

March 27, 2025

Applicant(s): Grace Pilet Jacobsen
Pharos Marine, LLC T/a Oasis Marina at Lighthouse Point
2711 Boston Street 21224

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership with continuation of outdoor table service, requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Grace Pilet Jacobsen was born in Lexington, KY in January of 1991. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Grace Pilet Jacobsen (0%); and (2) Thomas Wood (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$16,500 down and 10% yearly.

(d) **Qualified Voters:** Michael Sweeney, Rachel Johnson, and Ben De Water are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises as a restaurant with outdoor table service and delivery services with food and beverage sales inclusive of floating bar with access to commercial kitchen and restroom facilities.

(f) **Corporate Standing:** Pharos Marine, LLC is a MD LLC and as of 3/11/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 2/26/2025 and checked on 3/8/2025. This meets the 10-day rule. There are 10 licensed liquor establishment(s) in the 2x2 area: "B" BWL-4; and "BD7" BWL-6.

(h) **Attorney of Record:** Joseph Woolman

(i) **Timeline:** Last Inspections by BLLC was performed on 7/7/2024. At that time, the establishment was open and operating. BLLC staff received transfer application on 1/24/2025.

(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: _____ CLASS TYPE: B

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 2711 BOSTON STREET, 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: Pharos Marine, LLC TRADE NAME: Oasis Marine at LightHouse Point

BUSINESS PHONE NUMBER: 410-675-8882 BUSINESS EMAIL ADDRESS: mgretee@OASISMARINE.COM

ATTORNEY FOR THE APPLICANT: Joe Woolman ADDRESS: 400 E Pratt St. Suite 200 Baltimore, MD 21202 PHONE: 410-385-7225

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

Live Entertainment? Yes No What Kind (Ex. DJ, Band, Etc.)? _____ Off Premises Consumption of Food and Beverage? Yes No

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

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

1. Applicant A

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

103 WARREN AVE BALTIMORE, MD 21230 _____
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

01/1991 _____
 (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: BILG
 JAN 24 2025 PM 3:59

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
OASIS MARTINS	222 SEVERN AVE #2000 ANNAPOLIS MD 21403	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-109 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Thomas Wood ADDRESS: 222 SEVERN AVE, ANNAPOLIS MD 21403 TITLE: MD %OF STOCK HELD: 100 ^{100% OWN OF SHARE}
- 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.*

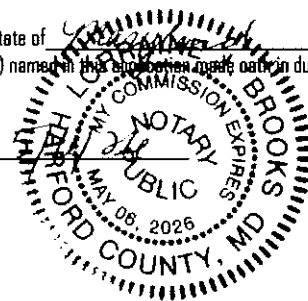
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform 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.

Thomas Wood
Signature of Applicant A

I hereby certify that on the 24th day of January, 2025, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Thomas Wood the applicant(s) named in this application who 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: Lorraine J. Brooks (Notary Seal) My Commission expires _____

Printed Name: Lorraine J. Brooks



Signature of Applicant B

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Signature of Applicant C

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Name and Address of the owners of the premise/landlord: Thomas Wood, MD

Phone Number: [REDACTED]

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

(I, WE) Thomas Wood HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2711 Boston Street, 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.

[Signature]
Signature of Owner of the Property

I hereby certify that on the 24th day of January, 2025 before me, the subscriber, a notary public of the State of Maryland, in and for City of Baltimore, personally appeared Thomas Wood 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: Lorraine J. Brooks

(Notary Seal) My Commission expires

Notary Printed Name: Lorraine J. Brooks



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)
Michael Sweeney	111 Pilgrim Lndg Baltimore MD 21230	<u>MDS</u>	5/1989	14 mos
Prachel JOHNSON	1525 Marshall St, Baltimore, MD 21230	<u>[Signature]</u>	02/1988	3.5 years
Ben Van De Water	1525 Marshall St. Baltimore, MD 21230	<u>[Signature]</u>	11/1991	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.



Liquor Board System

Version 1.0

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

License Detail

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

License Info

License Num: **LB 132** Cert Num: **0384** Fee: **\$1,520.00** Status: **Renewed**
License Date: 5/1/2024 License Year: 2024
CR Number: 19452575
Payment Date: 04-24-24

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: **PHAROS MARINE, LLC**
Trade Name: **OASIS MARINA AT LIGHTHOUSE POINT**
Zone Code: 0
Phone: 410-675-8888

Block Num: 2711 Street: BOSTON STREET
City: BALTIMORE State: MD Zip: 21224

CR Number: 19452575

Portion of Business Used:

USE OF SITE AS A RESTAURANT WITH OUTDOOR TABLE SERVICE AND DELIVERY SERVICES WITH FOOD AND BEVERAGE SALES INCLUSIVE OF FLOATING BAR WITH ACCESS TO COMMERCIAL KITCHEN AND RESTROOM FACILITIES.

Restriction:

MOU DATED AUGUST 1, 2023, BETWEEN CANTON COMMUNITY ASSOCIATION AND LICENSEE IS INCORPORATED INTO LICENSE.

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
LAURA E.	GRETZ	3416 O'DONNELL STREET	BALTIMORE	MD	21224	Edit	Remove Owner

Comments

Date	Comment	Action
02/12/2025	Transfer application submitted on 1/24/25. Establishment was open and operating when inspected on 7/7/24. License is viable. MW	Delete
02/07/2025	Application for transfer of ownership with continuation of outdoor table service, requesting delivery of alcoholic beverages filed on behalf of Pharos Marine, LLC T/a Oasis Marina at Lighthouse Point, Grace Pilet Jacobsen on 1/24/2025 /kk	Delete
03/19/2024	****RELEASED STATE OF MD TAX HOLD on 03/07/2024****/sb	Delete
03/02/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb	Delete
08/03/2023	Processed and Issued prorated New Class "B" BWL restaurant license to Pharos Marine, LLC t/a Oasis Marina at Lighthouse Point, Laura E. Gretz with outdoor table service/jr	Delete
08/03/2023	07/20/2023 - Public Hearing Re: Application for a new Class "B" Beer, Wine and Liquor restaurant license, requesting outdoor table service and delivery of alcoholic beverages - APPROVED (3-0 vote) *MOU to be made a part of the license* - *Applicant must present signed MOU before license is able to be issued*...../jr	Delete

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

License num: LB 132 Address: 2711 BOSTON STREET
 Trade Name: OASIS MARINA AT LIGHTHOUSE POINT

Comment:

[Add Comment](#)

Hold Info



PHAROS MARINE, LLC: Z22743827

Department ID Number:

Z22743827

Business Name:

PHAROS MARINE, LLC

Principal Office: ⓘ

2780 LIGHTHOUSE POINT E.

BALTIMORE MD 21224

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:

FOREIGN LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

03/25/2022

State of Formation:

DE

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 2711 Boston st

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 10

"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 4

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 6

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: fernandez DATE: 3/11/25

TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

Oasis Marina at Lighthouse Point

Corporation Name

Pharos Marine, LLC

Location Address

2711 Boston St

License Type

Class "B" Beer, Wine and Liquor

Date Posted?

02/26/2025

Estimated Date of Removal?

03/08/2025

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 with continuation of outdoor table service, requesting delivery of alcohol

Licensee Name

Laura Gretz

Inspector Name

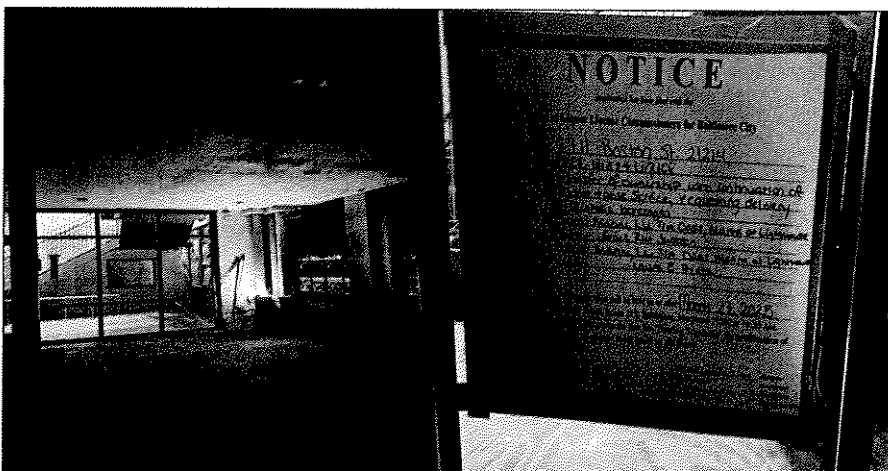
BALTIMORE\Andy Perez

Photo(s) Taken

No file chosen

Submission Date

02/27/2025 01:11 PM



Posting Sign Report

Applicants Name

Grace Pilet Jacobsen

Premises Address

2711 Boston St.

Inspector Name

BALTIMORE Andy Perez

Posted Date/Time

02/26/2025

06:40 PM

Rechecked Date/Time

03/08/2025

11:38 PM

Manager

CLOSED

Posted Summary

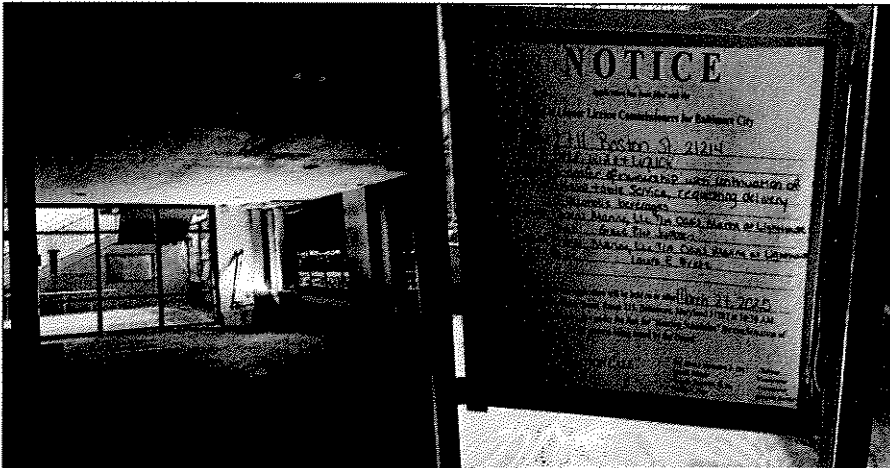
Sign posted on front door

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
2711 BOSTON STREET 21224	▼ OASIS MARINA AT LIGHTHOUSE POINT	PHAROS MARINE, LLC
Type of License	Inspection Date/Time	Manager/Licensee
Class "B" Beer, Wine and Liquor	▼ 07/07/2024 06:30 PM	Krystin Kirce
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
N/A	▼ N/A	▼ N/A ▼
Bar/Tavern Open and Operating	Selling Household/Grocery	Capacity
Yes	▼ N/A	▼
Location of Dining Area	Condition of Dining Area/Floors	Sanitation
Throughout	Satisfactory	▼ Satisfactory ▼
Menu	Traders License	Alcohol Awareness Certification Date Issued
Yes	▼ Yes	▼ 06/10/2024
Employee Records	Alcohol Beverage Invoice Numbers	Invoice Date
Yes	▼ Breakthru Cust#700347077, Inv#116171	06/06/2024

Inspector Kitchen Comments

Inspector Restroom Comments

Front satisfactory condition.

Rear satisfactory condition.

Exits Marked, Unobstructed

Yes

Fire Capacity



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

Yes



Violations Noted

Violation Issued

No



Instructions Given to Licensee

Inspector's Comments

Health permit expires 7/9/25. Routine inspection conducted with satisfactory results.

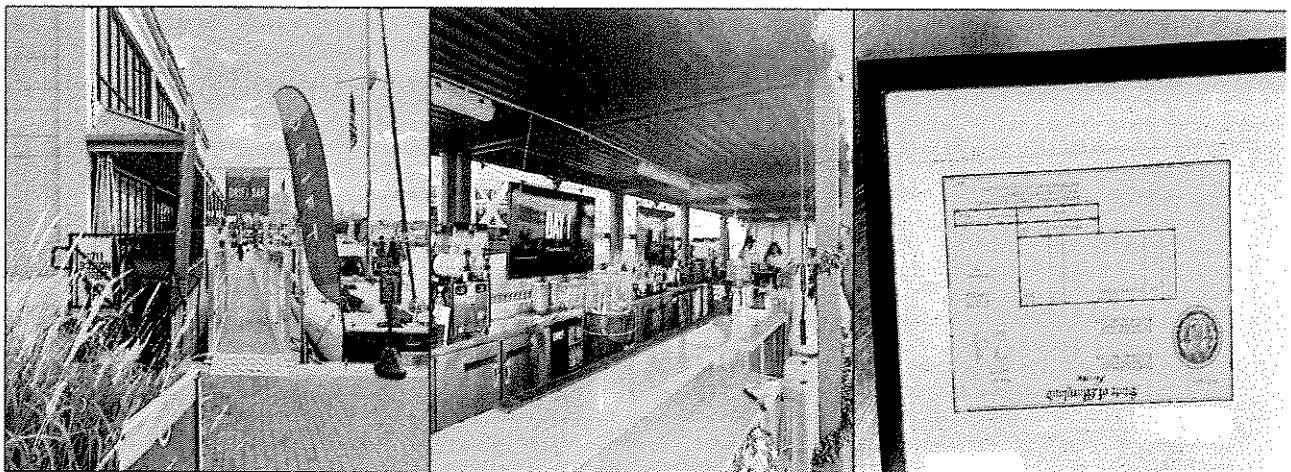
Photo(s) Taken

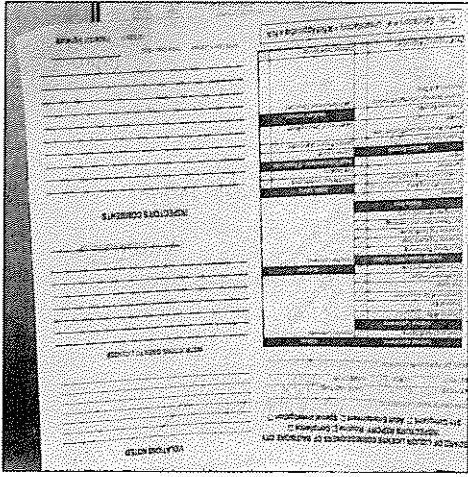
Owner Email

Submitted by Inspector

Choose Files No file chosen

BALTIMORE\regina.brown





Processing Time: 1.00

Cancel

Certificate of Occupancy

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

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
01	09	1902E	010	7/10/23	202

PROPERTY ADDRESS: 2711 BOSTON ST

OWNER: PHAROS MARINE, LLC ADDR: 6 E. EAGER STREET BALTIMORE M

LESSEE: ADDR:

LAND USE CODES 4-06

USE OF SITE AS A RESTAURANT WITH OUTDOOR TABLE SERVICE AND DELIVERY SERVICES WITH FOOD AND BEVERAGE SALES INCLUSIVE OF FLOATING BAR WITH ACCESS TO COMMERCIAL KITCHEN AND RESTROOM FACILITIES.

1001-000000-2600-159000-400560 PER INSP	1001-000000-2600-158009-400480 MISC	1001-000000-2600-158009-400480 CH USE	1001-000000-2600-158301-40049 N	1001-000000-2600-158302-4004 90
		45.00	NEW BLDG	ADDITIONS
1001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC CONST	1001-000000-2600-158890-400500 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	1001-000000-1500-102890-400230 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	1001-000000-2600-158019-400480 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 27, 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 3/11/2025 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)

1620 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
 DEC 16 2024 AM 11:58

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 Harford Rd, Baltimore, MD 21214 owns 40% of Hamilton Tavern
Lore Bk is spouse of Sophia Dimpal 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

11. 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	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) **Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-109 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.**

- 1) NAME: 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 Danpali
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: [Signature]

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

Printed Name: BIKRAM KC



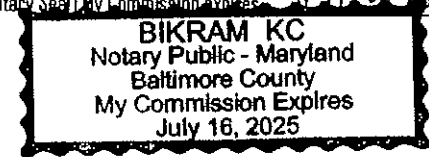
Sanjol
Signature of Applicant B

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: [Signature]

(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: _____

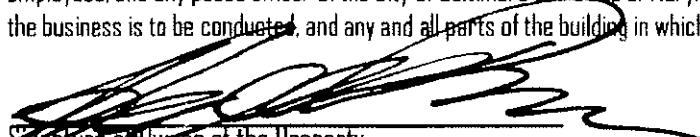
(Notary Seal) My Commission expires _____

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.

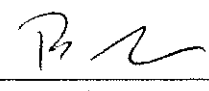

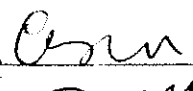
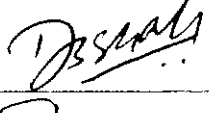
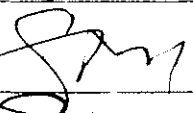
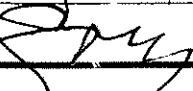
As witness, my hand and notarial seal.

Notary Signature: Mary Stump Jansen
Notary Printed Name: Mary Stump Jansen

[Notary Seal] My Commission expires 6/4/25
Mary Stump-Jansen
Notary Public
Baltimore County, MD

The following certificates must be signed by at least 3 persons. My 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	# 3451 Chestnut Ave		12/1967	1 year
Cui zhen wu	3610 Falls Rd Baltimore		11/1981	3 Year
Daman stah	4237 newport Ave Baltimore, MD, 21211		05/1972	2 years
H. Edward Goldberg	621 Stone Spring Drive BALTO, MD 21210		08/1943	5 yrs.
H. EDWARD Goldberg	621 Stone Spring Dr. BALTI 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

RECEIVED: BLLC
DEC 15 2024 AM 11:59

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 caulilower tossed with a spicy, tangy, sweet & sour homemade sauce

PUNJABI SAMOSA VE V \$8

A vegetable patty illed 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 ish, shrimp, crab meat, gram lour serves 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 lavors with hollow poori illed with masala potatoes, yogurt, mint & tamarind chutneys, sav garnish

SAMOSA CHAAT V \$10

A illing 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 \$20

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 vegetables 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 chilies, 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 Vinaigrette. 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, lour & 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. Foster 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	/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

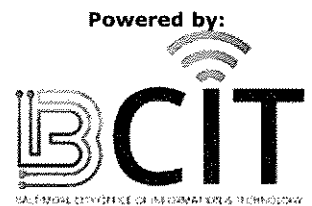
[Print History \(Print Card\)](#)

License num: LBD7 375 Address: 2148-52 VINE STREET
Trade Name: ROOTS UNLTD.

Comment:

[Add Comment](#)

Hold Info




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

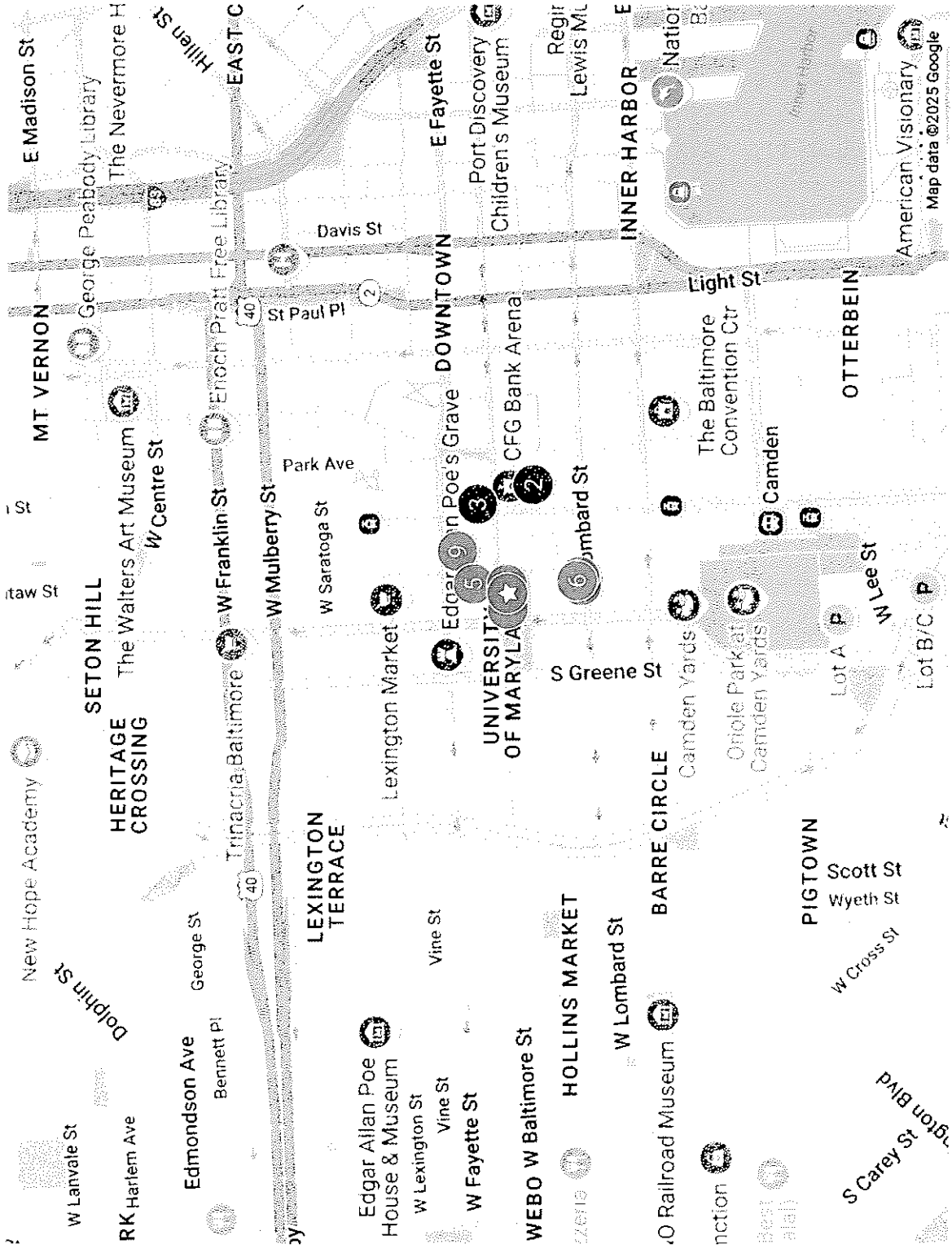
ARENA 1

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Agent Perez 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

BALTIMORE\Andy Perez

Photo(s) Taken

Choose Files No file chosen

Submission Date

02/18/2025 04:51 PM



Done

Cancel

Posting Sign Report

Applicants Name

Sapana Dangali & Sanjol Basal

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



BLLC Routine Inspection

Address	Trade Name	Corporation Name
2148-52 VINE STREET 21223	✓ 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 Inv# 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

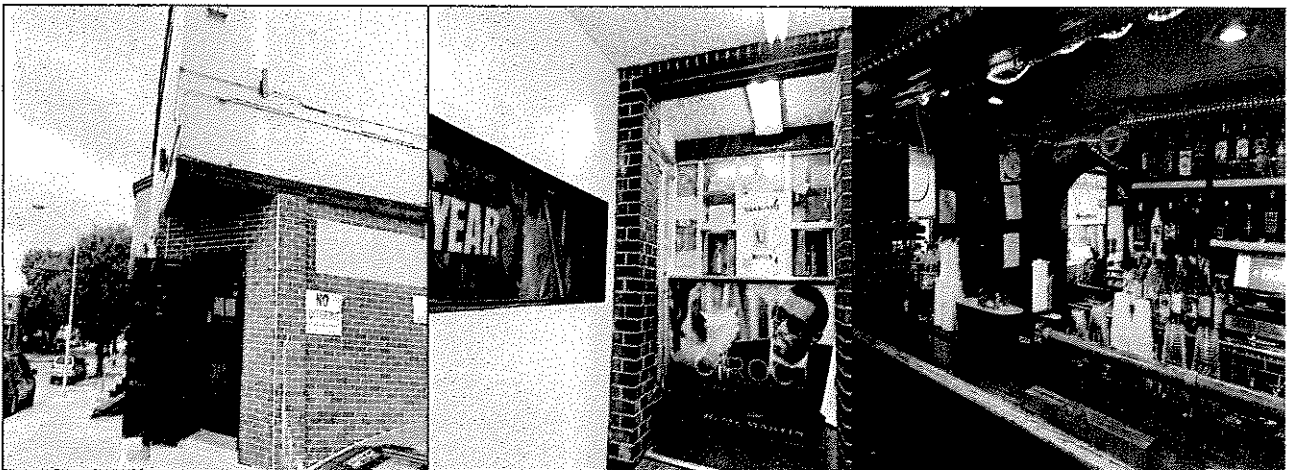
Choose Files

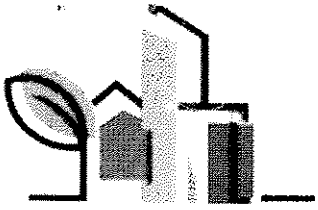
No file chosen

Owner Email

Submitted by Inspector

BALTIMORE\Tern.Chase





BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



Home > Permits > Update Permit Information

USE2024-50351

Account: [REDACTED]

[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 27, 2025

Applicant(s): Mario R. Bellaty
AM Food and Beverage Company, LLC, T/a The Atrium Tavern
2522 Washington Boulevard 21230

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership and location of a Class "BD7" BWL license presently located at 1525 Ramsay Street to 2522 Washington Boulevard requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Mario R. Bellaty was born in British Guyana in May of 1966. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Mario R. Bellaty (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$15,000, to be paid at settlement.

(d) **Qualified Voters:** Bradford Lee Conant, Michael Livingood, and Sally Banks are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises 1st floor as a tavern. (Change of operator).

(f) **Corporate Standing:** AM Food and Beverage Company, LLC is a MD LLC and as of 3/11/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 2/18/2025 and checked on 3/3/2025. This meets the 10-day rule. There are 4 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "B" BWL-1; and "BD7" BWL-2.

(h) **Attorney of Record:** N/A

(i) **Timeline:** Establishment ceased alcoholic beverage operations on 9/24/23. They were granted a hardship extension on 1/25/24. BLLC staff received transfer application on 8/27/24. License is valid per Alc. Bev. & Article Art. § 12-2202 since the transfer application was submitted 337 after alcoholic beverage sales ceased.

(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: _____ CLASS TYPE: BD7

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST. ADDRESS OF PROPOSED LOCATION: 2522 WASHINGTON BLVD. Balt MD 21230

B) TRANSFER OF OWNERSHIP ONLY. ADDRESS OF CURRENT LICENSE: 1525 Ramsay St. Balt, MD 21223

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: AM Food and Beverage Company LLC TRADE NAME: THE ATRIUM TAVERN

BUSINESS PHONE NUMBER: (413) 500-3530 BUSINESS EMAIL ADDRESS: mbellaty@am.com

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

Part of Premises Used (Note: Floors and Areas for Storage): 1st and 2nd Floor Outdoor Table Service Provided? is No Delivery of alcohol? Yes No

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

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

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

1. Applicant A

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

1612 SPENCE ST. Balt, MD. 21230 _____
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

05/1966 _____
 (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: BALLO
 APR 27 2024 9:47:17

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.

9-20-2023 closed

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
MARIO BELLATY	1612 Spence St. Balt MD 21230	[REDACTED]	[REDACTED]

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

- 1) NAME: MARIO BELLATY ADDRESS: 1612 Spence St TITLE: owner %OF STOCK HELD: 100%
Balt MD 21230
- 2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

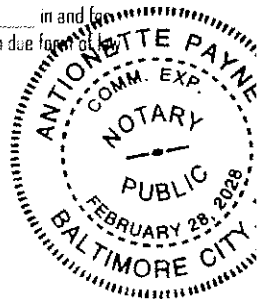
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

[Signature]
 Signature of Applicant A

I hereby certify that on the 27 day of Aug, 2024 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore personally appeared Mario E Bellaty the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] [Notary Seal] My Commission expires 02-28-2028
 Printed Name: Antionette Payne



Signature of Applicant B

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

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

Signature of Applicant C

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

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

Name and Address of the owners of the premise/landlord: 2522 WASHINGTON BLVD LLC Phone Number: [REDACTED]
1612 Spruce St. Balt., MD. 21230

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

(I, WE) 2522 WASHINGTON BLVD LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2522 WASHINGTON BLVD, Baltimore, City with a Zip Code of 21230, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
 Signature of Owner of the Property

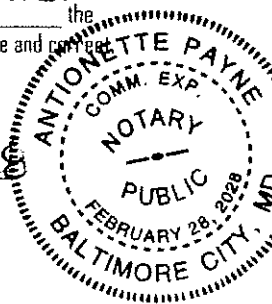
I hereby certify that on the 27 day of Aug, 2024 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Maria E Bellaty the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature]

[Notary Seal] My Commission expires 02-28-2028

Notary Printed Name: Antionette Payne



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)
<u>Laet Simonsen</u>	<u>906 Lemmon St</u>	<u>[Signature]</u>	<u>03-073</u>	<u>15 YEARS</u>
<u>Andrea Simmons</u>	<u>2035 Harman Ave</u>	<u>[Signature]</u>	<u>10-1-86</u>	<u>16 Years</u>
<u>Angela Cray Williams</u>	<u>2516 Washington Blvd</u>	<u>[Signature]</u>	<u>12-1-82</u>	<u>16 YEARS</u>

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.

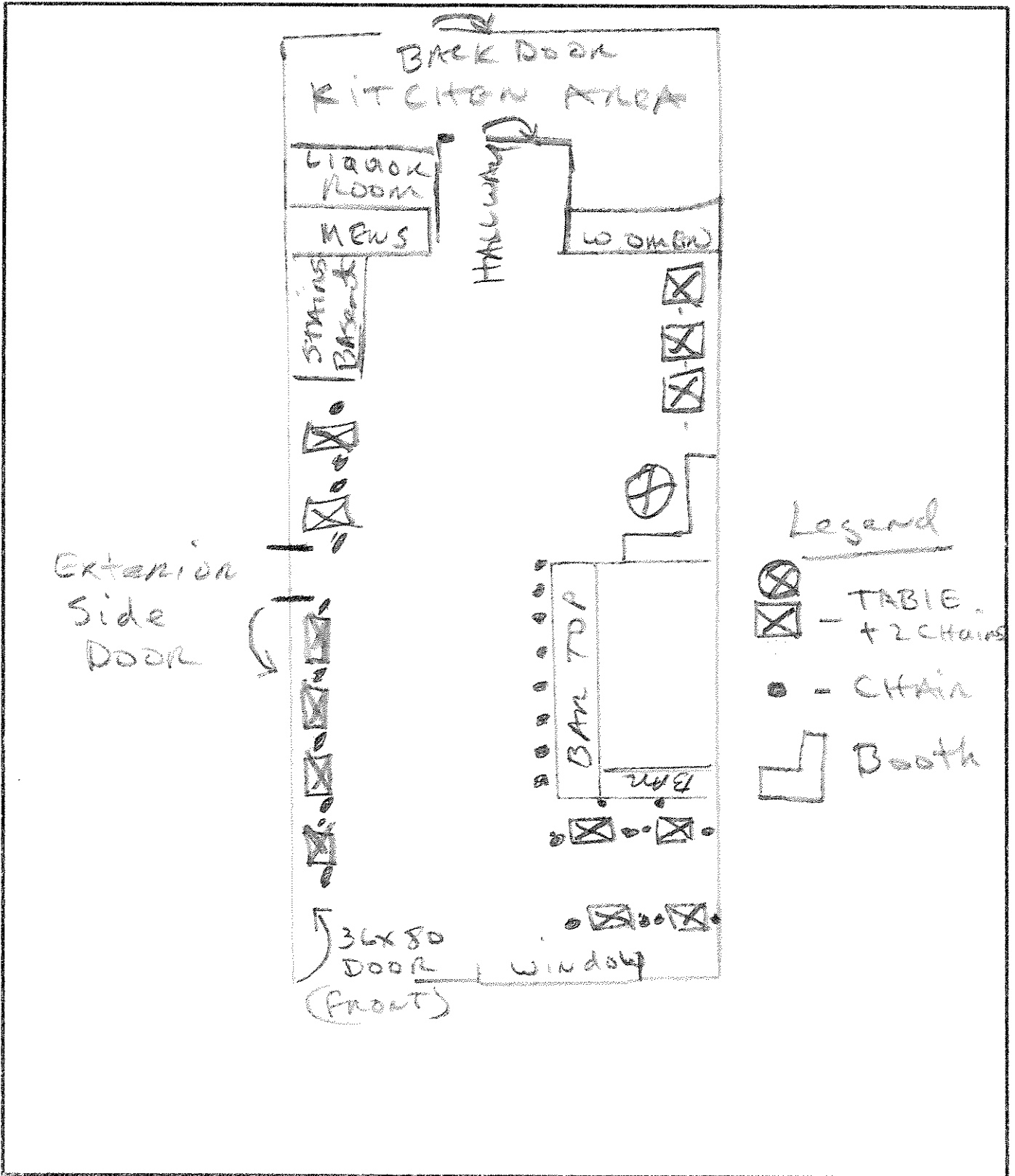
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
BRAD L COVANT	21230 2033 HARMAN AVE	Bradford L Covant	1. [redacted] 54	10 yrs.
MICHAEL LIVINGOOD	21230 1905 Griffis Ave	Michael Livingood	9/[redacted]/57	13 yrs.
Sally A Banks	1915 Griffis Ave	Sally A. Banks	[redacted] 49	13 yrs.
Andrea Simmons	21230 2818 Herkimer St	Andrea	10/[redacted]/86	15 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 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 131** Cert Num: **0410** Fee: **\$1,320.00** Status: **Renewed**
License Date: 5/1/2024 License Year: 2024
CR Number: 14149348
Payment Date: 04-26-24

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: **N/A**
Trade Name: **SMILEY'S TAVERN**
Zone Code: 28
Phone: 410-566-4010

Block Num: 1525-27 Street: RAMSAY STREET
City: BALTIMORE State: MD Zip: 21223

CR Number: 14149348

Portion of Business Used:
FIRST FLOOR FOR BUSINESS & REAR OF FIRST FLOOR FOR STORAGE

Restriction:
THOMAS JOSEPH CORCORAN BARRED FROM PREMISES.

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
STEPHEN	SAFFRAN	1155 SARGEANT STREET	BALTIMORE	MD	21230	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
10/30/2024	Received 2024-2025 Personal Property Tax Clearance..../sb	Delete
10/08/2024	Establishment ceased alcoholic beverage operations on 9/24/23. They were granted a hardship extension on 1/25/24. BLLC staff received transfer application on 8/27/24. License is valid per Alc. Bev. & Article Art. § 12-2202 since the transfer application was submitted 337 after alcoholic beverage sales ceased. MW	Delete
10/04/2024	Application for transfer of ownership and location of a Class "BD7" BWL license presently located at 1525 Ramsay Street to 2522 Washington Boulevard requesting delivery of alcoholic beverages filed on behalf of AM Food and Beverage Company, LLC T/a The Atrium Tavern, Mario R. Bellaty on 8/27/2024 /kk	Delete
04/29/2024	****RELEASE STATE OF MD TAX HOLD...SRM	Delete
03/04/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb	Delete
01/26/2024	1/25/2024 - Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)..../jr	Delete
12/20/2023	12/14/2023 - Public Hearing Re: Request for a hardship extension - POSTPONED..../jr	Delete
11/16/2023	Licensee brought in letter requesting for Hardship. Letter stated that they were closed since September 24, 2023. Invoice #131506...../sb	Delete
01/24/2023	Provided 2022 Traders License .../sb	Delete
10/24/2022	Alcohol Awareness expires on 10/18/2026; STEPHEN SAFFRAN (certified by John S. Murray)..../sb	Delete
10/06/2020	PAID IN FULL \$375.00 for Violation Hearing dated September 03, 2020; Invoice #112011..../sb	Delete
09/21/2020	9/3/2020 - Virtual Public Hearing - Violation of Rule 4.16 Illegal Conduct and Violation of Rule 3.12 General Welfare - DENIAL - GUILTY - Rule 4.16-Fined \$100; Rule 3.12-Fined \$100; \$200 + \$125 admin fee; \$325 total fee, 30 days to pay (3-0 vote)..../jr	Delete
09/17/2020	Given an Invoice to Chief Inspector John for Violation Hearing fee dated on September 3, 2020 Fine Fee to be paid \$325.00.... /mb.	Delete
06/23/2020	Temporary Outdoor Table Service letter was returned...../sb	Delete
03/12/2020	*****RELEASED STATE OF MD TAX HOLD*****..../mb	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/sb	Delete
04/24/2019	*****RELEASED STATE OF MD TAX HOLD*****.... /sb	Delete
01/25/2019	***STATE OF MD TAX HOLD, letter sent to Licensee's Business Address on January 25, 2019.***/mb	Delete
12/28/2018	Personal Property Tax Owed to City of Baltimore was cleared on December 28, 2018..../mb.	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/20/18../mb.	Delete
07/18/2018	Alcohol Awareness expires on 07/03/22 (Stephen Saffran) John S Murray..... /sb	Delete
04/27/2018	*****RELEASED STATE OF MD TAX HOLD*****.... /sb	Delete
01/25/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.****/mb	Delete
01/25/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.**** /sb	Delete
04/25/2017	alcoholic awarness was completed on 06/3/2014 and will exprie 06/03/2018 ...k/r	Delete
08/03/2016	Submitted copy of "Personal Property Tax Clearance".... /sb	Delete
07/26/2016	07/25/16 - Mailed letter to Licensee about "Personal Property Tax Owed to the City of Baltimore".... /sb	Delete
06/14/2010	6/10 Transfer of ownership, BD7-BWL, Stephen Saffran	Delete

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

License num: LBD7 131

Address: 1525-27 RAMSAY STREET

Trade Name: SMILEY'S TAVERN

AM FOOD AND BEVERAGE COMPANY LLC: W25360082

Department ID Number:

W25360082

Business Name:

AM FOOD AND BEVERAGE COMPANY LLC

Principal Office: ⓘ

2522 WASHINGTON BLVD

BALTIMORE MD 21230

Resident Agent: ⓘ

MARIO BELLATY

1612 SPENCE ST

BALTIMORE MD 21230

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:

08/26/2024

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 2522 Washington Blvd

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 4

"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 1

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Agent Peret DATE: 3/9/25

2522 Washington Blvd

Proposed Location



2522 Washington Blvd

Licensed Establishments



Bernie's Liquors LA



Washington Bar and Liquor

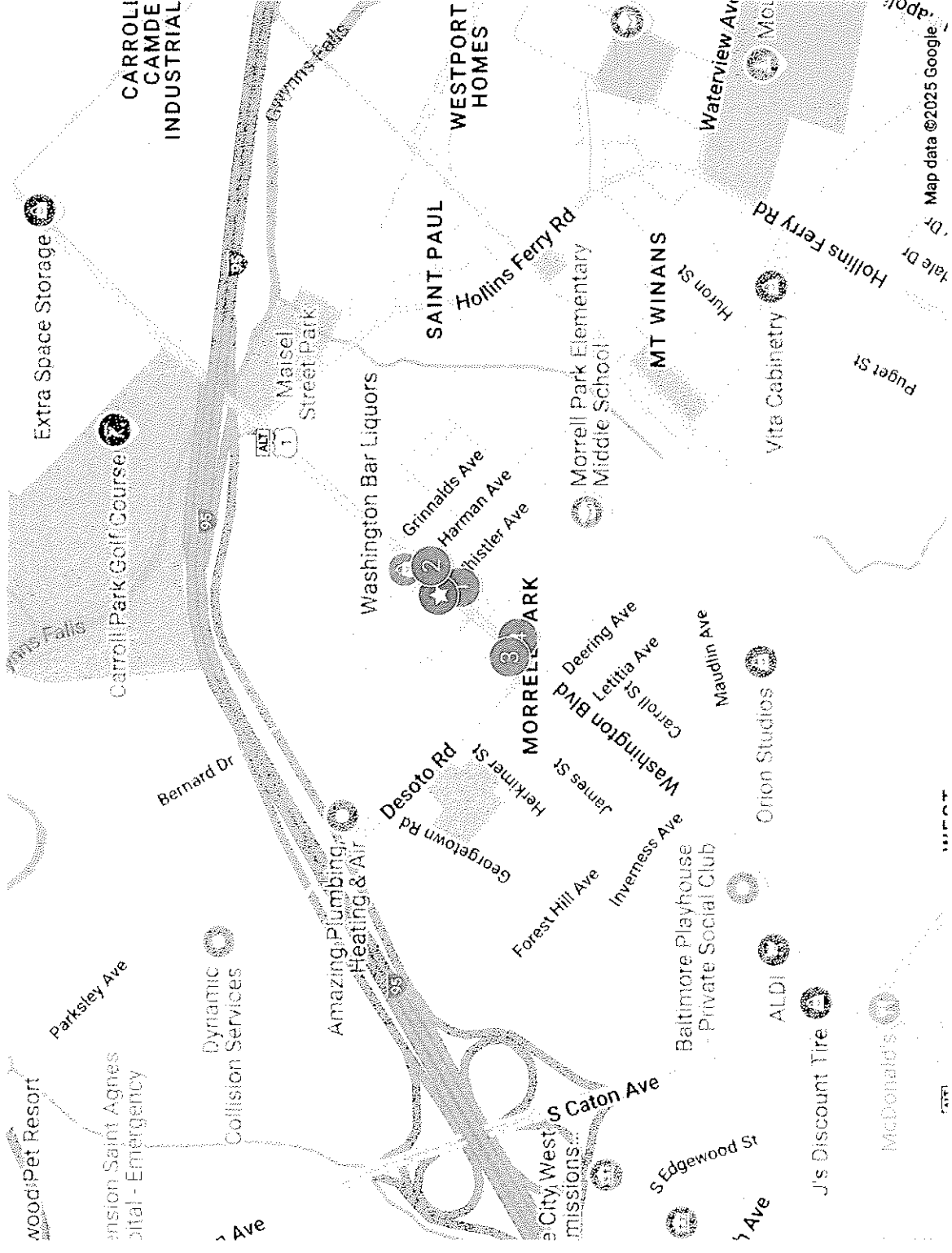
LBD7



Hawley's Pub LBD7



Mi Canton Restaurant LB



TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

The Atrium Tavern

Corporation Name

AM Food and Beverage Company LLC

Location Address

2522 Washington Blvd

License Type

Class "BD7" Beer, Wine and Liquor

Date Posted?

02/18/2025

Estimated Date of Removal?

02/28/2025

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 a BD7 license presently located at 1525 Ramsay St. to 2522 Washington Blvd. requesting delivery of alcoholic beverages.

Licensee Name

STEPHEN SAFFRAN

Inspector Name

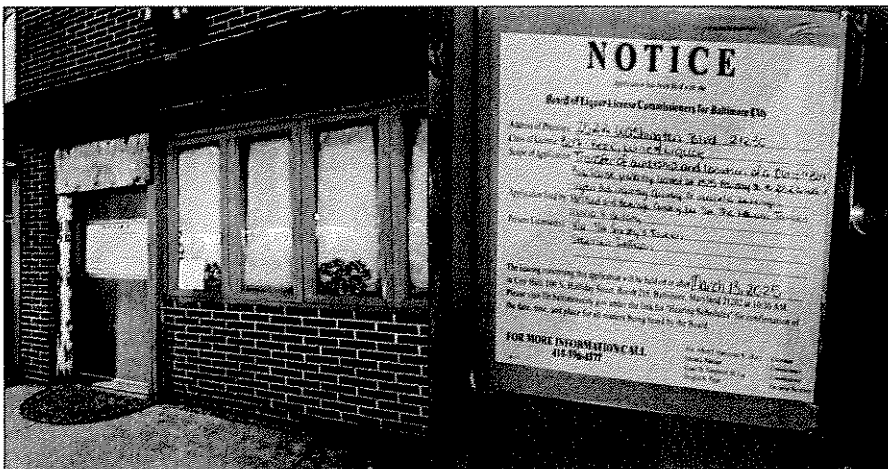
BALTIMORE Andy Perez

Photo(s) Taken

No file chosen

Submission Date

02/20/2025 11:06 AM



Posting Sign Report

Applicants Name

Mario R. Beccaty

Premises Address

2522 Washington Blvd

Inspector Name

BALTIMORE/Andy.Perez

Posted Date/Time

02/18/2025

10:10 PM

Rechecked Date/Time

03/03/2025

04:00 PM

Manager

N/A

Posted Summary

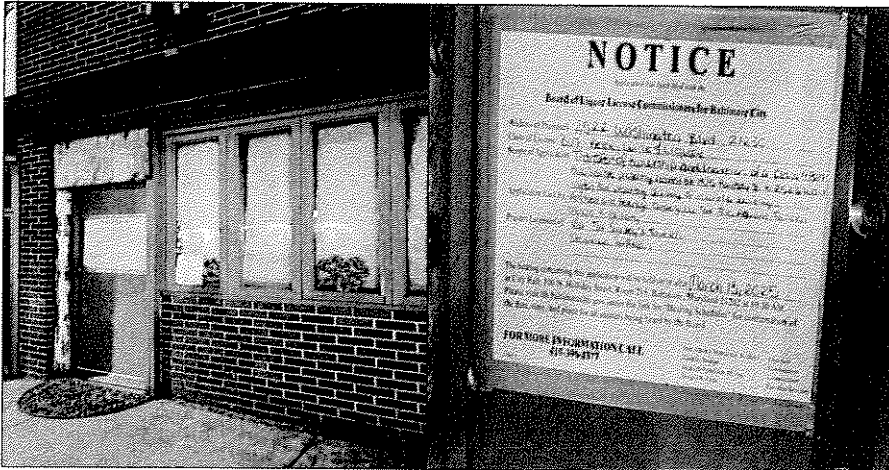
Sign posted on front door

Rechecked Summary

Sign remained as posted for the required 10 days period.

Photo(s) Taken

No file chosen



Cancel

BLLC Routine Inspection

Address	Trade Name	Corporation Name
1525-27 RAMSAY STREET 21223	SMILEY'S TAVERN	N/A
Type of License	Inspection Date/Time	Manager/Licensee
Select	05/05/2023 12:20 PM	STEPHEN SAFFRAN
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
N/A		N/A
Hot Water	Disinfectant Solution	Three Compartment/Washer
N/A	N/A	N/A
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
N/A	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	Yes	10/18/2022
Employee Records	Alcohol Beverage Invoice Numbers	Invoice Date
Yes	BOND W-3166465 2595	02/21/2023

Inspector Kitchen Comments

Inspector Restroom Comments

REAR

Exits Marked, Unobstructed

Yes

Fire Capacity

40

Outdoor Seating Capacity

License is Valid

N/A

Dancers Present 18 and older

N/A

Cleanliness of Dressing Room

N/A

Live Entertainment (Describe)

Outdoor Table Service

N/A

Violations Noted

Violation Issued

No

Instructions Given to Licensee

Inspector's Comments

INSPECTED 4/7/23

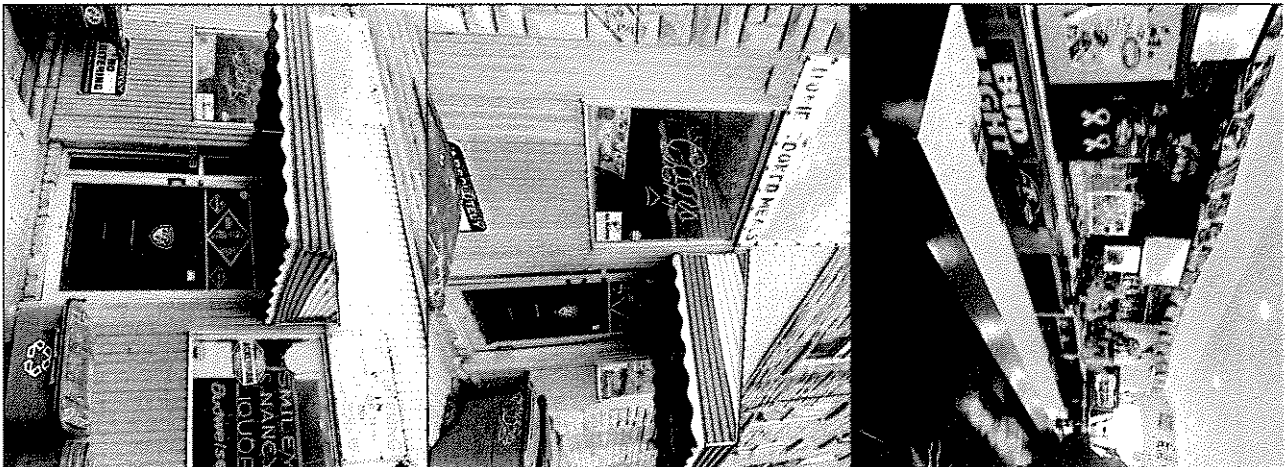
Photo(s) Taken

Choose Files No file chosen

Owner Email

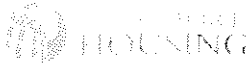
Submitted by Inspector

baltimorevdarryl.clark



Surfing Internal Information

Cancel



Master: USE2013-01913 **Record:** 5/13/2013 **Plans Num:** [Go Back](#)
Ward/Secton: 25-83 **Status:** (2013) **Lot/Block:** [Go Back](#)
Block/Lot: **Issue:** 2522WBLV **Proj Code:** [Go Back](#)
District: 403(2+23) 1-407 **Plan:** **Set:** [Go Back](#)
Exp: [Go Back](#)

P&CE ©2009

User ID: SHIPLEY(ZON-40)

View/Edit/Print

Main: USE2013-01913 **2522 WASHINGTON BLVD FNL** [Refresh](#)

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

Change Description
 CONTINUE TO USE 1ST FL AS A TAVERN - CHANGE OF OPERATOR

Condition and Condition

Parcel Tag

Type Description Notes

				By	Updated
1	Miscellaneous	NEW OWNER - MARIO BELLATY, ANGUS ANDREA, YONGPING CHEN DOCUMENT UPLOADED IN PARCEL ON COM2020-77641		KLON	9/28/2020 6 AM

Search

Permit Num	USE2013-01913	Plans Year	Go Back	Exist DW	001	Prop DW	1
Plans Num		Plans Number	Go Back	Exist Eff	000	Prop Eff	0
Parcel	7779 006	Set Exp Date	Go Back	Exist RM	000	Prop RM	0
Review Completed		Plan Rev Complete	Go Back	Exist LU1	SINGLE-FAMILY ATTACHED DWELLINGS	Prop LU1	SINGLE-FAMILY ATTACHED DWELLINGS
Date Issue	7/3/2013 12:00:00 AM	Construction cost	Go Back	Exist LU2	TAVERNS-NOT INCLUDING LIVE ENTERTAINMENT	Prop LU2	TAVERNS-NOT INCLUDING LIVE ENTERTAINMENT
Date Expire		Estimated cost	Go Back	Exist LU3	1A	Prop LU3	Go Back
Date Finaled		Prop Area	Go Back	Exist LU4	Go Back	Prop LU4	Go Back
Date Target		Prop Volume	Go Back	Exist Use	Go Back	Prop Use	Go Back
Applicant Name	LAURA CHIRICHELLA	Type Of Work	Go Back	Use_Existing	(Commercial) Tavern/Bar		
Project Name		Use_Propose	Go Back		(Commercial) Tavern/Bar		
Recorded By	COZART	GreenBuilding	Go Back				
Date Recorded	5/13/2013 11:52:27 AM	NumOfUnit	Go Back				
Status	FNL	NumOfUnit Accessible	Go Back				
Frozen	F	NumOfUnit Adaptable	Go Back				
Update By	TCOZ	NumOfUnit Visitable	Go Back				
Date Update	5/13/2013 11:53:56 AM	Substantial Repair	Go Back				
Project Num	USE2013-01913						
Master Number	USE2013-01913						

March 27, 2025

Applicant(s): Iris Yaneth Argueta Marquez
Union Centro Americana, LLC T/a La Isla
3230 E. Fairmount Avenue 21230

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Iris Yaneth Argueta Marquez was born in Morazan, El Salvador in May of 1992. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Iris Yaneth Argueta Marquez (50%); and (2) Kevin Alexander Aguilar (50%).

(c) **Purchase Price of Business:** The purchase price of the business is \$110,000, to be paid at settlement.

(d) **Qualified Voters:** David Clements, Johanna Stenberg, and Peter Pliva are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises 1st floor as a tavern.

(f) **Corporate Standing:** Union Centro Americana, LLC is a MD LLC and as of 3/11/2025 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 6 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "B" BWL-1; "and "BD7" BWL-4.

(h) **Attorney of Record:** Gary Maslan

(i) **Timeline:** Last Inspections by BLLC was performed on 12/14/2024. At that time, the establishment was open and operating. BLLC staff received transfer application on 11/26/2024.

(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
NOV 26 2024 AM 7:04

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

EXPLANATION OF REQUEST: TRANSFER OF MEMBERSHIP INTEREST 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: 3230 E. Fairmount Ave Balt. 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: CHANGE OF MEMBERSHIP INTEREST

CORPORATE/LLC/LLP/PARTNERSHIP NAME: UNION CENTRO AMERICA, LLC TRADE NAME: LA ISLA

BUSINESS PHONE NUMBER: 301-275-4053 BUSINESS EMAIL ADDRESS: _____

ATTORNEY FOR THE APPLICANT: Gary R. Mason ADDRESS: 7503 Eastern Ave PHONE: 410-282-2700

Part of Premises Used (Note: Floors and Areas for Storage): 1ST FLOOR Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.): _____ Off Premise Catering of Food and Alcohol? Yes No

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 65

Please note that as per Alc. Bev. Art. 8 (2-407)(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A

Iris Vaneth Arqueta Marquez 301-275-4053 [REDACTED]
 (Full name) (Telephone no.) E-mail (Required)
3230 E. Fairmount Ave Baltimore, MD 21224
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
MAY 1992 Female Mogran, El Salvador
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

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

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

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

3. Applicant C

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

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

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

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

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

Applicant A B C

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

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

Applicant A B C

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

Name	Address	Phone	Email
Iris Argueta-Naquez	3230 E. Fairmount Ave	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-103 (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: Iris Argueta-Naquez ADDRESS: 3230 E. Fairmount Ave TITLE: Member %OF STOCK HELD: 100%
 2) NAME: KEVIN ALEXANDER AGUILAR ADDRESS: 1039 MARSH ST WIMBLEDON MD TITLE: MEMBER %OF STOCK HELD: 50%
 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

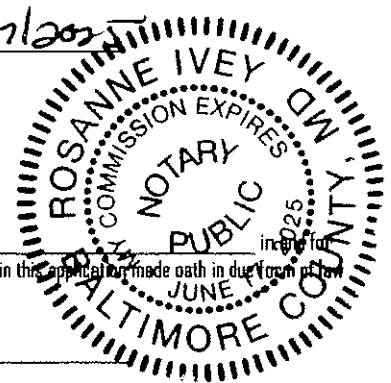
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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 14th day of November, 2024, before me, the subscriber, a notary public of the State of MARYLAND in and for SADDER COUNTY personally appeared IRIS ARGUETA NAQUEZ the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 6/17/2025
 Printed Name: Rosanne Ivey



Signature of Applicant B

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

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

Signature of Applicant C

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

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

Name and Address of the owners of the premise/landlord: _____ 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.

Gordon A. Cooper
 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)
Gary R. Maskan	1000 Fell St. Unit 315 Baltimore, MD. 21231	<i>[Signature]</i>	7/1949	5 months
Peter P. Dina	1321 E. HARLOW ST BALTIMORE, MD 21230	<i>[Signature]</i>	6/1/1954	6 years
Thomas P. Dina	1321 S. HARLOW ST BALTIMORE, MD 21230	<i>[Signature]</i>	12/1/1950	2 yrs

Board of Liquor License Commissioners for the City of Baltimore
 200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202
 Phone: 410-386-4377 Fax: 410-386-4382

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.

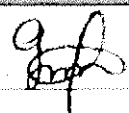

As witness, my hand and notarial seal.

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)
Gianny Munoz	1138 Hewitt way Baltimore, MD 21205		01/1996	2 years
Mercedes Cabrera	1123 Quantrii way Baltimore, MD 21205		09/1994	2 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.

Name and Address of the owners of the premise/landlord: 3230 E. FAIRMOUNT AVE Phone Number: 410-691-9974

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

(I, WE) Gerver Contreras HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 3230 E. FAIRMOUNT 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.

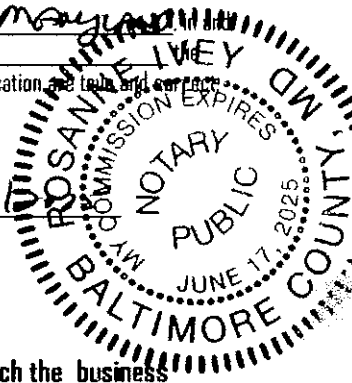
X Gerver A Contreras
Signature of Owner of the Property

I hereby certify that on the 14th day of November, 2024, before me, the subscriber, a notary public of the State of Maryland for Baltimore County personally appeared GERVER A. CONTRERAS landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature]
Notary Printed Name: ROSANNE TROY

(Notary Seal) My Commission expires 6/17/2025



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

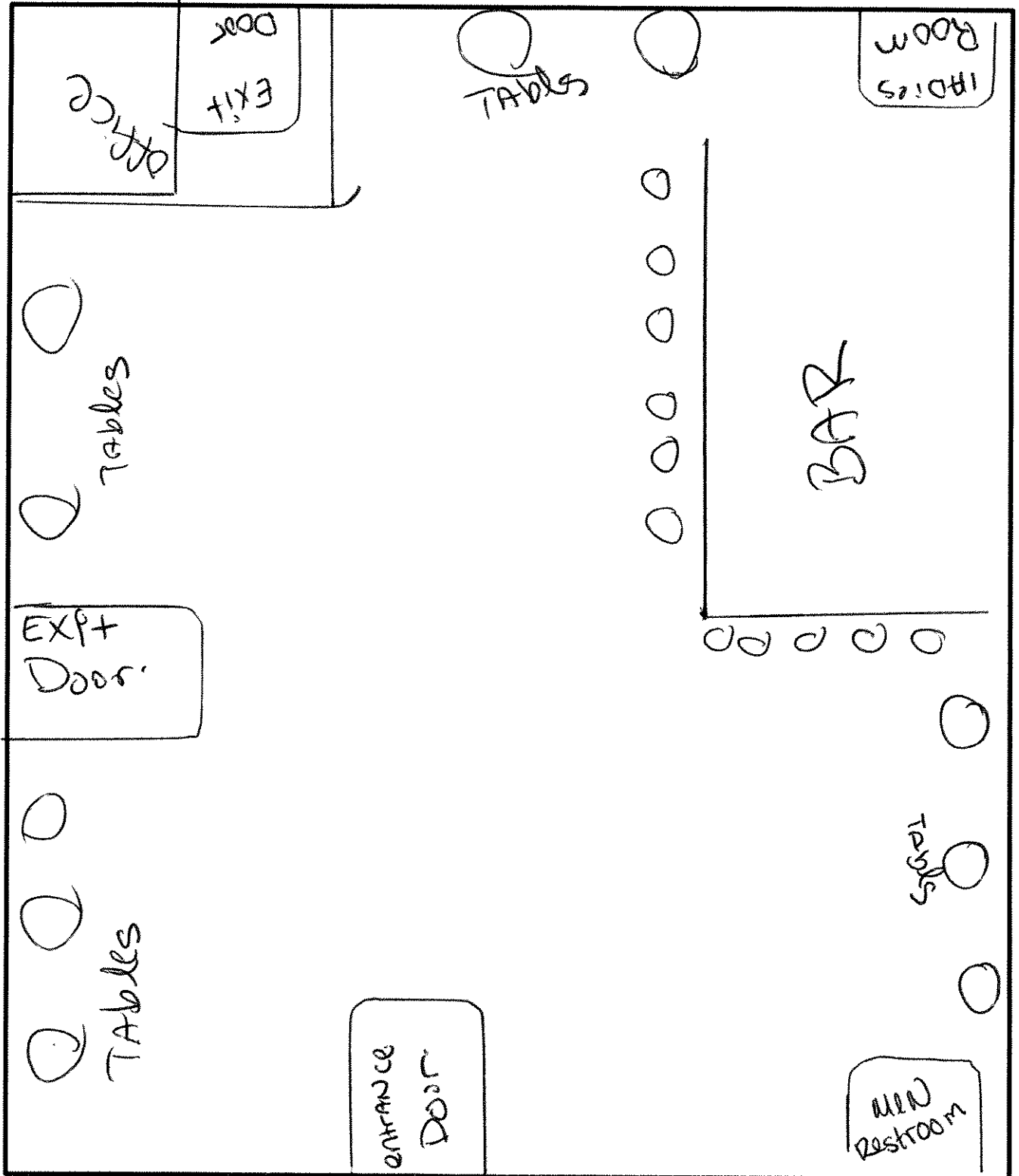
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Name	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
✓ David Clements	3228 E FAIRMOUNT	[Signature]	2-1958	1 YR
N Olga Portillo	7502 CUYSON AV. BALTIMORE MD.	[Signature]	07/1973	1 YR
M Eneida Pera	944 SPENGLER WAY BALTIMORE MD 21205	[Signature]	11/1985	18 yr.

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 135** Cert Num: **0414** Fee: **\$1,320.00** Status: **Renewed**
License Date: 5/1/2024 License Year: 2024
CR Number: 14556434
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: **UNION CENTRO AMERICANA, LLC**
Trade Name: **LA ISLA TAVERNA**
Zone Code: 11
Phone: 443-691-9974

Block Num: 3230 Street: FAIRMOUNT AVENUE EAST
City: BALTIMORE State: MD Zip: 21224

CR Number: 14556434

Portion of Business Used:
USE FIRST FLOOR AS A TAVERN WITH NO LIVE ENTERTAINMENT

Restriction:
DAVID WEIMER, CARL MASON, ALBERT KEENE & LEROY PRENDEGAS BARRED FROM PREMISES.

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
LOURDES	CANCEL	944 SPANGLER WAY	BALTIMORE	MD	21205	Edit	Remove Owner
GERVER	CONTREAS	4112 TAYLOR AVENUE	BALTIMORE	MD	21236	Edit	Remove Owner

Comments

Date	Comment	Action
03/10/2025	MPILH Admission and payment submitted on 3/10/2025. Paid \$1300.00 invoice#136098 k/r	Delete
02/12/2025	Transfer application submitted on 11/26/24. Establishment was open and operating when inspected on 12/14/24. License is viable. MW	Delete
02/07/2025	Application for transfer of ownership filed on behalf of Union Centro Americana, LLC T/a La Isla, Iris Yaneth Argueta Marquez on 11/26/2024 /kk	Delete
01/27/2025	**** STATE OF MD TAX HOLD, letter sent to the business address on January 27,2025. .../SRM	Delete
10/28/2024	Received Personal Property Tax Clearance...../sb	Delete
05/07/2024	****RELEASE STATE OF MD TAX HOLD...SRM	Delete
03/04/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb	Delete
02/11/2020	Sent letter to licensee(s) regarding an inspector not being able to perform an open inspection /kk	Delete
04/01/2019	SUBMITTED 2019 TRADER'S LICENSE..... /sb	Delete
08/02/2016	7/21/2016 Public Hearing re: Violation of Article 2B 12-108(d) Minor Possession (Guilty), Violation of Rule 3.02 -Cooperation (Not Guilty), Violation of Rule 4.10 False Statement Guilty), Violation of Rule 3.12 General Welfare(Guilty)- (3-0 vote) \$1500 Fine +\$125 admin fee TOTAL FINE 1625 ** 30 days to pay. Board imposed a 2 Day Suspension (tues & wen)	Delete
07/26/2016	07/21/16 PAID IN FULL \$1625.00: Violation Hearing dated 07/21/16; Invoice # 103850, check #1363... /sb	Delete
07/18/2016	Alcohol Awareness expires 07/07/20 (Gerver A. Contreras and Iris J. Ortiz Izaguirre)	Delete
10/07/2014	10/2/14 PUBLIC HEARING RE:VIOLATION OF RULE 4.05(A) 7/19/14 (PROHIBITED HOURS) VIOLATION OF RULE 4.05(B) RE: 7/19/14 (PROHIBITED HOURS)GUILTY \$800 FINE +\$125 ADMIN FEE = \$925 TOTAL FINE . PAID	Delete
04/22/2014	03/27/2014 Public Hearing re: Violation of Rule 4.01(a) Guilty \$500 Violation of Rule 3.03(c) Guilty \$25 Admin Fee \$125 Total Fine \$625	Delete
08/08/2011	8/4/11 Public Hearing re: Application to transfer ownership of license presently in the name of a secured creditor to the applicants at the same location. APPROVED - Subject to letter from community association.	Delete
07/11/2011	7/11 Transfer of ownership from a secured creditor, BD7-BWL, Gerver Countreras, Lourdes Cancel, Union Centro Americana, LLC	Delete

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

License num: LBD7 135

Address: 3230 FAIRMOUNT AVENUE EAST

Trade Name: LA ISLA TAVERNA

Comment:

[Add Comment](#)

Hold Info

UNION CENTRO AMERICANA, LLC: W14096663

Department ID Number:

W14096663

Business Name:

UNION CENTRO AMERICANA, LLC

Principal Office: 

3230 FAIRMOUNT AVE.
BALTIMORE MD 21224

Resident Agent: 

GERVER A. CONTRERAS
3230 FAIRMOUNT 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:

05/04/2011

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 3230 E Fairmount Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 6

"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 1

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 4

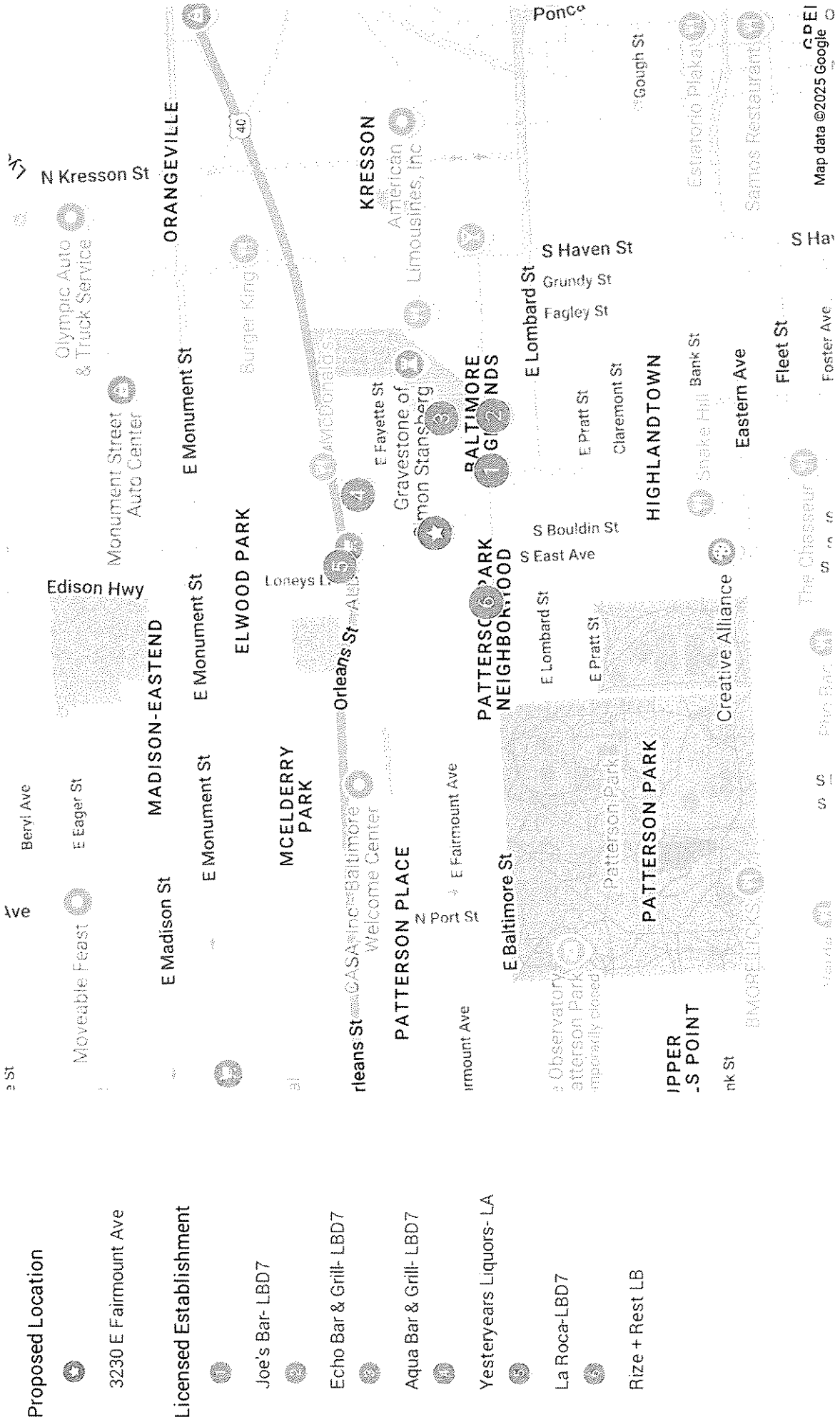
ARENA _____

HOTEL/MOTEL _____

RACING _____

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

3230 E. Fairmount Ave



Proposed Location

3230 E Fairmount Ave

Licensed Establishment

Joe's Bar- LBD7

Echo Bar & Grill- LBD7

Aqua Bar & Grill- LBD7

Yesteryears Liquors- LA

La Roca-LBD7

Rize + Rest LB

TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)

LA ISLA

Corporation Name

La Union Centro Americana, LLC

Location Address

3230 E. Fairmount Ave. Baltimore, MD 2

License Type

Class "BD7" 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

See attached map

Comments and Follow-up Items(s)

Application filed for transfer of ownership

Licensee Name

Gerver A. Contreras, Lourdes Cancel

Inspector Name

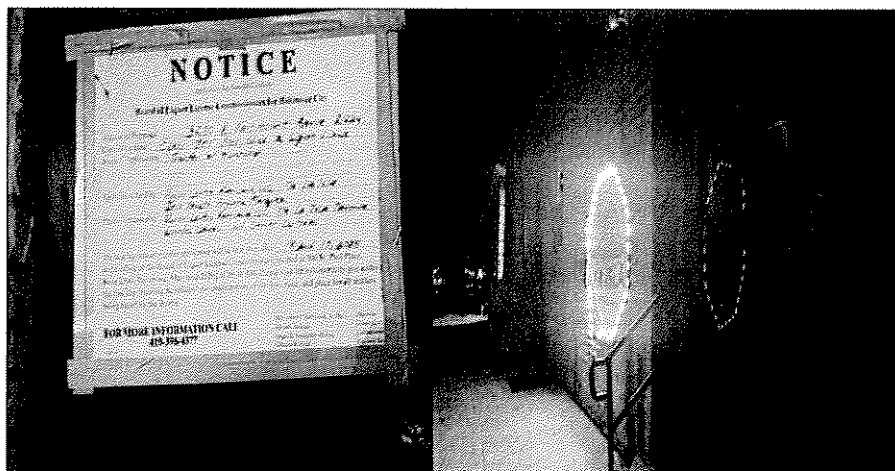
BAITIMOREAndy Perez

Photo(s) Taken

No file chosen

Submission Date

02/16/2025 03:29 PM



Posting Sign Report

Applicants Name

Iris Yaneth Argueta Marquez

Premises Address

3230 E Fairmount Ave

Inspector Name

BALTIMORE\Andy Perez

Posted Date/Time

02/13/2025

06:40 PM

Rechecked Date/Time

02/23/2025

11:05 PM

Manager

Gladis Luna

Posted Summary

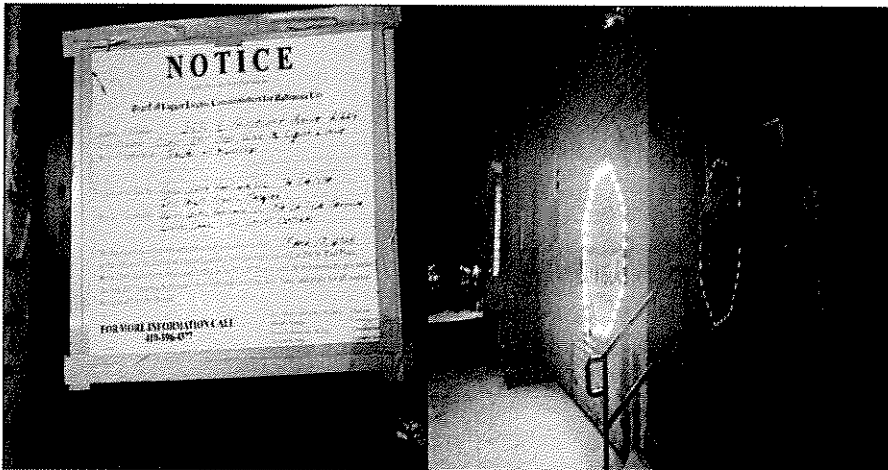
Sign posted on front door

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
3230 FAIRMOUNT AVENUE EAST 212 ▾	LA ISLA TAVERNA	UNION CENTRO AMERICANA, LLC
Type of License	Inspection Date/Time	Manager/Licensee
Class "BD7" Beer, Wine and Liquor ▾	12/15/2024 11:30 PM	Edward Luna Sanchez
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
No ▾	No ▾	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 ▾	64 ▾
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 ▾	06/03/2021
Employee Records	Alcohol Beverage Invoice Numbers	Invoice Date
No ▾	None	mm/dd/yyyy

Inspector Kitchen Comments

Inspector Restroom Comments

Exits Marked, Unobstructed

Yes

Fire Capacity

▼

Outdoor Seating Capacity

License is Valid

N/A

Dancers Present 18 and older

▼

N/A

Cleanliness of Dressing Room

▼

N/A

Live Entertainment (Describe)

Outdoor Table Service

N/A

▼

Violations Noted

DJ - Live Music, Hookah Charcoal, Sanitation - empty sink, Admitted purchased at liquor store.

Violation Issued

N/A

▼

Instructions Given to Licensee

Inspector's Comments

Health Permit 1/16/25

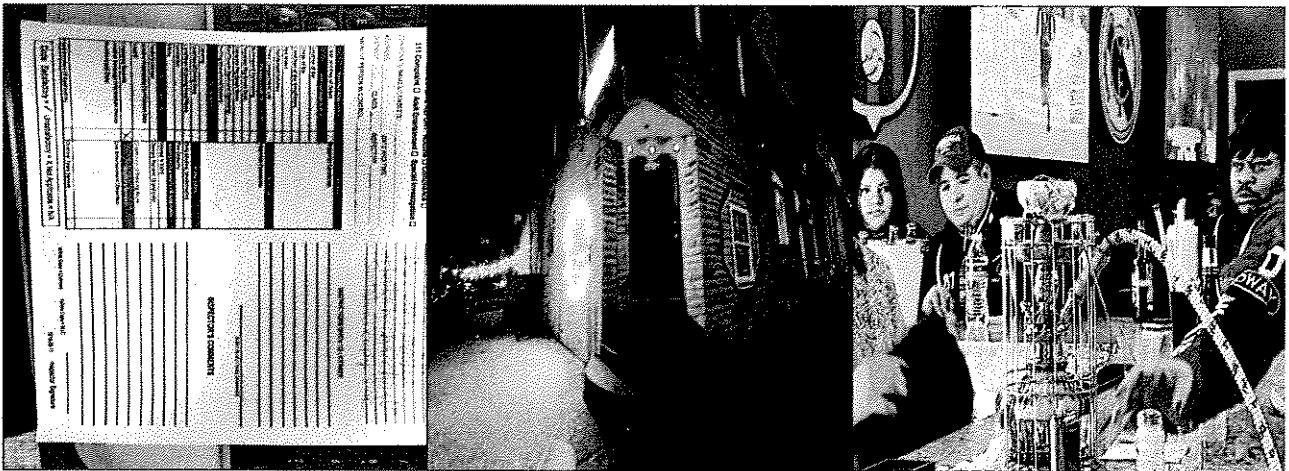
Photo(s) Taken

Choose Files No file chosen

Owner Email

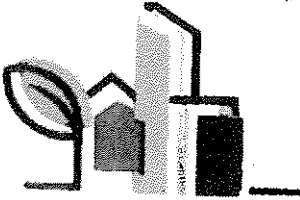
Submitted by Inspector

BALTIMORE/Rosalba Jordan



Add additional photos

Cancel



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Home > Permits > Update Permit Information

Account: [REDACTED]

[Back](#)

[Logout](#)

Project Name: MASLAN 2

[Guest Access](#)

TO CONTINUE TO USE FIRST FLOOR OF PREMISES AS A TAVERN



Mayor Brandon M. Scott & Alice Kennedy, Commissioner

March 27, 2025

Licensee(s): Malcolm H. Delaney and Anthony Fitzgerald
So Baltimore, LLC, T/a So Baltimore Sports Bar & Grill
3734 Fleet Street 21224

Class: "BD7" Beer, Wine & Liquor License

Request to add live entertainment and delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Malcolm H. Delaney was born in Baltimore, MD in March of 1989. He lives in Roswell, GA; and (2) Anthony Fitzgerald was born in Baltimore, MD in July of 1984. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Malcolm H. Delaney (100%); and (2) Anthony Fitzgerald (0%).

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

(d) **Qualified Voters:** N/A

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises as a restaurant/tavern with outdoor table service and live entertainment per BMZA conditional use on 9/20/2024.

(f) **Corporate Standing:** So Baltimore, LLC is a MD LLC and as of 3/11/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 12/4/2024 and checked on 12/14/2024. This meets the 10-day rule. There are 9 licensed liquor establishment(s) in the 2x2 area: "B" BW-1; "D" BW-1; "B" BWL-3; "and "BD7" BWL-4.

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

(i) **Timeline:** Last Inspections by BLLC was performed on 12/14/2024. At that time, the establishment was open and operating. BLLC staff received transfer application on 11/26/2024.

(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: addition of live entertainment 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: _____

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: 3734 Fleet Street, Baltimore, Maryland 21234

CORPORATE/LLC/LLP/PARTNERSHIP NAME: So Baltimore, LLC TRADE NAME: So Baltimore Sports Bar & Grill

BUSINESS PHONE NUMBER: 443-552-1143 BUSINESS EMAIL ADDRESS: _____

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

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

Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.): DJ and small bands Off Premise Catering of food and alcohol? Yes No

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

Please note that as per Alc. Bev. Art. 5-12-1407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A

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

11140 West Road Roswell Georgia 30075 N/A
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

03/1989 Male Baltimore, 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

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

4629 Mary Avenue Baltimore MD 21206 30 years
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

07/1984 Male Baltimore, 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?

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
 NOV 6 2024 AM 11:55

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

A. Yes. B. Yes - both on license that regards this app (3734 Fleet St) since Aug. 2022.

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
Anthony Fitzgerald	3734 Fleet St. Balto, MD 21224	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 5-4-109 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Malcolm H. Delaney ADDRESS: 11140 West Road Roswell, GA 30075 TITLE: Sole Member % OF STOCK HELD: 100%
- 2) NAME: Anthony Fitzgerald ADDRESS: 4629 Mary Ave. Balto, MD 21206 TITLE: Sec. % OF STOCK HELD: 0%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ % OF STOCK HELD: _____

will be compensated monthly

**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 14th day of Oct. 2024 before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared Malcolm H. Delaney 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

[Signature]
Signature of Applicant B

I hereby certify that on the 14th day of Oct. 2024 before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co. personally appeared Anthony Fitzgerald 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

My commission expires:
Elaine Pappas
Notary Public
Baltimore County
Maryland

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: _____

M Delaney LLC

Name and Address of the owners of the premise/landlord: 3734 Fleet St. Phone Number: [REDACTED]

Baltimore, MD 21224

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

(I, WE) Malcolm H. Delaney, Member of M Delaney, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 3734 Fleet Street, 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.

[Handwritten Signature]

Signature of Owner of the Property

I hereby certify that on the 14th day of Oct, 2024, before me, the subscriber, a notary public of the State of Maryland, in and for Balto. Co., personally appeared Malcolm H. Delaney, 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 Seal] My Commission expires

04/27/27

Notary Printed Name: Elaine Pappas

Elaine Pappas Notary Public

Baltimore County Maryland

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 the application.

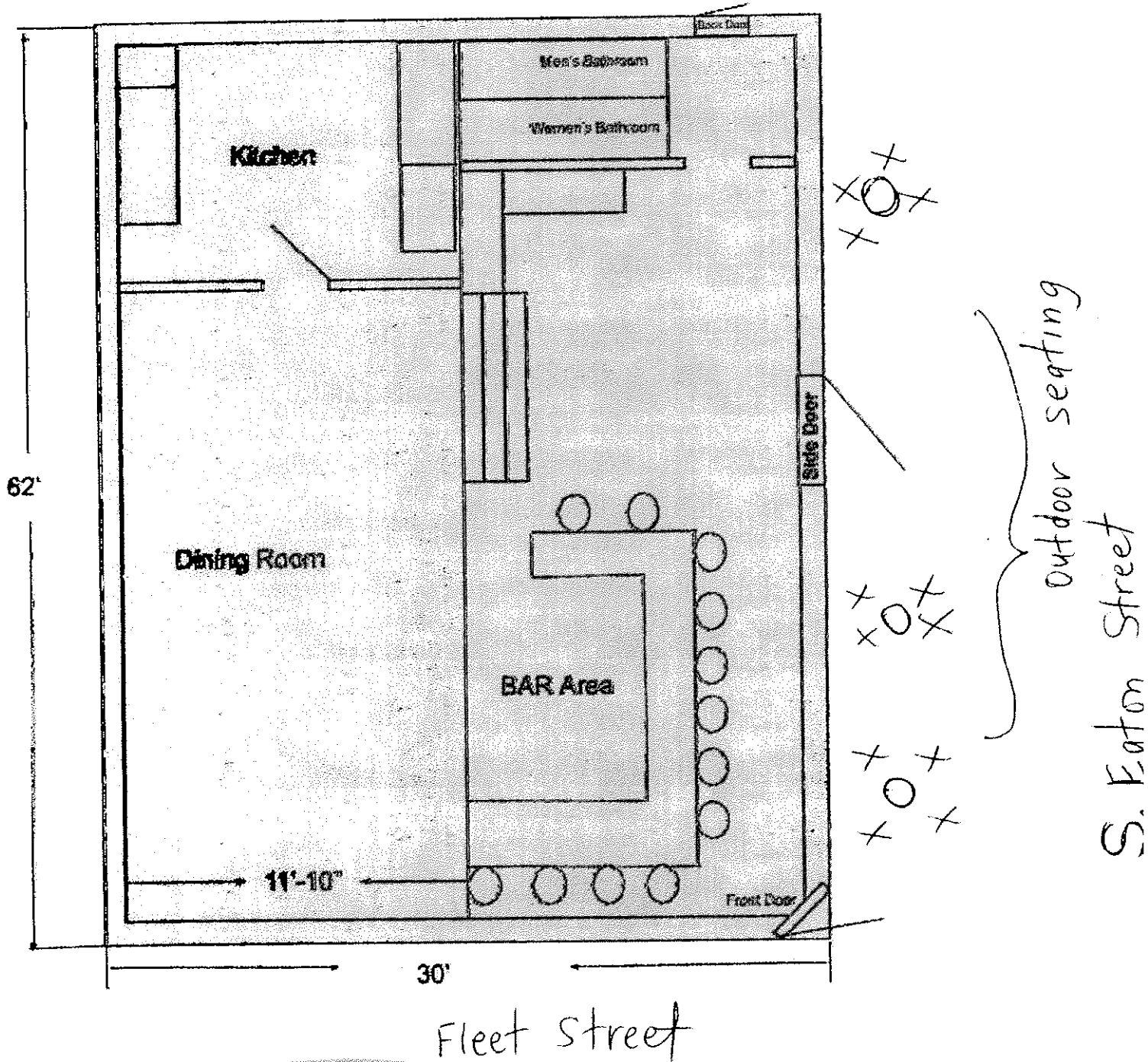
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
N/A Applicants already are licensees. This app. regards addition of live entertainment				

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



240-470-0887



www.imagineitink.com



Lego Mason Tower, 100 International Dr. N.
Baltimore, MD 21202



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 173** Cert Num: **0452** Fee: **\$1,320.00** Status: **Renewed**
License Date: 5/1/2024 License Year: 2024
CR Number: 19202992
Payment Date: 04-18-24

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: **SO BALTIMORE, LLC**
Trade Name: **SO BALTIMORE SPORTS BAR & GRILL**
Zone Code: 12
Phone: 410-927-5800

Block Num: 3734 Street: FLEET STREET
City: BALTIMORE State: MD Zip: 21224

CR Number: 19202992

Portion of Business Used:
CHANGE OF OPERATOR- CONTINUE TO USE ENTIRE PREMISE AS A TAVERN/ RESTAURANT WITH OUTDOOR TABLE SERVICE

Restriction:

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MALCOLM H.	DELANEY	1305 S. DAHLIA COURT	BEL AIR	MD	21015	Edit	Remove Owner
ANTHONY	FITZGERALD	4629 MARY AVE	BALTIMORE	MD	21206	Edit	Remove Owner

Comments

Date	Comment	Action
03/03/2025	PAID IN FULL \$375.00 for violation hearing dated 2/27/2025; invoice# 135952..k/r	Delete
03/03/2025	2/27/2025 - Public Hearing Re: Violation of Rule 4.14 Live Entertainment without Authorization- Rule 4.14-Fined \$250; \$250 + \$125 admin fee = \$375 total fine, 30 days to pay (3-0 vote)..../jr	Delete
12/06/2024	12/5/2024 - Public Hearing Notation Re: Violation of Rule 4.14 Live Entertainment without Authorization - Acceptance of Monetary penalty in lieu of hearing with payment of fine on 10/30/2024 read into record...../jr	Delete
11/13/2024	10/23/24 Licensee charged with Violation of Rule 4.14 and offered \$500 fine as monetary penalty in lieu of hearing as permitted by § 12-2105(a) of the MD Alcoholic Beverages & Cannabis Article and Liquor Board Rule 2.16. Admission and payment submitted on 10/30/24 invoice# 135590 (accepted by K/R). MW	Delete
11/08/2024	Application to add live entertainment and delivery of alcoholic beverages filed on behalf of So Baltimore, LLC T/a So Baltimore Sports Bar & Grill, Malcolm H. Delaney and Anthony Fitzgerald on 11/6/2024 /kk	Delete
10/30/2024	PAID IN FULL \$500.00 for violation hearing dated 9/24/2024; invoice# 135590..k/r	Delete
10/22/2024	Received Personal Property Tax Clearance...../sb	Delete
05/07/2024	****RELEASE STATE OF MD TAX HOLD...SRM	Delete
03/04/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb	Delete
08/29/2022	8/25/2022 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*..../jr	Delete
08/25/2022	Application for transfer of ownership issued to So Baltimore, LLC T/a So Baltimore Sports Bar & Grill , Malcolm H. Delaney and Anthony Fitzgerald on 8/25/2022; see invoice# 127045..k/r	Delete
08/09/2022	License was renewed and paid for 2022-23 on August 9, 2022...transfer cannot be physically completed to new applicants until transfer hardship hearing is heard and approved by Board. Applicant was instructed on how to return with \$200 to complete transfer, once this occurs..../ntrb	Delete
07/19/2022	REQUEST FOR A TRANSFER HARDSHIP FOR PENDING APPLICATION; SEE INOVICE# 126840...K/R	Delete
05/13/2022	5/13/2022 90 DAY TRANSFER PENDING WARNING LETTERS WERE SENT TO APPLICANT'S AND ATTONERY'S..K/R	Delete
02/04/2022	2/3/2022 - Virtual Public Hearing Re: Application to transfer ownership with continuation of outdoor table service, requesting off-premises catering and delivery of alcoholic beverages - APPROVED (3-0 vote)..../jr	Delete
01/31/2022	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
11/19/2021	11/18/2021 - Virtual Public Hearing Re: Application to transfer ownership with continuation of outdoor table service, requesting off-premises catering and delivery of alcoholic beverages - POSTPONED..../jr	Delete
10/08/2021	Application for transfer of ownership with continuation of outdoor table service, requesting off-premises catering and delivery of alcoholic beverages filed on behalf of So Baltimore, LLC T/a Brewer's Hill Pub & Grill, Malcolm H. Delaney and Anthony Fitzgerald on 9/7/2021 /kk	Delete
09/22/2020	****RELEASED STATE OF MD TAX HOLD**** /mb	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/sb	Delete
12/06/2019	Inspection report showing location was open and operating was submitted on 11/5/2019. Copy to file. TRA.	Delete
11/13/2019	Submitted 2019 Trader's License...../sb	Delete
10/23/2019	Sent letter to licensee(s) regarding closed status, estimated closing date is 5/11/19 /kk	Delete
04/18/2017	****RELEASED STATE OF MD TAX HOLD**** /sb	Delete
01/18/2017	****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.**** /sb	Delete
06/13/2016	CLIENT (PAUL CRIST) CAME IN TODAY TO CHAGNE THE TRADER'S NAME OF ESTABLISHMENT HE PAID THE \$20 DUPLICATE FEE AND PROVIDED LETTER FOR FILING PUROPSE....K/R	Delete
07/16/2009	07/09 Request to add outdoor table service, BD7-BWL, Paul Crist, Brewers Hill Pub & Grill, LLC	Delete
01/09/2007	01/04/07 Transfer Conf. re: Paul M. Crist, Brewers Hill Pub & Grill, LLC T/a Brewers Hill Pub & Grill "BD7" DECISION: TRANSFER APPROVED	Delete

Print History (Print Card)

License num: LBD7 173

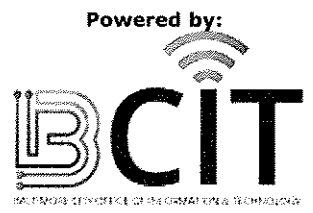
Address: 3734 FLEET STREET

Trade Name: SO BALTIMORE SPORTS BAR & GRILL

Comment:

Add Comment

Hold Info



SO BALTIMORE, LLC: W22020101

Department ID Number:

W22020101

Business Name:

SO BALTIMORE, LLC

Principal Office: 

3734 FLEET STREET
BALTIMORE MD 21224

Resident Agent: 

MALCOLM DELANEY
5301 HARFORD ROAD
BALTIMORE MD 21234

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:

07/25/2021

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 3734 Fleet Street

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 9

"A" BEER & WINE _____

"B" BEER & WINE 1

"C" BEER & WINE _____

"D" BEER & WINE 1

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 3

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 4

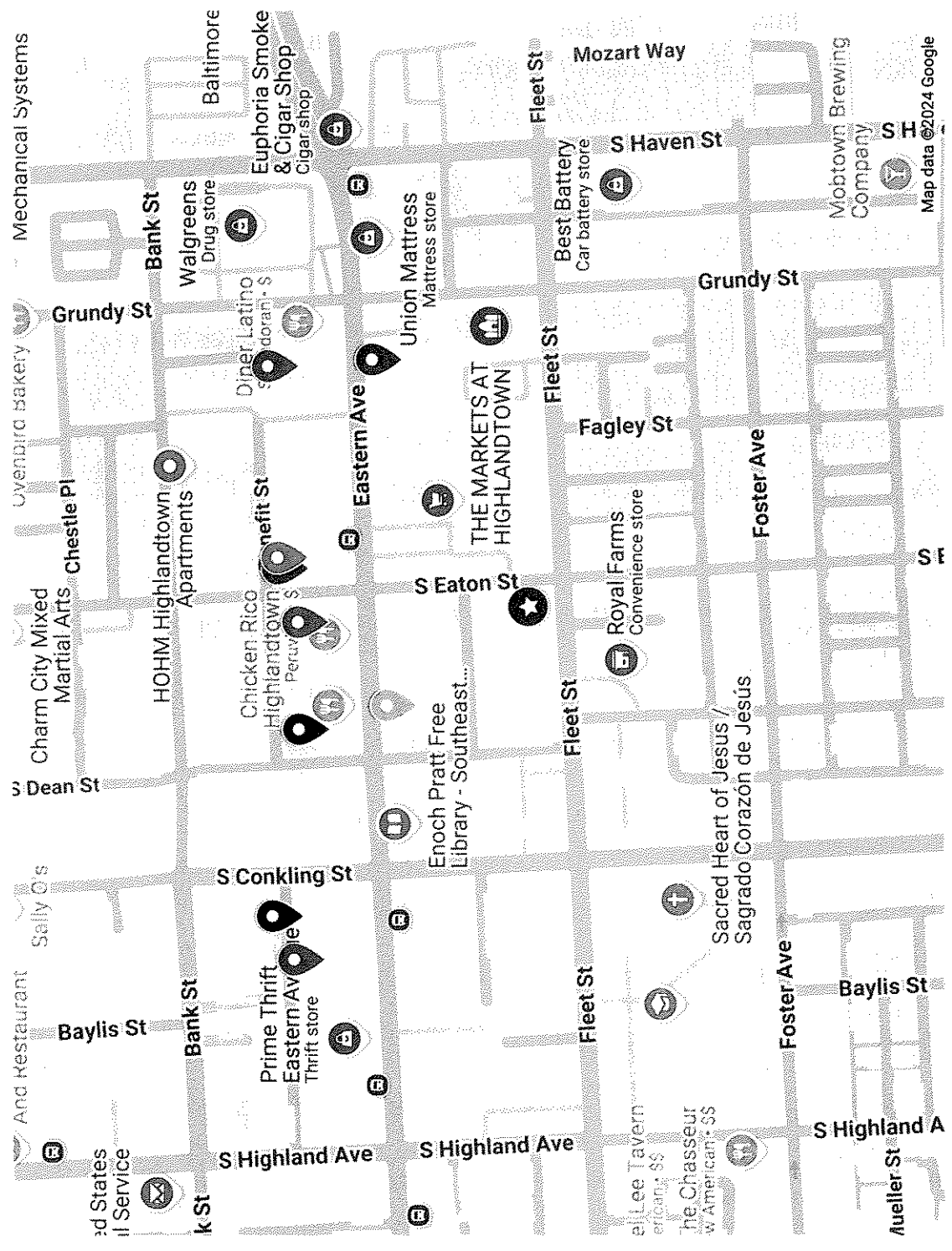
ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: CINDY TUDHOPE DATE: 12/5/2024

3734 Fleet Street



Licensed establishments

- 3734 Fleet St
- Bayview Liquors and Skybar-LDB7
- Cocina De La Abuelita-WB
- El Oasis Restaurant Y Discotec-BD7
- La Sirenita Restaurant II-LB
- K&D Restaurant-LB
- El Puerto Jarocho-WD
- Blue Bay Bar & Liquor-LBD7
- Carlos O'Charlies-LB
- Filippo's Pizzeria-LBD7

Church

-

TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name) SO BALTIMORE SPORTS BAR & GRILL	Corporation Name SO BALTIMORE, LLC	Location Address 3734 Fleet Street, Baltimore, Maryland 2
---	--	---

License Type Class "BD7" Beer, Wine and Liquor	Date Posted? 12/05/2024	Estimated Date of Removal? 12/14/2024
--	-----------------------------------	---

Is the location within 300 feet of Church and/or School? Yes	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
See map.

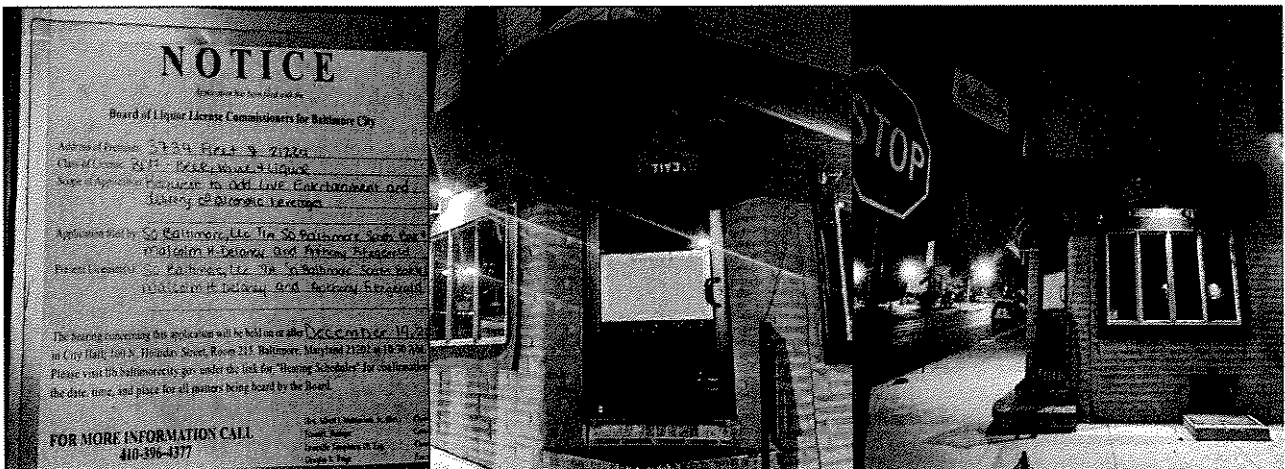
Comments and Follow-up Items(s)
Request to add Live Entertainment and delivery of alcoholic beverages.

Licensee Name
Malcolm H. Delaney and Anthony Fitzgerald

Inspector Name
BALTIMORE\Cindy-Leigh Tudhope

Photo(s) Taken
 No file chosen

Submission Date
12/05/2024 01:30 PM



Posting Sign Report

Applicants Name

Malcolm H. Delaney and Anthony Fitzg

Premises Address

3734 Fleet Street

Inspector Name

BALTIMORE\Cindy-Leigh.Tudhope

Posted Date/Time

12/04/2024

08:11 PM

Rechecked Date/Time

12/14/2024

12:35 AM

Manager

N/A

Posted Summary

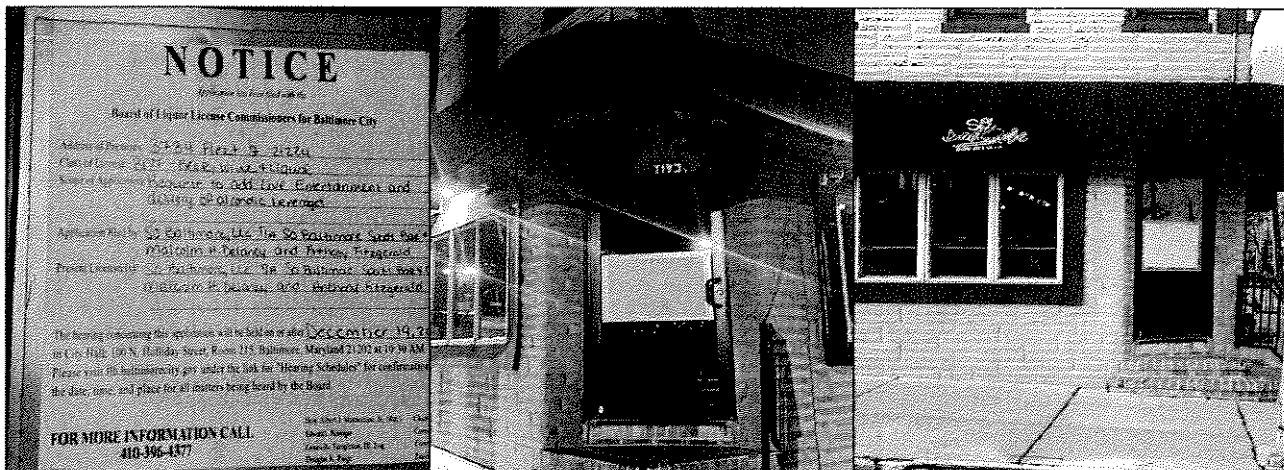
Front door.

Rechecked Summary

5 Day check (12/9/2024) Sign remained as posted for the required 10 days period

Photo(s) Taken

Choose Files No file chosen



Save

Cancel

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 3734 Fleet St 21224
Class of License: BOF - Beer, Wine & Liquor
Scope of Application: Request to add Live Entertainment and
delivery of alcoholic beverages

Application filed by: SO Baltimore, LLC T/A SO Baltimore Sports Bar & Grill
Malcolm H. Delaney and Anthony Fitzgerald
Present Licensee(s): SO Baltimore, LLC T/A SO Baltimore Sports Bar & Grill
Malcolm H. Delaney and Anthony Fitzgerald

The hearing concerning this application will be held on or after December 19, 2024
in City Hall; 100 N. Holliday Street, Room 215, 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. Rasinger

Commissioner

Granville Templeton, III, Esq.

Commissioner

Douglas K. Paige

Executive Secretary

BLLC Routine Inspection

Address	Trade Name	Corporation Name
3734 FLEET STREET 21224	SO BALTIMORE SPORTS BAR & GRILL	SO BALTIMORE, LLC
Type of License	Inspection Date/Time	Manager/Licensee
Class "BD7" Beer, Wine and Liquor	10/17/2024 09:35 PM	Maranda McLean
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
N/A	N/A	N/A
Bar/Tavern Open and Operating	Selling Household/Grocery	Capacity
Yes	N/A	80
Location of Dining Area	Condition of Dining Area/Floors	Sanitation
Throughout	Satisfactory	Satisfactory
Menu	Traders License	Alcohol Awareness Certification Date Issued
Yes	Yes	04/14/2021
Employee Records	Alcohol Beverage Invoice Numbers	Invoice Date
Yes	RNDC Acct#68917, Inv#5439771	10/17/2024

Inspector Kitchen Comments

Inspector Restroom Comments

Rear satisfactory condition.

Rear satisfactory condition.

Exits Marked, Unobstructed

Yes

Fire Capacity

80

Outdoor Seating Capacity

12

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

Yes

Violations Noted

Violation Issued

No

Instructions Given to Licensee

Inspector's Comments

Health permit expires 8/1/25. Satisfactory routine inspection conducted.

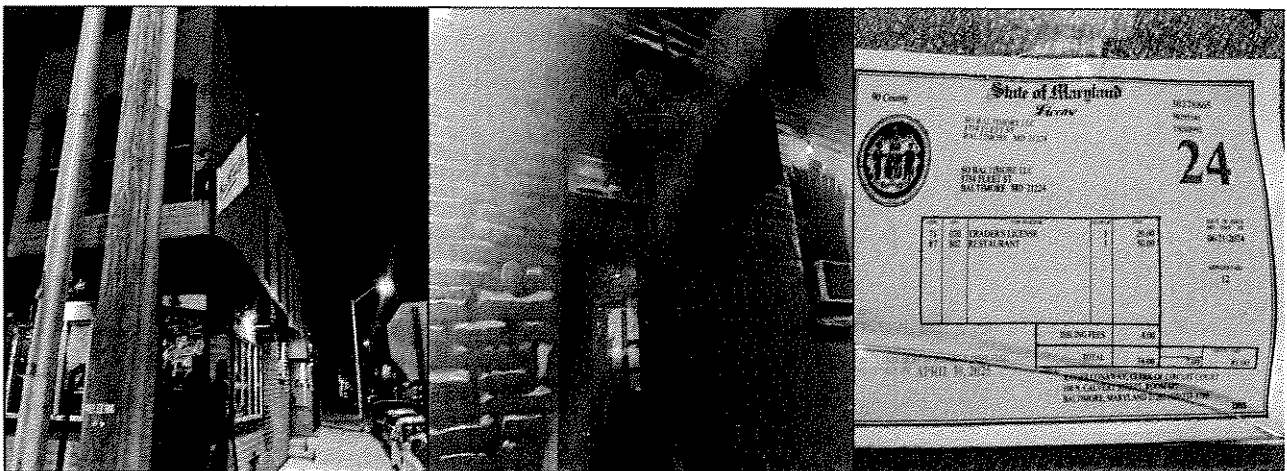
Photo(s) Taken

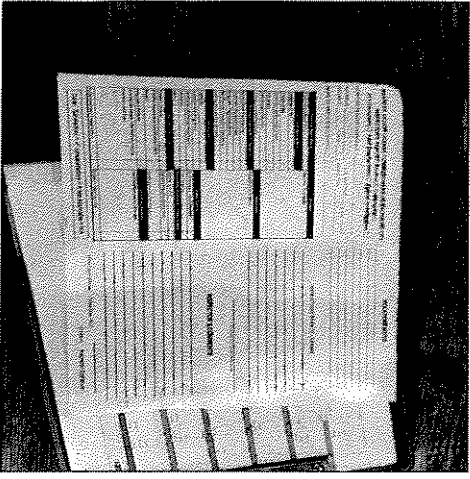
Owner Email

Submitted by Inspector

Choose Files No file chosen

BALTIMORE\regina.brown





Cancel

IN THE MATTER OF THE
PETITION OF: SO BALTIMORE,
LLC.

Baltimore City Board of Municipal
& Zoning Appeals

3734 Fleet Street
(BLOCK 6425A, LOT 001)



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

Appeal No. 2024-059
Hearing Date: August 20, 2024

RESOLUTION

Background

This matter comes before the Baltimore City Board of Municipal & Zoning Appeals (“Board”) on appeal from the Zoning Administrator for Baltimore City denying the application of So Baltimore, LLC. (“Appellant”) to add live entertainment to an existing tavern with outdoor dining, requiring conditional use approval, at 3734 Fleet Street (“Property”).

Appellant filed this appeal to the Board on March 20, 2024, and appeared for a public hearing on August 20, 2024. Board staff prepared a memorandum evaluating the appeal. Following deliberations and for the reasons set forth below, the Board voted to approve Appellant’s request to add live entertainment to an existing tavern with outdoor dining, requiring conditional use approval, by a 5-0 vote.

Board members Victor Clark, Leland Shelton, David Marcozzi, and Liz Cornish participated in the hearings and deliberation. Chairman James Fields presided. Notice of the hearing was provided in accordance with the Baltimore City Code. The hearing was conducted in accordance with the Baltimore City Code Article 32, the Board’s Rules of Procedure, the Baltimore City Charter, and the Maryland Land Use Article.

Facts

The Property is located in a C-2 Zoning District and is rectangular in shape, comprising 2,400 square feet of lot area, improved with two-story attached building, with 2,170 square feet of floor area. The last authorized use of the premises is as a tavern/restaurant with outdoor table seating, per use permit USE2021-54133, issued on July 18, 2022.

The Department of Planning, in their memorandum of July 25, 2024, had no objection to the appeal, subject to the following conditions:

- A copy of the use and occupancy permit for the premises must be kept on the premises and available for inspection by the representatives of Baltimore City at all times.
- A copy of the written approval by the Board of Municipal and Zoning Appeals of the live entertainment provided on the premises, including details of any restrictions or limitations on the live entertainment provided, must be kept on the premises and available for inspection by representatives of Baltimore City at all times.
- A copy of all other permits and licenses required pursuant to the written approval of the Board of Municipal and Zoning Appeals must be kept on the premises and available for inspection by representatives of Baltimore City.

Support: Melvin Kodenski, Esq. represented Appellant before the Board in support of the application. Anthony Fitzgerald and Latisha Montague, the manager of the premises, also appeared before the Board in support of the application.

Opposition: Brant Fisher, the president of the Brewers Hill Neighbors, Inc., and Michael Hardee appeared before the Board in opposition to the application. The Board also written opposition from several community members and the Highlandtown Community Association.

Standard of Review

Under City Code Article 32 (“BCZC”), § 5-406, the Board of Municipal and Zoning Appeals may not approve a conditional use unless, after public notice and hearing and on consideration of the standards required by this subtitle, it finds that: (1) the establishment, location, construction, maintenance, or operation of the conditional use would not be detrimental to or endanger the public health, safety, or welfare; (2) the use would not be precluded by any other law, including an applicable Urban Renewal Plan; (3) the authorization would not be contrary to the public interest; and (4) the authorization would be in harmony with the purpose and intent of this Code. As a further guide to its decision on the facts of each case, the Board of Municipal and Zoning Appeals must consider the following, where appropriate: (1) the nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures; (2) the resulting traffic patterns and adequacy of proposed off-street parking and loading; (3) the nature of the surrounding area and the extent to which the proposed use might impair its present and future development; (4) the proximity of dwellings, churches, schools, public structures, and other places of public gathering; (5) accessibility of the premises for emergency vehicles; (6) accessibility of light and air to the premises and to the property in the vicinity; (7) the type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided; (8) the preservation of cultural and historic landmarks and structures; (9) the character of the neighborhood; (10) the provisions of the City’s Comprehensive Master Plan; (11) the provisions of any applicable Urban Renewal Plan; (12) all applicable standards and requirements of this Code; (13) the intent and purpose of this Code; and (14) any other matters considered to be in the interest of the general welfare.

Conditional uses are “presumed valid uses” of land but are subject to that presumption being rebutted by credible evidence indicating that “the proposed use has adverse effects above and beyond those inherently associated with such a [conditional use] irrespective of its location within the zone.” *Schultz v. Pritts*, 291 Md. 1, 22-23 (1981). *See also Attar v. DMS Tollgate, LLC*, 451 Md. 272, 286-287 (2017).

Discussion

After a thorough review of the file, evidence and testimony submitted in support of this application, the Board evaluated this application under the conditional use approval standards found in City Code Article 32 and Maryland law.

Mr. Kodenski proffered much of the information on behalf of his client. The Property has been used as a tavern with outdoor seating since 2009 and Appellant is seeking live entertainment at the premises. Appellant wants to have a disc jockey (“DJ”) and all proposed live entertainment would occur indoors, the doors and windows will be closed during the times the proposed live entertainment is utilized, and there would be no promotional events or flyers distributed promoting the proposed live entertainment use. The proposed live entertainment would occur from 6:00 PM through 11:00 AM.

Latisha Montague, the manager of the tavern, testified that there are a total of sixteen employees and on a typical night there are three people working in the bar and two cooks in kitchen. She stated that the proposed live entertainment would not occur every night.

Brandt Fisher the President of Brewers Hill Neighbors Inc., testified in opposition to the proposed live entertainment use at the Property. Mr. Fisher stated that there have been several issues with the use of the premises. He alleged that patrons utilizing the existing outdoor seating block the sidewalk and are loud. He testified that patrons drink in public and walk into the surrounding community intoxicated. He also raised the issue of sanitation, alleging that trash accumulates at the Property. Mr. Fisher provided the Board with fourteen pages of complaints to the Baltimore City Liquor Board for, among other things, excessive amounts of people in the street, explicit drunk driving, disturbing the peace, loud music, and drag racing. Mr. Fisher also presented the Board with a proposed unsigned Memorandum of Understanding ("MOU") between the business and the community. Ms. Montague, on behalf of appellant, stated that the business did not want to sign the agreement, because they felt it was too restrictive.

Michael Hardee then testified in opposition to the appeal, arguing that, due to the current conditions of the Property and problems surrounding the current use, adding live entertainment would, in his estimation, exacerbate existing problems and lead to dangerous situations.

After the close of testimony and evidence, the Board considered Appellant's conditional use request. Conditional use requests are governed by BCZC § 5-406. The Board's review of conditional use requests is also governed by the two-part *Schultz v. Pritts* test which adds language to the statutory factors to be considered in evaluating proposed conditional uses. First, a conditional use is presumed to be in the interest of general welfare, and therefore valid. Second, the favorable presumption incorporates the inherent adverse effects of the use. This presumption can only be overcome by substantial evidence showing that the particular use has detrimental effects above and beyond the inherent adverse effects ordinarily associated with such uses.

The Board found that the community's concerns about the existing tavern were valid and understandable; however, the Board concluded that these concerns did not present strong and substantial evidence showing that a tavern with accessory live entertainment at the Property would have adverse effects above and beyond those inherently associated with taverns with accessory live entertainment elsewhere in the C-2 zoning district. The Board found that the community concerns regarding the Property could be addressed by enforcing the Baltimore City Code to ensure Appellant is following the rules and regulations of the BCZC.

BCZC § 14-319(b) permits the Board to impose conditions on live entertainment uses. The Board voted to incorporate the conditions proposed by the Department of Planning and to add the conditions that the live entertainment hours be from 6:00 PM to 11:00 PM and that all doors and windows be closed during the live entertainment.

Conclusion

For the reasons set forth above, and after giving public notice, reviewing the zoning records, holding a public hearing, considering all data submitted, and by authority of City Code Article 32, it is this **20th day of September 2024**, by the Baltimore City Board of Municipal and Zoning Appeals, hereby:

RESOLVED, that the Board finds sufficient evidence in the record to support the application of Appellants to add live entertainment to an existing tavern use with outdoor dining, requiring conditional use approval; and it is further,

RESOLVED, that Appeal No. 2021-059 is **GRANTED** on the following **CONDITIONS**:

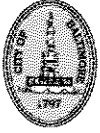
- (1) A copy of the use and occupancy permit for the premises must be kept on the premises and available for inspection by the representatives of Baltimore City at all times.
- (2) A copy of the written approval by the Board of Municipal and Zoning Appeals of the live entertainment provided on the premises, including details of any restrictions or limitations on the live entertainment provided, must be kept on the premises and available for inspection by representatives of Baltimore City at all times.
- (3) A copy of all other permits and licenses required pursuant to the written approval of the Board of Municipal and Zoning Appeals must be kept on the premises and available for inspection by representatives of Baltimore City.
- (4) The hours of live entertainment are to be from 6:00 PM to 11:00PM.
- (5) All doors and windows are to be kept closed during the live entertainment.

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



Rebecca Witt
Executive Director





BALTIMORE CITY COUNCIL

MARK PARKER, 1st District

100 Holiday Street
Room 506
Baltimore, Maryland 21202
Mark.Parker@BaltimoreCity.gov

January 14th, 2025

Baltimore City Liquor License Board
231 E. Baltimore St., 6th Floor
Baltimore, MD 21202

To Whom It May Concern:

I am writing to express my opposition to the approval of a live entertainment license to So Baltimore Bar, located at 3734 Fleet Street (the northwest corner of Fleet & Eaton).

This establishment has had a disruptive and negative impact on the surrounding community. Calls for service demonstrate a pattern of unsafe operations. Violations of the current live entertainment restriction have not resulted in any change in conduct on behalf of the operators, and demonstrate a clear disregard for the regulations governing license-holders in our city. The owners have refused to negotiate an MOU with the community association to help address these legitimate concerns and work towards an improved and safer operational reality.

Once again, I stand opposed to the granting of this live entertainment license, especially absent an MOU with Brewers Hill Neighbors. Thank you for your careful consideration of this matter.

Sincerely,

A handwritten signature in black ink that reads "Mark E. Parker".

Mark Parker
Councilperson, 1st District