

**April 24, 2025**

**Licensee(s):** Tenaye Demissie and Fikremariam Worku  
Jano Ethiopian Restaurant & Lounge, LLC, T/a Jano Ethiopia  
34 S. Eutaw Street 21201

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

Request for a hardship extension.

**Board's Information:**

(a) **Ownership Breakdown:** (1) Tenaye Demissie (0%); and (2) Fikremariam Worku (100%)

(b) **Corporate Standing:** Jano Ethiopian Restaurant & Lounge, LLC is a MD LLC and as of 4/10/2025 is active and in Good Standing.

(c) **Timeline of request:** On 3/14/25, BLLC staff received a letter from attorney Stephen Fogelman requesting a hardship extension indicating that due to a fire, the establishment has been closed since 9/22/24. Since hardship request was submitted 144 days after closure, license is viable per § 12-2202(a)(3).

**Board's Decision:**

RECEIVED: BLLC  
MAR 14 2025 AM 11:57

LAW OFFICES

**STEPHAN W. FOGLEMAN, ESQUIRE**

STEPHAN W. FOGLEMAN, JR.

GENE M. RANSOM, III

1720 THAMES STREET  
BALTIMORE, MD 21231  
(410) 258-8500  
FAX: (410) 220-0726  
MARYLANDLEGAL@GMAIL.COM  
LEGALMARYLAND.COM

March 14, 2025

Board of Liquor License Commissioners  
100 Saint Paul Place, Suite 2300  
Baltimore, MD 21201

RE: 34 S. Eutaw Street

Dear Chairman and Commissioners:

Please be advised that I represent the licensee at 34 S. Eutaw Street. I am writing to request a hardship extension for 180 days on his behalf under Section 12-2022 of the Code.

The building suffered severe damage during a fire that occurred on September 22, 2024 and the business has not reopened since that date. I am requesting an additional 180 days to run after March 21, 2025.

Thank you for your consideration of this matter.

Very truly yours,



Stephan W. Fogleman

SWF/kv

RECEIVED: BLLC  
MAR 14 2025 AM 11:50



# 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 157**      Cert Num: **0658**      Fee: **\$1,820.00**      Status: **Renewed**  
License Date: 5/1/2024      License Year: 2024  
CR Number: 15901372  
Payment Date: 05-03-24

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

[Click to Start License Renewal](#)

## Add Adult Entertainment License

[Add New Adult Entertainment License](#)

### Location

Corp Name: **JANO ETHIOPIAN RESTAURANT & LOUNGE, LLC**  
Trade Name: **JANO ETHIOPIA**  
Zone Code: 27  
Phone: 410-409-5580

Block Num: 34      Street: EUTAW STREET SOUTH  
City: BALTIMORE      State: MD      Zip: 21201

CR Number: 15901372

Portion of Business Used:  
CONTINUE TO USE THE FIRST AND SECOND FLOOR OF THE PREMISE AS A RESTAURANT,  
SPORT BAR WITH LIVE ENTERTAINMENT AND DANCING (CHANGE OR OPERATOR)

Restriction:

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

### License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
TENAYE	DEMISSIE	3123 WILKENS AVENUE	BALTIMORE	MD	21223			<a href="#">Edit</a>	<a href="#">Remove Owner</a>
FIKREMARIAM	WORKU	1315 ROXBORO ROAD	ROSEDALE	MD	21237			<a href="#">Edit</a>	<a href="#">Remove Owner</a>

## Comments

Date	Comment	Action
03/25/2025	On 3/14/25, BLLC staff received a letter from attorney Stephen Fogelman requesting a hardship extension indicating that due to a fire, the establishment has been closed since 9/22/24. Since hardship request was submitted 144 days after closure, license is viable per § 12-2202(a)(3). MW	Delete
03/21/2025	On 3/14/25, BLLC staff received a letter from attorney Stephen Fogelman requesting a hardship extension indicating that due to a fire, the establishment has been closed since 9/22/24. Since hardship request was submitted 144 days after closure, license is viable per § 12-2202(a)(3). MW	Delete
03/14/2025	Received letter from Attorney, Steve Fogleman submitted letter requesting for a Hardship Extension; Invoice #136238.../sb	Delete
02/28/2025	Paid (\$425.00) fine for Violation Hearing dated 1/30/2025; Invoice #135945.../jr	Delete
02/07/2025	Mail Returned: Certified 1/30/2025 Violation Summons for F. Worku on 2/6/2025 /kk	Delete
01/31/2025	1/30/2025 - Public Hearing Re: Violation of Rule 3.08(b) Sanitation and Safety; Violation of Rule 3.09(1) Rest Room Facilities and Health Regulation; and Violation of Rule 4.16 Illegal Conduct - Attorney Stephan Fogleman requested a postponement on the record - ADMISSION - Rule 3.08(b)-Fined \$100; Rule 3.09(b)-Fined \$100; and Rule 4.16-Fined \$100; \$300 + \$125 admin fee = \$425 total fine, 30 days to pay (3-0 vote)..../jr	Delete
12/06/2024	12/5/2024 - Public Hearing Re: Violation of Rule 3.08(b) Sanitation and Safety; Violation of Rule 3.09(1) Rest Room Facilities and Health Regulation; and Violation of Rule 4.16 Illegal Conduct - Attorney Stephan Fogleman requested a postponement on the record - GRANTED (3-0 vote) **This matter will be rescheduled for a future hearing date **..../jr	Delete
11/25/2024	Mail Returned: Certified 11/7/2024 Violation Summons for F. Worku on 11/25/2024 /kk	Delete
11/12/2024	11/7/2024 - Public Hearing Re: Violation of Rule 3.08(b) Sanitation and Safety; Violation of Rule 3.09(1) Rest Room Facilities and Health Regulation; and Violation of Rule 4.16 Illegal Conduct - POSTPONED.../jr	Delete
04/21/2023	PAID IN FULL \$725.00 for Violation Hearing dated March 23, 2023; Invoice #129493.../sb	Delete
04/21/2023	04-12-2023 Given an Invoice to chief Inspector John for Violation Hearing fee dated on March 23, 2023; Fine Fee to be paid for \$725.00.... /mb.	Delete
04/01/2023	* Licensee(s) changed during 2023 renewal period - Tenaye Demissie replaced Tesfaye Birru (death) * /kk	Delete
03/27/2023	3/23/2023 - Public Hearing Re: Violation of Rule 3.06(b) – Signs and Hours of Operations (Liquor License); Violation of Rule 3.08(a) – Sanitation and Safety (Unsanitary Kitchen); Violation of Rule 3.09(b) – Rest Room Facilities and Health Regulations (Health License); Violation of Rule 4.16 – Illegal Conduct (Clean Indoor Air Act); Violation of Rule 4.16 – Illegal Conduct (Open Flame); and Violation of Rule 4.20(b) – Prohibited Activities by License Type: Class B Licenses - ADMISSION OF GUILT - Rule 3.06(b)-Fined \$100; Rule 3.08(a)-Fined \$100; Rule 3.09(b)-Fined \$100; Rule 4.16-Fined \$100; Rule 4.16-Fined \$100; Rule 4.20(b)-Fined \$100; \$600 + \$125 admin fee = \$725 total fine, 30 days to pay (3-0 vote)..../jr	Delete
02/15/2023	2/9/2023 - Public Hearing Re: Violation of Rule 3.06(b) – Signs and Hours of Operations (Liquor License); Violation of Rule 3.08(a) – Sanitation and Safety (Unsanitary Kitchen); Violation of Rule 3.09(b) – Rest Room Facilities and Health Regulations (Health License); Violation of Rule 4.16 – Illegal Conduct (Clean Indoor Air Act); Violation of Rule 4.16 – Illegal Conduct (Open Flame); and Violation of Rule 4.20(b) – Prohibited Activities by License Type: Class B Licenses - POSTPONED..../jr	Delete
12/06/2022	Licensee Worku Fikremariam came into office to obtain his 2022 renewal license. Staff issued license to licensee, However, upon further investigation per Chief Chrissomallis licensed establishment was closed by Health Department. Chief states it is ok for him to have license. Establishment just not allowed to open per Health Department..../jr	Delete
02/23/2021	PAID IN FULL \$425.00 for violation hearing 01/28/2021; invoice# 120356....k/r	Delete
02/01/2021	01/28/2021 - Virtual Public Hearing Re: Violation of Rule 4.16 Illegal Conduct; and Violation of Rule 3.12 General Welfare - DENIAL - GUILTY - Rule 4.16-Fined \$150; and Rule 3.12-Fined \$150; \$300 + \$125 admin fee = \$425 total fee, 30 days to pay (3-0 vote)..../jr	Delete
01/28/2021	1/28/2021 Violation Hearing Penalty Assessment Notice mailed today to Licensee's home address and to the licensed premise..../jr	Delete
12/01/2020	12/1/2020 - Virtual Public Hearing Re: Violation of Rule 4.16 Illegal Conduct; and Violation of Rule 3.12 General Welfare - POSTPONED..../jr	Delete
09/22/2020	Received memo from owner of Jano Lounge stipulating improvements to operations that will take place in the future. This corrective action plan is stated to be in effect 10/1/2020. Copy to file. Copy to Chief Inspector. TRA.	Delete

11/08/2019	*****PAID IN FULL PLEASE CHECK INVOICE # 118289***Public Hearing Re: Violation of Rule 4.01 (a) Sales to Minors; Violation of Rule 4.16 Illegal Conduct; and Violation of Rule 3.12 General Welfare - ADMISSION OF GUILT - rule 4.01(a)-Fined \$750; Rule 4.16-Fined \$1,000; and Rule 3.12-Fined \$750; \$2,500 + \$125 admin fee = \$2,625 total fine, 30 days to pay (3-0 vote)...../KR	Delete
10/29/2019	Given an Invoice to Inspector John for Violation Hearing fee dated on October 10, 2019; Fine Fee to be paid for \$2,625.00.... /mb.	Delete
10/11/2019	10/10/2019 - Public Hearing Re: Violation of Rule 4.01 (a) Sales to Minors; Violation of Rule 4.16 Illegal Conduct; and Violation of Rule 3.12 General Welfare - ADMISSION OF GUILT - rule 4.01 (a)-Fined \$750; Rule 4.16-Fined \$1,000; and Rule 3.12-Fined \$750; \$2,500 + \$125 admin fee = \$2,625 total fine, 30 days to pay (3-0 vote)...../jr	Delete
07/30/2019	Submitted 2019 Trader's License..... /sb	Delete
04/12/2019	Alcohol Awareness expires on 04/05/22 certified by Restaurant Assoc. of MD (Fikremariam Worku)..... /sb	Delete
04/12/2019	2019 Trader's License was emailed to office.... /sb	Delete
03/06/2019	PAID IN FULL \$2,625.00 for Violation Hearing dated February 07, 2019; Invoice #114302... /sb	Delete
03/05/2019	Given an Invoice to Inspector John for Violation Hearing fee dated on February 7, 2019; Fine Fee to be paid for \$2,625.00.... /mb.	Delete
02/13/2019	Received a certificate that shows the business is "In Good Standing".... /mb	Delete
02/11/2019	2/7/2019 - Public Hearing Re: Violation of Rule 3.08(a) Sanitation and Safety; Violation of Rule 3.12 General Welfare; and Violation of Rule 4.16 Illegal Conduct - DENIAL- GUILTY - Rule 3.08(a)-Fined \$1,000; Rule 3.12-Fined \$1,000; and Rule 4.16-Fined \$500; \$2,500 + \$125 admin fee; \$2,625 total fine, 30 days to pay (3-0 vote)..../jr	Delete
12/10/2018	Personal Property Tax Owed to City of Baltimore was cleared on December 10, 2018..../mb.	Delete
11/28/2018	PAID IN FULL \$1,125.00 for Violation Hearing dated November 01, 2018; Invoice #113802.... /sb	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/19/18../mb	Delete
11/23/2018	Given an Invoice to Chief Inspector M. Fosler for Violation Hearing fee dated on November 1, 2018; Fine Fee to be paid \$1,125.00.... /mb.	Delete
11/02/2018	11/1/2018 - 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
09/13/2018	Alcohol Awareness expires on 09/10/22 (Eskedar Derbew Abawa) John S Murray.... /sb	Delete
04/05/2018	Received statement that business is now "In Good Standing".... /sb	Delete
02/07/2018	Re-send 2018-2019 Renewal Application to Licensee(s) home addresses.... /sb	Delete
02/06/2018	Returned To Sender; No Mail Receptacle; Unable To Forward.... /sb	Delete
04/28/2017	***RELEASED STATE TAX HOLD***.../sb	Delete
01/24/2017	PAID \$2,125.00 for Violation Hearing dated on January 05, 2017; Invoice #104694... /sb	Delete
01/18/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
01/17/2017	1/5/17- Violation of Rule 4.05(a) and (b Prohibited Hours) (Admission of Guilt), Violation of Rule 3.02 Cooperation, Violation of Rule 2.13- Inspections, and Violation of Rule 3.12 - General Welfare- GUILTY (3-0 vote) \$2000 fine + \$125 admin fee ( \$2125 Total Fine)+ 3 day Suspension	Delete
12/28/2016	PAID \$225.00 from Violation Hearing on June 30, 2016; Invoice #103788.... /sb	Delete
12/28/2016	6/30/16-Public Hearing re: Violation of Rule 4.05(a) Prohibited Hours- \$100 fine + \$125 admin fee \$225 total fine (3-0 vote)	Delete
06/14/2016	6/9/2016 - Public Hearing re: Violation of Rule 4.05 (a) Prohibited hours & Violation of Rule 4.05 (b) Prohibited hours -POSTPONED	Delete
06/26/2015	Released State of MD Tax Hold.... /sb	Delete
05/06/2015	3/12/2015 Public Hearing re: Application to transfer ownership. Board APPROVED the transfer \$100 PAID	Delete
03/13/2015	02/25/2015(RE:1427303) Maryland Sales & Use tax sales and admissions & amusement hold	Delete
02/02/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
12/02/2013	11/14/2013 Public Hearing re: Request to remove restriction-"No sale of package goods"from license.Board APPROVED restriction removal.	Delete
10/08/2013	9/19/2013 Public Hearing re: Violation of Rule 4.01 (a) GUILTY \$500 admin fee \$125 total fine \$625 Fine PAID	Delete

10/09/2012	10/4/12 Public Hearing re: VIOLATION of Rule 4.05(a) Serving after hours. VIOLATION of Rule 4.05(b) Serving after hours. Rule 4.05(a) GUILTY \$500 Rule 4.05(b) GUILTY \$500 TOTAL FINE \$1000	Delete
08/26/2009	08/20/09 Hearing Conference re: Application to transfer ownership & ad Live Entertainment. DECISION: APPROVED.MUST PAY CONF.FEE \$100	Delete
06/19/2009	6/09 Transfer of Ownership & request for live entertainment, B-BWL, All Stars Bar & Grill, Inc., Diana K. Kafouros	Delete

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

License num: LB 157

Address: 34 EUTAW STREET SOUTH

Trade Name: JANO ETHIOPIA

Comment:

[Add Comment](#)

**Hold Info**

Powered by:



# JANO ETHIOPIAN RESTAURANT AND LOUNGE LLC: W16392722

**Department ID Number:**

W16392722

**Business Name:**

JANO ETHIOPIAN RESTAURANT AND LOUNGE LLC

**Principal Office:** 

34 SOUTH EUTAW ST  
BALTIMORE MD 21201

**Resident Agent:** 

FIKREMARIAM WORKU  
34 SOUTH EUTAW ST  
BALTIMORE MD 21201

**Status:**

REVIVED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

03/12/2015

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

**April 24, 2025**

**Licensee(s):** Tonya M. Austin and Adrienne M. Savage  
New 2 O'Clock Club, Inc., T/a 2 O'Clock Club  
414-16 E. Baltimore Street 21201

**Class:** "BD7" Beer, Wine, & Liquor License and Class "AE" Adult Entertainment License

Request for a hardship extension.

**Board's Information:**

(a) **Ownership Breakdown:** (1) Tonya M. Austin (100%); and (2) Adrienne M. Savage (0%)

(b) **Corporate Standing:** New 2 O'Clock Club, Inc. is a MD Corporation and as of 4/10/2025 is active and NOT in Good Standing.

(c) **Timeline of request:** On 1/27/25, BLLC staff received a letter from licensee Tonya Austin requesting a hardship extension indicating that due to experiencing several deaths in her family, the establishment has been closed. KR reached out to licensee to get exact date of closure. Licensee indicated in an email dated 3/28/25 that the establishment has been closed since 9/20/24. Since hardship request was submitted 128 days after closure, license is viable per § 12-2202(a)(3).

**Board's Decision:**



RECEIVED: BLLC  
JAN 27 2025 PM 1:33

January 17, 2025

**Hardship Letter**

Re: The 2 o'clock Club Inc.  
414 E. Baltimore St  
Baltimore Md. 21202

To Whom It May Concern...Liquor Board:

I am writing this letter to explain my unfortunate set of circumstances that has caused me to close and step away from my establishment known as "The 2 o'clock Club Inc." and to also put the license on hold. The establishment has been closed for the last 6 months.

I have done everything in my power, however due to extraordinary and unforeseeable circumstances, I am filing this hardship letter.

I have lost my mother and grandmother three months apart which has greatly affected my mental health. I also now have to care for my adult sister and her two children who all have mental and behavioral problems. With all these new responsibilities, I am filing this hardship to close the club and put the license on hold until I can obtain a buyer. Thank you for your understanding.

Respectfully Submitted,



Tonya Austin  
Owner  
The 2 o'clock Club Inc.

Outlook

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**HARDSHIP LETTER**

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From Tony Austin <official2oclock@gmail.com>

Date Fri 3/28/2025 3:32 PM

To Robinson, Kirsten (L1,B) <Kirsten.Robinson@baltimorecity.gov>

CAUTION: This email originated from outside of Baltimore City IT Network Systems.

Reminder: DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to [Phishing@baltimorecity.gov](mailto:Phishing@baltimorecity.gov)

To Whom it may concern

January 17, 2025

I am writing this letter, explained my unfortunate set of circumstances that has caused me to close and stay away from my establishment known as the 2 O'clock Inc 414 E. Baltimore St and to also place the license on hold.

The establishment has been closed since September 20th 2024

I have done everything in my power. However, due to the extraordinary unforeseeable circumstances, I am filing this hardship letter.

I lost my mother and grandmother three months apart, which has greatly affected my mental health.

I also now have to care for my adult sister and her two children who all have mental and behavioral problems.

With all these new responsibilities, I am filing this hardship to close the club and put the license on hold until I can obtain a buyer.

Thank you for your Understanding

Thank you

Tonya Austin

Owner

2 o'clock Club

RECEIVED: BLC  
MAR 29 2025 09:41



# 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 304**

Cert Num: **0806**

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

License Date: 5/1/2024

License Year: 2024

CR Number: 12215812

Payment Date: 05-29-24

2023 - 2024 TPP Paid

2024 Trader's License

Update Info

Click to Start License Renewal

## Add Adult Entertainment License

Add New Adult Entertainment License

### Location

Corp Name: **NEW 2 O'CLOCK CLUB, INC.**

Trade Name: **2 O'CLOCK CLUB**

Zone Code: 26

Phone: 410-783-2656

Block Num: 414-16

City: BALTIMORE

Street: BALTIMORE STREET EAST

State: MD

Zip: 21202

CR Number: 12215812

Portion of Business Used:

BASEMENT FOR BUSINESS

Restriction:

SHERRIE MATTHEWS, RAMONA ENO, CONNIE FLETCHER, BETTY HOPRICH, BETTY COOK  
OR LAVETTE SCHRAPP, JACQUELINE HOPKINS & MARGARET WIMBUSH BARRED.

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
TONYA M.	AUSTIN	4224 NORFOLK AVENUE	BALTIMORE	MD	21216			Edit	Remove Owner
ADRIENNE M.	SAVAGE	4224 NORFOLK AVENUE	BALTIMORE	MD	21216			Edit	Remove Owner

## Comments

Date	Comment	Action
03/31/2025	On 1/27/25, BLLC staff received a letter from licensee Tonya Austin requesting a hardship extension indicating that due to experiencing several deaths in her family, the establishment has been closed. KR reached out to licensee to get exact date of closure. Licensee indicated in an email dated 3/28/25 that the establishment has been closed since 9/20/24. Since hardship request was submitted 128 days after closure, license is viable per § 12-2202(a)(3). MW	Delete
02/11/2025	I have tried reaching the licensee by phone. I had tried the number on email form, 2024 license renewal and did not get an answer on any of the numbers. I relayed this to DES Michelle Wirzberger and she advised me to put this update in the database...../sb	Delete
02/11/2025	As of February 11, 2025; The licensee still have not submitted a letter stating "Date of Closure" ..../sb	Delete
01/29/2025	On Monday, January 27, 2025, the licensee came into office to submit a letter about requesting a hardship extension. The establishment was closed for at least 6 months and I had informed the licensee that we would need the exact date of closure and to return the original liquor license. As of Wednesday, January 29, 2025, we have not received the revised letter...../sb	Delete
01/27/2025	****STATE OF MD TAX HOLD, letter sent to Business address on January 27,2025-S.R	Delete
05/22/2024	****RELEASE STATE OF MD TAX HOLD...SRM	Delete
04/01/2024	Per DES Wirzberger, calculation of deadline is in accordance with Md. General Provisions Code Ann. § 1-302(b)(1). As such, late fees will be assessed for applications received after April 1, 2024...../sb	Delete
03/21/2024	PAID IN FULL \$125.00 for Violation Hearing Dated on February 22, 2024; Invoice # 132303...../sb	Delete
03/07/2024	Given an Invoice to Chief Inspector John for Violation Hearing fee dated on February 22, 2024; Fine Fee to be paid \$ 125.00...../sb	Delete
03/06/2024	2/22/2024 - Public Hearing Re: Violation of Rule 3.12 – General Welfare (Smoking on Premises); Violation of Rule 3.02 – Cooperation; Violation of Adult Entertainment Rule 3.10(a) – Sanitation and Safety; Violation of Adult Entertainment Rule 3.05(a) – Incorporation of Liquor License Rules and Regulations to Applicable Licensees; Violation of Rule 4.16 – Illegal Conduct; and Violation of Adult Entertainment Rule 3.05(a) – Incorporation of Liquor License Rules and Regulations to Applicable Licensees - ADMISSION - AB Rule 3.12 (1/26/24)–Guilty–No fine assessed; AB Rule 3.02 (1/26/24)–Guilty–No fine assessed; AE Rule 3.10(a) (1/26/24)–Guilty–No fine assessed; AE Rule 3.05(a) (1/26/24)–Guilty–No fine assessed; AB Rule 4.16 (2/2/24)–Guilty–No fine assessed; and AE Rule 3.05(a) (2/2/24)–Guilty–No fine assessed + 3-day suspension on both licenses to commence immediately; No fine + \$125 admin fee = \$125 total fine, 30 days to pay (3-0 vote)..../jr	Delete
03/02/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb	Delete
05/24/2023	****RELEASED STATE OF MD TAX HOLD***** ..... /mb	Delete
02/15/2023	****STATE OF MD TAX HOLD, letter sent to the business address was returned for the reason "No mail receptacle" ...***/mb	Delete
01/27/2023	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2023.****/mb	Delete
07/08/2022	Received statement that Personal Property tax bill has been CLEARED..../sb	Delete
05/11/2022	****RELEASED STATE OF MD TAX HOLD***** ..... /mb	Delete
02/15/2022	****STATE OF MD TAX HOLD, letter re-sent to the Licensees' Home address on 02/15/22****/mb	Delete
02/15/2022	State Tax Hold Letter mail was returned to the sender on 02/15/22 "Unable to forward - not deliverable as addressed" ../mb	Delete
01/31/2022	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
03/22/2021	Alcohol Awareness expires on 03/12/2025 Leroy Austin (certified by John S Murray)..../sb	Delete
12/17/2020	*****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
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 2018 & 2019 Trader's License.... /sb	Delete
04/29/2019	*****RELEASED STATE OF MD TAX HOLD***** ..... /sb	Delete

01/31/2019	Personal Property Tax Owed to City of Baltimore was cleared on January 31, 2019..../mb.	Delete
01/25/2019	***STATE OF MD TAX HOLD, letter sent to Licensee on January 25, 2019.***/sb	Delete
01/10/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, 2nd Letter sent to Licensee/s Home Address on January 09, 2019.*** /mb	Delete
11/23/2018	Personal Property tax letter mailed to Licensees Home Address on 11/19/18../mb	Delete
08/08/2018	Letter regarding an outreach initiative was mailed to the establishment and delivered via Inspector on 8/8/18. /kk	Delete
04/24/2018	****RELEASED STATE OF MD TAX HOLD****.... /sb	Delete
03/05/2018	****STATE OF MD TAX HOLD, letter sent to Licensee "Tonya M. Austin" and "Adrienne M. Savage" Home Address on March 5, 2018.****/mb	Delete
03/05/2018	MD State Tax Hold letter return on 03/05/18 to Sender; Attempted-Not Known; Unable To Forward.... /mb	Delete
02/22/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on February 22, 2018.****/mb	Delete
02/22/2018	****STATE OF MD TAX HOLD***..... /sb	Delete
01/30/2018	01/29/18 - Return To Sender; Attempted-Not Known; Unable To Forward.... /sb	Delete
03/23/2017	*****RELEASED STATE HOLD..... /mb	Delete
03/10/2017	Alcohol Awareness expires 03/08/21 (Tonya M. Austin)... /sb	Delete
01/17/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
12/28/2016	07-06-16 - Submitted Health Dept. License & Fire Permit... /sb	Delete
08/16/2016	Submitted "Clearance of Personal Property Tax".... /sb	Delete
07/26/2016	07/25/16 - Mailed letter to Licensee about "Personal Property Tax Owed to the City of Baltimore".... /sb	Delete
04/29/2016	***** RELEASED STATE TAX HOLD***** /sb	Delete
01/19/2016	State of MD Tax Hold, letter sent... /sb	Delete
05/05/2015	RELEASED STATE OF MD TAX HOLD.... /sb	Delete
10/02/2012	9/27/2012 Public Hearing re: VIOLATION of Rule 4.18 Charter not in good standing. Submitted required documentation. Paid \$125 fine in lieu of hearing.	Delete
06/22/2010	06/17/10 \$100 CONF.FEE PAID IN FULL #74373	Delete
05/25/2010	5/10 Transfer of Ownership of liquor license and adult entertainment license, BD7-BWL, Tonya M. Austin, Adrienne M. Savage, New 2 O'Clock Club, Inc.	Delete
01/21/2009	01/21/09 \$100 COMPLIANCE CONF FEE PAID IN FULL #65627	Delete
10/15/2008	9/29/08 \$3200 PAID FOR HEARING (10/18/07)PAID IN FULL #65003	Delete
03/25/2008	03/20/08 Public Hearing re: Violation of rule 4.01 (a) and rule 4.18. DICISION: ALL CHARGES DISMISSED.	Delete

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

License num: LBD7 304                      Address: 414-16 BALTIMORE STREET EAST  
Trade Name: 2 O'CLOCK CLUB

Comment:

[Add Comment](#)

**Hold Info**



# Liquor Board System

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

## License Detail

[Close the License](#)

[Print License](#)

[Print Renewal Letter](#)

[<< Go Back](#)

[Click to Start License Renewal](#)

## Adult Entertainment License

[Print Adult Entertainment License](#)

### License Info

License Num: **AE 019**

Cert Num: **1132**

**\$1,000.00**

Status: **Renewed**

License Date: 7/1/2024

License Year: 2024

Fee:

CR Number: 12215812

Payment Date: 06-24-24

[Click to Start Adult Entertainment License Renewal](#)

## Adult Entertainment License Owners

### License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
TONYA M.	AUSTIN	4224 NORFOLK AVENUE	BALTIMORE	MD	21216			<a href="#">Edit</a>	<a href="#">Remove Owner</a>
ADRIENNE M.	SAVAGE	4224 NORFOLK AVENUE	BALTIMORE	MD	21216			<a href="#">Edit</a>	<a href="#">Remove Owner</a>

## Add New Adult Entertainment License Owner

First Name:

Last Name:

Street:

City: **Baltimore**

State: **MD**

Zip:

Phone:

Email:

[Add Owner](#)

[Edit the License Location Info](#)

[Alternate Mailing Address](#)

# THE NEW 2 O'CLOCK CLUB, INC.: D10935492

**Department ID Number:**

D10935492

**Business Name:**

THE NEW 2 O'CLOCK CLUB, INC.

**Principal Office:** 

414 E. BALTIMORE ST.  
BALTIMORE MD 21202

**Resident Agent:** 

TONYA AUSTIN  
4224 NORFOLK AVE.  
BALTIMORE MD 21216

**Status:**

REVIVED

**Good Standing:**

THIS BUSINESS IS NOT IN GOOD STANDING

**Reason(s) Entity is NOT in Good Standing:**

Annual Report Due For 2024

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

10/31/2005

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

NO

**April 24, 2025**

**Licensee(s):** Richard H. Anderson and Soon Hwa Tark  
STCL, Inc., T/a Bunny's Liquors  
2217-19 N. Fulton Avenue 21201

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

Request for a hardship extension.

**Board's Information:**

(a) **Ownership Breakdown:** (1) Richard H. Anderson (0.5%); and (2) Soon Hwa Tark (99.5%)

(b) **Corporate Standing:** STCL, Inc. is a MD Corporation and as of 4/10/2025 is active and in Good Standing.

(c) **Timeline of request:** On 3/31/25, BLLC staff received a letter from licensee Soon Hwa Tark, requesting a hardship extension indicating that due to experiencing a fire on 3/7/25, the establishment is closed. Since hardship request was submitted 23 days after closure, license is viable per § 12-2202(a)(3).

**Board's Decision:**



March 31, 2025

STCL Inc. dba Bunny's Liquors

2217-19 N Fulton Ave

Baltimore MD, 21217

Board of Liquor License Commissioners

100 N. Holiday St

Baltimore, MD 21202

Dear Board,

We are requesting a hardship to cease operations due to a fire at our place of business that occurred on Friday, March 7, 2025, located at 2217-19 N Fulton Ave, Baltimore MD, 21217

Sincerely,

Soon Hwa Tark

 (3-31-25)

RECEIVED: BLLC  
MAR 31 2025 PM 3:07



# 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 079**

Cert Num: **0505**

Fee: **\$2,060.00** Status: **Renewed**

License Date: 5/1/2025

License Year: 2025

CR Number: 17670599

Payment Date: \*\*\*\*

2024 - 2025 TPP Paid

2025 Trader's License

Update Info

Click to Start License Renewal

## Add Adult Entertainment License

Add New Adult Entertainment License

### Location

Corp Name: **STCL, INC.**

Trade Name: **BUNNY'S LIQUORS**

Zone Code: 37

Phone: 410-669-3113

Block Num: 2217-19

City: BALTIMORE

Street: FULTON AVENUE NORTH

State: MD

Zip: 21217

CR Number: 17670599

Portion of Business Used:

CONTINUE TO USE FIRST FLOOR OR PREMISES FOR A LIQUOR STORE, CHANGE OF OWNERSHIP ONLY

Restriction:

USE PORTION OF PREMISES 1ST FLOOR AS A LIQUOR STORE PER BMZA 421-03 APPROVAL 11/11/03

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
RICHARD H.	ANDERSON	7 N. DUNCAN STREET	BALTIMORE	MD	21231	410-382-2872	RICHARD@TULIPCLOTHING.COM	Edit	Remove Owner

SOON HWA	TARK	60 POWDER VIEW COURT	BALTIMORE MD	21236	443- 632- 4503	CKLEE120505@GMAIL.COM	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
-------------	------	-------------------------------	--------------	-------	----------------------	-----------------------	-------------------------------------	---

### Sunday License

License Num:

Cert Num:

Fee:

License

Dates:

### Comments

Date	Comment	Action
04/02/2025	On 3/31/25, BLLC staff received a letter from licensee Soon Hwa Tark, requesting a hardship extension indicating that due to experiencing a fire on 3/7/25, the establishment is closed. Since hardship request was submitted 23 days after closure, license is viable per § 12-2202(a) (3). MW	<input type="button" value="Delete"/>
04/01/2025	90/180 hardship request received and given to Michelle for review; see invoice# 137647..k/r	<input type="button" value="Delete"/>
04/01/2025	Client submitted a hardship request but the check that was given did not have a check #. Ms. Robinson contacted the licensee to inform them that a new check is need in order to process hardship request...k/r	<input type="button" value="Delete"/>
03/27/2025	AFFIDAVIT OF COMPLIANCE FOR CAMERA WAS SUBMITTED WITH 2025-2026 RENEWAL APPLICATION..../jr	<input type="button" value="Delete"/>
03/10/2025	BLLC Disaster Letter sent to licensee's home addresses on 3/10/2025 /kk	<input type="button" value="Delete"/>
02/24/2025	Licensee Tark's phone# is 443-632-4503 and email is ckleee@gmail.com (MW)	<input type="button" value="Delete"/>
10/30/2024	Received 2024-2025 Personal Property Tax Clearance..../sb	<input type="button" value="Delete"/>
10/18/2024	Received Personal Property Tax Clearance...../sb	<input type="button" value="Delete"/>
09/25/2023	Holiday Special Sundays: 11/26/23, 12/03/23, 12/10/23, 12/17/23, 12/24/23 & 12/31/23; Invoice #131206..../sb	<input type="button" value="Delete"/>
07/25/2023	Mailed letter of recognition for underage drinking compliance check on 7/20/2023 /kk	<input type="button" value="Delete"/>
10/19/2020	Holiday Special Sundays: 11/29/20, 12/06/20, 12/13/20, 12/20/20, & 12/27/20; Invoice #120025.../sb	<input type="button" value="Delete"/>
11/25/2019	Mailed letter of recognition for underage drinking compliance check on 11/12/19 & 11/21/19 /kk	<input type="button" value="Delete"/>
10/18/2019	Mailed letter of recognition for underage drinking compliance check on 10/16/2019 /kk	<input type="button" value="Delete"/>
10/03/2019	The Business is in Good Standing and Cleared Personal Property Tax Owed to the City of Baltimore as per the e-mail was received from Law Department on Oct. 3, 2019.../mb.	<input type="button" value="Delete"/>
09/26/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb	<input type="button" value="Delete"/>
09/11/2019	Transfer was COMPLETED please check invoice # 117904..k/r	<input type="button" value="Delete"/>
07/26/2019	7/18/2019 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)...../jr	<input type="button" value="Delete"/>
07/03/2019	Alcohol Awareness expires on 06/16/23 Soon Hwa Tark (certified by Cassel Oh)...../sb	<input type="button" value="Delete"/>
07/01/2019	Application for transfer of ownership filed on behalf of STCL, Inc. T/a Bunny's Liquors, Soon Hwa Tark and Richard Anderson, Jr. on 5/30/19, June 2019 Ad. (Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt of this application) /kk	<input type="button" value="Delete"/>
06/29/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt of this transfer application until today's date. The transfer application was received and processed by the BLLC on 5/30/2019. Please check invoice #117440.... k/r	<input type="button" value="Delete"/>
11/29/2018	**** PAID IN FULL PLEASE CHECK INVOICE # 113809***11/8/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - GUILTY - Rule 4.01(a)-Fined \$600; \$600 + \$125 admin fee; \$725 total fine, 30 days to pay (2-1 vote)...../kr	<input type="button" value="Delete"/>
11/29/2018	Given an Invoice to Chief Inspector M. Fosler for Violation Hearing fee dated on November 8,2018; Fine Fee to be paid \$725.00.... /mb.	<input type="button" value="Delete"/>
11/09/2018	11/8/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - GUILTY - Rule 4.01(a)-Fined \$600; \$600 + \$125 admin fee; \$725 total fine, 30 days to pay (2-1 vote)...../jr	<input type="button" value="Delete"/>

11/28/2017	Paid in full \$625.00 Inv. # 109124 for Violation Fee of Public Hearing dated November 9, 2017...mb	Delete
11/27/2017	Given an Invoice to Chief Inspector M. Fosler for Violation Hearing fee dated on November 9, 2017; Fine Fee to be paid for \$625.00.... /mb.	Delete
11/15/2017	11/09/17 - Public Hearing re: Violation of rule 4.01 (a)GUILTY FINE \$500.00, + 125.00 Admin Fee = \$625.00 (3-0 Vote). 30 days to pay... /sb	Delete
11/02/2017	Holiday Special Sundays: 11/26/17, 12/03/17, 12/10/17, 12/17/17, 12/24/17 & 12/31/17; Invoice #109001.... /sb	Delete
11/04/2016	Holiday Sundays: PAID FOR 11/27/16, 12/04/16, 12/11/16, 12/18/16 & 12/25/16. Invoice #104389.. /sb	Delete
03/04/2016	RELEASED STATE OF MD TAX HOLD.... /sb	Delete
01/19/2016	State of MD Tax Hold, letter sent... /sb	Delete
07/30/2015	Hearing Dated: 07/30/15 Paid fee of \$100.00, Invoice #99304.... /sb	Delete
07/30/2015	7/30/2015 Public Hearing re: Transfer of Ownership PAID	Delete
07/27/2015	Alcohol Awareness expires on 07/25/19 (Jung Won Ji).	Delete
06/20/2011	6/16/11 Public Hearing re: Violation of Article 2B section 201 (a)(2)on May 6, 2011 Liquor Board Inspector was able to purchase alcoholic beverage on a date when the 2011 license fee had not been paid. GUILTY \$100.	Delete
06/24/2009	06/22/09 \$500 (SALE TO MINOR VIOL) PAID IN LIEU OF 7/23/09 HEARING #69433	Delete
10/05/2007	10/4/07 CONF.FEE \$100 PAID IN FULL #61313	Delete
10/05/2007	10/04/07 Transfer Conf.re: Application to transfer Ownership.DECISION: TRANSFER APPROVED.MUST PAY CONF.FEE \$100	Delete

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

License num: LA 079

Address: 2217-19 FULTON AVENUE NORTH

Trade Name: BUNNY'S LIQUORS

Comment:

[Add Comment](#)

**Hold Info**

Powered by:



# STCL, INC.: D19678598

**Department ID Number:**

D19678598

**Business Name:**

STCL, INC.

**Principal Office:** 

2217 N. FULTON AVENUE

BALTIMORE MD 21217

**Resident Agent:** 

SOON HWA TARK

2217 N. FULTON AVENUE

BALTIMORE MD 21217

**Status:**

INCORPORATED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

05/19/2019

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

YES

**April 24, 2025**

**Applicant(s):** Nuttawood Mettawiparee and Javalak Mettawiparee  
Royal Thai, LLC, T/a Thai Restaurant  
3100 Greenmount Avenue 21224

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

Request for a transfer hardship extension

**Board's Information:**

(a) **Ownership Breakdown:** (1) Nuttawood Mettawiparee (0%); and (2) Javalak Mettawiparee (100%).

(b) **Corporate Standing:** Royal Thai, LLC is a MD LLC and as of 4/10/2025 is active and in good standing.

(c) **Timeline of request:** On 5/13/24, staff received the initial application to transfer ownership and location of the license presently at 3316 Greenmount to 3100 Greenmount, which the Board approved on 9/19/24/24. On 3/14/25, BLLC staff received a letter from attorney Stephen Fogelman requesting a transfer hardship extension which was 119 after the Board approved the transfer. License is viable per § 12-1705(b)(1).

**Board's Decision:**

RECEIVED: BULLC  
MAR 14 2025 AM 11:57

LAW OFFICES

**STEPHAN W. FOGLEMAN, ESQUIRE**

STEPHAN W. FOGLEMAN, JR.

GENE M. RANSOM, III

1720 THAMES STREET  
BALTIMORE, MD 21231  
(410) 258-8500  
FAX: (410) 220-0726  
MARYLANDLEGAL@GMAIL.COM  
LEGALMARYLAND.COM

March 14, 2025

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

RE: 3100/3316 Greenmount Avenue


Dear Chairman and Commissioners:

Please be advised that I represent the applicants at 3100/3316 Greenmount Avenue. I am writing to request a 90 day transfer extension.

The Board approved the transfer on September 18, 2024 and by law, the transfer must be completed by March 17, 2025. The applicant needs more time to finish construction at 3100 Greenmount Avenue and requests the additional 90 days after March 17, 2025.

Thank you for your consideration of this matter.

Very truly yours,

  
Stephan W. Fogleman

RECEIVED BULLC  
MAR 14 2025 AM 11:30

SWF/kv



# 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 189** Cert Num: **0502** Fee: **\$2,336.00** Status: **Renewed**  
License Date: 5/1/2025 License Year: 2025  
CR Number: 09987050  
Payment Date: \*\*\*\*

2024 - 2025 TPP Paid   
2025 Trader's License  [Update Info](#)

[Click to Start License Renewal](#)

## Add Adult Entertainment License

[Add New Adult Entertainment License](#)

### Location

Corp Name: **ROYAL THAI, LLC**  
Trade Name: **THAI RESTAURANT**  
Zone Code: 46  
Phone: 410-889-6003

Block Num: 3316 Street: GREENMOUNT AVENUE  
City: BALTIMORE State: MD Zip: 21218

CR Number: 09987050

Portion of Business Used:  
FIRST FLOOR FOR BUSINESS

#### Restriction:

BEER, WINE & LIQUOR TO BE AVAILABLE ONLY WITH MEALS & HOURS WHEN LUNCH OR DINNER IS AVAILABLE. NO ALCOHOLIC BEVERAGES SERVED BEFORE 11:00 A.M. NO OFF PREMISES SALES. NO SEPARATE BAR.

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

### License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
JAVALAK	METTAWIPAREE	13812 HUNT VALLEY COURT	COCKEYSVILLE	MD	21030	410-491-3929	NMETTA01@COMCAST.NET	<a href="#">Edit</a>	<a href="#">Remove Owner</a>



NUTTAWOOD	METTAWIPAREE	742 E. LAKE AVENUE	BALTIMORE	MD	21212	443- 226- 2309	NMETTA01@COMCAST.NET	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
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## Comments

Date	Comment	Action
03/21/2025	On 5/13/24, staff received the initial application to transfer ownership and location of the license presently at 3316 Greenmount to 3100 Greenmount, which the Board approved on 9/19/24/24. On 3/14/25, BLLC staff received a letter from attorney Stephen Fogelman requesting a transfer hardship extension which was 119 after the Board approved the transfer. License is viable per § 12-1705(b)(1). MW	<input type="button" value="Delete"/>
03/14/2025	Received letter from Attorney, Steve Fogleman submitted letter requesting for a Transfer Hardship Extension; Invoice #136236.../sb	<input type="button" value="Delete"/>
10/28/2024	PERSONAL PROPERTY TAX LETTER WAS RETURNED...../sb	<input type="button" value="Delete"/>
09/26/2024	9/19/2024 - Public Hearing Re: Application to transfer ownership and location of a Class "BD7" BWL license presently located at 3316 Greenmount Avenue to 3100 Greenmount Avenue - APPROVED (3-0 vote).../jr	<input type="button" value="Delete"/>
09/03/2024	8/22/2024 - Public Hearing Re: Application to transfer ownership and location of a Class "BD7" BWL license presently located at 3316 Greenmount Avenue to 3100 Greenmount Avenue - POSTPONED.../jr	<input type="button" value="Delete"/>
06/21/2024	Establishment ceased alcoholic beverage operations on 12/31/23. Transfer application submitted on 5/13/24 which was 134 days after the establishment closed. The license is viable. MW	<input type="button" value="Delete"/>
06/07/2024	Application for transfer of ownership and location of a Class "BD7" BWL license presently located at 3316 Greenmount Avenue to 3100 Greenmount Avenue filed on behalf of Royal Thai, LLC T/a Thai Restaurant, Nuttawood Mettawiparee and Javalak Mettawiparee on 5/13/2024 /kk	<input type="button" value="Delete"/>
04/03/2022	* Licensee(s) changed during 2022 renewal period - Nuttawood Mettawipree replaced Kate Deleon * /kk	<input type="button" value="Delete"/>
12/14/2020	Alcohol Awareness expires on 11/28/24 Nuttawood Mettawipare(certified by John S. Murray).../sb	<input type="button" value="Delete"/>
08/09/2019	Submitted 2018 Trader's License during renewal.... /sb	<input type="button" value="Delete"/>
11/22/2016	Alcohol Awareness expires 10/24/20 (Nuttawood Mettawiparee)... /sb	<input type="button" value="Delete"/>

License num: LBD7 189

Address: 3316 GREENMOUNT AVENUE

Trade Name: THAI RESTAURANT

Comment:

Hold Info

Powered by:



## ROYAL THAI, LLC.: W05875398

**Department ID Number:**

W05875398

**Business Name:**

ROYAL THAI, LLC.

**Principal Office:** ⓘ

3316 GREENMOUNT AVE

BALTIMORE MD 21218

**Resident Agent:** ⓘ

JAVALAK METTAWIPAREE

3316 GREENMOUNT AVE

BALTIMORE MD 21218

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

06/28/2000

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

April 24, 2025

**Applicant(s):** Christopher Mak Chen  
Peter Zhang Baltimore, LLC, T/a Peter Chang  
1923 Ashland Avenue 21224

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

Request for a transfer hardship extension

**Board's Information:**

(a) **Ownership Breakdown:** (1) Christopher Mak Chen (100%).

(b) **Corporate Standing:** Peter Zhang Baltimore, LLC is a MD LLC and as of 4/10/2025 is active and in good standing.

(c) **Timeline of request:** On 7/2/24, staff received the initial application to transfer ownership of the license, which the Board approved on 9/19/24. BLLC staff received a letter from attorney Stephen Fogelman requesting a transfer hardship extension on 3/17/25 which was 119 after the Board approved the transfer. License is viable per § 12-1705(b)(1).

**Board's Decision:**

LAW OFFICES

**STEPHAN W. FOGLEMAN, ESQUIRE**

STEPHAN W. FOGLEMAN, JR.

GENE M. RANSOM, III

1720 THAMES STREET  
BALTIMORE, MD 21231  
(410) 258-8500  
FAX: (410) 220-0726  
MARYLANDLEGAL@GMAIL.COM  
LEGALMARYLAND.COM

March 17, 2025

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

RE: 1923 Ashland Avenue

Dear Chairman and Commissioners:

Please be advised that I represent the applicants at 1923 Ashland Avenue.

I am writing to request a 90 day transfer extension.

The Board approved the transfer on September 19, 2024 and by law, the transfer must be completed by March 18, 2025. The applicant needs more time to finish inspections and requests the additional 90 days from March 18, 2025.

Thank you for your consideration of this matter.

Very truly yours,



Stephan W. Fogleman

SWF/kv

RECEIVED B.L.C.  
MAR 17 2025 04:12:02



# 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 064**

Cert Num: **0303**

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

License Date: 5/1/2024

License Year: 2024

CR Number: 19893510

Payment Date: 04-18-24

2023 - 2024 TPP Paid  Y

2024 Trader's License  N

Update Info

Click to Start License Renewal

## Add Adult Entertainment License

Add New Adult Entertainment License

### Location

Corp Name: **PETER ZHANG BALTIMORE, LLC**

Trade Name: **PETER CHANG**

Zone Code: 45

Phone: 443-888-3688

Block Num: 1923

City: BALTIMORE

Street: ASHLAND AVENUE

State: MD

Zip: 21205

CR Number: 19893510

Portion of Business Used:

USE 1ST FLOOR AS RESTAURANT

Restriction:

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
JIE	SU	1923 ASHLAND AVENUE #205	BALTIMORE	MD	21205			Edit	Remove Owner

## Comments

Date	Comment	Action
03/21/2025	On 7/2/24, staff received the initial application to transfer ownership of the license, which the Board approved on 9/19/24. BLLC staff received a letter from attorney Stephen Fogelman requesting a transfer hardship extension on 3/17/25 which was 119 after the Board approved the transfer. License is viable per § 12-1705(b)(1). MW	Delete
03/17/2025	Letter was submitted from attorney Stephan W. Fogleman office requested for a transfer hardship; invoice# 136255 ..k/r	Delete
10/30/2024	Received Personal Property Tax Clearance...../sb	Delete
09/26/2024	9/19/2024 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote).../jr	Delete
09/03/2024	8/22/2024 - Public Hearing Re: Application to transfer ownership - POSTPONED.../jr	Delete
07/05/2024	Application for transfer of ownership filed on behalf of Peter Zhang Baltimore, LLC T/a Peter Chang, Christopher Mak Chen on 7/2/2024 /kk	Delete
11/02/2023	New Class "B" License issued to PETER ZHANG BALTIMORE, LLC t/a PETER CHANG , JIE SU on NOVEMBER 02, 2023; Invoice #131440...../sb	Delete

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

License num: LB 064

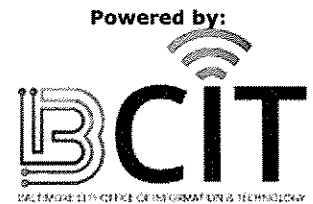
Address: 1923 ASHLAND AVENUE

Trade Name: PETER CHANG

Comment:

[Add Comment](#)

Hold Info



# PETER ZHANG BALTIMORE LLC: W23291073

---

**Department ID Number:**

W23291073

**Business Name:**

PETER ZHANG BALTIMORE LLC

**Principal Office:** ⓘ

1923 ASHLAND AVE  
BALTIMORE MD 21205

**Resident Agent:** ⓘ

PENGLIANG ZHANG  
1923 ASHLAND AVE  
BALTIMORE MD 21205

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

09/16/2022

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

**April 24, 2025**

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

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

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

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

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

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

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

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

(f) **Corporate Standing:** Pharos Marine, LLC is a MD LLC and as of 4/10/2025 is active and in good standing.

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

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

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

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

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

**Board's Decision**



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

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

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

EXPLANATION OF REQUEST: \_\_\_\_\_ CLASS TYPE: B

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

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 2711 BOSTON STREET, BALTIMORE MD 21224

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

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

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

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Pharos Marine, LLC TRADE NAME: Oasis Marine at LightHouse Point

BUSINESS PHONE NUMBER: 410-675-8882 BUSINESS EMAIL ADDRESS: mgreke@oasismarines.com

ATTORNEY FOR THE APPLICANT: Joe Woolman ADDRESS: 405 E. Pratt St. Suite 200 Baltimore, MD 21202 PHONE: 410-385-7225

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

Live Entertainment (Ex. DJ, Band, Etc.): \_\_\_\_\_ Off Premises Drinking or Food and Beverage Sales?  Yes  No

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

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

1. Applicant A

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

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

01/1991 \_\_\_\_\_ (Month/Year of Birth) \_\_\_\_\_ (Sex: Male or Female) \_\_\_\_\_ (Place of Birth)

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

2. Applicant B

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

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

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

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

3. Applicant C

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

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

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

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

RECEIVED: BLLC  
JAN 24 2025 PM 3:53

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

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

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

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

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

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

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

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

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

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

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

Name	Address	Phone	Email
OASIS MARTINIS	222 SEVERN AVE #200 ANNAPOLIS, MD 21403		

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-103 (a)(II). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: THOMAS WOOD ADDRESS: 222 SEVERN AVE, ANNAPOLIS MD 21403 TITLE: MD %OF STOCK HELD: 100 *OF MONUMENT MARTINIS LLC 100% OWNER OF FINDES*
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

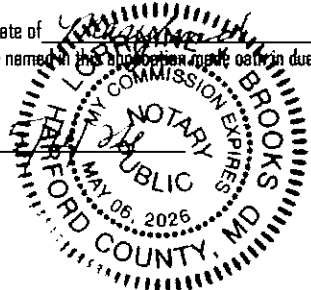
**CERTIFICATE OF APPLICANTS:** At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will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

[Signature]  
Signature of Applicant A

I hereby certify that on the 24<sup>th</sup> day of January, 2025, before me, the subscriber, a notary public of the State of Maryland in and for City of Baltimore, personally appeared Thomas Wood the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature]  
Printed Name: Lorraine J. Brooks

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



Signature of Applicant B

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

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

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

Signature of Applicant C

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

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

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

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

Phone Number: [REDACTED]

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

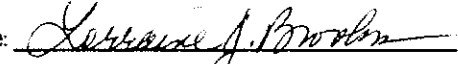
(I, WE) Thomas Wood HEREBY CERTIFY,

That (I am, we are) the owner(s) of the property located at 2711 Boston Street, Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

  
Signature of Owner of the Property

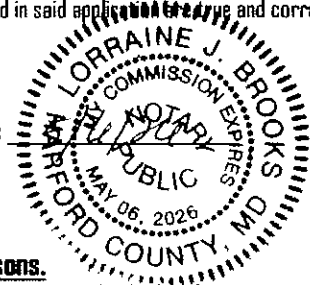
I hereby certify that on the 24<sup>th</sup> day of January, 2024 before me, the subscriber, a notary public of the State of Maryland, in and for City of Baltimore, personally appeared Thomas Wood the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: 

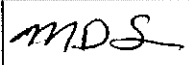
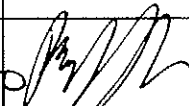
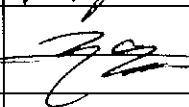
(Notary Seal) My Commission expires

Notary Printed Name: Lorraine J. Brooks



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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Michael Sweeney	111 Pilgrim Lndg Baltimore Md 21230		5/1989	14 mos
Rachel Johnson	1525 Marshall St, Baltimore, MD 21230		02/1988	3.5 years
Ben Van De Water	1525 Marshall St. Baltimore, MD 21230		11/1991	3 years

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

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





# Liquor Board System

Version 1.0

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

## License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

### License Info

License Num: **LB 132**

Cert Num: **0384**

Fee: **\$1,520.00** Status: **Renewed**

License Date: 5/1/2024

License Year: 2024

CR Number: 19452575

Payment Date: 04-24-24

2023 - 2024 TPP Paid

2024 Trader's License

Update Info

Click to Start License Renewal

## Add Adult Entertainment License

Add New Adult Entertainment License

### Location

Corp Name: **PHAROS MARINE, LLC**

Trade Name: **OASIS MARINA AT LIGHTHOUSE POINT**

Zone Code: 0

Phone: 410-675-8888

Block Num: 2711

City: BALTIMORE

Street: BOSTON STREET

State: MD

Zip: 21224

CR Number: 19452575

Portion of Business Used:

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

Restriction:

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

Edit the License Location Info

Alternate Mailing Address

### License Owners

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

## Comments

Date	Comment	Action
04/04/2025	3/27/2025 - Public Hearing Re: Application to transfer ownership with continuation of outdoor table service, requesting delivery of alcoholic beverages - POSTPONED...../jr	Delete
02/12/2025	Transfer application submitted on 1/24/25. Establishment was open and operating when inspected on 7/7/24. License is viable. MW	Delete
02/07/2025	Application for transfer of ownership with continuation of outdoor table service, requesting delivery of alcoholic beverages filed on behalf of Pharos Marine, LLC T/a Oasis Marina at Lighthouse Point, Grace Pilet Jacobsen on 1/24/2025 /kk	Delete
03/19/2024	****RELEASED STATE OF MD TAX HOLD on 03/07/2024****/sb	Delete
03/02/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb	Delete
08/03/2023	Processed and Issued prorated New Class "B" BWL restaurant license to Pharos Marine, LLC t/a Oasis Marina at Lighthouse Point, Laura E. Gretz with outdoor table service .../jr	Delete
08/03/2023	07/20/2023 - Public Hearing Re: Application for a new Class "B" Beer, Wine and Liquor restaurant license, requesting outdoor table service and delivery of alcoholic beverages - APPROVED (3-0 vote) *MOU to be made a part of the license* - *Applicant must present signed MOU before license is able to be issued*...../jr	Delete

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

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

Comment:

[Add Comment](#)

**Hold Info**

# PHAROS MARINE, LLC: Z22743827

**Department ID Number:**

Z22743827

**Business Name:**

PHAROS MARINE, LLC

**Principal Office:** ⓘ

2780 LIGHTHOUSE POINT E.

BALTIMORE MD 21224

**Resident Agent:** ⓘ

CSC-LAWYERS INCORPORATING SERVICE COMPAN

7 ST. PAUL STREET

SUITE 820

BALTIMORE MD 21202

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

FOREIGN LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

03/25/2022

**State of Formation:**

DE

**Stock Status:**

N/A

**Close Status:**

N/A



PROPOSED LOCATION: 2711 Boston st

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 10

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

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

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

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

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

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

"B" BEER, WINE & LIQUOR 4

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

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

"BD7" BEER, WINE & LIQUOR 6

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: fernandez DATE: 3/11/25





# Posting Sign Report

**Applicants Name**

Grace Pilet Jacobsen

**Premises Address**

2711 Boston St.

**Inspector Name**

BALTIMORE\Andy.Perez

**Posted Date/Time**

02/26/2025

06:40 PM

**Rechecked Date/Time**

03/08/2025

11:38 PM

**Manager**

CLOSED

**Posted Summary**

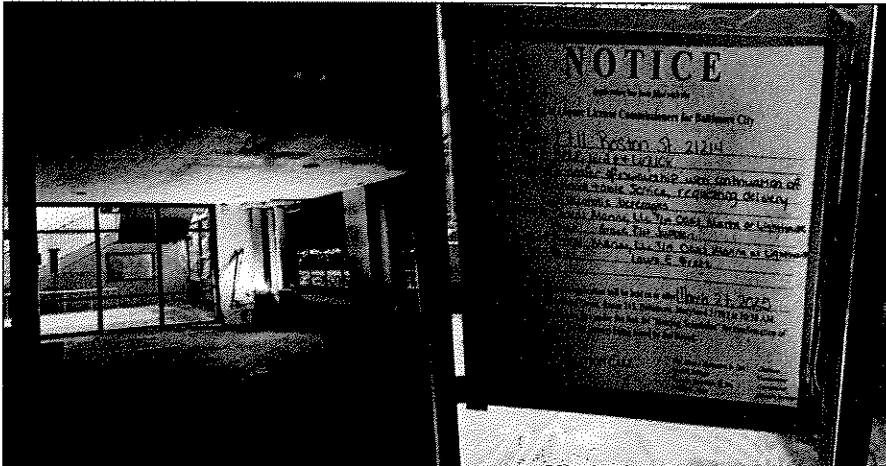
Sign posted on front door

**Rechecked Summary**

Sign remained as posted for the required 10 days period.

**Photo(s) Taken**

No file chosen



## BLLC Routine Inspection

<b>Address</b>	<b>Trade Name</b>	<b>Corporation Name</b>
2711 BOSTON STREET 21224	✓ OASIS MARINA AT LIGHTHOUSE POINT	PHAROS MARINE, LLC
<b>Type of License</b>	<b>Inspection Date/Time</b>	<b>Manager/Licensee</b>
Class "B" Beer, Wine and Liquor	✓ 07/07/2024 06:30 PM	Krystin Kirce
<b>Open/Closed</b>	<b>Closed Date</b>	<b>Clean and Free of Debris</b>
Open	✓ mm/dd/yyyy	Satisfactory
<b>Location of Bar</b>	<b>Shape of Bar</b>	<b>Condition of Bar Area/Floors</b>
Center	✓ Rectangle	Satisfactory
<b>Hot Water</b>	<b>Disinfectant Solution</b>	<b>Three Compartment/Washer</b>
Yes	✓ Yes	✓ Yes
<b>Bulletproof Partitioning</b>	<b>Separate Pkg. Goods Dept.</b>	<b>Separate Pkg. Goods Store</b>
N/A	✓ N/A	✓ N/A
<b>Bar/Tavern Open and Operating</b>	<b>Selling Household/Grocery</b>	<b>Capacity</b>
Yes	✓ N/A	✓
<b>Location of Dining Area</b>	<b>Condition of Dining Area/Floors</b>	<b>Sanitation</b>
Throughout	Satisfactory	✓ Satisfactory
<b>Menu</b>	<b>Traders License</b>	<b>Alcohol Awareness Certification Date Issued</b>
Yes	✓ Yes	✓ 06/10/2024
<b>Employee Records</b>	<b>Alcohol Beverage Invoice Numbers</b>	<b>Invoice Date</b>
Yes	✓ Breakthru Cust#700347077, Inv#116171	06/06/2024

**Inspector Kitchen Comments**

**Inspector Restroom Comments**

Front satisfactory condition.

Rear satisfactory condition.

**Exits Marked, Unobstructed**

Yes

**Fire Capacity**

▼

**Outdoor Seating Capacity**

**License is Valid**

N/A

**Dancers Present 18 and older**

▼

N/A

**Cleanliness of Dressing Room**

▼

N/A

▼

**Live Entertainment (Describe)**

No

**Outdoor Table Service**

Yes

▼

**Violations Noted**

**Violation Issued**

No

▼

**Instructions Given to Licensee**

**Inspector's Comments**

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

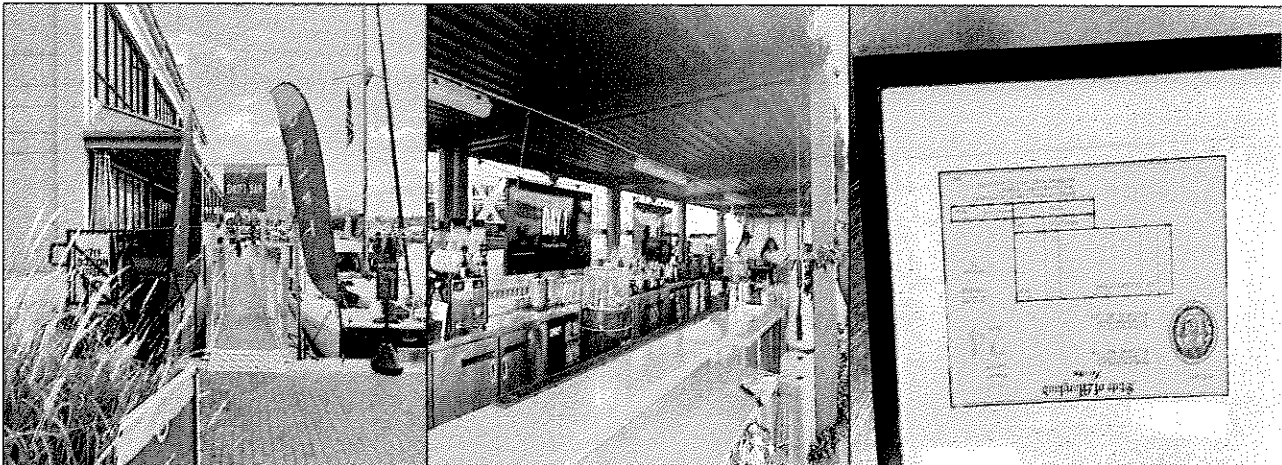
**Photo(s) Taken**

**Owner Email**

**Submitted by Inspector**

Choose Files No file chosen

BALTIMORE@regina.brown



STANDARD FORM NO. 101 (REV. 10-1-80)

PERSONNEL ACTION REPORT

1. NAME (Last, First, Middle Initial)

2. GRADE

3. POSITION

4. REPORTING OFFICER'S NAME AND GRADE

5. REPORTING OFFICER'S POSITION

6. DATE OF ACTION

7. TYPE OF ACTION

8. REASON FOR ACTION

9. ACTION TAKEN

10. COMMENTS

11. SIGNATURE OF REPORTING OFFICER

12. SIGNATURE OF EMPLOYEE

13. DATE OF SIGNATURE

14. OFFICE OF THE REPORTING OFFICER

15. OFFICE OF THE EMPLOYEE

16. OFFICE OF THE SUPERVISING OFFICER

17. OFFICE OF THE REVIEWING OFFICER

18. OFFICE OF THE APPEALING OFFICER

19. OFFICE OF THE FINAL APPELLATE OFFICER

20. OFFICE OF THE CHIEF OF POLICE

21. OFFICE OF THE CHIEF OF DEPARTMENT

22. OFFICE OF THE CHIEF OF BUREAU

23. OFFICE OF THE CHIEF OF DIVISION

24. OFFICE OF THE CHIEF OF SECTION

25. OFFICE OF THE CHIEF OF UNIT

26. OFFICE OF THE CHIEF OF SQUAD

27. OFFICE OF THE CHIEF OF TEAM

28. OFFICE OF THE CHIEF OF GROUP

29. OFFICE OF THE CHIEF OF ELEMENT

30. OFFICE OF THE CHIEF OF POSITION

31. OFFICE OF THE CHIEF OF STATION

32. OFFICE OF THE CHIEF OF POST

33. OFFICE OF THE CHIEF OF POINT

34. OFFICE OF THE CHIEF OF PLACE

35. OFFICE OF THE CHIEF OF LOCATION

36. OFFICE OF THE CHIEF OF AREA

37. OFFICE OF THE CHIEF OF ZONE

38. OFFICE OF THE CHIEF OF DISTRICT

39. OFFICE OF THE CHIEF OF REGION

40. OFFICE OF THE CHIEF OF TERRITORY

41. OFFICE OF THE CHIEF OF PROVINCE

42. OFFICE OF THE CHIEF OF STATE

43. OFFICE OF THE CHIEF OF COUNTRY

44. OFFICE OF THE CHIEF OF WORLD

45. OFFICE OF THE CHIEF OF UNIVERSE

46. OFFICE OF THE CHIEF OF GALAXY

47. OFFICE OF THE CHIEF OF COSMOS

48. OFFICE OF THE CHIEF OF UNIVERSE

49. OFFICE OF THE CHIEF OF GALAXY

50. OFFICE OF THE CHIEF OF COSMOS

51. OFFICE OF THE CHIEF OF UNIVERSE

52. OFFICE OF THE CHIEF OF GALAXY

53. OFFICE OF THE CHIEF OF COSMOS

54. OFFICE OF THE CHIEF OF UNIVERSE

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58. OFFICE OF THE CHIEF OF GALAXY

59. OFFICE OF THE CHIEF OF COSMOS

60. OFFICE OF THE CHIEF OF UNIVERSE

61. OFFICE OF THE CHIEF OF GALAXY

62. OFFICE OF THE CHIEF OF COSMOS

63. OFFICE OF THE CHIEF OF UNIVERSE

64. OFFICE OF THE CHIEF OF GALAXY

65. OFFICE OF THE CHIEF OF COSMOS

66. OFFICE OF THE CHIEF OF UNIVERSE

67. OFFICE OF THE CHIEF OF GALAXY

68. OFFICE OF THE CHIEF OF COSMOS

69. OFFICE OF THE CHIEF OF UNIVERSE

70. OFFICE OF THE CHIEF OF GALAXY

71. OFFICE OF THE CHIEF OF COSMOS

72. OFFICE OF THE CHIEF OF UNIVERSE

73. OFFICE OF THE CHIEF OF GALAXY

74. OFFICE OF THE CHIEF OF COSMOS

75. OFFICE OF THE CHIEF OF UNIVERSE

76. OFFICE OF THE CHIEF OF GALAXY

77. OFFICE OF THE CHIEF OF COSMOS

78. OFFICE OF THE CHIEF OF UNIVERSE

79. OFFICE OF THE CHIEF OF GALAXY

80. OFFICE OF THE CHIEF OF COSMOS

81. OFFICE OF THE CHIEF OF UNIVERSE

82. OFFICE OF THE CHIEF OF GALAXY

83. OFFICE OF THE CHIEF OF COSMOS

84. OFFICE OF THE CHIEF OF UNIVERSE

85. OFFICE OF THE CHIEF OF GALAXY

86. OFFICE OF THE CHIEF OF COSMOS

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88. OFFICE OF THE CHIEF OF GALAXY

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APPROVED AND FORWARDED:

Cancel

# Certificate of Occupancy

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

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

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

PROPERTY ADDRESS: 2711 BOSTON ST

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

LESSEE: ADDR:

LAND USE CODES 4-06

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

1001-000000-2600-159600-400560 PER INSP	1001-000000-2600-158909-400480 MISC	1001-000000-2600-158009-400490 CH. USE	1001-000000-2600-158301-40049 NEW BLDG	1001-000000-2600-158302-4004 90 ADDITIONS	45.00
1001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC CONST	1001-000000-2600-158900-400500 ELECT	1001-000000-2600-158901-400510 HYDRONIC/STEAM HEAT	
1001-000000-2600-158902-400510 DISTRIB/EXH	1001-000000-2600-158902-400510 AIR COND	1001-000000-2600-158902-400510 DISP TANKS	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT	
1001-000000-2600-159300-400530 ELEVATOR	1001-000000-2600-159000-400520 PLUMBING	1001-000000-2600-159000-400520 S & E CONTROL	1001-000000-5700-508801-40181 T	1001-000000-1500-102800-400230 TAX	0.00
1001-000000-2600-158306-400490 RAZING	1001-000000-2600-159400-400540 FILING FEE	1001-000000-2600-159400-400540 LOW VOLTAGE-TFLECOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES	3.00
					50.00
					98.00

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



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

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



**April 24, 2025**

**Applicant(s):** Kim Warren Thompson  
Gayberhood, Inc., T/a Leon's  
870 Park Avenue 21201

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

Application to transfer ownership with continuation of live entertainment.

(a) **Applicant(s) Information:** (1) Kim Warren Thompson was born in Annapolis, MD in November of 1957. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Kim Warren Thompson (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$50,000.

(d) **Qualified Voters:** Johanna Stenberg, Gideon Singer, and Kimberly Heckman are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises 1<sup>st</sup> floor of 227 W. Chase and 870 Park Avenue as a restaurant/tavern with live entertainment. 2<sup>nd</sup> floor for storage. (New operator).

(f) **Corporate Standing:** Gayberhood, Inc., is a MD Corporation and as of 4/10/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 3/29/2025 and checked on 4/8/2025. This meets the 10-day rule. There are 5 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "B" BWL-3; and "BD7" BWL-1.

(h) **Attorney of Record:** Stephen Fogelman

(i) **Timeline:** Last Inspection by BLLC was performed on 1/19/2025, 12/7/2024 and 8/30/2024. At those times, the establishment was open and operating. BLLC staff received transfer application on 2/4/2025.

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

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

**Board's Decision:**

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

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

RECEIVED: BLLC  
FEB 4 2025 AM 10:17

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

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

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

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 870 Park Ave 21201

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: N/A  
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: N/A

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: N/A

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Gayberhood Inc. TRADE NAME: Leon's

BUSINESS PHONE NUMBER: 410-539-4850 BUSINESS EMAIL ADDRESS: kimwarrenthompson@gmail.com

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

Part of Premises Used (Note: Floors and Areas for Storage): (includes: 120 Park Ave S 227 W Chase 1st fl for band storage) Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.)? DJ, Karaoke, Band Off Premise Catering of Food and Alcohol?  Yes  No  
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 125

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

**1. Applicant A**

Kim Warren Thompson [REDACTED] [REDACTED]

(Full name)	(Telephone no.)	E-mail (Required)
6115 Eastcliff Drive	Baltimore MD 21208	34 years
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
11/57	M	Annapolis, MD
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

**2. Applicant B**

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

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

**3. Applicant C**

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

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

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

A: current license

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Name	Address	Phone	Email
Kim Thompson	6115 Eastcliff Drive	[REDACTED]	[REDACTED]

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-103 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Kim Thompson ADDRESS: 6115 Eastcliff Dr 21208 TITLE: CEO %OF STOCK HELD: 100
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

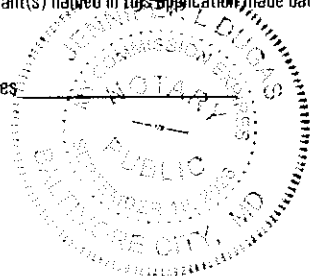
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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

[Signature]  
Signature of Applicant A

I hereby certify that on the 3 day of February, 2025, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Kim W Thompson the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature]  
Printed Name: Jennifer L Dugan

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



Signature of Applicant B

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

Signature: \_\_\_\_\_

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

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

Signature of Applicant C

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

Signature: \_\_\_\_\_

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

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

Name and Address of the owners of the premise/landlord: Ronald Singer Phone Number: [REDACTED]

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

(I, WE) Ronald Singer HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 870 Park Avenue, Baltimore, City with a Zip Code of 21201, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

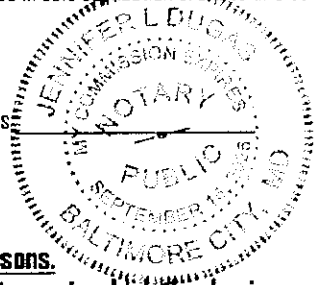
[Signature]  
Signature of Owner of the Property

I hereby certify that on the 3 day of February, 2025 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Ronald Singer the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

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

(Notary Seal) My Commission expires



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

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

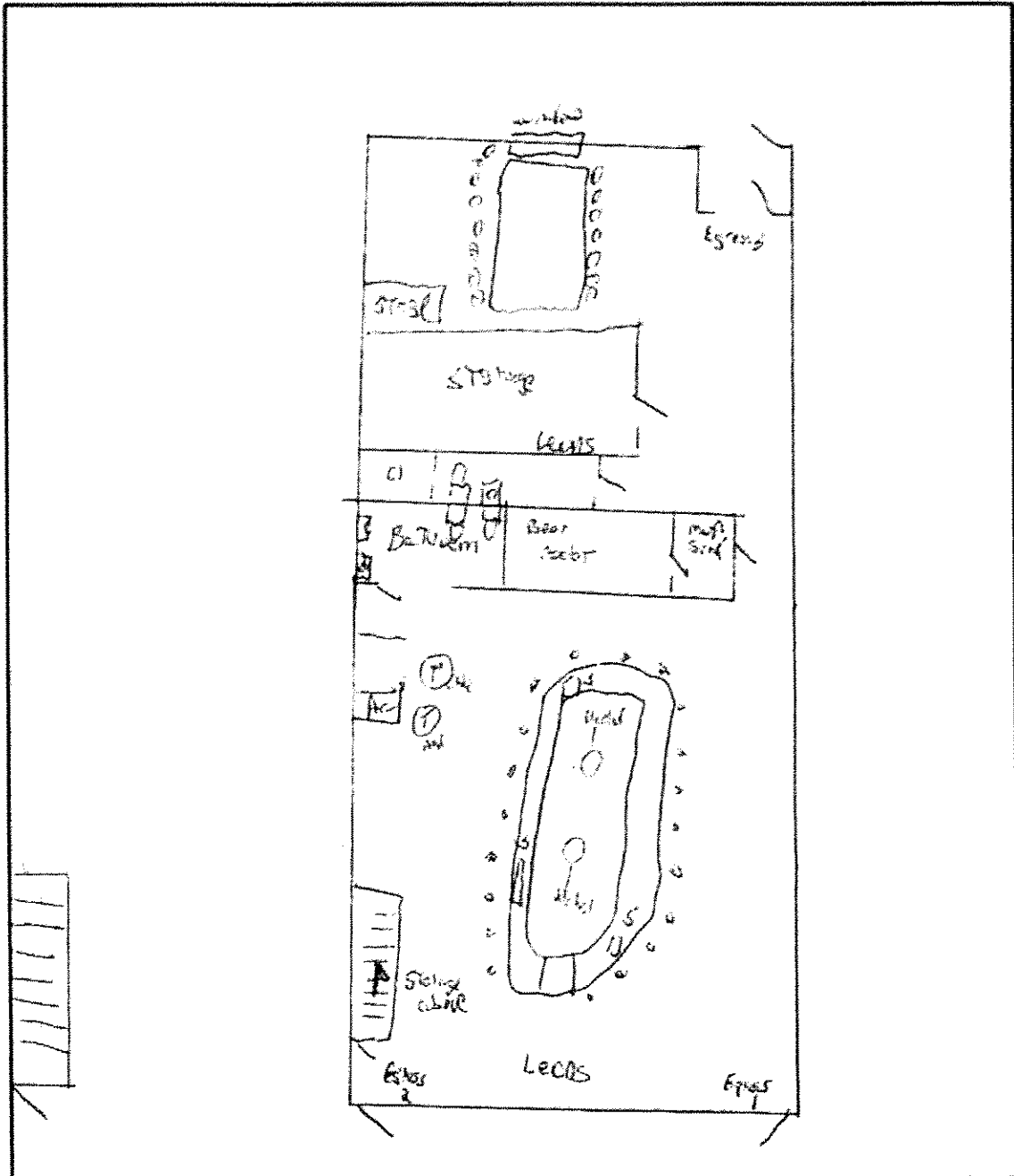
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Kimberly Heckman	521 S Decker Av 21224	Kim Heckman	7/66	1 month
Johanna Stearns	728 S Clinton St	Johanna Stearns	2/79	1 month
Gideon Singer	410 S. Collington St	Gideon Singer	3/91	6 years

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

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

Chase ST

\*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.\*



5 PARK AVE

Revised January 2023



# 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 156** Cert Num: **0435** Fee: **\$1,320.00** Status: **Renewed**  
License Date: 5/1/2024 License Year: 2024  
CR Number: 14309805  
Payment Date: 04-26-24

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

[Click to Start License Renewal](#)

## Add Adult Entertainment License

[Add New Adult Entertainment License](#)

### Location

Corp Name: **ERS, INC.**  
Trade Name: **STEAM PUNK ALLEY**  
Zone Code: 20  
Phone: 410-539-4850

Block Num: 870 Street: PARK AVENUE  
City: BALTIMORE State: MD Zip: 21201

CR Number: 14309805

Portion of Business Used:  
(USE) CONTINUE TO USE 1ST FLOOR 227 W. CHASE STREET & 870 PARK AVENUE AS RESTAURANT/TAVERN WITH LIVE ENTERTAINMENT. 2ND FLOOR STORAGE. (CHANGE OF OWNERSHIP)

Restriction:  
THERE IS TO BE NO SEPARATE PACKAGE GOODS STORE OR DEPARTMENT. ALL PACKAGE GOODS TO BE SOLD OVER THE BAR.

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

### License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
RONALD	SINGER	11100 COASTAL HIGHWAY #801	OCEAN CITY	MD	21842			<a href="#">Edit</a>	<a href="#">Remove Owner</a>

KIM W.	THOMPSON	6115 EASTCLIFF DRIVE	BALTIMORE	MD	21209			<a href="#">Edit</a>	<a href="#">Remove Owner</a>
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## Comments

Date	Comment	Action
03/20/2025	BLLC staff received the transfer application on 2/4/25. Establishment has been found to be open and operating when inspected by BLLC staff on 1/19/25, 12/07/24, and 8/30/24. License is viable. MW	<a href="#">Delete</a>
03/07/2025	Application for transfer of ownership with continuation of live entertainment filed on behalf of Gayberhood, Inc. T/a Leon's, Kim Warren Thompson on 2/4/2025 /kk	<a href="#">Delete</a>
01/10/2025	Time expired on 01/08/2025-Pending Transfer, so this file has EXPIRED (per K. Robinson)..../sb	<a href="#">Delete</a>
01/09/2025	1/9/2025 Warning pending transfer letter was sent to all applicant(s) and attorney... k/r	<a href="#">Delete</a>
07/15/2024	7/11/2024 - Public Hearing Re: Application to transfer ownership with continuation of live entertainment - APPROVED (3-0 vote)..../jr	<a href="#">Delete</a>
05/15/2024	Last inspection by BLLC was 7/27/24. At that time, the establishment was open and operating. MW	<a href="#">Delete</a>
05/10/2024	Application for transfer of ownership with continuation of live entertainment filed on behalf of ERS, Inc. T/a Steam Punk Alley, Kim W. Thompson on 4/27/2024 /kk	<a href="#">Delete</a>
04/25/2024	****RELEASE STATE OF MD TAX HOLD...SRM	<a href="#">Delete</a>
03/04/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb	<a href="#">Delete</a>
01/17/2024	12/4/2023 Transfer Pending Termination letter sent to all listed applicant's and attorneys on 11/20/2023...k/r	<a href="#">Delete</a>
09/08/2023	9/7/2023 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer..../jr	<a href="#">Delete</a>
08/22/2023	Received Transfer Hardship Extension request letter from attorney Stephan Fogleman; Invoice #130986.../kr	<a href="#">Delete</a>
05/24/2023	90 DAY TRANSFER PENDING WARNING LETTERS WERE SENT TO APPLICANT'S AND ATTORNEY'S..K/R	<a href="#">Delete</a>
04/28/2023	**** RELEASED STATE TAX HOLD ***** /mb	<a href="#">Delete</a>
02/27/2023	2/23/2023 - Public Hearing Re: Application to transfer ownership with continuation of live entertainment - APPROVED (3-0 vote)..../jr	<a href="#">Delete</a>
01/27/2023	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2023.****/mb	<a href="#">Delete</a>
01/11/2023	Application for transfer of ownership with continuation of live entertainment filed on behalf of ERS, Inc. T/a Steam Punk Alley, Kim W. Thompson on 1/3/2023 /kk	<a href="#">Delete</a>
12/06/2022	11/21/2022 - Time expired on Pending Transfer, so this file is DEAD...../sb	<a href="#">Delete</a>
12/05/2022	11/3/2022 Termination letter for pending transfer application was sent to all applicant(s) and attorney... k/r	<a href="#">Delete</a>
09/26/2022	9/22/2022 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer *..../jr	<a href="#">Delete</a>
08/11/2022	Received letter from Attorney Steve Folgelman requesting for a Transfer Hardship; Invoice #126977.../sb	<a href="#">Delete</a>
06/21/2022	6/15/2022 Warning pending transfer letter was sent to all applicant(s) and attorney... k/r	<a href="#">Delete</a>
02/28/2022	2/24/2022 - Virtual Public Hearing Re: Application to transfer ownership with continuation of live entertainment - APPROVED (3-0 vote)..../jr	<a href="#">Delete</a>
01/07/2022	Application for transfer of ownership with continuation of live entertainment filed on behalf of Leon's 1957, Inc. T/a Leon's of Baltimore, Ronald M. Singer and Kim W. Thompson on 12/7/2021 /kk	<a href="#">Delete</a>
09/27/2019	Mailed letter of recognition for underage drinking compliance check on 9/24/2019 /kk	<a href="#">Delete</a>
06/28/2019	5/30/2019 - Public Hearing Re: Violation of Alcoholic Beverage Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$400; \$400 + \$125 admin fee; \$525 total fine, 30 days to pay (3-0 vote)...../jr	<a href="#">Delete</a>
04/22/2019	****RELEASED STATE OF MD TAX HOLD**** /sb	<a href="#">Delete</a>
01/25/2019	***STATE OF MD TAX HOLD, letter sent to Licensee's Business Address on January 25, 2019.***/mb	<a href="#">Delete</a>
04/02/2018	Rec'd call from Housing Inspector Glenn Gable stating that the electrical is ok'd for this location...../jr	<a href="#">Delete</a>



03/15/2018	*****RELEASED STATE OF MD TAX HOLD*****...../sb	Delete
01/30/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on January 30, 2018.****/mb	Delete
01/26/2018	1/25/2018 - Public Hearing RE: Application to transfer ownership with continuation of live entertainment - APPROVED (3-0 Vote)...../jr	Delete
11/09/2017	Application for transfer of ownership with continuation of liv entertainment filed on behalf of ERS, Inc. T/a Steam Punk Alley, Ronald Singer and Kim Thompson on 11/7/17 /kk	Delete
04/21/2017	** COMPLETED ADMIN TRANSFER FOR RENEWAL PURPOSES ** /kk	Delete
04/06/2017	Alcohol Awareness expires 03/28/21 (Ronald M. Singer and Joseph Diffenbaugh).... /mb	Delete
03/08/2017	03/02/17 - Public Hearing RE: Violation of Rule 4.16 Illegal Conduct. DECISION: GUILTY FINED \$500.00 + \$1250.00 ADM.FEE = \$625.00	Delete
02/06/2017	2/2/17- Violation of Rule 4.16 Illegal Conduct & Violation of Rule 4.16 Illegal Conduct -Motion to postpone - GRANTED	Delete
03/16/2011	License transferred 2/28/11 but transfer voided; transfer authorization withdrawn.	Delete
03/03/2009	03/03/09 \$100 CONF.FEE PAID IN FULL #65832	Delete
03/03/2009	02/26/09 Hearing Conf.re: Application to transfer ownership and to add second floor for business and live entertainment. DECISION: APPLICATION APPROVED.	Delete

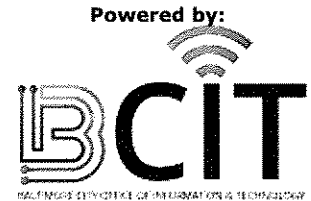
[Print History \(Print Card\)](#)

License num: LBD7 156                      Address: 870 PARK AVENUE  
Trade Name: STEAM PUNK ALLEY

Comment:

[Add Comment](#)

**Hold Info**



# GAYBERHOOD INC.: D25756347

**Department ID Number:**

D25756347

**Business Name:**

GAYBERHOOD INC.

**Principal Office:** 

870 PARK AVENUE  
BALTIMORE MD 21201

**Resident Agent:** 

KIM THOMPSON  
6121 EASTCLIFF DRIVE  
BALTIMORE MD 21209

**Status:**

INCORPORATED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

01/28/2025

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

YES

PROPOSED LOCATION: 870 PARK AVENUE 21201

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA

5

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

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

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

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

"A" BEER, WINE & LIQUOR 1 \_\_\_\_\_

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

"B" BEER, WINE & LIQUOR 3 \_\_\_\_\_

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

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

"BD7" BEER, WINE & LIQUOR 1 \_\_\_\_\_

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Inspector Jordan

DATE: 04/09/2025

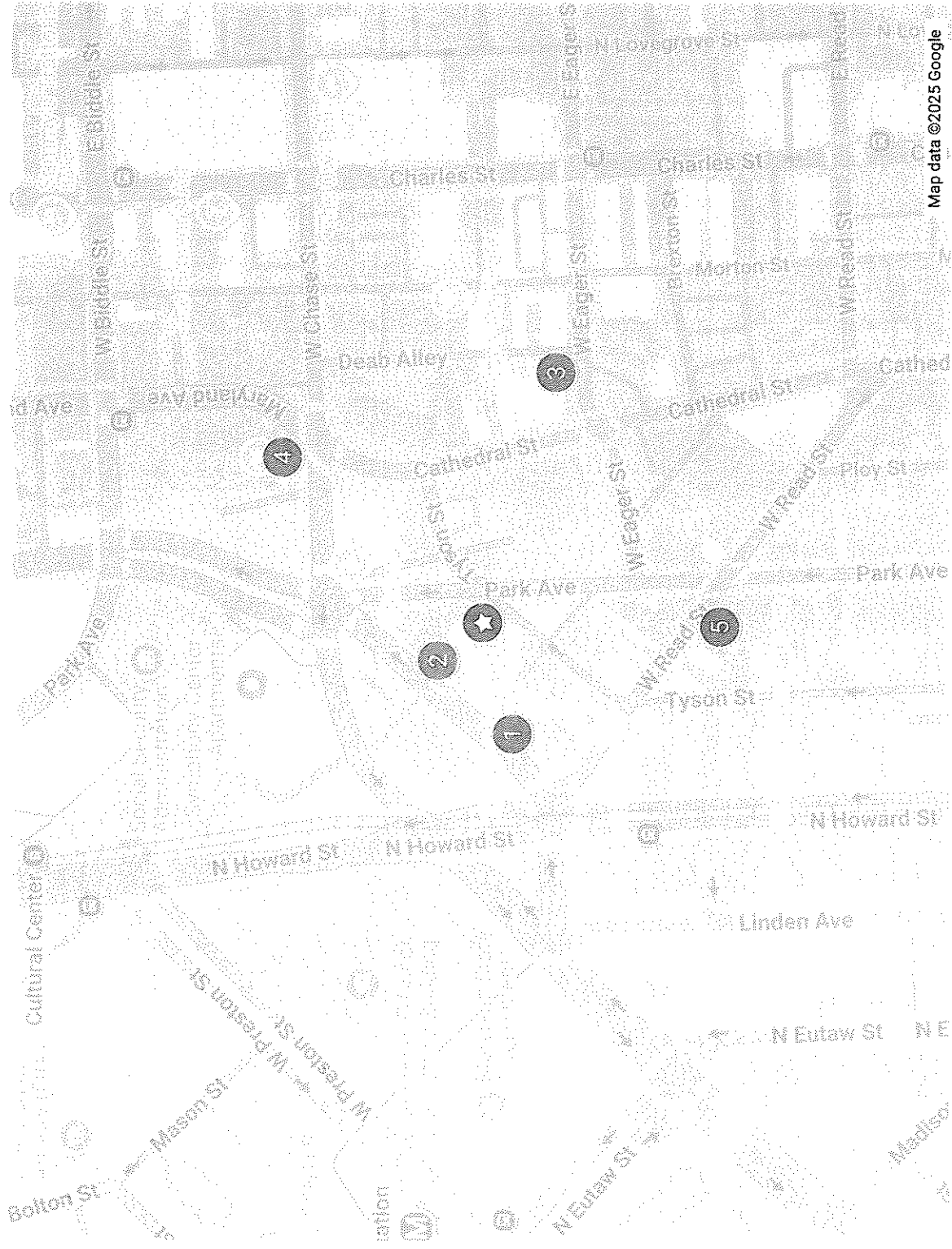
# 170 PARK AVENUE 21201

## Proposed location

- ★ Leon's LBD7

## Licensed Locations

- 1 ANGLS Liquors LA
- 2 Wet City LB
- 3 EDR Eat.Drink.Relax LB
- 4 Dukem LB
- 5 The Drinkery LBD7



# TRANSFERS/NEW APPLICATIONS

**Licensee Information (Trade Name)**

Leon's

**Corporation Name**

Gayberhood, Inc.

**Location Address**

870 PARK AVENUE 21201

**License Type**

Class"BD7" Beer, Wine and Liquor

**Date Posted?**

03/29/2025

**Estimated Date of Removal?**

04/08/2025

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

No

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

Yes

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

Yes

**Other licensed locations - Describe/Note**

Refer to the attached map for other licensed location

**Comments and Follow-up Items(s)**

Explanation of Request: Transfer of ownership with continuation of live entertainment.

**Licensee Name**

RONALD SINGER

**Inspector Name**

BALTIMORE\Rosalba Jordan

**Photo(s) Taken**

No file chosen

**Submission Date**

04/01/2025 07:59 PM

# Posting Sign Report

**Applicants Name**

Kim Warren Thompson

**Premises Address**

870 PARK AVENUE 21201

**Inspector Name**

BALTIMORE\Rosalba Jordan

**Posted Date/Time**

03/29/2025

06:40 PM

**Rechecked Date/Time**

04/08/2025

06:40 PM

**Manager**

Cade Granger

**Posted Summary**

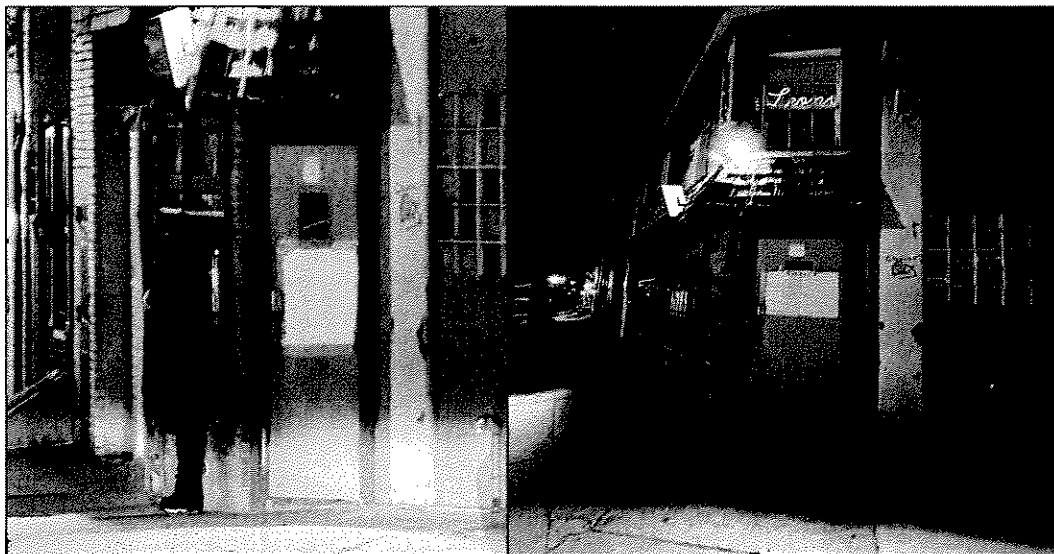
Notice was posted on the front of building.

**Rechecked Summary**

Notice remained as posted on the front of building.

**Photo(s) Taken**

No file chosen



Cancel

# NOTICE

Application has been filed with the

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 870 Park Ave. 21201  
Class of License: BY-Beer, Wine & Liquor  
Scope of Application: Transfer of ownership with continuance of Live Entertainment

Application filed by: Gayberhovel, Inc. T/A Leon's Kim Warren Thompson

Present Licensee(s): ERS, Inc T/A Steam Punk Alley Ronald Singer and Kim W. Thompson

The hearing concerning this application will be held on or after April 25, 2025

at City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM.

Please visit [lb.baltimorecity.gov](http://lb.baltimorecity.gov) under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

Hon. Albert J. Mansueti, Jr. (Mayor)  
Edward L. Reanger  
Granville Ferrante, III, Esq.

**MORE INFORMATION CALL**





## BLLC Routine Inspection

<b>Address</b>	<b>Trade Name</b>	<b>Corporation Name</b>
870 PARK AVENUE 21201	STEAM PUNK ALLEY	ERS, INC.
<b>Type of License</b>	<b>Inspection Date/Time</b>	<b>Manager/Licensee</b>
Class "BD7" Beer, Wine and Liquor	03/29/2025 07:45 PM	Cade Granger
<b>Open/Closed</b>	<b>Closed Date</b>	<b>Clean and Free of Debris</b>
Open	mm/dd/yyyy	Satisfactory
<b>Location of Bar</b>	<b>Shape of Bar</b>	<b>Condition of Bar Area/Floors</b>
Rear	2 bars rectangles or circular	Satisfactory
<b>Hot Water</b>	<b>Disinfectant Solution</b>	<b>Three Compartment/Washer</b>
Yes	Yes	Yes
<b>Bulletproof Partitioning</b>	<b>Separate Pkg. Goods Dept.</b>	<b>Separate Pkg. Goods Store</b>
N/A	N/A	N/A
<b>Bar/Tavern Open and Operating</b>	<b>Selling Household/Grocery</b>	<b>Capacity</b>
Yes	No	140
<b>Location of Dining Area</b>	<b>Condition of Dining Area/Floors</b>	<b>Sanitation</b>
n/a	N/A	N/A
<b>Menu</b>	<b>Traders License</b>	<b>Alcohol Awareness Certification Date Issued</b>
N/A	Yes	03/06/2025

**Employee Records**

Yes

**Alcohol Beverage Invoice Numbers**
 Breakthru 120699150
**Invoice Date**

03/27/2025

**Inspector Kitchen Comments**

No food

**Inspector Restroom Comments**

Center

**Exits Marked, Unobstructed**

Yes

**Fire Capacity**
 150
**Outdoor Seating Capacity**

none

**License is Valid**

N/A

**Dancers Present 18 and older**
 N/A
**Cleanliness of Dressing Room**
 N/A

**Live Entertainment (Describe)**

TAVERN WITH LIVE ENTERTAINMENT

**Outdoor Table Service**

No

**Violations Noted****Violation Issued**

No

**Instructions Given to Licensee**

Update Alcohol awareness which recently expired

**Inspector's Comments**

Health 06/03/2025

**Photo(s) Taken**
 No file chosen
**Owner Email****Submitted by Inspector**

BALTIMORE\Rosalba.Jordan



Search...

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[Create an Application](#) [Search Applications](#) [Schedule an Inspection](#)

**Record BUSE-25-000006:**  
**Use and Occupancy Permit**  
**Record Status: Pending**  
**Expiration Date: 02/03/2025**

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

[Record Info](#) [Payments](#) [Conditions](#)

A notice was added to this record on 02/03/2025.  
Condition: Address Known As Severity: Notice  
Total Conditions: 1 (Notice: 1)

[View Condition](#)

## Work Location

870 PARK AVE. 21201-4802 \*

## Record Details

### Applicant:

Kim Thompson  
Gayberhood Inc.  
Primary Phone: 443-996-0337  
kimwarrenthomson@gmail.com

Mailing



United States

### Project Description:

870 Park 3.0  
CONTINUE TO USE 1ST FLOOR 227 W. CHASE STREET  
AVENUE AS RESTAURANT/TAVERN WITH LIVE ENTER  
2ND FLOOR STORAGE.(NEW OPERATOR)

### Owner:

227 West Chase LLC \*  
227 W Chase St  
Baltimore