April 4, 2024

Licensee(s): Matthew Akman

Baja Tap Baltimore, LLC, T/a Baja Tap

901 S. Bond Street 21231

Class: "B" Beer, Wine & Liquor License

Violation of Rule 4.07(a) – Open Containers – January 27, 2024 – On January 27, 2024, Agent Perez along with Inspectors Brown and Tudhope responded to 311 complaint # 24-00091916 for loud music, doors open, disturbing the peace. The Inspectors arrived at the establishment at approximately 1:30 am and found the complaint to be valid. Loud music could be heard emanating from the establishment from approximately a half a block away. Upon further inspection, Agent Perez noted that the front doors were open while a disc jockey was playing music. After making these observations, they spoke with Mr. Kyle Henry and made him aware of the complaint. Mr. Henry was instructed to lower the volume of the music and to close the doors. He was also told that this would be the final warning issued for the same infraction as he had received a similar warning on December 16, 2023. Mr. Henry immediately complied with the request and stated that the establishment would be closing shortly. Agent Perez and Inspectors Brown and Tudhope remained outside of the establishment for several moments making observations of their closing process. From the outside, they observed the security bouncer chatting with another bar staff member while several bar customers walked outside with alcoholic beverages on their hands. We observed approximately 8-10 patrons leave with open mixed drinks/cans from the establishment. After making these observations, Agent Perez again spoke with Mr. Henry and informed him of the violations observed and that a report would be written. At approximately 1:55 am they departed the location without any further issues.

Violation of Rule 3.12 – General Welfare – February 24, 2024 – On February 24, 2024, Inspectors Brown and Tudhope responded to 311 complaint # 24-00172232 for loud music, doors open, disturbing the peace. The Inspectors arrived at the establishment at approximately 12:15 am and found the complaint to be valid. Loud music could be heard emanating from the establishment from approximately a half a block away. Upon further inspection, Inspector Brown noted that the side window was open while a disc jockey was playing music. After making these observations, they spoke with Mr. Kyle Henry and made him aware of the complaint. Mr. Henry was instructed to lower the volume of the music and to close the window. The decision was made to issue a violation since the establishment had received warnings for similar infractions on January 27, 2024, and Mr. Henry was informed as such. At approximately 12:30 am, Chief Inspector Chrissomallis arrived and spoke to the manager. At approximately 12:45 am, the Inspectors departed the location without any further issues.

Board's Information:

- (a) Service on Licensee(s): Summons issued to the licensee(s) on 3/21/2024.
- (b) Witness Summonsed: Summons issued to Agent Perez, Inspector Tudhope, and Inspector Brown on 3/21/2024.
- (c) Violation History of Current Licensee: The current licensee(s) have no history of violations.
- (d) License Transfer Date: The license transferred to the above named entity on 10/27/2023.

Board's Decision:

State of Maryland

Board of Liquor License Commissioners

for Baltimore City 200 St. Paul Place, Suite 2300 Baltimore, Maryland, 21202-5994 Phone: (410) 396-4377

NOTICE

To: Baja Tap Baltimore, LLC t/a Baja Tap 901 South Bond Street Baltimore, MD 21231 Date: March 21, 2024

Licensee may be represented by Counsel before Board

You are hereby notified to appear before the Board of Liquor License Commissioners for Baltimore City at 10:30 o'clock AM on the 4th day of April 2024, at City Hall, 100 North Holliday Street, Room 215, Baltimore, MD 21202, to show cause why your Alcoholic Beverages License and other permits issued by this Board to you under the provisions of the Alcoholic Beverages Article, as amended, should not be suspended or revoked as required by this Board by Section 4-604 of said Article, following your conviction and/or violation of said law, to wit:

Location of Incident: t/a Baja Tap, 901 South Bond Street, 21231 ("the establishment").

• Violation of Rule 4.07(a) - Open Containers - January 27, 2024

On January 27, 2024, Agent Perez along with Inspectors Brown and Tudhope responded to 311 complaint # 24-00091916 for loud music, doors open, disturbing the peace. The Inspectors arrived at the establishment at approximately 1:30 am and found the complaint to be valid. Loud music could be heard emanating from the establishment from approximately a half a block away. Upon further inspection, Agent Perez noted that the front doors were open while a disc jockey was playing music. After making these observations, they spoke with Mr. Kyle Henry and made him aware of the complaint. Mr. Henry was instructed to lower the volume of the music and to close the doors. He was also told that this would be the final warning issued for the same infraction as he had received a similar warning on December 16, 2023. Mr. Henry immediately complied with the request and stated that the establishment would be closing shortly. Agent Perez and Inspectors Brown and Tudhope remained outside of the establishment for several moments making observations of their closing process. From the outside, they observed the security bouncer chatting with another bar staff member while several bar customers walked outside with alcoholic beverages on their hands. We observed approximately 8-10 patrons leave with open mixed drinks/cans from the establishment. After making these observations, Agent Perez again spoke with Mr. Henry and informed him of the violations observed and that a report would be written. At approximately 1:55 am they departed the location without any further issues.

• Violation of Rule 3.12 - General Welfare - February 24, 2024

On February 24, 2024, Inspectors Brown and Tudhope responded to 311 complaint # 24-00172232 for loud music, doors open, disturbing the peace. The Inspectors arrived at the establishment at approximately 12:15 am and found the complaint to be valid. Loud music could be heard emanating from the establishment from approximately a half a block away. Upon further inspection, Inspector Brown noted that the side window was open while a disc jockey was playing music. After making these observations, they spoke with Mr. Kyle Henry and made him aware of the complaint. Mr. Henry was instructed to lower the volume of the music and to close the window. The decision was made to issue a violation since the establishment had received warnings for similar infractions on January 27, 2024, and Mr. Henry was informed as such. At approximately 12:30 am, Chief Inspector Chrissomallis arrived and spoke to the manager. At approximately 12:45 am, the Inspectors departed the location without any further issues.

If you fail to appear at the above location at the date and time as instructed by the agency, the Board will proceed with the hearing and will take such action regarding the suspension or revocation of your license and permits as warranted by evidence. If you have any questions concerning the specific rules or code cited, please refer to Rules and Regulations for the Board of Liquor License Commissioners for Baltimore City or the Alcoholic Beverages & Cannabis Article of the Annotated Code of Maryland for reference purposes. If you have any questions or concerns regarding this matter please contact Deputy Executive Secretary, Michelle Wirzberger, at 410-396-4377.

> BY ORDER OF THE BOARD OF LIQUOR LICENSE COMMISSIONERS FOR BALTIMORE CITY

Albert Matricciani, Jr., Chairman
BOARD OF LIQUOR LICENSE
COMMISSIONERS FOR BALTIMORE CITY



Violation Report

Location Address

Licensee Information (Trade Name)

Corporation Name

901 BOND STREET SOUTH 21231

BAJA TAP

BAJA TAP BALTIMORE, LLC

Type of License

Licensee Name

Class "B" Beer, Wine and Liquor

Bouncer/Security Name(If Applicable)

Bouncer Date of Birth

Violation Issued Date

mm/dd/yyyy

01/27/2024

01:30 AM

Inspector

Submission Date

BALTIMORE\Andy.Perez

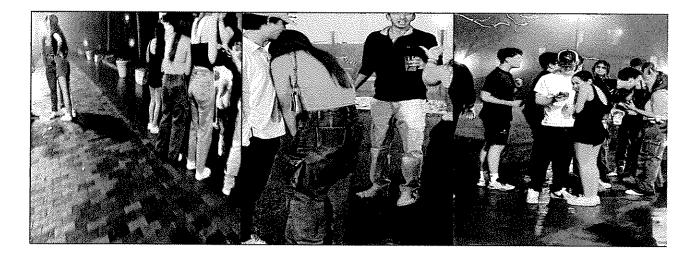
01/31/2024

Photo(s) Taken

Violation Reporting Facts

Choose Files No file chosen

On 1/27/24, I Agent Perez along Inspectors Tudhope & Brown responded to 311 complaint # 24-00091916 for loud music, doors open, disturbing the peace. We arrived at the establishment at approximately 1:30 am and found the complaint to be valid. Loud music could hear emanating from the establishment from approximately half a block away. Upon further inspection, I noted that front doors were open while a disc jockey was playing music. After making these observations, I made contact with Mr. Kyle Henry and made him aware of the complaint, Mr. Henry was instructed to lower the music volume and to close the doors. I informed Mr. Henry this would be the last warning issued for loud music as Inspector Tudhope had informed that a prior warning was issued for the same issues on 12/16/23. Mr. Henry immediately complied with my request and stated that he would be closing shortly. We remained outside of the establishment for several moments making observations of their closing process. From the outside I observed the security bouncer chatting with another bar staff member while several bar customers walked outside with alcoholic beverages on their hands. We observed approximately 8-10 patrons leave with open mixed drinks/cans from the establishment. After making these observations, I again made contact with Mr. Henry and informed him of the violations observed and that a report would be written. At approximately 1:55am we departed the location without any further issues.





5472

Cancel

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Service Request Summary Report 24-00091916

Printed Date: Mar 21, 2024 - 11:58:52 AM

Type: BCLB-Liquor License Complaint SR #: 24-00091916
Created By: citizen Site Guest User Prority: Standard

Service Request Owner: BCLB Status: Closed

Method Received: API Status Date: Jan 27, 2024 1:52:39

SLA Detail: 2 Calendar Days

AM

Created Date: Jan 27, 2024 1:01:35

AM

Overdue on: Jan 29, 2024 1:01:35

AM

Closed on: Jan 27, 2024 1:52:31

AM

Location: 901 S BOND ST, Baltimore City,

21231

Location Details:

Description: Blasting music outside so loud I can hear it inside my bedroom.

Service Questions

Is this issue concerning a private residence or a commercial and/or licensed business?

Name of business:

What is the issue?

Disturbing the peace/noise/loud music/front door open

Contact Information

Claire Strock

Service Activities

Activity Name Status Antiqued To Outcome Outcome Resum Finish Date:

Service Response Not Started

Resolution Questions

Service Activity Resolution Question Resolution Answer

Comments

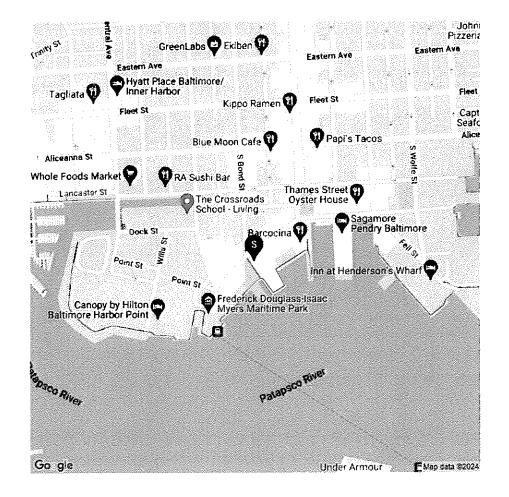
Comment By Created Date

Staff responded to complaint at approximately 1:30am. Front door was found open. Operator was advised to close doors and turn down the music volume. The operator immediately complied. Complaint abated. Badge 005 006 009 Get Outlook for iOShttps://aka.ms/o0ukef

Balt311 Admin 1/27/2024 1:52 AM

Related Child Service Requests

Related Parent Service Requests



Report Date: Mar 21, 2024 - 11:58:52 AM



EXHIBIT

Violation Report

Location Address Licensee Information (Trade Name) **Corporation Name** 901 BOND STREET SOUTH 21231 BAJA TAP BALTIMORE, LLC **BAJA TAP** Type of License Licensee Name Class "B" Beer, Wine and Liquor Henry Kyle Bouncer/Security Name(If Applicable) **Bouncer Date of Birth Violation Issued Date** 02/24/2024 mm/dd/yyyy 12:15 AM

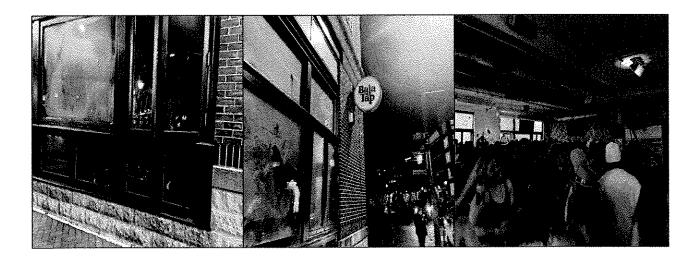
Inspector Submission Date

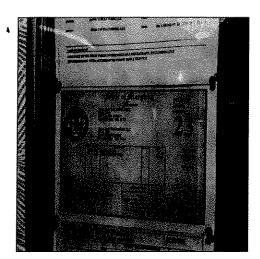
BALTIMORE\regina.brown 02/25/2024

Photo(s) Taken Violation Reporting Facts

Choose Files No file chosen

On 2/24/24, I Inspector Brown and Tudhope responded to 311 complaint # 24-00172232 for loud music, doors open, disturbing the peace. We arrived at the establishment at approximately 12:15am and found the complaint to be valid. Loud music could hear emanating from the establishment from approximately half a block away. Upon further inspection, I noted that the side window was open while a disc jockey was playing music. After making these observations, we made contact with Mr. Kyle Henry and made him aware of the complaint. Mr. Henry was instructed to lower the music volume and to close the window. I informed Mr. Henry that he would be receiving a violation for loud music and disturbing the peace. At approximately 12:30 Chief Inspector Chrissomallis arrived and spoke to manager. On 1/27/24, myself, Tudhope and Agent Perez gave this establishment a warning for loud music and disturbing the peace. At approximately 12:45am we departed the location without any further issues.

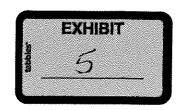






Cancel

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BLLC Compliance Inspection

Address **Trade Name Corporation Name** 901 BOND STREET SOUTH 21231 BAJA TAP BAJA TAP BALTIMORE, LLC Type of License Inspection Date/Time Class "B" Beer, Wine and Liquor 12/16/2023 11:31 PM Manager/Licensee Open/Closed Closed Date Henry Kyle Open mm/dd/yyyy Clean and Free of Debris Traders License **Alcohol Awareness Certification Date** Issued Satisfactory Yes 10/26/2023 Exits Marked, Unobstructed **Fire Capacity Outdoor Seating Capacity** Yes License is Valid Violation Issued Yes Νo

Violations Noted

Instructions Given to Licensee

Keep music down /turn down outside speakers

Photo(s) Taken

Inspector's Comments

Choose Files No file chosen

311(23-00997174)



BOARD OF LIQUOR LICENSE COMMISSIONERS OF BALTIMORE CITY INSPECTORS REPORT: Routine ☐ Compliance ☐

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External Appearance	Kitchen
Clean and Free of Debris	Inspector Comments:
Internal Appearance	
Location of Bar	
Shape of Bar	
Condition of Bar Area/Floors	
Hot Water	
Disinfectant Solution	
Three Compartment Sink	Restroom
Package Goods/BD7 Checklist	Inspector Comments:
Bulletproof Partitioning	
Separate Pkg Goods Dept.	
Separate Pkg Goods Store	
Bar/Tavern Open and Operating	
Selling Household/Grocery	
Dining Area	
Capacity	
Location of Dining Area	Public Safety
Condition of Dining Area/Floors	Exits Marked, Unobstructed
Sanitation	Fire Capacity:
Mener	Adult Entertainment - If Applicable
Business Records	License is Valid
Trader's License 📝 🐦	/ Dancers Present 18 and older
Alcohol Awareness Certification Date	
Issued:	Cleanliness of Dressing Room
Employee Records	Ancilliary Services
Alcohol Beverage Information Invoice	Live Entertainment (Describe):
Numbers and Date:	
Food Invoices (If Applicable)	Outdoor Table Service

Code: Satisfactory = ✓ Unsatisfactory = X Not Applicable = N/A

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INSPECTOR'S COMMENTS

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White Copy = Licensee

Yellow Copy = BLLC

1210-25-11 Inspector Signature

Service Request Summary Report 24-00172232

Printed Date: Mar 21, 2024 - 11:59:22 AM

Type: BCLB-Liquor License Complaint
Created By: citizen Site Guest User

Service Request Owner: BCLB

Method Received: API

SLA Detail: 2 Calendar Days

SR #: 24-00172232

Prority: Standard
Status: Closed

Status Date: Feb 24, 2024 12:50:06

EXHIBIT

AM

Created Date: Feb 24, 2024 12:05:06

AM

Overdue on: Feb 26, 2024 12:05:06

AM

Closed on: Feb 24, 2024 12:49:57

AM

Location: 901 S BOND ST, Baltimore City,

21231

Location Details:

Description: Blasting music so loud I hear it inside my bedroom.

Service Questions

Questions

Assert

Is this issue concerning a private residence or a commercial and/or licensed business?

Business

Name of business: Baja Tap

What is the issue? Disturbing the peace/noise/loud music/front door

open

Contact Information

Name Address Email Phones/Extensions

Claire Strock

Service Activities

Activity Name Status Assigned To Outcome Outcome Reason Finish Date

Service Response Not Started

Resolution Questions

Service Activity Resolution Question Resolution Answer

Comments

Comment Comment By Created Date

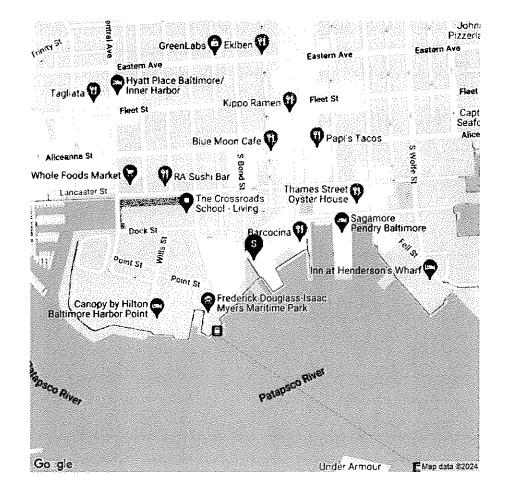
Staff arrived at approximately 12:30am and found the music at an elevated volume and window on side of the building open. Staff issued violation and music was turned down and windows closed. Complainant was contacted. If you have any further questions or concerns Complainant is urged to please contact the Liquor Board at 410-396-4377 and ask to speak with an agent in charge Badge #005, 009 Get Outlook for iOShttps://aka.ms/o0ukef>

Balt311 Admin

2/24/2024 12:49 AM

Related Child Service Requests

Related Parent Service Requests



Report Date: Mar 21, 2024 - 11:59:22 AM



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 348

Cert Num: 1281

\$2,065.00

Status: Renewed

License Date:10/27/2023

License Year: 2023

Fee:

CR Number: 19862370

Payment Date: 10-27-23

2022 - 2023 TPP Paid Y

2023 Trader's License 🛂 Y

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: BAJA TAP BALTIMORE, LLC

Trade Name: BAJA TAP

Zone Code: 46

Phone: 202-751-0041

Block Num: 901

Street: BOND STREET SOUTH

City: BALTIMORE

State: MD

Zip: 21231

CR Number: 19862370

Portion of Business Used:

CONTINUE TO USE FIRST FLOOR OF PREMISES AS A RESTAURANT, INCLUDING LIVE

ENTERTAINMENT WITH ACCESSORY 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
MATTHEW	1	828 S. BOND STREET	BALTIMORE	MD	21231	Edit	Remove Owner

Comments

)ate	Comment	Action
1	0/27/2023	New Class "B" License with LIVE ENTERTAINMENT and OUTDOOR SERVICE" issued to BALTIMORE TAP BALTIMORE, LLC t/a BAJA TAP, MATTHEW AKMAN on OCTOBER 27, 2023; Invoice #131421/sb	Delete

Print History (Print Card)

License num: LB 348

Address: 901 BOND STREET SOUTH

Trade Name: BAJA TAP

Comment:

Add Comment

Hold Info



BAJA TAP BALTIMORE, LLC: W23094550

Department ID Number:

W23094550

Puralmana Naman
Business Name:
BAJA TAP BALTIMORE, LLC
Principal Office:
4800 AUBURN AVENUE
UNIT 1205
BETHESDA MD 20814
Resident Agent:
LEE SMITH
4800 AUBURN AVENUE
UNIT 1205
BETHESDA MD 20814
Status:
ACTIVE
Good Standing:
THIS BUSINESS IS IN GOOD STANDING
Business Type:
DOMESTIC LLC
DOMESTIC LLC
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/Registration:
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 07/05/2022
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 07/05/2022 State of Formation:
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DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 07/05/2022 State of Formation: MD Stock Status: N/A Close Status:
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 07/05/2022 State of Formation: MD Stock Status: N/A Close Status:
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 07/05/2022 State of Formation: MD Stock Status: N/A Close Status:

Licensee(s): Krist Serchan and Shova Serchan

Muna, LLC T/a Busy Bee 4500-04 Erdman Avenue 21213

Class: "BD7" Beer, Wine & Liquor License

Violation of Rule 4.20(c)(ii) — Prohibited Activities by License Type (Open and Operating Tavern at all Times) — January 8, 2024 — On January 8, 2024, Inspector Brown went to the location to investigate 311 complaint # 24-00030998 alleging that the tavern area is not always open for on-site consumption when the package good area is open to customers. Upon arrival, the Inspector attempted to access the tavern portion of the establishment, but it was locked. The licensee, identified as Krist Serchan by MD driver's license, went around and unlocked the door. When the Inspector entered the tavern, the lights were off and a large amount of inventory was stored throughout the tavern area. The 3-compartment sink was filled with cold water and solution. Hot water was not in the sink as is required. The manager was advised that his tavern area needs to be open when the package goods area is open. Mr. Serchan advised it opens sometimes when he has staff available. Inspector Brown advised licensee that he would be receiving a violation for not operating the tavern when the package goods area is open. She also noted that he had been given warnings in November 2023 and December 2023 for the same infraction. Inspector Brown wrote the violation and tried to leave the location, but the licensee followed her to her car trying to explain and promised that he will keep the tavern area open from now on. After several minutes she left without incident.

Violation of Rule 4.17(b) – Storage – January 8, 2024 – On January 8, 2024, Inspector Brown went to the location to investigate 311 complaint # 24-00030998 alleging that the tavern area is not always open for on-site consumption when the package good area is open to customers. Upon arrival, the Inspector attempted to access the tavern portion of the establishment, but it was locked. The licensee, identified as Krist Serchan by MD driver's license, went around and unlocked the door. When the Inspector entered the tavern, the lights were off and a large amount of inventory was stored throughout the tavern area. The 3-compartment sink was filled with cold water and solution. Hot water was not in the sink as is required. The manager was advised that his tavern area needs to be open when the package goods area is open. Mr. Serchan advised it opens sometimes when he has staff available. Inspector Brown advised licensee that he would be receiving a violation for not operating the tavern when the package goods area is open. She also noted that he had been given warnings in November 2023 and December 2023 for the same infraction. Inspector Brown wrote the violation and tried to leave the location, but the licensee followed her to her car trying to explain and promised that he will keep the tavern area open from now on. After several minutes she left without incident.

Violation of Rule 3.09(b) – Rest Room Facilities and Health Regulations (Compliance with State and City Health Department laws, rules and regulations) – January 8, 2024 – On January 8, 2024, Inspector Brown went to the location to investigate 311 complaint # 24-00030998 alleging that the tavern area is not always open for on-site consumption when the package good area is open to customers. Upon arrival, the Inspector attempted to access the tavern portion of the establishment, but it was locked. The licensee, identified as Krist Serchan by MD driver's license, went around and unlocked the door. When the Inspector entered the tavern, the lights were off and a large amount of inventory was stored throughout the tavern area. The 3-compartment sink was filled with cold water and solution. Hot water was not in the sink as is required. The manager was advised that his tavern area needs to be open when the package goods area is open. Mr. Serchan advised it opens sometimes when he has staff available. Inspector Brown advised licensee that he would be receiving a violation for not operating the tavern when the package goods area is open. She also noted that he had been given warnings in November 2023 and December 2023 for the same infraction. Inspector Brown wrote the violation and tried to leave the location, but the licensee followed her to her car trying to explain and promised that he will keep the tavern area open from now on. After several minutes she left without incident.

Violation of Rule 4.20(c)(ii) – Prohibited Activities by License Type (Open and Operating Tavern at all Times) – February 25, 2024 – On February 25, 2024, Inspector Brown went to the location to conduct a follow-up inspection and to see if the licensee had made any changes to the operation after receiving warnings in November 2023 and December 2023 and a violation on January 8, 2024 for failing to operate the tavern portion of the establishment at all times in which the package goods area was open. Upon arrival it was determined that the package goods area was open; however, the lights in the tavern area were off leaving the area dark, liquor was being stored throughout the tavern area and the 3-compartment sink was filled with cold water. Hot water and disinfectant solution were not in the sink as is required. The licensee, identified as Krist Serchan by MD driver's license, was advised that the tavern must be open when the package goods area is operating. Mr. Serchan argued with Inspector Brown stating the tavern was open and that he was serving as the bartender. He was told that the area does not appear to be open since the door is closed and the lights were off. Upon hearing this conversation, one of the customers asked if the bar was now open. Licensee was advised that a violation would be written, and the Inspector left without incident.

Violation of Rule 4.17(b)— Storage – February 25, 2024 – On February 25, 2024, Inspector Brown went to the location to conduct a follow-up inspection and to see if the licensee had made any changes to the operation after receiving warnings in November 2023 and December 2023 and a violation on January 8, 2024 for failing to operate the tavern portion of the establishment at all times in which the package goods area was open. Upon arrival it was determined that the package goods area was open; however, the lights in the tavern area were off leaving the area dark, liquor was being stored throughout the tavern area and the 3-compartment sink was filled with cold water. Hot water and disinfectant solution were not in the sink as is required. The licensee, identified as Krist Serchan by MD driver's license, was advised that the tavern must be open when the package goods area is operating. Mr. Serchan argued with Inspector Brown stating the tavern was open and that he was serving as the bartender. He was told that the area does not appear to be open since the door is closed and the lights were off. Upon hearing this conversation, one of the customers asked if the bar was now open. Licensee was advised that a violation would be written, and the Inspector left without incident.

Violation of Rule 3.09(b) — Rest Room Facilities and Health Regulations (Compliance with State and City Health Department laws, rules and regulations) — February 25, 2024 — On February 25, 2024, Inspector Brown went to the location to conduct a follow-up inspection and to see if the licensee had made any changes to the operation after receiving warnings in November 2023 and December 2023 and a violation on January 8, 2024 for failing to operate the tavern portion of the establishment at all times in which the package goods area was open. Upon arrival it was determined that the package goods area was open; however, the lights in the tavern area were off leaving the area dark, liquor was being stored throughout the tavern area and the 3-compartment sink was filled with cold water. Hot water and disinfectant solution were not in the sink as is required. The licensee, identified as Krist Serchan by MD driver's license, was advised that the tavern must be open when the package goods area is operating. Mr. Serchan argued with Inspector Brown stating the tavern was open and that he was serving as the bartender. He was told that the area does not appear to be open since the door is closed and the lights were off. Upon hearing this conversation, one of the customers asked if the bar was now open. Licensee was advised that a violation would be written, and the Inspector left without incident.

Board's Information:

- (a) Service on Licensee(s): Summons issued to the licensee(s) on 3/21/2024.
- (b) Witness Summonsed: Summons issued to Inspector Brown on 3/21/2024.
- (c) Violation History of Current Licensee: Licensee(s) appeared before the Board on 7/14/2022 in reference to:
 - Violation of Rule 4.01(a) Sales to Minors
 - \$1,000 fine + \$125 admin fee
 - \$1,125 total fine

Licensee(s) appeared before the Board on 1/9/2020 in reference to:

- Violation of Rule 4.01(a) Sales to Minors
- Rule 4.01(a) Fined \$750
- \$750 + \$125 admin fee
- \$875 total fine

Licensee(s) appeared before the Board on 3/9/2017 in reference to:

- Violation of Rule 4.01(a) Sales to Minors
- 500 fine + \$125 admin fee
- \$625 total fine
- (d) License Transfer Date: The license transferred to the above named entity on 6/29/2015.

Board's Decision:

State of Maryland

Board of Liquor License Commissioners

for Baltimore City 200 St. Paul Place, Suite 2300 Baltimore, Maryland, 21202-5994 Phone: (410) 396-4377

NOTICE

To: Muna, LLC t/a Busy Bee 4500-04 Erdman Avenue Baltimore, MD 21213 Date: March 21, 2024

Licensee may be represented by Counsel before Board

You are hereby notified to appear before the Board of Liquor License Commissioners for Baltimore City at 10:30 o'clock AM on the 4th day of April 2024, at City Hall, 100 North Holliday Street, Room 215, Baltimore, MD 21202, to show cause why your Alcoholic Beverages License and other permits issued by this Board to you under the provisions of the Alcoholic Beverages Article, as amended, should not be suspended or revoked as required by this Board by Section 4-604 of said Article, following your conviction and/or violation of said law, to wit:

Location of Incident: t/a Busy Bee, 4500-04 Erdman Avenue, 21213 ("the establishment").

- Violation of Rule 4.20(c)(ii) Prohibited Activities by License Type (Open and Operating Tavern at all Times) –
 January 8, 2024
- Violation of Rule 4.17(b) Storage January 8, 2024
- Violation of Rule 3.09(b) Rest Room Facilities and Health Regulations (Compliance with State and City Health Department laws, rules and regulations) – <u>January 8, 2024</u>

On January 8, 2024, Inspector Brown went to the location to investigate 311 complaint # 24-00030998 alleging that the tavern area is not always open for on-site consumption when the package good area is open to customers. Upon arrival, the Inspector attempted to access the tavern portion of the establishment, but it was locked. The licensee, identified as Krist Serchan by MD driver's license, went around and unlocked the door. When the Inspector entered the tavern, the lights were off and a large amount of inventory was stored throughout the tavern area. The 3-compartment sink was filled with cold water and solution. Hot water was not in the sink as is required. The manager was advised that his tavern area needs to be open when the package goods area is open. Mr. Serchan advised it opens sometimes when he has staff available. Inspector Brown advised licensee that he would be receiving a violation for not operating the tavern when the package goods area is open. She also noted that he had been given warnings in November 2023 and December 2023 for the same infraction. Inspector Brown wrote the violation and tried to leave the location, but the licensee followed her to her car trying to explain and promised that he will keep the tavern area open from now on. After several minutes she left without incident.

- Violation of Rule 4.20(c)(ii) Prohibited Activities by License Type (Open and Operating Tavern at all Times) February 25, 2024
- Violation of Rule 4.17(b) Storage February 25, 2024
- Violation of Rule 3.09(b) Rest Room Facilities and Health Regulations (Compliance with State and City Health Department laws, rules and regulations) February 25, 2024

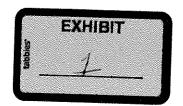
On February 25, 2024, Inspector Brown went to the location to conduct a follow-up inspection and to see if the licensee had made any changes to the operation after receiving warnings in November 2023 and December 2023 and a violation on January 8, 2024 for failing to operate the tavern portion of the establishment at all times in which the package goods area was open. Upon arrival it was determined that the package goods area was open; however, the lights in the tavern area were off leaving the area dark, liquor was being stored throughout the tavern area and the 3-compartment sink was filled with cold water. Hot water and disinfectant solution were not in the sink as is required. The licensee, identified as Krist Serchan by MD driver's license, was advised that the tavern must be open when the package goods area is operating. Mr. Serchan argued with Inspector Brown stating the tavern was open and that he was serving as the bartender. He was told that the area does not appear to be open since the door is closed and the lights were off. Upon hearing this conversation, one of the customers asked if the bar was now open. Licensee was advised that a violation would be written, and the Inspector left without incident.

If you fail to appear at the above location at the date and time as instructed by the agency, the Board will proceed with the hearing and will take such action regarding the suspension or revocation of your license and permits as warranted by evidence. If you have any questions concerning the specific rules or code cited, please refer to Rules and Regulations for the Board of Liquor License Commissioners for Baltimore City or the Alcoholic Beverages & Cannabis Article of the Annotated Code of Maryland for reference purposes. If you have any questions or concerns regarding this matter please contact Deputy Executive Secretary, Michelle Wirzberger, at 410-396-4377.

BY ORDER OF THE BOARD OF LIQUOR LICENSE COMMISSIONERS FOR BALTIMORE CITY

Albert Matricciani, Jr., Chairman

BOARD OF LIQUOR LICENSE COMMISSIONERS FOR BALTIMORE CITY



BLLC Compliance Inspection

Address	Trade Name	Corporation Name
4500-04 ERDMAN AVENUE 21213	BUSY BEE	MUNA,LLC
Type of License	Inspection Date/Time	
Class"BD7" Beer, Wine and Liquor	11/16/2023 DAIUC PM	
Manager/Licensee	Open/Closed	Closed Date
Krist Serchan	Open •	mm/dd/yyyy
Clean and Free of Debris	Traders License	Alcohol Awareness Certification Date
Satisfactory	Yes 🗸	Issued
		06/28/2022
Exits Marked, Unobstructed	Fire Capacity	Outdoor Seating Capacity
Yes •	60	
License is Valid	Violation Issued	
N/A v	No •	
Violations Noted		
Instructions Given to Licensee		
layern must be operational at all times		
Photo(s) Taken	Inspector's Comments	
Choose Files No file chosen		
Owner Email	Submitted by Inspector	
	BALTIMORE\Andy.Perez	
	Cancel	



BLLC Compliance Inspection

Address Trade Name Corporation Name

4500-04 ERDMAN AVENUE 21213
BUSY BEE MUNA,LLC

Type of License Inspection Date/Time

Class"BD7" Beer, Wine and Liquor > 12/02/2023 11:30 PM

Manager/Licensee Open/Closed Closed Date

Raj Pun Open ✓ mm/dd/yyyy

Clean and Free of Debris Traders License Alcohol Awareness Certification Date

Satisfactory Yes 06/28/2022

Exits Marked, Unobstructed Fire Capacity Outdoor Seating Capacity

Yes 🗸

License is Valid Violation Issued

Violations Noted

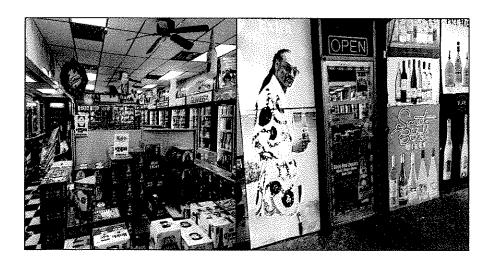
Tavern not operational.

Instructions Given to Licensee

Tavern must be operational at all times while open.

Photo(s) Taken Inspector's Comments

Choose Files No file chosen Warning given for not operating tavern.



SOARD OF LIQUOR LICENSE COMMISSIONERS OF BALTIMORE CITY 311 Complaint ☐ Adult Entertainment ☐ Special Investigation ☐ Adult Entertainment - If Applicable INSPECTOR'S REPORT: Routine Compliance Cleanliness of Dressing Room Dancers Present 18 and older Exits Marked, Unobstructed **Public Safety** Inspector Comments: Inspector Comments: DATE AND TIME: License is Valid Fire Capacity: INSPECTOR: Package Goods/BD7 Checklist Aicohol Awareness Certification Date ORPORATE NAME/LICENSEE(S); CLASS: AME OF PERSON IN CONTROL: internal Appearance External Appearance Condition of Dining Area/Floors Bar/Tavern Open and Operating **Business Records** Condition of Bar Area/Floors Dining Area Selling Household/Grocery Separate Pkg Goods Store Separate Pkg Goods Dept. hree Compartment Sink Clean and Free of Debris **Bulletproof Partitioning** Location of Dining Area Disinfectant Solution Frader's License Location of Bar Shape of Bar Hot Water Sanitation DDRESS: Capacity STRICT: ssued: Menu

Code: Satisfactory = ✓ Unsatisfactory = X Not Applicable = N/A

Outdoor Table Service

Food Invoices (If Applicable)

Live Entertainment (Describe):

Alcohol Beverage Information Invoice

Employee Records

Numbers and Date:

Ancilliary Services

INSTRUCTIONS GIVEN TO LICENSEE	SIGNATURE OF LICENSEE OR MANAGER	INSPECTOR'S COMMENTS	EXHIBIT.
NST CONTRACT			

White Copy = Licensee Yellow Copy = BLLC

1210-25-11 Inspector Signature



Violation Report

Location Address

Licensee Information (Trade Name)

Corporation Name

4500-04 ERDMAN AVENUE 21213

BUSY BEE

MUNA,LLC

Type of License

Licensee Name

Class"BD7" Beer, Wine and Liquor

Krist Serchan

Bouncer/Security Name(If Applicable)

Bouncer Date of Birth

Violation Issued Date

mm/dd/yyyy

01/08/2024 02:35 PM

Inspector

Submission Date

BALTIMORE\regina.brown

01/10/2024

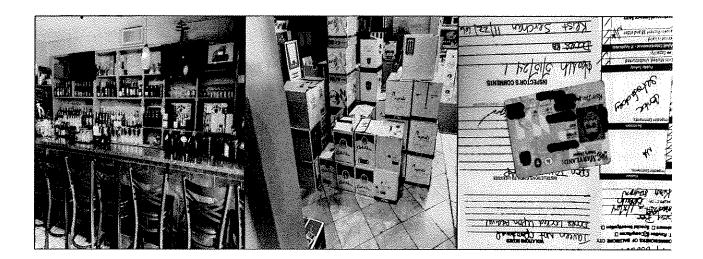
Photo(s) Taken

Choose Files | No file chosen

Violation Reporting Facts

On the above date and approximate time, I Inspector Regina Brown went to the above location for 311 complaint #24-00030998. Upon arrival I tried to access the tavern portion of the establishment. Employee Krist Serchan identified by MD driver's license, went around and unlocked the door. I entered the tavern and there were no lights on and inventory all over the tavern. I inspector Brown checked the restrooms and bar area, the 3-compartment sink was filled but the water and solution was cold. I advised Mr. Serchan that his tavern needs to open when his bar is open. Mr. Serchan advised it opens sometimes when he has staff available. I advised Mr. Serchan that he would be receiving a violation for not operating his tavern. The establishment was giving a warning back in November 2023 by Agent Perez. I inspector Brown wrote the violation and tried to leave the location, but Mr. Serchan followed me to my car trying to explain and promise that he will open from now on. I left without incident after 2-3 minutes.





\$494

Cancel

Service Request Summary Report 24-00030998

Printed Date: Mar 21, 2024 - 11:59:56 AM

Type: BCLB-Liquor License Complaint

Created By: citizen Site Guest User

Service Request Owner: BCLB

Method Received: API

SLA Detail: 2 Calendar Days

SR#: 24-00030998 Prority: Standard

Status: Closed

Status Date: Jan 08, 2024 3:11:39

PM

Created Date: Jan 08, 2024 2:21:18

PM

Overdue on: Jan 10, 2024 2:21:18

PM.

Closed on: Jan 08, 2024 3:11:30

PM

Location: 4500 ERDMAN AVE, Baltimore City,

Location Details: 4500-02 Erdman Avenue, Baltimore

Description:

Service Questions

ABSVET

Is this issue concerning a private residence or a commercial and/or licensed business?

Name of business:

Busy Bee Restaurant, Bar & Liquors

What is the issue?

Other

Business

Please describe:

The bar is not always operational.

Contact Information

Name

Address

Repail Phones/Extensions

Kimberly Jones

Service Activities

Service Response

Activity Name

Not Started

Status Assigned To Outcome Outcome Reason Finish Date

Resolution Questions Service Activity

Resolution Question

Comment By

Resolution Answer

Created Date

Comments

Comment BLLC staff arrived at approximately 2:35pm.

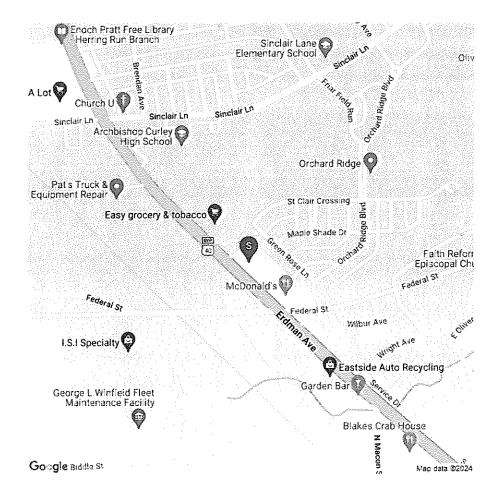
Upon arrival the establishment was open and operating however the tavern was not operating. Inspector conducted an inspection and issued a violation. Inspector also spoke to the complainant and advised of findings. Complaint was founded. If any questions or concerns, please call the Baltimore City Liquor Board at 410-396-4377.

Badge#009 Get Outlook for iOS<https://aka.ms/o0ukef> Balt311 Admin

1/8/2024 3:11 PM

Related Child Service Requests

Related Parent Service Requests



Report Date: Mar 21, 2024 - 11:59:56 AM







1/8/24





118/24



1/8/24 From

Violation Report

Location Address

Licensee Information (Trade Name)

Corporation Name

4500-04 ERDMAN AVENUE 21213

BUSY BEE

MUNA,LLC

Type of License

Licensee Name

Class*BD7* Beer, Wine and Liquor

Krist Serchan

Bouncer/Security Name(If Applicable)

Bouncer Date of Birth

Violation Issued Date

mm/dd/yyyy

02/25/2024

08:00 PM

Inspector

Submission Date

BALTIMORE\regina.brown

02/27/2024

Photo(s) Taken

Violation Reporting Facts

Choose Files No file chosen

On the above date and location, I Inspector Brown went to location for a follow up inspection to see if the tavern was open and operating. Upon arrival the bar was open however the tavern was not open. I inspector Brown entered the tavern area, the lights were out, storage was all over the place and the 3-compartment sink was filled with cold water. I spoke to the manager identified as Krist Serchan by MD driver's license and advised that the tavern needs to open. Mr. Serchan started to argue with me stating the tavern was open and that he will be the bar operator. I stated to Mr. Serchan that it doesn't appear to be open with the door closed and lights off. One of the Customers heard me talking to Mr. Serchen and ask me if the bar was now opening? I advised Mr. Serchen that a violation would be written, and I left without incident. The establishment was given a warning on 11/16/23 by Agent Perez and a violation was written on 1/8/24 by Inspector Brown for not operating tavern.







4,30,43

Cancel











2/25/24





Pictures 2/25/24





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 371

Cert Num: 1038

\$1,320.00

Status: Renewed

License Date:5/1/2023

License Year: 2023

Fee:

CR Number: 15957467

Payment Date: 05-04-23

2022 - 2023 TPP Paid 🗍

2023 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: MUNA,LLC Trade Name: BUSY BEE

Zone Code: 41

Phone: 410-878-0139

Block Num: 4500-04

Street: ERDMAN AVENUE

City: BALTIMORE

State: MD Zip: 21213

CR Number: 15957467

Portion of Business Used:

USE THE ENTIRE PREMISES 4500-02-04 ERDMAN AVE AS A TAVERN WITH LIVE

ENTERTAINMENT.

Restriction:

THERE IS TO BE NO SEPARATE PACKAGE GOODS STORE OR DEPARTMENT.ALL PACKAGE GOODS ARE TO BE SOLD OVER THE BAR. NO COOKING UNTIL APPROVED BY THE HEALTH DEPARTMENT. KENNETH SUGGS & OCTAVIA KNOX ARE BARRED FROM

THE PREMISES IN ANY CAPACITY

Edit the License Location Info

Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
KRIST	SERCHAN	911 N. CHARLES STREET	BALTIMORE	MD	21201	Edit	Remove Owner
SHOVA	SERCHAN	7840 SAINT THOMAS DRIVE	NOTTINGHAM	MD	21236	Edit	Remove Owner

Comments

Date	Comment	Action
08/11/2022	PAID IN FULL \$1,125.00 for Violation Hearing dated July 14, 2022; Invoice #126980/sb	Delete
08/01/2022	Given an Invoice to Chief Inspector John Chrissonmallis for Violation Hearing fee dated on July 14, 2022; Fine Fee to be paid \$1,125.00 /mb	Delete
07/15/2022	7/14/2022 - Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-fined \$1,000; \$1,000 + \$125 admin fee; \$1,125 total fine, 30 days to pay (3-0 vote)/jr	Delete
06/10/2022	6/9/2022 - Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - POSTPONED/jr	Delete
12/15/2020	* Licensee(s) changed during 2020 renewal period - Krist Serchan replaced Migdalia Rios * /kk	Delete
02/05/2020	PAID IN FULL \$875.00 for Violation Hearing dated January 09, 2020; invoice #118648/sb	Delete
01/27/2020	Given an Invoice to Chief Inspector John Chrissonmallis for Violation Hearing fee dated on January 09, 2020; Fine Fee to be paid \$875,00 /mb.	Delete
01/16/2020	1/9/2020 - Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$750; \$750 + \$125 admin fee; \$875 total fine, 30 days to pay (3-0 vote)/jr	Delete
	Submitted 2018 Trader's License during renewal/sb	Delete
04/17/2019	4/17/2019 Request to add live entertainment has been COMPLETED. Please check invoice # 115668k/r	Delete
02/04/2019	1/31/2019 - Public Hearing Re: Request to add live entertainment - APPROVED (3-0 vote)/jr	Delete
08/20/2018	Alcohol Awareness expires 07/22/22 (Krist Serchan) Korean-American Social Agency/sb	Delete
04/18/2018	* Licensee(s) changed during 2018 renewal period - Migdalia Rios replaced Ginny Evans * /kk	Delete
	Mailed letter of recognition for underage drinking compliance check on 7/11/17 /kk	Delete
03/16/2017	03/09/2017 Public Hearing re: VIOLATION of Rule 4.01(a) Sales to Minors 01/19/2017. \$500.00 fine + \$125.00 admin fee, 30 days to pay. (3-0 vote).	Delete
04/27/2016	****** RELEASED STATE TAX HOLD ****** /sb	Delete
02/09/2016	1/28/16 Public Hearing re: Expansion of premise (3-0 vote) APPROVED	Delete
02/03/2016	State of MD Tax Hold, letter sent to merchant on (CR# 15957467-Transfer)on 2/2/2016	Delete
01/28/2016	Hearing Date: January 28, 2016; PAID \$100 fee; Invoice #100260 /sb	Delete
06/11/2015	Alcohol Awareness expires 05/28/19 (Surya Thebe)	Delete
06/02/2015	5/14/2015 Public Hearing re: Transfer of ownership APPROVED 3-0 vote	Delete
05/15/2015	Hearing Date 05/14/15. Paid \$100.00 fee, invoice #98810 /sb	Delete
04/27/2015	released state of md tax hold /sb	Delete
04/07/2015	3/5/15 Public Hearing re: Violation of Rule 3.12 (7 day Suspension)	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
01/17/2013	Application filed January 2013 transfer of ownership	Delete
12/03/2010	12/2/10 \$125 PAID IN LIEU OF (12/9/10) HEARING #75404	Delete
06/02/2009	06/02/09 \$100 TRANSFER/CONF.FEE PAID IN FULL #69273	Delete
05/15/2009	05/09 Transfer of Ownership, Deborah Canty	Delete
11/30/2007	11/30/07 \$100 PAID IN FULL #61660	Delete

Print History (Print Card)

License num: LBD7 371 Address: 4500-04 ERDMAN AVENUE

Trade Name: BUSY BEE

MUNA, LLC: W16453573

Department ID Number: W16453573
Business Name: MUNA, LLC
Principal Office: 4502-04 ERDMAN AVE. BALTIMORE MD 21213
Resident Agent: SHOVA RAI SERCHAN 7840 ST. THOMAS DRIVE BALTIMORE MD 21236
Status: ACTIVE
Good Standing: THIS BUSINESS IS IN GOOD STANDING
Business Type: DOMESTIC LLC
Business Code: 20 ENTITIES OTHER THAN CORPORATIONS
Date of Formation/ Registration: 04/09/2015
State of Formation: MD
Stock Status: N/A
Close Status: N/A

April 4, 2024

Licensee(s): Rachhpal Singh Grewal

5401 Belair, Inc., T/a Garden Liquor

5401 Belair Road 21206

Class: "A" Beer, Wine & Liquor License

Violation of Rule 4.05(b) – Prohibited Hours (§ 12-2004(a)(1)(ii) permits licensee to operate 1:00 pm – 9:00 pm on Sundays under certain circumstances) – December 31, 2023 – On December 31, 2023, Agent Perez investigated a complaint alleging that this establishment was operating outside of the scope of their special license that allows for the business to sell alcohol on Sundays from 1:00 pm to 9:00 pm between Thanksgiving Day and New Years Day if the license holder has paid a supplementary fee. Agent Perez arrived at the establishment at approximately 10:58 pm. At that time, he observed several store patrons exiting the establishment with alcoholic beverages they had just purchased. Upon entering the establishment, he observed approximately 4 patrons inside. One of the patrons was in the process of purchasing alcohol. The operator, Mr. Gurbinder Singh, was instructed to stop all sales immediately and informed that he was operating well beyond the mandated closing time of their special Sunday License. Mr. Singh was issued a violation, and the Agent left the establishment without any further issues.

- (a) Service on Licensee(s): Summons issued to the licensee(s) on 3/21/2024.
- (b) Witness Summonsed: Summons issued to Agent Perez on 3/21/2024.
- (c) Violation History of Current Licensee: Licensee(s) appeared before the Board on 4/7/2022 in reference to:
 - Violation of Rule 4.01(a) Sale to Minors
 - \$750 fine + \$125 admin fee
 - \$875 total fine

Licensee(s) appeared before the Board on 10/14/2021 in reference to:

- Violation of Rule 4.01(a) Sale to Minors
- \$750 fine + \$125 admin fee
- \$875 total fine

Licensee(s) appeared before the Board on 8/11/2011 in reference to:

- Violation of Rule 4.01(a) Sale to Minors
- \$500 fine + \$125 admin fee
- \$625 total fine

Licensee(s) appeared before the Board on 4/21/2011 in reference to:

- Protest of Renewal
- Board renewed the license for the year by a 2-1 vote
- (d) License Transfer Date: The license transferred to the above named entity prior to 2011.

Board's Decision:

State of Maryland

Board of Liquor License Commissioners

for Baltimore City 200 St. Paul Place, Suite 2300 Baltimore, Maryland, 21202-5994 Phone: (410) 396-4377

NOTICE

To: 5401 Belair, Inc. t/a Garden Liquor 5401 Belair Road Baltimore, MD 21206 Date: March 21, 2024

Licensee may be represented by Counsel before Board

You are hereby notified to appear before the Board of Liquor License Commissioners for Baltimore City at 10:30 o'clock AM on the 4th day of April 2024, at City Hall, 100 North Holliday Street, Room 215, Baltimore, MD 21202, to show cause why your Alcoholic Beverages License and other permits issued by this Board to you under the provisions of the Alcoholic Beverages Article, as amended, should not be suspended or revoked as required by this Board by Section 4-604 of said Article, following your conviction and/or violation of said law, to wit:

Location of Incident: t/a Garden Liquor, 5401 Belair Road, 21206 ("the establishment").

• Violation of Rule 4.05(b) – Prohibited Hours (§ 12-2004(a)(1)(ii) permits licensee to operate 1:00 pm – 9:00 pm on Sundays under certain circumstances) – December 31, 2023

On December 31, 2023, Agent Perez investigated a complaint alleging that this establishment was operating outside of the scope of their special license that allows for the business to sell alcohol on Sundays from 1:00 pm to 9:00 pm between Thanksgiving Day and New Years Day if the license holder has paid a supplementary fee. Agent Perez arrived at the establishment at approximately 10:58 pm. At that time, he observed several store patrons exiting the establishment with alcoholic beverages they had just purchased. Upon entering the establishment, he observed approximately 4 patrons inside. One of the patrons was in the process of purchasing alcohol. The operator, Mr. Gurbinder Singh, was instructed to stop all sales immediately and informed that he was operating well beyond the mandated closing time of their special Sunday License. Mr. Singh was issued a violation, and the Agent left the establishment without any further issues.

If you fail to appear at the above location at the date and time as instructed by the agency, the Board will proceed with the hearing and will take such action regarding the suspension or revocation of your license and permits as warranted by evidence. If you have any questions concerning the specific rules or code cited, please refer to Rules and Regulations for the Board of Liquor License Commissioners for Baltimore City or the Alcoholic Beverages & Cannabis Article of the Annotated Code of Maryland for reference purposes. If you have any questions or concerns regarding this matter please contact Deputy Executive Secretary, Michelle Wirzberger, at 410-396-4377.

BY ORDER OF THE BOARD OF LIQUOR LICENSE COMMISSIONERS FOR BALTIMORE CITY

Albert Matricciani, Jr., Chairman

BOARD OF LIQUOR LICENSE COMMISSIONERS FOR BALTIMORE CITY



Violation Report

Location Address Licensee Information (Trade Name) Corporation Name

5401 BELAIR ROAD 21206
GARDEN LIQUOR 5401 BELAIR, INC.

Type of Licensee Name

Class "A" Beer, Wine and Liquor

Bouncer/Security Name(If Applicable) Bouncer Date of Birth Violation Issued Date

mm/dd/yyyy 12/31/2023

11:00 PM

and left the establishment without any further issues.

Inspector Submission Date

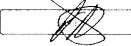
BALTIMORE\Andy.Perez 12/31/2023

Choose Files No file chosen

Photo(s) Taken Violation Reporting Facts

On 12/31/23 I, Agent Perez investigated a complaint received by Chief Chrissomallis alleging that this establishment was operating outside of the scope of their Sunday License. I arrived at establishment at approximately 10:58PM. At this time, I observed several store patrons exiting the establishment with alcoholic beverages they had just purchased. After a few moments I entered the establishment and observed approximately 4 patrons inside one of which was observed trying to finish a purchase transaction. I instructed the operator, Mr. Gurbinder Singh to stop all sales immediately and informed him that he was operating well beyond the mandated closing time of their Sunday License. Mr. Singh stated he was not aware of this closing time and believed he could operate until 12am. I told Mr. Singh it was his responsibility to understand and operate the store within the scope of the license. I issued the violation





Cancel



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: LA 046

Cert Num: 0517

\$858.00

Status: Renewed

License Date:5/1/2023

License Year: 2023

Fee:

CR Number: 14036497

Payment Date: 04-25-23

2022 - 2023 TPP Paid N

2023 Trader's License 🛂 Y

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: **5401 BELAIR, INC.** Trade Name: **GARDEN LIQUOR**

Zone Code: 42

Phone: 410-485-0526

Block Num: 5401 City: BALTIMORE Street: BELAIR ROAD

State: MD Zip: 21206

CR Number: 14036497

Portion of Business Used:

USE PORTION OF PREMISES 1ST FLOOR FRONT AS A LIQUOR STORE

Restriction:

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
RACHHPAL SINGH	GREWAL	2224 QUAIL CREEK CT	BELAIR	MD	21015	Edit	Remove Owner

License Num: LA 046 Cert Num: 0517 Fee: \$858.00 License 11/26/2023; 12/3/2023; 12/10/2023; 12/17/2023; 12/24/2023; 12/31/2023;

Dates:

Comments

Date	Comment	Action
09/27/2023	Holiday Special Sundays: 11/26/23, 12/03/23, 12/10/23, 12/17/23, 12/24/23 & 12/31/23; Invoice #131212/sb	Delete
05/25/2023	Provided 2023 Traders License/sb	Delete
02/08/2023	lssued Special Sunday License for February 12, 2023; Invoice# 127722/jr	Delete
	Alcohol Awareness expires on 10/18/2026; GURBINDER SINGH (certified by John S. Murray)/sb	Delete
	Holiday Special Sundays: 11/27/22, 12/04/22, 12/11/22, 12/18/22, & 12/25/22; Invoice #127195/jr	Delete
06/29/2022	****LICENSEE HAS USED THEIR TWO (2) SPECIAL SUNDAYS FOR THE 2022 CALENDAR YEAR****/sb	Delete
06/29/2022	Requesting for Special Sunday, JULY 03, 2021 (Independence Day); Invoice #126664/sb	Delete
04/12/2022	PAID IN FULL \$875.00 for Violation Hearing dated April 07, 2022; Invoice #125115/sb	Delete
04/08/2022	Penalty Assessment Notice for Violation hearing dated April 7, 2022 mailed today to licensed establishment and a copy mailed to licensee home address today/jr	Delete
	4/7/2022 - Virtual Public Hearing - Violation of Rule 4.01(a) Sales to Minors - GUILTY - Rule 4.01(a)- Fined \$750; \$750 + \$125 admin fee = 875 total fine, 30 days to pay (3-0 vote)/jr	Delete
02/10/2022	Requested Special Sunday, February 13, 2022 (Super Bowl); Invoice #123787/sb	Delete
11/09/2021	PAID IN FULL \$875.00 for Violation Hearing dated October 14, 2021; Invoice #123436/sb	Delete
	Given an Invoice to Chief Inspector John Chrissonmallis for Violation Hearing fee dated on October 14, 2021; Fine Fee to be paid \$875.00 /mb.	Delete
	10/14/2021 - Virtual Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-fined \$750; \$750 + \$125 admin fee = \$875 total fine, 30 days to pay (3-0 vote)/jr	Delete
10/13/2021	Holiday Special Sundays: 11/28/21, 12/05/21, 12/12/21, 12/19/21, & 12/26/21; Invoice #123198 /sb	Delete
07/02/2021	Requesting for Special Sunday, July 04, 2021; Invoice #122540/sb	Delete
10/19/2020	Holiday Special Sundays: 11/29/20, 12/06/20, 12/13/20, 12/20/20, & 12/27/20; Invoice #120042/sb	Delete
05/21/2020	Issued Special Sunday License extension for May 24, 2020; Invoice #119754 *NOT ELIGIBLE FOR ANYMORE SPECIAL SUNDAY LICENSES FOR CALENDAR YEAR 2020/jr	Delete
01/30/2020	Requested Special Sunday on February 02, 2020; Invoice #118636 /kr	Delete
	Personal Property Tax Owed to City of Baltimore was cleared on October 21, 2019/mb.	Delete
	Holiday Special Sundays: 12/01/19, 12/08/19, 12/15/19, 12/22/19 & 12/29/19; Invoice #118013 /sb	Delete
09/26/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb	Delete
07/08/2019	Submitted 2019 Trader's License /sb	Delete
07/01/2019	*****NOT ELIGIBLE FOR ANY MORE SPECIAL SUNDAYS THIS 2019 CALENDAR YEAR!*****/sb	Delete
07/01/2019	Requested Special Sunday on May 26, 2019; Invoice #117181/sb	Delete
06/26/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to record when the requested for a Special Sunday license was received and granted. The request for a Special Sunday license was received and processed by the BLLC on 05/20/19.	Delete
04/24/2019	Provided 2018 Trader's License /sb	Delete
01/29/2019	Requested Special Sunday on February 03, 2019; Invoice #114035 /sb	Delete
	Holiday Special Sundays: 11/25/18, 12/02/18, 12/09/18, 12/16/18, 12/23/18 & 12/30/18; Invoice #113459/sb	Delete
09/05/2018	Alcohol Awareness expires on 09/01/22 (Rachhpal S.Grewal and Gurbinder Singh) John S. Murray /sb	Delete

05/25/2018	Sunday Extension License for May 27, 2018; Invoice #112620 /sb	Delete
05/23/2017	Sunday extension license for 05/28/2017 invoice#107986k/r	Delete
10/14/2016	Holiday Special Sundays: 11/27/16, 12/04/16, 12/11/16, 12/18/16 & 12/25/16, Invoice #104251 = \$375.00 /sb	Delete
	Licensee submitted Personal Property Tax Clearance & Traders' License /sb	Delete
07/26/2016	07/25/16 - Mailed letter to Licensee about "Personal Property Tax Owed to the City of Baltimore" /sb	Delete
05/24/2016	Requested Special Sunday, May 29, 2016 (Memorial Day)	Delete
08/18/2011	8/11/11 Public Hearing re: VIOLATION OF RULE 4.01(a) Sale to minor. RULE 4.01(a) GUILTY \$500.	Delete
06/03/2011	4/21/11 Public Hearing re: Protest of Renewal under 2B section 10-301(a) by ten or more residents, commercial tenants who are not holders or applicant for any license issued under Article 2B, or real estate owners in the immediate vicinity of the licensed premisis. LICENSE RENEWED BY A 2 TO 1 VOTE.	Delete

Print History (Print Card)

License num: LA 046 Address: 5401 BELAIR ROAD

Trade Name: GARDEN LIQUOR

Comment:

Add Comment

Hold Info



5401 BELAIR, INC.: D13610597 Department ID Number: D13610597 **Business Name:** 5401 BELAIR, INC. Principal Office: 5401 BELAIR ROAD BALTIMORE MD 21206 Resident Agent: JIN H. YOU 2700 W BALTIMORE STREET BALTIMORE MD 21223 Status: INCORPORATED **Good Standing:** THIS BUSINESS IS IN GOOD STANDING **Business Type:** CORPORATION **Business Code:** 03 ORDINARY BUSINESS - STOCK Date of Formation/Registration: 06/11/2010 State of Formation: MD

Stock Status: STOCK

Close Status:

YES

Applicant(s): Darin Mislan

Thames Street Venture, LLC, T/a Trade Name Pending

1704 Thames Street 21231

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership and location from a secured creditor of a Class "BD7" BWL license presently located at 2501-03 Fleet Street to 1704 Thames Street requesting live entertainment and outdoor table service.

- (a) **Applicant(s) Information**: (1) Darin Mislan was born in Trenton, NJ in May of 1969. He lives in Baltimore, MD. Mr. Mislan is presently the licensee with financial interest at 31-33 Cross Street t/a No Way Rose since 2018. Mr. Mislan also has financial interest at 1710 Thames Street t/a Waterfront Hotel.
- (b) Ownership Breakdown: (1) Darin Mislan (5%); (2) Vader R. LLC (60%); (3) R2 Properties, LLC (20%); and (4) Eric Mathias (15%). See attachment for full LLC breakdown.
- (c) Purchase Price of Business: The purchase price of the business is \$125,000, to be paid at settlement.
- (d) Qualified Voters: Megan Easter, Margaret Argent, and Sima Fried are qualified Baltimore City voters.
- (e) **Zoning**: Applicant has applied for a USE permit, for the use of the premises 1st and ground floor as a restaurant/tavern with outdoor table service and live entertainment.
- (f) **Corporate Standing:** Thames Street Venture, LLC is a MD LLC and as of 3/20/2024 is active and in good standing.
- (g) **Posting Report**: The location was posted on 2/29/2024 and checked on 3/11/2024. This meets the 10-day rule. There are 48 licensed liquor establishment(s) in the 2x2 area: "D" BW-1; "A" BWL-1; "B" BWL-23; "C" BWL-1; "D" BWL-1; "BD7" BWL-19; and "Hotel/Motel"-1.
- (h) Attorney of Record: Anastasia Nardangeli
- (i) **Timeline**: On 6/6/2022, staff received an application to substitute the name of the licensee of the ownership of the Class "BD7" BWL license to the name of a Secured Creditor, which indicated that active alcoholic beverages operations ceased on or about April 30, 2023. On 8/22/2023, staff received a request for a 180 day hardship extension. Board granted hardship request on 10/5/2023, within the 180 day timeframe. On 2/21/2024, staff received an application for transfer of ownership and location. As transfer of ownership and location application was received within the 360 days allowed. License is valid.
- (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 APPLI	CATION: TRANSFER	R 🖸 NI	W 🗆 EXPANSI	DN OF PREMISES 🗆 AMENDMENT(S) 🗆
EXPLANATION OF REQUEST: transfer of own	ership and location			CLASS TYPE: BD7
	Please select one opt	tion and fill	out the requested in	nformation
A) NEW LICENSE REQUEST: ADDRESS OF	PROPOSED LOCATION; <u>n/a</u>	:		
B) TRANSFER OF OWNERSHIP ONLY: ADD	RESS OF CURRENT LICENS	E: n/a		
C) TRANSFER OF OWNERSHIP AND LOCA	TION: CURRENT ADDRESS	OF LICENS	ED LOCATION: 2501-	03 Fleet Street
TRANSFER OF OWNERSHIP AND LOCA				
D) AMENDMENT OR EXPANSION REQUES				
POROBRATE /IA P /IA D /GA D TNEDENSO NAME	Thomas Chronk Vision I	10	TOADS	MANE -/-
CORPORATE/LLC/LLP/PARTNERSHIP NAME				NAME: r/a
BUSINESS PHONE NUMBER: 443-433-8532				
ATTORNEY FOR THE APPLICANT: Anastasia	T. Nardangeli ABD	RESS: 25 3 0	uries St., Sia. 2015. Botimore, MO	27231 PHONE: 410-916-2638
art of Premises Used (<i>Note: Floors and Areas for S</i>	for age): 1st and 2nd floors and b	asement [lutdoor Table Service f	Provided? ☑Yes ☐ No Delivery of alcohol? ☐ Yes ☑ No
ve Entertainment provided? 🛮 Yes 🗖 No. What	Kind (Ex. D.J. Band, Etc.)? <u>live</u>	e acousti	c, DJ	Off Premise Catering of Food and Alcohol? 🗀 Yes 🖸 No
ning Receipt or Corrent Certificate of Occupan	cy Permit attached to Applic	ation? 🗹	Yes 🗆 No Estimated	Seating Copacity:
				ot complete unless the applicant has obtained approval
	nd/or verification from the	a Baltimori	Municipal Zoning Ap	peals (BMZA)
I. Applicant A Darin Mislan				
(Full name)	(Telepho	-		E-mail (Required)
4509 Wilmslow Road (Residence) Street	Baltimore City	State	Zip Code	3+ years (period of residency in Baltimore City)
May 1969	oity M	alaic	tih enge	Trenton, NJ
(Month/Year of Birth)	·	Male or Fe	nale)	(Place of Birth)
Check: 🗵 Yes 🗆 No Are you currently a	resident of the City of Balt	imore?		
2. Applicant B				REGELVED: 81.1 FEB 73. Z074 84.1
n/a (Full name)	(Telepho	inena.)		E-mail (Required)
(Residence)Street	City	State	Zip Code	(period of residency in Baltimore City)
(Month/Year of Birth) Check:		Vale or Fer tim ore ?	male)	(Place of Sirth)
3. Applicant C n/a				
(Full name)	(Telepho	ine na.)		E-mail (Required)
(Residence) Street	City	State	Zip Code	(period of residency in Baltimore City)
(Month/Year of Birth)	(9av. 1	Vale or Fe	nola)	(Place of Birth)

1. Has the applicar Applicant A ☑	s) been adjudged guilty of a telony in the State of Maryland or any other? 🗆 Yes 🗹 No - If yes, indicate applicant and explai B 🗀 C 🗀
	e) been adjudged guilty of violating the laws governing the sale of any alcoholic beverage or for gambling in any State, includ ☑ No - If yes, mark applicant and provide explanation in adjacent space provided. B ☐ C ☐
	applicant(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State with ragainst the United States (Federal Crime)? Yes No - If yes, mark applicant and explain.
	(s) ever had a license for the sale of alcoholic beverages in the State of Maryland? ☑ Yes ☐ No If yes, mark applicant and location, dates that the applicant was a licensee, and the trade name). B ☐ C ☐
Applicant used to	e the individual named on the BD-7 license for use at 31 East Cross Street, Baltimore, MD 21230 (since July 2018, when he was added to the Rose"), and he was removed as an individual and owns no interest in such license as of a hearing which took place on February 8, 2024.
6. Does the applic	t(s) have a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license
has been applied f Applicant A ☑	, granted, and issued? 🖸 Yes 🗔 No If yes, mark applicant and explain (address of location and trade name). B 🔲 C 🖂
Applicant has an in Fells Point (17	direct minority interest in the liquor license used at the Admiral's Cup in Fells Point 1647 Thames Street and also the Waterfront Hotel Thames Street).
	dependent children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in other jurisdiction in the State of Maryland? 🗆 Yes 🗹 No If yes, mark applicant and explain (address of location and trade name B 🗆 C 🗆
8 Ara vou financis	y interested in any other alcoholic beverages license applied, granted or issued? 🖸 Yes 🗀 No If yes, please explain.
Applicant A 🛮	
See response to	
current location is s	emise currently open and operating? 🔲 Yes 🗔 No If no, then provide date of last day of operation of the establishment. The ut down, and the current owner of the license, John Zorzit, procured ownership via foreclosure. This is a request for a transfer of he license (see attached) is currently alive via a 'hardship extension granted at a hearing on October 5, 2023.
O. Do any of the brewer, distiller, o the applicant(s) in	applicant(s) — personally or through an entity — have any indebtedness or other financial obligations to any manufacturer wholesaler at the time of making this application? 🗆 Yes 🗗 No If yes, please explain. If yes, please provide information as t bted — personally or through an entity — the amount of the indebtedness, and the name of the manufacturer, brewer, disti
or wholesaler? Applica6tEA 🗸 🗀	B C

II. Please list the following information for t			242 W. Jenson A. 197 July 247 A. 1982 A.	
Name	Ad	dress Pho	ne	Email
Darin Mislan 4	509 Wil	mslow Road		
Applicants Applying as Business Entities - (Give n list all authorized persons.) Please note that all please attach e list of the names and address incorporation, partnership agraement or arti	Acenseas MUS of all outstand	'I have a FINANCIAL INTEREST to the Acense a ling stock holders who at the time of epplicat	applied for as per Alc. Bev. A	rt 8 4-109 (a)(ff), If necessary,
NAME: Variant (LLC (see attached demandry) tradicional)	ADDRESS:	650 S. Exeter St., Sia. 1095, Baltimore, MD 2120 4509 Wilmslow Road	Member	%OF STOCK HELO: 60%
_{2) NAME:} Darin Mislan		Baltimore, MD 21210	_{TITLE:} Member	%OF STOCK HELD: 5%
3) NAME: R2 Properties, LLC	ADDRESS:	1420 Knecht Ave. Halethorpe, MD 21227	_{IIILE:} Member	%OF STOCK HELD: 20%
4 NAME: Eric Mathias	ADORESS:	3400 Dillon St., Baltimore, MD 21224	Member Member	%OF STOCK HELD: 15%
*Extract from Law: If any affidavit or eath re- guilty of parjury. And open indictment and i				hall be deemed
of filing of this application. Each of said applic regulations relating to the sale of alcoholic b grants permission to the State Comptroller, authorized agents and amployees, and any pe premises and any and all parts thereof upon remains a resident of Baltimore City through	everages, as w his duly author sace officer of and in which s	ell as to the rules and regulations of the Box ized deputies, inspectors and clerks. The Bo Baltimore City or the State of Maryland to in ald business is to be conducted. If license is l	ard of License Commissioner ard of License Commissione aspect and search at any an	rs for Baltineure City, and hereby ers for Baltimore City, its duly nd ell hours, without warrant, the
Signature of Applicant A A bereby certify that on the 5 day of 10 South on 10 personally appeared that the matter and facts contained in said apple Signature: Printed Name: Vorch L. 41	Trucky Casion are true M LSSTO	[Notary Seal] My Commission	r expires <u>60/83</u> 6	ST ST YAM
Signature: Signature of Applicant 8	ussion -	(Notary Seal) My Commission	r expires <u>60/83</u> 6	ST ST YAM
Signature: Signature of Applicant 8 Thereby certify that on the	ession	(Notary Seal) My Commission (Notary Seal) My Commission (Notary Seal) My Commission	r expires <u>60/83</u> 6	ST ST YAM
Signature: Printed Name:	LSS(S)	(Notary Seal) My Commission (Notary Seal) My Commission 20	thic of the State of	SARAL
Signature:	SS(S)	(Notary Seal) My Commission 20 before me, the subscriber, a notary put the and correct. As witness, my hand and notarial (Notary Seal) My Commission	thic of the State of	SARAL
Signature: Printed Name:	SS(S)	(Notary Seal) My Commission 20 before me, the subscriber, a notary put the and correct. As witness, my hand and notarial (Notary Seal) My Commission	thic of the State of	SARAL
Signature: Printed Name:	LSS(S)	(Notary Seal) My Commission 20 before me, the subscriber, a notary put the and correct As witness, my hand and notarial [Hotary Seal] My Commission	thic of the State of	SARAL
Signature: Printed Name:	LSS(S)	(Notary Seal) My Commission 20 before me, the subscriber, a notary put the and correct As witness, my hand and notarial [Hotary Seal] My Commission	thic of the State of	SARAL
Signature: Printed Name:	ication are true	[Notary Seal] My Commission 20 before me, the subscriber, a notary puth and correct As witness, my hand and notarial [Hotary Seal] My Commission [Hotary Seal] My Commission 20 before me, the subscriber, a notary puther	thic of the State of	SARAL
Signature: Printed Name:	ication are true	(Notary Seal) My Commission 20 before me, the subscriber, a notary puth the land correct As witness, my hand and notarial [Hotary Seal] My Commission [Hotary Seal] My Commission 20 before me, the subscriber, a notary puth the land correct As witness, my hand and notarial	thic of the State of	pplication made oath in due form of law

Vader II, LLC Ownership

Alexander F. Smith – 40% Eric G. Smith – 40% Vasilios G. Tserkis – 10% Nicholas J. Sfakianos Revocable Trust, u/a/d August 31, 2020 – 5% Brian McCormack – 5%

Name and Address of	the awners of	the cremise/landlord:	Fells Point	Acquisitions	HC
timite built with territery fil	THE HALLEY 9 TH	THE RECHISE WHITE IT.	3 CHO CHIL.	TO ALGEBRA STATES	,

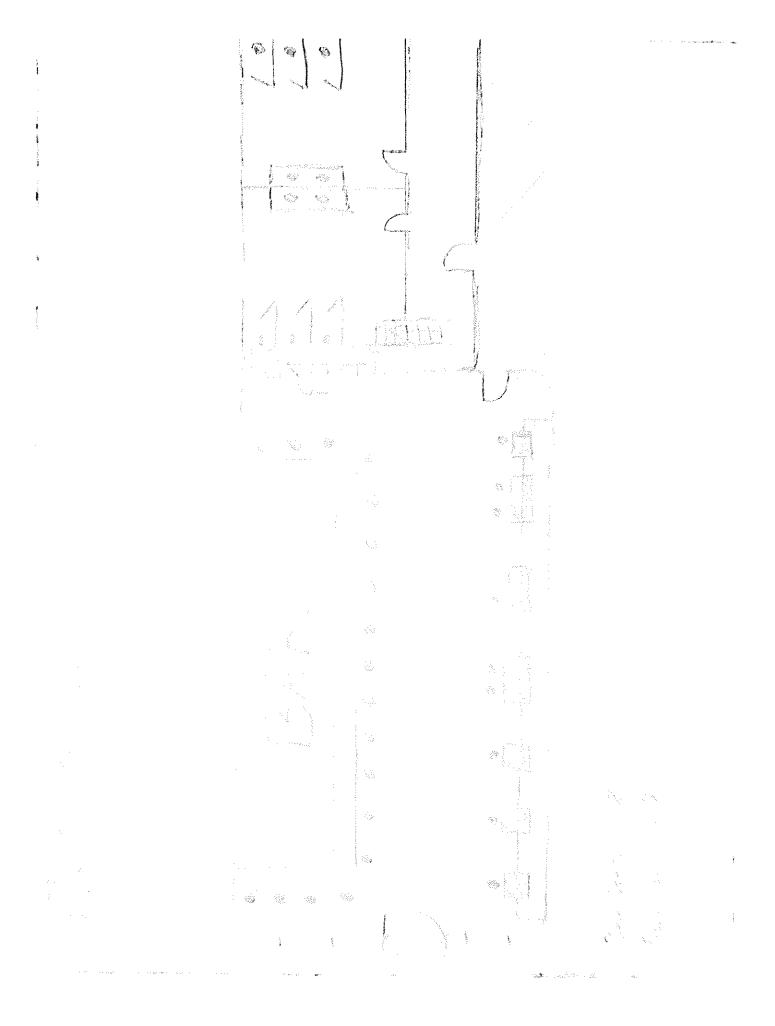
Phone	Number:	
-------	---------	--

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONN (I, WE) 1704 Thames Street, LLC	ECTION WITH ALCOHOLIC BEVERAGES LAW OF MAI	RYLAND Hereby Certify,
That (I am, we are) the owner(s) of the property located at 1704 Th	names Street	Reltimore City with a Zin
Code of 21231 . which is named in the present applicati	on made to the Board of Ligury License Commis-	sinners of Raltimore City
under the Alcoholic Beverage Laws of Maryland and assent to the gra	ating of the license applied for, and hereby author	rize the State Comotroller, his
duly authorized deputies, inspectors and clerks, the Board of Liquor L	icense Commissioners of Baltimore City, its duly	authorized agents and
employees, and any peace officer of the City of Baltimore and State o	f Maryland, to inspect and search, without warra	nt, the premises upon which
the business is to be conducted, and any and all parts of the building i	n which said business is to be conducted, at any	and all hours.
Signature of Dwner of the Property		
Charles Duff Hughes. Managing Member of 1704 Thames I hereby certify that on the 2ω day of 2023 befor 2011 mov. personally appeared Charles Duff Hughandlord/property owner named in this application made oath in due form of the second	Street, ire me, the subscriber, a notary public of the State of hes	Maryland in and
landlard/property owner named in this application made oath in due form of	of law that the matter and facts contained in said app	disation are true and correct.
As witness, my hand and notarial seal.		ronda L Shap
Notary Signature: Rhonda J. Shaffer Notary Printed Name: Rhonda L Shaffer	[Notary Seal] My Commission expires $\frac{3125}{125}$	2024 Notary
Hotary Printed Name: Rhonda L Shaffer		Public 💬 🖸
The following certificates m We, the undersigned citizens, real estate owners and regis covered by the present application is to be conducted. We c us and is a resident of Baltimore City and a resident of the	ertify that the qualifying applicant(s) is/a	are personally known to

Names	Address	Signature	008 (Month/Year)	Length of time Acquainted with the Applicant(s)
Megan Easter	1517 William St. Baltimore, MD 21230 2117 Sulgrave Ave.	WA	5/89	4 yrs.
Margaret Argent	Baltimore MU21209	Mayouts. Cujent	3/59	8yrs.
Sima Fried	1800 Jackson St. Baltimore, MD 21230	Sima G. Trice	5/82	9yrs.
The second secon			and the second s	

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

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





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 400

Cert Num: 1131

\$1,320.00

Zip: 21224

Status: Renewed

License Date:5/1/2023

License Year: 2023

Fee:

CR Number: 15629625

Payment Date: 09-11-23

2022 - 2023 TPP Paid 🗍

2023 Trader's License

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: SECURED CREDITOR

Trade Name: **N/A**Zone Code: 13

Phone: 443-683-0198

Block Num: 2501-03

Street: FLEET STREET

City: BALTIMORE

State: MD

CR Number: 15629625

Portion of Business Used:

USE TAVERN SERVING FINGER FOOD CONSUMED ON PREMISES

Restriction:

Edit the License Location Info Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JOHN	zorzit	10 WARREN ROAD, STE 130	COCKEYSVILLE	MD	21030	Edit	Remove Owner

Comments .

Date	Comment	Action
03/07/2024	Mail Returned: 2024 Renewal Application/sb	Delete
03/04/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024/sb	Delete
02/28/2024	Application for transfer of ownership and location of a Class "BD7" BWL license presently located at 2501-03 Fleet Street to 1704 Thames Street requesting live entertainment and outdoor table service filed on behalf of Thames Street Ventures, LLC T/a Trade Name Pending, Darin Mislan on 2/21/2024 (Special Ad) /kk	Delete
10/06/2023	10/5/2023 - Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)/jr	Delete
09/11/2023	PAID \$1,320.00 FOR 2023 Annual Liquor License Fee; Invoice #131090/sb	Delete
	08/22/2023 Attorney Shawn R. Harby submitted a hardship request; see invoice#130990k/r	Delete
06/22/2023	Per DES Nicholas Blendy approval, Processed substitute application into the name of secured creditor John Zorzit; Invoice #130750/jr	Delete
06/22/2023	Received Substitute Application to remove current licensee's Chaser's, LLC t/a Chaser's, David Hitchner and Substitute secured creditor John Zorzit, Trustee; Invoice #130747/jr	Delete
06/06/2023	Received copies of UCC-1 paperwork from attorney Shawn Harby; Copies placed in file/jr	Delete
01/30/2023	***STATE OF MD TAX HOLD, letter sent to the Business address on January 30, 2023.****/mb	Delete
08/31/2022	****RELEASED STATE OF MD TAX HOLD*****/mb	Delete
07/22/2022	Mailed letter of recognition for underage drinking compliance check on 7/21/2022 /kk	Delete
02/01/2022	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
01/27/2022	1/27/2022 - Virtual Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) **Additional 90 days granted for transfer**/jr	Delete
12/27/2021	Letter from Attorney Steve Fogleman requesting Transfer Hardship; Invoice #123656/sb	Delete
11/04/2021	01/06/2020 - REQUEST HAD EXPIRED/sb	Delete
01/14/2021	****** RELEASED STATE TAX HOLD ****** /mb	Delete
06/26/2020	6/25/2020 - Virtual Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)/jr	Delete
06/25/2020	Mailed preliminary approval letter to atty. Steve Fogleman from 6/25/2020 hearing/jr	Delete
	Issued Outdoor License extension starting from June 12, 2020 until the governor has lifted his executive order; Housing permit#TMP2020-50035/jr	Delete
03/06/2020	Application for transfer of ownership filed on behalf of So Philly, LLC T/a Chaser's - Anne Curci on 2/27/2020 /kk	Delete
	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/sb	Delete
	resubmit new application for transfer /kk	Delete
	Called and Spoke with Atty Steve Fogleman regarding status of transfer application. Mr. Fogleman advised me that he and his client was aware of the deadline of January 6, 2020 to complete the transfer, But however his client was still working on it/jr	Delete
11/20/2019	230 day pending letter sent to applicant(s) & attorney on 11/20/19 /kk	Delete
10/25/2019	10/24/2019 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*/jr	Delete
09/24/2019	Requested for Transfer Hardship Extension; Invoice #117982 /sb	Delete
	09/10/2019 90/150 day transfer pending letter was sent to all applicantsk/r	Delete
	Attorney Stephan W. Fogleman office was contacted in reference to 90/ 150 day transfer pending notice hard copies will be sent via email to applicant(s) and Attorney(s)k/r	Delete
08/07/2019	Submitted 2019 Trader's License /sb	Delete
04/12/2019	4/11/2019 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)/jr	Delete
	Application for transfer of ownership filed on behalf of So Philly, LLC T/a Chaser's - Anne Curci on 3/1/19 /kk	Delete
01/02/2019	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on January 2, 2019/mb.	Delete
12/05/2018	PAID IN FULL \$425.00 for Violation Hearing dated November 08, 2018; Invoice #113845/sb	Delete

8,2018; Fine Fee to be paid \$425.00/mb. 11/23/2018 Personal Property tax letter mailed to Licensee(s) Home Address on 11/19/18/mb D 11/2/2018 Public Hearing RF: Violation of Bullo 4.01(a) Salas to Miners ADMISSION OF CHILD	Delete Delete
11/9/2019 Public Heaving RE: Violation of Pule 4.01/a) Sales to Miners ADMISSION OF CHILT	Delete
11/8/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT -	
11/09/2018 Rule 4.01(a)-Fined \$300; \$300 + \$125 admin fee; \$425 total fine, 30 days to pay (3-0 vote)/jr	Delete
05/04/2016 ****** RELEASED STATE TAX HOLD ****** /sb	Delete
05/04/2016 Submitted statement "Good Standing" /sb	Delete
LICENSEE PAID FOR APPLICATION FEE, LATE FEE AND LICENSE FEE (INVOICE# 103243, 103246 05/03/2016 AND 103244)CORPORATION WAS NOT IN GOOD STANDING SO WAS NOT ABLE TO ISSUE LICENSE DO DAY 05/03/2016 UNTIL CLIENT BRING IN LETTERK/R	Delete
03/14/2016 RELEASED STATE TAX HOLD /sb	Delete
01/19/2016 ******State of MD Tax Hold, letter sent /sb	Delete
05/06/2015 RELEASED STATE OF MD TAX HOLD /sb	Delete
05/06/2015 4/16/2015 Application to transfer ownership APPROVED 3-0 vote \$100 PAID	Delete
05/06/2015 4/16/2015 Public Hearing re: Aplication to transfer ownership APPROVED \$100 PAID	Delete
04/16/2015 ***HOLD*** from Republic National Distributing Company,LLC having an account with presnt covering the sales alcoholic beverages in the sum of \$99.21	Delete
submitted with Mr. Casper name please dont process and notify the licensee	Delete
103/02/2015 LICENSE TAMES CASPER wants his name removed from license. If renewal is	Delete
02/24/2015 10/15/14 HOLD (Grier Law Office)	Delete
02/03/2015 State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
10/28/2014 10/23/2014 Public Hearing re: Application to transfer ownership. POSTPONED Description of the property of the prope	Delete
11/09/2011 11/11 Transfer of ownership, BD7-BWL, Candace M. Schaech, Scott S. Copinger, Jr., GVSG, Inc. D	Delete

Print History (Print Card)

License num: LBD7 400

Address: 2501-03 FLEET STREET

Trade Name: N/A

Comment:

Add Comment

Hold Info



THAMES STREET VENTURE, LLC: W24474058

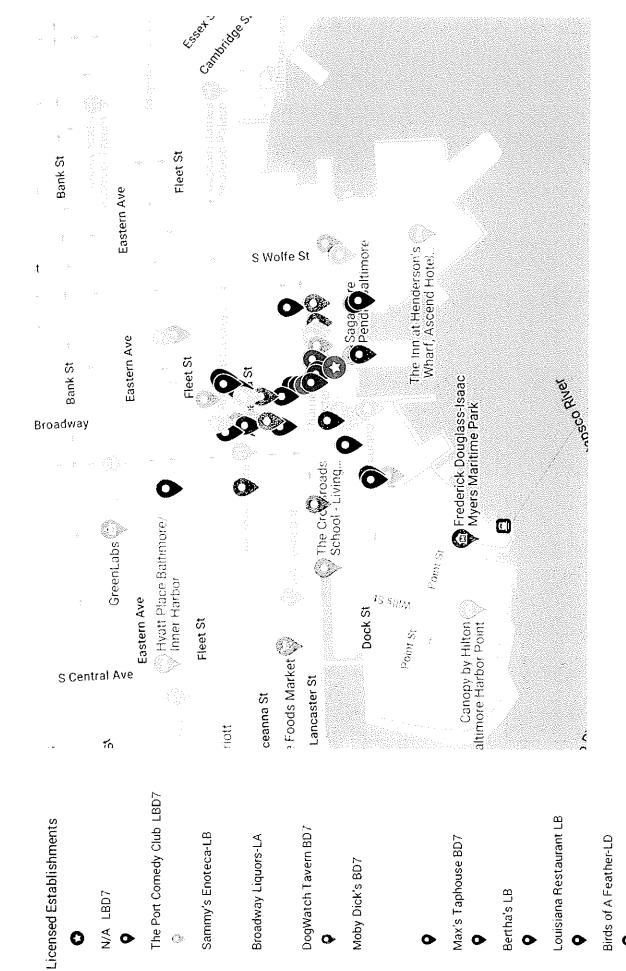
Department ID Number:

W24474058

Business Name:
THAMES STREET VENTURE, LLC
Principal Office:
650 S EXETER STREET
SUITE 1095
BALTIMORE MD 21202
Resident Agent:
ANASTASIA THOMAS NARDANGELI
THOMAS & LIBOWITZ, P.A.
25 S. CHARLES STREET, SUITE 2015
BALTIMORE MD 21201
Status:
ACTIVE
Good Standing:
THIS BUSINESS IS IN GOOD STANDING
Business Type:
Business Type: DOMESTIC LLC
DOMESTIC LLC
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS
DOMESTIC LLC Business Code:
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 10/23/2023
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration:
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 10/23/2023 State of Formation: MD
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 10/23/2023 State of Formation: MD Stock Status:
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 10/23/2023 State of Formation: MD Stock Status: N/A
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 10/23/2023 State of Formation: MD Stock Status: N/A Close Status:
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 10/23/2023 State of Formation: MD Stock Status: N/A
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 10/23/2023 State of Formation: MD Stock Status: N/A Close Status:
DOMESTIC LLC Business Code: 20 ENTITIES OTHER THAN CORPORATIONS Date of Formation/ Registration: 10/23/2023 State of Formation: MD Stock Status: N/A Close Status:

PROPOSED LOCA	TION: 1704 Thames St.
MAP	SUMMARY (RECAPITULATION)
TOTAL ESTABLIS	HMENTS IN MAP AREA
	"A" BEER & WINE
	"B" BEER & WINE
	"C" BEER & WINE
	"A" BEER, WINE & LIQUOR
	"A-2" BEER, WINE & LIQUOR "B" BEER, WINE & LIQUOR 23
	"B" BEER, WINE & LIQUOR \(\) "C" BEER, WINE & LIQUOR \(\)
	"D" BEER, WINE & LIQUOR
	"BD7" BEER, WINE & LIQUOR 19
	ARENA
	HOTEL/MOTEL \\
	RACING
PREPARED BY:	Chase DATE: 3/5/24

1704 Thames St.



Sticky Rice LB

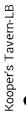
Sajhoma Restaurant-LBD7 Blamey Stone Pub BD7 Full Moon Saloon-LBD7 Ze Mean Bean Cafe-LB Alexander's Tavern LB The Abbey Burger-LB American Legion-LC El Coyote Bar-LBD7 Admiral Fell Inn-LB Todd Conner's BD7 The Rockwell BD7 Santa Clara-LBD7 Rodos Bar-LBD7 Papi's Tacos LB

One-Eyed Mike's-LB

Black Olive-LB



Slainte Irish Pub-LB



Waterfront Hotel-LB



Riptide By The Bay-LB

Thames St Oyster House-LB

Cat's Eye Pub-LBD7

The Point In Fells-LB



Penny Black-LB



The Wharf Rat-LBD7



Nanami Cafe-WD



V-NO Wine Bar-LBD7



The Horse You Came In-LBD7

Dudas Tavern-LD

Kali's Court-LBD7

Ç.

Bond Street Social-LB

Barcocina-LB

Leadbetters-LBD7

The Admiral's Cup-LBD7



Red Star-LB



Modern Cook Shop-LB



Sagamore Pendry- LBHM



Denzel's Shark Bar and Grill LB

TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)	Corporation Name	Location Address
N/A	Thames Street Venture, LLC	1704 Thames St
License Type	Date Posted?	Estimated Date of Removal?
Class"BD7" Beer, Wine and Liquor 🕒 🕶	02/29/2024	03/11/2024
Is the location within 300 feet of Church and/or School?	Are there any other licensed establishments within a two block	Is the establishment open and operating in a safe and sanitary
No v	radius?	manner? (If not open, note in comments - CLOSED or NOT
	Yes	OPERATING)
		No.

Other licensed locations - Describe/Note

Please see maps for additional locations

Comments and Follow-up Items(s)

Filed application for a transfer of ownership and location from 2501-03 Fleet St to 2501 Thames St. The proposed location will have outdoor table service and live entertainment which includes live acoustic and DJ. The establishment is closed and under construction.

Licensee Name

N/A

Inspector Name

BALTIMORE\Terri.Chase

Photo(s) Taken

Choose Files No file chosen

Submission Date

9272972024

03 28 PM



Posting Sign Report

Applicants Name

Premises Address

Inspector Name

Darin Mislan

1704 Thames St

BALTIMORE\Terri Chase

Posted Date/Time

Rechecked Date/Time

Manager

02/29/2024

03/11/2024

N/A

05 30 PM

51.00 PM

Posted Summary

Rechecked Summary

The sign is posted on the front door.

The sign is still posted on the front door.

Photo(s) Taken

Choose Files No file chosen



Cancel

田り日日のス

Pplication has been filed with 1.

Board of Liquor License Commissioners for Baltimore City

BOM - Beek, Wine & Ligude Address of Premises: 1704 Thames St. 21231 Class of License:

Scope of Application: Transfer of ownership and locarron of a class & DA" But conse

presently accord at 2501-03 Fleet Street to 1704 Thames Street Capurar ing live Entritument and outlook table service

Application filed by: Thank Street Ventures, ULC TIM Trade Many Pending Present Licensee(s): Secure el Creditus (John Zorzit)

Please visit Ilb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM. The hearing concerning this application will be held on or after Murch いいっちん 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.)
Edward L. Reisinger
Granville Templeton, III, Esq.
Douglas K. Paige

Chairman Commissioner Commissioner Evecutive Secreta

Department Of Housing And Community Development Division Of Construction And Building Inspection 1861/013 Block/Lot: Property Address: 1704 THAMES ST Applicant: ANASTASIA NARDANGELI 100 LIGHT STREET SUITE 1100 BALTIMORE MD 21202 Owner/Lessee: 1704 THAMES STREET, LLC Owner THAMES STREET VENTURE, LLC Contractor:

Applicant Copy

No: USE2023-56380

Plan No: -

Total:

Use & Occupancy Draft

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

District: 201 Expiration: WORK COST: MINOR PRIVILEGE:

USE FIRST FLOOR AND GROUND OF PREMISE AS A RESTAURANT AND TAVERN W WITH LIQUOR LICENSE (CLASS BD7) WITH OUTDOOR TABLE SERVICE AND LIVE ENTERTAINMENT

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

Property Address:

District: 201 Block/Lot:

1861/013

1704 THAMES ST

Applicant:

ANASTASIA NARDANGELI

100 LIGHT STREET SUITE 1100 BALTIMORE MD 21202

Owner/Lessee:

Owner Lessee 1704 THAMES STREET, LLC THAMES STREET VENTURE, LLC

Contractor:

Cashier Copy

No: USE2023-56380

Total:

Use & Occupancy **Draft**

April 4, 2024

Applicant(s): Bonnie Scarpinato

Neighbors, LLC, T/a Neighbors 1901 Gough Street 21231

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership from a secured creditor with continuation of outdoor table service.

(a) **Applicant(s) Information:** (1) Bonnie Scarpinato was born in Bayshore, NY in July of 1951. She lives in Baltimore, MD.

(b) Ownership Breakdown: (1) Bonnie Scarpinato (100%)

- (c) Purchase Price of Business: The purchase price of the business is in accordance with security agreement.
- (d) **Qualified Voters**: Stefan Popescu, Charles Uttenreither, Jr., and Mary Uttenreither are qualified Baltimore City voters.
- (e) **Zoning**: Applicant has applied for a USE permit, for the use of the premises 1st floor as a tavern/restaurant with accessory outdoor table service per BMZA2014-103 approved April 23, 2014 with conditions.
- (f) Corporate Standing: Neighbors, LLC is a MD LLC and as of 3/21/2024 is active and in good standing.
- (g) **Posting Report**: The location was posted on 3/4/2024 and checked on 3/14/2023. This meets the 10-day rule. There are 8 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "B" BWL-1; "D" BWL-4; and "BD7" BWL-2.
- (h) Attorney of Record: Melvin Kodenski
- (i) **Timeline**: Establishment does not appear to have been open and operating since approximately 9/16/2023. On 1/30/2024, staff received transfer of ownership application, which was within 180 days of closure. License is valid.
- (i) Letters of Support/Opposition: At this time the Board has no letter(s) of opposition or support.

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

Board's Decision:

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

HEW/TRANSFER/EXPANSION/AMENOMENT(S) APPLICATION FEE - \$600.00

INDICATE TYPE OF LICENSE APPLICATION	ON: TRANS	FER 🗹 NI	EW 🗆 EXPANS	ION OF PREMISES 🗆 AMENDMENT(S) 🗀	
EXPLANATION OF REQUEST: + ra	nsfe	r of	<u>OWne</u>	rship CLASS TYPE: LBD	7
Pk	lease select and	e option and fil	out the requested	information	\neg
A) NEW LICENSE REQUEST: ADDRESS OF PROPO	SED LOCATION:				
B) TRANSFER OF OWNERSHIP ONLY: ADDRESS (OF CURRENT LH	CENSE: 1901 G	ough St Baltimor	e MD 21231	
C) TRANSFER OF OWNERSHIP AND LOCATION:	CURRENT ADDR	ESS OF LICENS	ED LOCATION:		
TRANSFER OF OWNERSHIP AND LOCATION: A	NODRESS OF PR	OPOSED RELOC	CATION:		
D) AMENDMENT OR EXPANSION REQUEST: ADDI					
CORPORATE/LLC/LLP/PARTMERSHIP NAME: Noigi	hbors L	L.C	TRAD	ENAME: Neighbors	
BUSINESS PHONE NUMBER 5618668688			S: Stefan@Reve		
ATTORNEY FOR THE APPLICANT: Melvin ()	L. Koder	ADDRESS: 3.	20 N, Cl	<u> 10 m/es Stione: 410 685-510</u>	10
Part of Premises Used (Note: Floors and Areas for Storage):	1st floor	(lutdoor Table Service	Previded? ⊡Yes □ No Delivery of alcohol? □ Yes ☑ Ne	
Live Esterteinment provided? 🖂 Yes 🖾 Ho Whet Kind (&	Ex DJ, Band, Etc.)	?		Off Premise Cetering of Food and Alcohol? 🗖 Yes 🖾 No	
Zening Receipt or Current Certificate of Occupancy Pern					
				not complete unless the applicant has obtained approval	
1. Applicant A	eracsuen irsi	n Die Barimori	Municipal Zaning A	Opesia (BAZA)	
Bonnie Scarpinato					
(Full name) 32 N. Chest	IST) FLVS	ephoneno.) MD	21201 21	23/ Sycars 2 VV(E.A.	\hat{O}
(Residence)Street Apr 2	City	State	Zip Code	(period of residency in Baltimore City)	120/2
07/1951 (Month/Year of Birth)		emale ex: Male or Fe		Bayshore, NY	
(Montri/ Tear of birth) Check: ☑ Yes ☑ No Are you currently a reside	•		11812 <i>)</i>	(Place of Birth)	
2. Applicant B					
(Full name)	(Tel	ephone no.)		E-mail (Required)	
(Residence) Street	City	State	Zip Code	(period of residency in Baltimore City)	
(Month/Year of Birth) Check: 🗀 Yes 🗀 No Are you corrently a reside	-	ex: Male or Fei Baltimore?	nale)	(Place of Birth)	
3. Applicant C					
(Full name)	(Tel	ephone no.)		E-mail (Required)	
(Residence)Street	City	State	Zip Code	(period of residency in Baltimore City)	

Applicant A 🗆	K(S) DEBN A	adjudged guilty of a felony in the State of Maryland or any other? 🖂 Yes 🖼 No - If yes, indicate applicant and explain. C 🖂
		idjudged guilty of violating the laws-governing the sale of any alcoholic-beverage or for gambling in any State, including i yes, mark applicant and provide explanation in adjacent space provided. C 🖂
руновін. А	80	
		nt(s) has ever been adjudged guilty of any offense against the laws of the State of Maryland, any other State within the United States (Federal Crime)? [] Yes (12) No - If yes, mark applicant and explain.
pplicant A 🗆	B□	C
xplain (address o	f location,	had a license for the sale of alcoholic beverages in the State of Maryland? 👿 Yes 🗆 No If yes, mark applicant and dates that the applicant was a licensee, and the trade name).
1901 Go	ngh	st, since 12 2018 or early 2019
Has the applicar	at(s) ever l	had a liquor license suspended or revoked? 🗌 Yes 🗹 Na If yes, mark applicant and explain. C 🗆
		s a financial interest in any other alcoholic beverage business or business for which an alcoholic beverage license d, and issued? Yes Mo If yes, mark applicant and explain (address of location and trade name). C
altim o re City or a	r dependen 1y other jus B 🗆	nt children of any of the applicant(s) have a financial interest in any other alcoholic beverages license or business in risdiction in the State of Maryland? □ Yes ☑ No If yes, mark applicant and explain (address of location and trade name).
IPHCANT A L.J		C - ·
Are you financie		
Are you financie oplicant A □	lly interes: 8 🗀	C □ ted in any other alcoholic beverages licanse applied, granted or issued? □ Yes ☑ No If yes, please explain.
pplicant A 🗀 Is the licensed p Do any of the aprewer, distiller, or	lly interes: 8 remise cu pplicant(s) r wholesal	C 🗆 ted in any other alcoholic beverages license applied, granted or issued? 🗆 Yes 🖾 No If yes, please explain. C 🗆

II. Please list the following information	for the Manager of the establishment to	o be licensed:	
Name	Address	Phone	Email
Jared Fischer	320 N Charles St		
list all authorized persons.) Please note the please attach e list of the names and add	et all licensees MUST have a FINANCIAL IN) drees of all outstanding stock holders who	list all officers (attach list if necessary) or in IEREST in the license applied for as par Alia at the time of application own any stock of	c. Bay. Art. B 4-109 (a)(11). If necassary, of the corporation and the articles of
D NAME BONNIE Sc	arpinatu 320 N	. Charles me: me	embe KOF STOCK HELD: 100 0
2) NAME:	ADDRESS:	TITLE:	%OF STOCK HELD:
3) NAME:	ADDRESS:	TITLE:	%OF STOCK HELD:
4 NAME:	ADDRESS:	TITLE:	%OF STOCK HELD:
*Extract from Law: If any affidavit or out guilty of perjury. And upon indictment i	h required under the provisions of this Act and conviction thereof, shell be subject	t shall contain any false statements, the offi to penalties provided by Lew for that cri	ender shell be deemed ime.
of filing of this application. Each of said a regulations relating to the sale of alcohologrants permission to the State Comptrol authorized agents and employees, and as premises and any and all parts thereof u remains a resident of Baltimore City that Signature of Applicant A hereby certify that on the personally appear that the matter and lacks contained in said in Signature: Printed Name:	pplicants hereby certifies further that if thic beverages, as well as to the rules and iller, his duly authorized deputies, inspectonly peace officer of Baltimora City or the Signon and in which said business is to be consigned the duration of this license. 2012 before me, the surged BOOLL SULVELLA application are true and correct. As witness.	regulations of the Board of License Commi ers and clarks, The Board of License Comm itate of Maryland to inspect and search at inducted. If license is issued, the applicants	will conform to all State and County laws end issioners for Baltimore City, and hereby vissioners for Baltimore City, its duly any and all hours, without warrant, the smust ensure that at least one licensee in and for this application made oath in due form of law
Signature of Applicant B I hereby certify that on the day of	20, before me, the su	obscriber, a notary public of the State of	in and for
that the matter and facts contained in said a	ired application are true and correct. As witness,	the applicant(s) named in my hand and notarial seal.	this application made oath in due form of law
Signature:	(Notary	Seal] My Commission expires	
Printed Name:			
Signature of Applicant C			
Thereby certify that on the day of	, 20, before me, the sul	bscriber, a notary public of the State of	in and for
		my hand and notarial seal.	this application made eath in due form of law
Signature:	[Natary	Seal) My Commission expires	
Printed Name:			

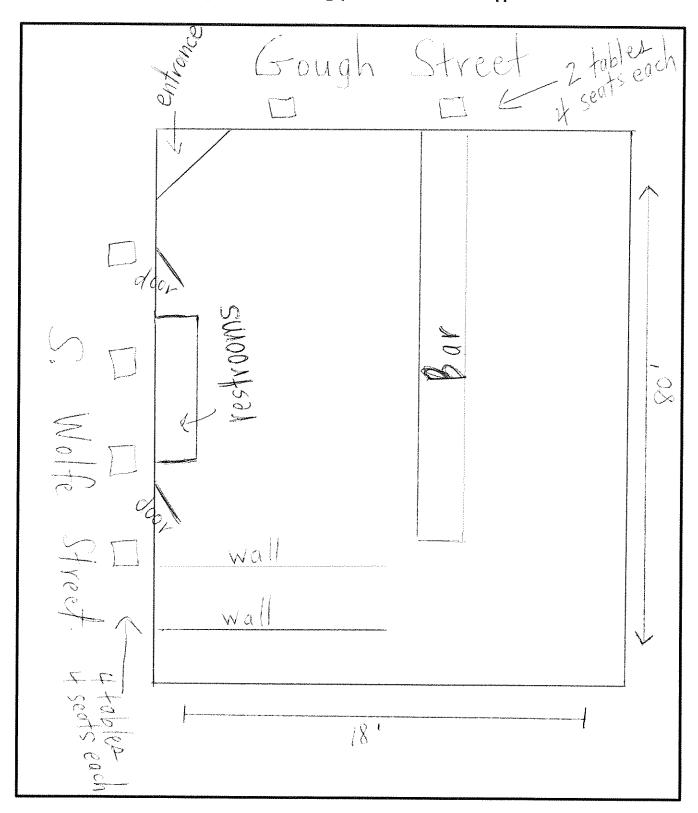
PLAY I O AMER OF SKEWIPER KERRIKER IN CONNECTION MITH WITCHITTE REAFKARES TAM	UF MAKYLANU
(I, WE) Stefn Pages new new York That (I am, we are) the owner(s) of the property located at 1901 Gong L St	HEREBY CERTIFY.
That (I am, we are) the owner(s) of the property located at 1901 Gough S+	, Baltimore, City with a Zio
Lode of to, which is named in the present application made to the Board of Liquor License C	ommissioners of Reltimore City
under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereb	v authorize the State Comotroller, 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 oremises 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 Uwper of the Property 23	1 A A
I hereby certify that on the $\frac{1}{1}$ day of $\frac{1}{1}$	State of MAYYAN In and 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.	14 27 27 mile muty whites:
Notary Signature: Notary Seal] My Commission expires	
As witness, my hand and notarial seal. Notary Signature: Elaine Rappul [Notary Seal] My Commission expires	y Pap ry Pu rylan rylan ssion
The following months are the standard of the	Saltimo Ma Manush on the property of the prope
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 Baltimor	-
covered by the present application is to be conducted. We certify that the qualifying applicant(: us and is a resident of Baltimore City and a resident of the State of Maryland at the time of th	s) is/are personally known to
es one is a resident or somming onthana ussuantit at this state of wathland state time of th	us application.

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Stefan Pipesen	1306 S Charles St	Cff.	9/88	10 yea-5
Charles L. Uttorreithe	21224 -6265. Kenwood	Galles L. Utterrieuth	12/55	Zyrs
May E. atteniciones	6265. Kenwood Ave	Thay E. Uttonie	ether 155	2 un.
O		0		O

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

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

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





Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: LBD7 385

Cert Num: T1074

\$200.00 Fee: Status: Transferred

License Date: 10/25/2023 4:20:57 PM License Year: 2023

CR Number: 17069052

Payment Date: 05-03-23

2022 - 2023 TPP Paid 🗍

2023 Trader's License 🗌

Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: SECURED CREDITOR

Trade Name: N/A
Zone Code: 23

Phone: 561-866-8685

Block Num: 1901 Street: GOUGH STREET

City: BALTIMORE State: MD Zip: 21231

CR Number: 17069052

Portion of Business Used:

(USE) USE FIRST FLOOR AS A RESTAURANT WITH ACCESSORY OUTDOOR TABLE SERVICE

PER BMZA 2014-103 APPROVED 23 APRIL 2014 WITH CONDITIONS

Restriction:

Edit the License Location Info Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
STEFAN	POPESCU	320 N CHARLES STREET	BALTIMORE	MD	21201	Edit	Remove Owner

Comments

Date	Comment	Action
03/04/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024/sb	Delete
02/28/2024	Application for transfer of ownership with continuation of outdoor table service filed on behalf of Neighbors, LLC T/a Neighbors, Bonnie Scarpinato on 1/30/2024 /kk	Delete
10/23/2023	substitute issued, removing Jonathan Joseph and adding Stefan Popescu. see invoice#131407.k/r	Delete
	Substitute application submitted on 10/24/2023 placed on hold awaiting corporate information; see invoice#131406k/r	Delete
	PAID IN FULL FOR BOUNCED CHECKS; PREVIOUS INVOICE #130260. Invoice #130671 = \$500.00, #130672 = \$500.00, #130673 = \$320.00 and Inv. 130674 = \$30.00/sb	Delete
01/30/2023	****STATE OF MD TAX HOLD, letter sent to the Business address on January 30, 2023.****/mb	Delete
07/07/2022	****RELEASED STATE OF MD TAX HOLD***** /mb	Delete
02/01/2022	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
08/10/2020	Temporary Outdoor Table Service letter was returned/sb	Delete
08/10/2020	08/10/20 - COVID-19 Letter was Returned/sb	Delete
06/08/2020	******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.****/mb	Delete
11/01/2019	The business is in Good Standing and cleared on October 31,2019 as per the e-mail from Law Department/mb	Delete
09/26/2019	Personal Property tax letter mailed to Licensee(s) Home Address on 09/26/19/sb	Delete
07/09/2019	Transfer of ownership with continuation of outdoor table service was completedk/r	Delete
04/17/2019	4/15/2019 90 day transfer pending letters were sent. Please check folder for more detailsk/r	Delete
01/25/2019	***STATE OF MD TAX HOLD, letter sent to Licensee's Business Address on January 25, 2019.***/mb	Delete
01/22/2019	1/17/2019 - Public Hearing Re: Application to transfer ownership with continuation of outdoor table service -APPROVED (3-0 vote)/jr	Delete
	RE 01/10/19: They are indebted to The Bond Distributing Company in the amount of \$369.00	Delete
12/10/2018	Personal Property Tax Owed to City of Baltimore was cleared on December 10, 2018/mb.	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/19/18/mb	Delete
03/23/2018	******RELEASED STATE OF MD TAX HOLD***** /sb	Delete
01/25/2018	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***** /sb	Delete
11/02/2016	Alcohol Awareness Course Fells Point Alcohol expires 11/01/2020(Matthew Sanders)	Delete
07/07/2016	******RELEASED STATE TAX HOLD******/sb	Delete
03/22/2016	RELEASED STATE TAX HOLD /sb	Delete
01/19/2016	******State of MD Tax Hold, letter sent /sb	Delete
	Sent letter to licensee about past due administration fee of \$100.00 from hearing date May 08, 2014 /sb	Delete
0//23/2013	07/18/2013 Application to transfer ownership. Applicant signed & acknowledged MOU presented to the Board. Board APPROVED transfer	Delete
	07/18/2013 Public hearing to determine the determine the status of the license under the provision of Article 2B sub-section 10-504(d). Board deemed license VIABLE	Delete
	Drint Liston (Drint Cord)	

Print History (Print Card)

License num: LBD7 385 Address: 1901 GOUGH STREET

Trade Name: N/A

NEIGHBORS LLC: W24624629

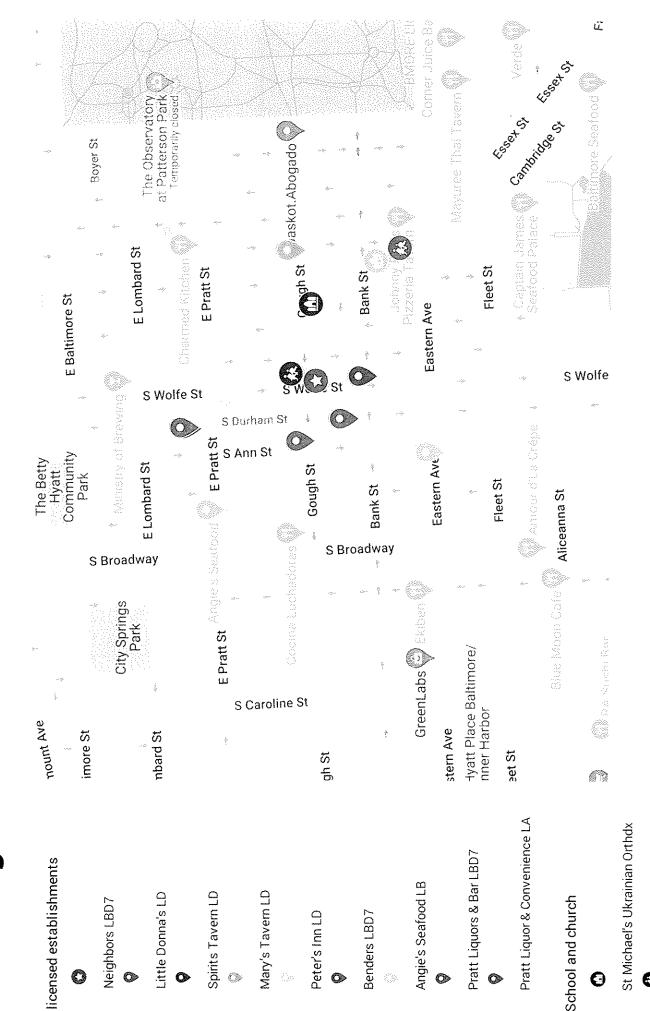
Department ID Number:
W24624629
Business Name:
NEIGHBORS LLC
Principal Office:
320 N CHARLES ST
BALTIMORE MD 21201
Resident Agent:
STEFAN POPESCU
320 N CHARLES ST
BALTIMORE MD 21201
Status:
ACTIVE
Good Standing:
THIS BUSINESS IS IN GOOD STANDING
Business Type:
DOMESTIC LLC
Business Code:
20 ENTITIES OTHER THAN CORPORATIONS
Date of Formation/Registration:
12/08/2023
State of Formation:
MD
Stock Status:
N/A
Close Status:
N/A

PROPOSED LOCATION: 1901 Gough Street

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA
"A" BEER & WINE
"B" BEER & WINE
"C" BEER & WINE
"D" BEER & WINE
"A" BEER, WINE & LIQUOR
"A-2" BEER, WINE & LIQUOR
"B" BEER, WINE & LIQUOR
"C" BEER, WINE & LIQUOR
"D" BEER, WINE & LIQUOR
"BD7" BEER, WINE & LIQUOR
ARENA
HOTEL/MOTEL
RACING
PREPARED BY: Zain and Brown DATE: 03/04/24

1901 Gough Street



Wolfe Street Academy



Cristo Rey Jesuit High School

TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name)	Corporation Name	Location Address
Neighbors	Neighbors LLC	1901 Gough Street
License Type	Date Posted?	Estimated Date of Removal?
Class"BD7" Beer, Wine and Liquor	03/04/2024	03/14/2024
Is the location within 300 feet of Church and/or School? Yes	Are there any other licensed establishments within a two block radius?	Is the establishment open and operating in a safe and sanitary manner? (If not open, note in comments - CLOSED or NOT OPERATING)
		Yes 🗸

Other licensed locations - Describe/Note

Please see attached map for additional locations.

Comments and Follow-up Items(s)

File Application for transfer of ownership with outdoor table service and delivery of alcohol.

Licensee Name

Bonnie Scarpinato

Inspector Name

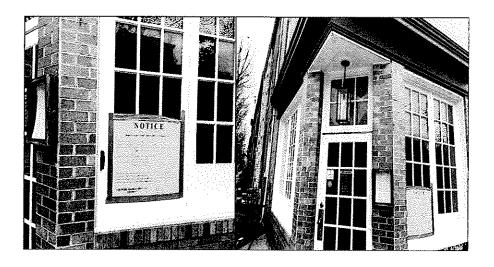
BAi:TIMORE\regina.brown

Photo(s) Taken

Choose Files No file chosen

Submission Date

03/04/2024 01:09 PM



Posting Sign Report

Applicants Name

Premises Address

Inspector Name

Bonnie Scarpinato

1901 Gough Street

BALTIMORE\regina.brown

Posted Date/Time

Rechecked Date/Time

Manager

03/04/2024

03/14/2024

N/A

12.37 PM

12:37 PM

Posted Summary

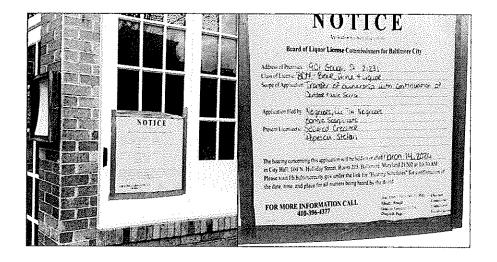
Rechecked Summary

Posted poster on front window.

Poster is still posted.

Photo(s) Taken

Choose Files No file chosen



Cancel

Board of Liquor License Commissioners for Baltimore City

ddress of Premises: 1901 Gough St. 21231 lass of License: BDF-Beec, Wine + Liquee sope of Application: Transfer of consership with continuation of	Lervice	c The Neighbors	20lital	w Stefan
ddress of Premises: 1901 Golgh 84. 21231 lass of License: BDF-Beec, Wine + Lique sope of Application: Iransfer of consessing w	Outdook table service	Application filed by: Meighbors, LLc The Neighbors	"resent Licensee(s): Secured Credital	Popescur

Please visit 11b.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM. The hearing concerning this application will be held on or after March 14, 2024 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.) Edward L. Reisinger Granville Templeton, III, Esq. Douglas K. Paige

Chairman Commissioner Commissioner Executive Secreta



DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



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

Add Application License Management Inspection Scheduler

Most Current(Past 3 months) OAH Active OArchived ODefeted

Show 10 Y					Search:					-	
		al App	Permit Number	Project Name	Create Sobmit Accept	Status	Fes Due	Fao Paid	Nates		

| Manage | Contact us | Status | 428678 | USE2024- | 1901 | 1/22/2024 | 1/22/2024 | 1/22/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2024 | 1/25/2

Showing 1 to 10 of 82 entries

Previous 1 2 3 4 5 ... 9 Next





DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Home > Permits > Update Permit Information

Account:

Back Logout

Project Name:1901 GOUGH STREET

Guest Access

CHANGE OF OPERATOR -- CONTINUE TO USE FIRST FLOOR OF 1901 GOUGH STREET AS A TAVERN/RESTAURANT WITH ACCESSORY OUTDOOR TABLE SERVICE PER BMZ2014-103 APPROVED 23 APRIL 2014 WITH CONDITIONS



Mayor Brandon M. Scott & Alice Kennedy, Commissioner