Printed Name: _____

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

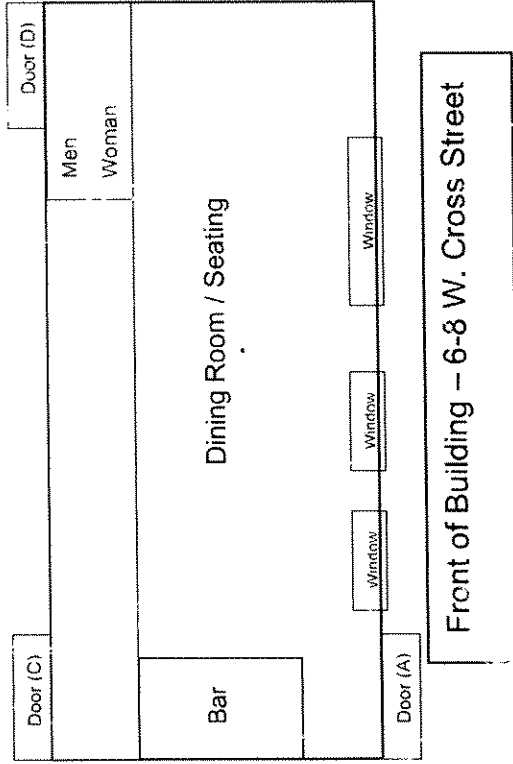
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
IRENE Ruhl	927 S Conkling St	<i>[Signature]</i>	02/10/89	3 years
Eric Ruhl	927 S Conkling St	<i>[Signature]</i>	08/10/79	4 years
Jane Seebold	111 E. Clement St	<i>[Signature]</i>	7/10/57	6 years
Kim Heckman	521 S. Decker Ave	<i>[Signature]</i>	07/10/66	1 month

Board of Liquor License Commissioners for the City of Baltimore
200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
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.

SoBo Café
6-8 W. Cross Street, Baltimore, MD 21230
Restaurant Layout





Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **WD 029**

Cert Num: **0780**

Fee: **\$825.00**

Status: **Renewed**

License Date: 5/1/2024

License Year: 2024

CR Number: 14595088

Payment Date: 04-29-24

2023 - 2024 TPP Paid Y

2024 Trader's License N

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **ANNOULA ENTERPRISES, LLC**

Trade Name: **SOBO CAFE**

Zone Code: 7

Phone: 410-752-1518

Block Num: 6-8

City: BALTIMORE

Street: CROSS STREET WEST

State: MD

Zip: 21230

CR Number: 14595088

Portion of Business Used:

CURRENT: USE PORTION OF EXISTING RESTAURANT WITH LIVE ENTERTAINMENT & OUTDOOR TABLE SERVICE PER BMZA 2012-324 APPROVED 08/21/12 NEW: ADD CATERING TO EXISTING RESTAURANT

Restriction:

THE MOU DATED APRIL 24, 2023 BETWEEN SBNA, THE SOUTH BALTIMORE NEIGHBORHOOD ASSOCIATION AND THE LICENSEE IS INCORPORATED INTO THE LICENSE.

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
ANNA H.	LEVENTIS	13 E. RANDALL STREET	BALTIMORE	MD	21230	Edit	Remove Owner

Comments

Date	Comment	Action
02/12/2025	Transfer application submitted to BLLC on 2/4/25. Establishment was open and operating when inspected on 12/19/24, 9/11/24, and 6/28/24. License is viable. MW	Delete
02/07/2025	Application for transfer of ownership with continuation of live entertainment and outdoor table service, requesting off-premises catering filed on behalf of G&J Hospitality, LLC T/a Sobo Kitchen & Bar, Ganga Giri Karki and Steven C. Mottley on 2/4/2025 /kk	Delete
02/04/2025	Note that the license was converted to a D-7 in 2023 per HB917/SB 607 during from the 2023 legislative session. License may not be transferred from the location it was issued to. Must maintain daily average sales of at least 51% from the sale of food, execute an MOU wit the relevant local neighborhood association, and have less than 75 seats. MW	Delete
10/30/2024	Received 2023 thru 2025 Personal Property Tax Clearance..../sb	Delete
05/07/2024	****RELEASE STATE OF MD TAX HOLD...SRM	Delete
04/12/2024	Renewed for 2024 - License Number LD-7 001 /kk	Delete
07/27/2023	Licensee submitted OLD LICENSE...../sb	Delete
07/27/2023	Processed License from D-BW to an D-7 002 on July 27, 2023. Invoice # 130905 = \$200.00 Transfer Fee and Invoice # 130906 = \$15,000.00...../sb	Delete
07/26/2023	****RELEASED STATE OF MD TAX HOLD***/mb	Delete
07/21/2023	7/20/2023 - Public Hearing Re: Request to convert the current 7-day Class "D" Beer & Light Wine License to a 7-day "D-7" Beer, Wine & Liquor License with continuation of live entertainment, outdoor table service, and off-premises catering - APPROVED (3-0 vote)..../jr	Delete
06/09/2023	Application to convert the current 6-day Class "D" BW license to a 7-day Class "D-7" BWL license filed on behalf of Annoula Enterprises, LLC /a Sobo Café, Anna Leventis on 5/19/2023 /kk	Delete
01/23/2023	Provided 2022 Traders License .../sb	Delete
10/07/2022	07/16/2020 - Issued Outdoor License extension starting from May 27, 2021 until the Governor has lifted his executive order; DOT Permit #ROW2020-SE1025887...../sb	Delete
10/24/2019	Personal Property Tax Owed to City of Baltimore was cleared and on October 24, 2019..../mb.	Delete
09/26/2019	Personal Property tax letter mailed to Licensee(s) Home Address on 09/26/19..... /sb	Delete
03/25/2019	****RELEASED STATE OF MD TAX HOLD***/mb	Delete
01/25/2019	***STATE OF MD TAX HOLD, letter sent to Licensee's Business Address on January 25, 2019.***/mb	Delete
05/25/2018	Ms. Leventis added off premises catering to her license: Invoice#112626k/r	Delete
04/10/2018	Alcohol Awareness expires 04/04/22 (Jim Glick).... /sb	Delete
04/01/2016	Alcohol Awareness course was taken at John S. Murry and expires on 03/25/2020 (ANNA LEVENTIS)	Delete
07/23/2012	7/19/2012 Public Hearing re: Request for outdoor table service & live entertainment. Conditionally APPROVED; must submit signed MOU to the Board.	Delete
06/12/2012	6/12 Expansion, request for live entertainment and outdoor table service,D-BWL, Anna Leventis, James MacFarlane, Annoula Enterprises, LLC	Delete
09/13/2011	9/11 Transfer of ownership with requests for live entertainment and outdoor table service, D-B&W license, Anna Leventis, James MacFarlane, Annoula Enterprises, LLC	Delete
01/19/2010	12/1/09 \$125 PAID IN LIEU OF 12/10/09 HEARING #70457	Delete

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

License num: WD 029

Address: 6-8 CROSS STREET WEST

Trade Name: SOBO CAFE

Comment:

[Add Comment](#)


G & J HOSPITALITY, L.L.C.: W25579152

Department ID Number:

W25579152

Business Name:

G & J HOSPITALITY, L.L.C.

Principal Office: 

6-8 W CROSS STREET
BALTIMORE MD 21230

Resident Agent: 

TULSI GIRI
4324 COTTINGTON ROAD
NOTTINGHAM MD 21236

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

11/19/2024

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 6-8 CROSS STREET WEST 21230

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 24

"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 9

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR 2

"BD7" BEER, WINE & LIQUOR 11

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Inspector Jordan DATE: 02/24/2025

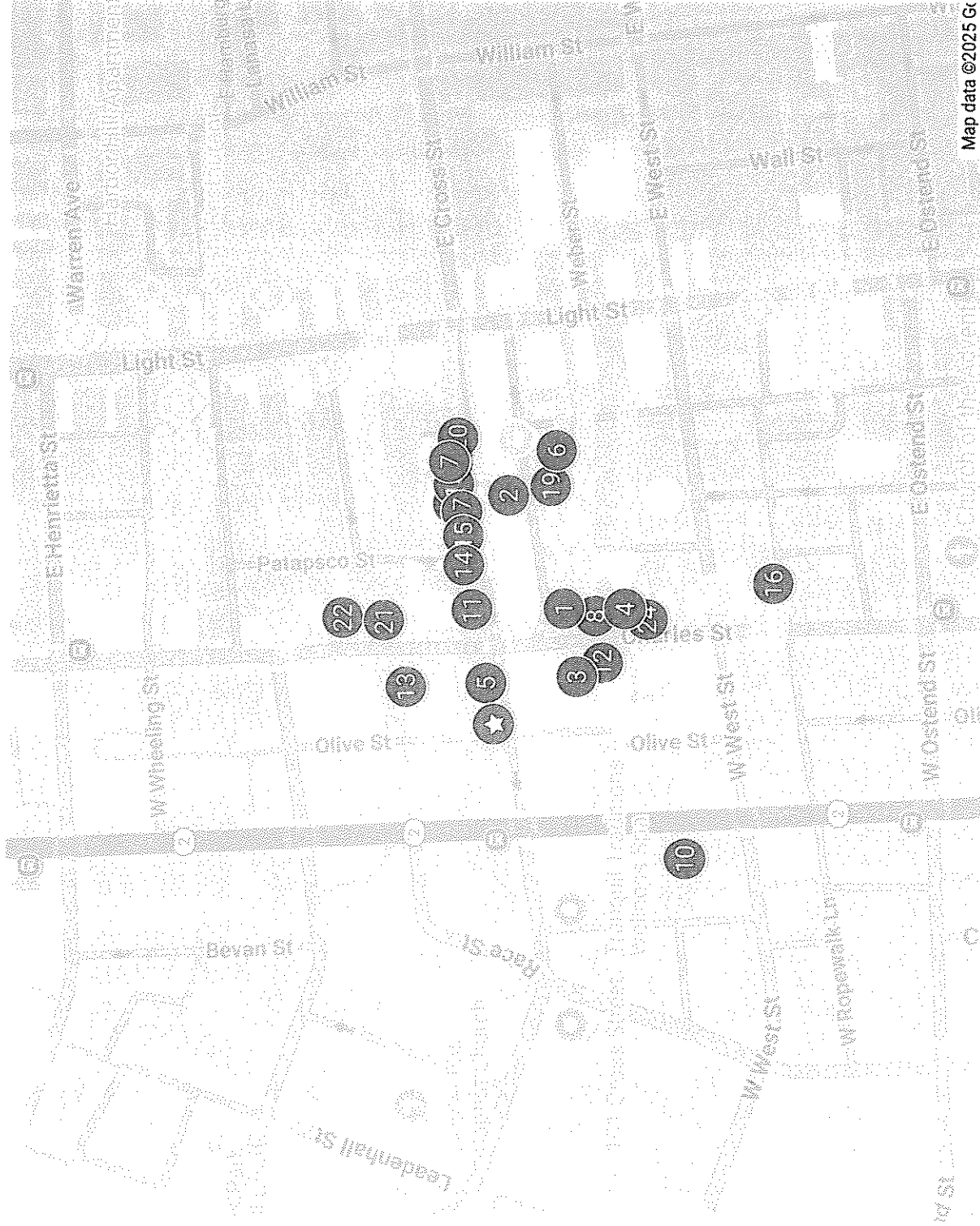
6-8 CROSS STREET WEST 21230


Proposed Location

- ★ SoBo Cafe WD


Licensed Locations

- 1 Matsuri Restaurant LB
- 2 Cross Street Market LB
- 3 The Charles LB
- 4 Wayward LB
- 5 Smitty's Liquor LB
- 6 Mug Shots LB
- 7 Nola Seafood LB
- 8 Mother's LB
- 9 Nola Seafood LB
- 10 Mums LBD7
- 11 MaGerK's LBD7
- 12 Ditos Tacos LBD7
- 13 Nobles Bar LBD7
- 14 The 8x10 LBD7
- 15 Crossbar LBD7
- 16 Ropewalk LBD7
- 17 Pub Dog LBD7
- 18 Stalking Horse LBD7
- 19 Locals Only LBD7
- 20 One Star LBD7
- 21 Angeli's Pizza LD



 Illusions Bar LD

 Spoons WD

 Cheese Galore WD

TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name) Sobo Kitchen & Bar	Corporation Name G&J Hospitality, LLC	Location Address 6-8 CROSS STREET WEST 21230
--	---	--

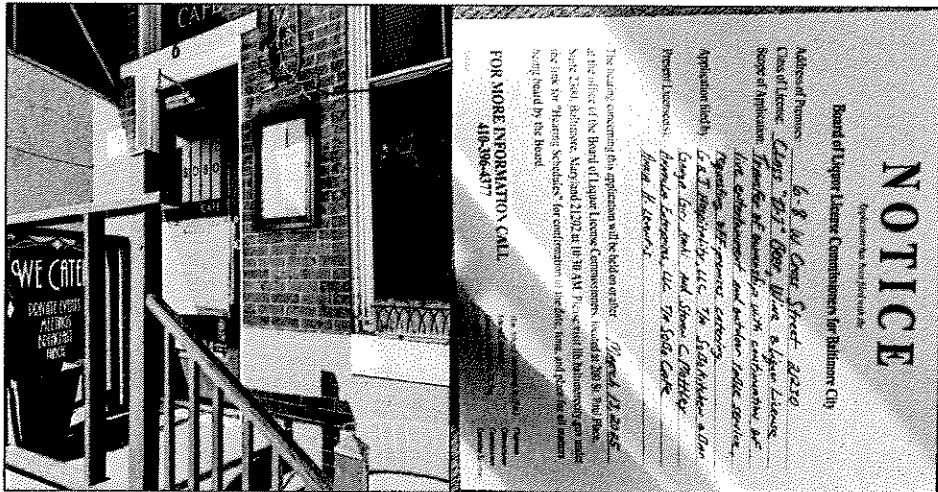
License Type Class "D" Beer, Wine and Liquor	Date Posted? 02/13/2025	Estimated Date of Removal? 02/23/2025
--	-----------------------------------	---

Is the location within 300 feet of Church and/or School? No	Are there any other licensed establishments within a two block radius? Yes	Is the establishment open and operating in a safe and sanitary manner? (If not open, note in comments - CLOSED or NOT OPERATING) Yes
---	--	--

Other licensed locations - Describe/Note Refer to the attached map for other licensed locations.	Comments and Follow-up Items(s) Explanation of Request: "Transfer of ownership only"
--	--

Licensee Name ANNA H. LEVENTIS	Inspector Name BALTIMORE/Rosalba Jordan
--	---

Photo(s) Taken Choose Files No file chosen	Submission Date 02/16/2025 11:45 PM
--	---



Save

Cancel

Posting Sign Report

Applicants Name

Ganga Gri Kanka

Premises Address

6-8 CROSS STREET WEST 21230

Inspector Name

BALTIMORE\Rosalba Jordan

Posted Date/Time

02/13/2025

01:00 PM

Rechecked Date/Time

02/23/2025

01:00 PM

Manager

Anna Levanis

Posted Summary

Notice was posted on the front of building.

Rechecked Summary

Notice remained as posted on the front of building.

Photo(s) Taken

No file chosen



Cancel

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 6-8 W. Cross Street 21230
Class of License: Class "D-7" Beer, Wine & Liquor License
Scope of Application: Transfer of ownership with continuation of live entertainment and outdoor table service, requesting off-premises catering
Application filed by: G & J Hospitality, LLC T/A SoBo Kitchen & Bar
Ganga Giri Karki And Steven C. Motley
Present Licensee(s): Annoula Enterprises, LLC T/A SoBo Cafe
Anna H. Leventis

The hearing concerning this application will be held on or after March 13, 2025 at the office of the Board of Liquor License Commissioners, located at 200 St. Paul Place, Suite 2300, Baltimore, Maryland 21202 at 10:30 AM. Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

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

Hon. Albert J. Matriociani, Jr., (Ret.) *Chairman*
Edward L. Reisinger *Commissioner*
Granville Tompkins, III, Esq. *Commissioner*
Douglas K. Page *Executive Secretary*

BLLC Routine Inspection

Address	Trade Name	Corporation Name
6-8 CROSS STREET WEST 21230	SOBO CAFE	ANNOULA ENTERPRISES, LLC
Type of License	Inspection Date/Time	Manager/Licensee
Class "D" Beer, Wine and Liquor	02/13/2025 01:00 PM	Anna Levenis
Open/Closed	Closed Date	Clean and Free of Debris
Open	mm/dd/yyyy	Satisfactory
Location of Bar	Shape of Bar	Condition of Bar Area/Floors
Front	Straight	Satisfactory
Hot Water	Disinfectant Solution	Three Compartment/Washer
Yes	Yes	Yes
Bulletproof Partitioning	Separate Pkg. Goods Dept.	Separate Pkg. Goods Store
N/A	N/A	N/A
Bar/Tavern Open and Operating	Selling Household/Grocery	Capacity
Yes	N/A	50
Location of Dining Area	Condition of Dining Area/Floors	Sanitation
All over	Satisfactory	Satisfactory
Menu	Traders License	Alcohol Awareness Certification Date Issued
Yes	Yes	03/23/2025
Employee Records	Alcohol Beverage Invoice Numbers	Invoice Date
Yes	Southern 2555360	02/12/2025

Inspector Kitchen Comments

No issues
rear

Inspector Restroom Comments

No issues
rear

Exits Marked, Unobstructed

Yes

Fire Capacity

60

Outdoor Seating Capacity

3 tables

License is Valid

N/A

Dancers Present 18 and older

N/A

Cleanliness of Dressing Room

N/A

Live Entertainment (Describe)

yes

Outdoor Table Service

Yes

Violations Noted

Violation Issued

No

Instructions Given to Licensee

Posting is remain posted for 11 days.

Inspector's Comments

Health 12/23/2025

Photo(s) Taken

Choose Files

No file chosen

Owner Email

Submitted by Inspector

BALTIMORE\Rosalba Jordan



Save

Cancel



Select Language

Powered by Translate

Logged in as: Stephan Fogleman Collections (0) Cart (0) Account Management Logout

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Record USE2024-57299:
Use and Occupancy Permit
Record Status: Pending

[Add to cart](#)
[Add to collection](#)

[Record Info](#)

[Payments](#)

Work Location

Record Details

Applicant:

STEPHAN FOGLEMAN

Primary Phone:

Project Description:

6-8 W CROSS STREET

CONTINUE TO USE PORTION OF EXISTING RESTAUR/
LIVE ENTERTAINMENT, OFF-PREMISES CATERING AN
DINING PER BMZA 2012-324 APPROVED 8/21/12 (NE
OPERATOR)

More Details

- [Related Contacts](#)
- [Application Information](#)
- [Application Information Table](#)
- [Parcel Information](#)