

April 29, 2021

**Applicant(s):** Olatunde Dipeolu  
Good Budget, LLC, T/a Bellissimo Sport Bar  
1001-03 E. Pratt Street 21202

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

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Olatunde Dipeolu was born in Nigeria in May of 1984. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Olatunde Dipeolu (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$200,000 to be paid at closing.

(d) **Qualified Voters:** Alisa Terry, Kevin Simon, and Troy Roundtree are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Good Budget, LLC is a MD LLC and as of 4/15/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 4/1/2021, and checked on 4/12/2021. This meets the 10-day rule. There are 6 licensed liquor establishment(s) in the 4x4 area: "B" BWL-4; and "D" BWL-2.

(h) **Timeline:** BLLC performed a routine inspection on 2/25/2020 and found establishment open and operating. On 3/12/2020, the Governor issued an Executive Order that tolled timelines under Alc. Bev. Article 12-2202. License is valid.

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

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

**Board's Decision:**

# 2020 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

NEW/TRANSFER/EXPANSION/AMENDMENT(S) APPLICATION FEE - \$500.00

INDICATE TYPE OF LICENSE APPLICATION: TRANSFER  NEW  EXPANSION OF PREMISES  AMENDMENT(S)   
 EXPLANATION OF REQUEST: TRANSFER OF OWNERSHIP CLASS TYPE: B27

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: 1001-1003 E PRATT ST BALTIMORE MD 21202  
 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: GOOD BUDGET LLC TRADE NAME: BELLISSIMO SPORT BAR  
 BUSINESS PHONE NUMBER: 443 839 8230 BUSINESS EMAIL ADDRESS: GOODBUDGET@LIVE.COM  
 ATTORNEY FOR THE APPLICANT: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

Part of Premises Used (Note: Floors and Areas for Storage: 1st & 2nd floors) Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.): DJ, BAND, DANCING 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: 200

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**

OLATUNDE DIPELU \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
1005 EAST PRATT ST. BALTIMORE MD 21202 4  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
MAY/1984 MALE NIGERIA  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

**2. Applicant B**

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

**3. Applicant C**

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

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

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

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

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

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

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

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

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

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

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

Applicant A  B  C

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

Name	Address	Phone	Email

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

- 1) NAME: OLATUNDE DIPEOLU ADDRESS: 1005 E PRATT ST. TITLE: OWNER %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.

*[Handwritten Signature]*

Signature of Applicant A

I hereby certify that on the 11<sup>TH</sup> day of JANUARY, 2024, before me, the subscriber, a notary public of the State of MARYLAND in and for \_\_\_\_\_, personally appeared OLATUNDE DIPEOLU 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: [Handwritten Signature] (Notary Seal) My Commission expires 9/10/2024  
 Printed Name: Abbey's Tegan  
Notary Public, State of Maryland  
 My Commission Expires: September 10, 2024

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: 1001 PRATT LLC Phone Number: [REDACTED]

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

(I, WE) OLATUNDE DIFEOLU HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1001 - 1003 E PRATT ST, Baltimore, City with a Zip Code of 21202, 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 15<sup>TH</sup> day of FEBRUARY, 2024 before me, the subscriber, a notary public of the State of MARYLAND, in and for BALTIMORE, personally appeared OLATUNDE DIFEOLU the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [Signature] [Notary Seal] My Commission expires 09/10/2024

Notary Printed Name: Adelene Tegen  
 Notary Public, State of Maryland  
 My Commission Expires: September 10, 2024

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.

N  
N  
Y

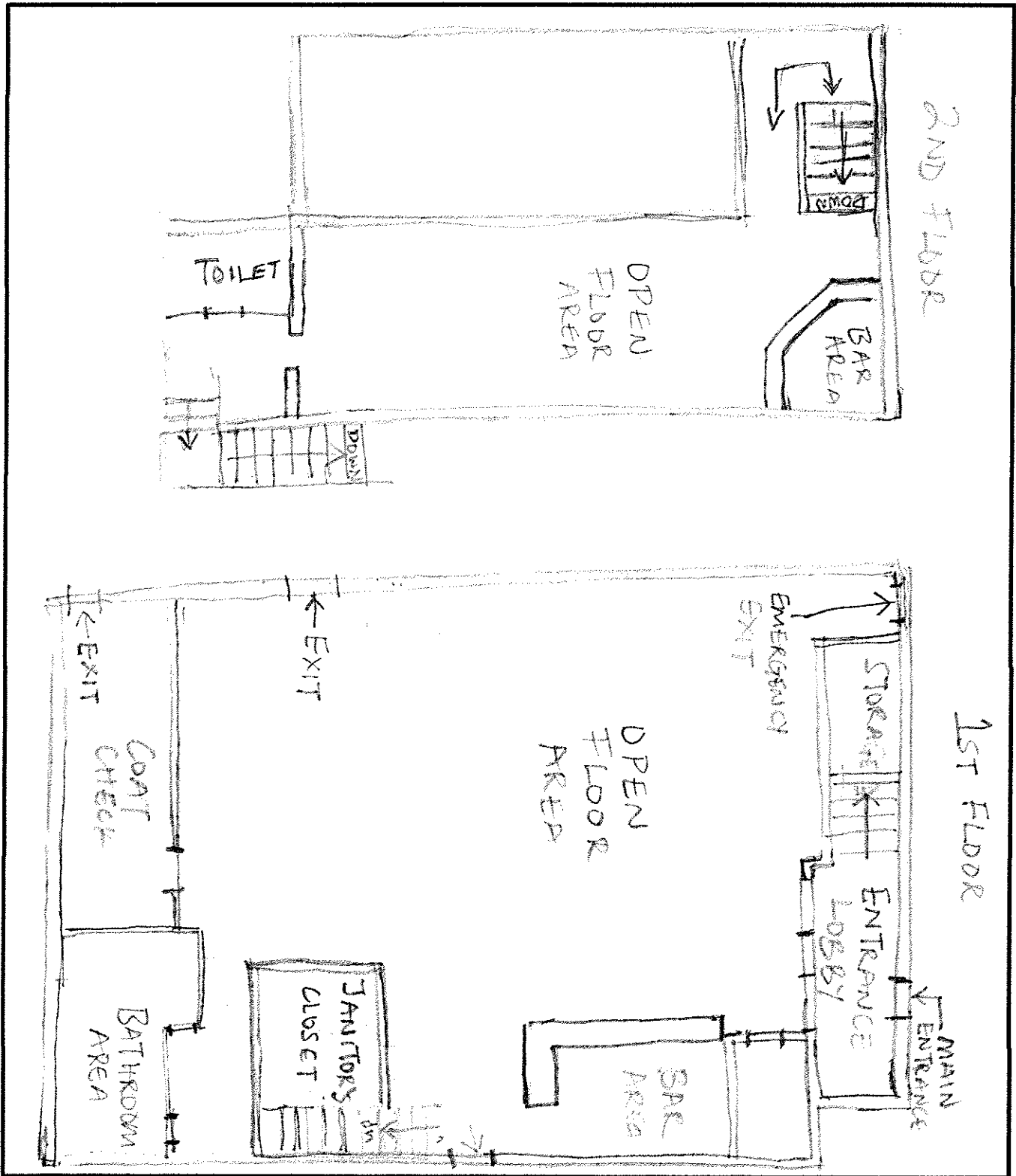
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Alisa Terry	1713 Northbourne Rd 21239	<u>[Signature]</u>	8/1977	5 yrs
Kevin Simon	3601 Callaway Ave	<u>[Signature]</u>	6/1979	10 yrs
TROY ROUNDTREE	4403 MAINE AVENUE BALTIMORE MD. 21201	<u>[Signature]</u>	05/1980	5 YEARS

**RECEIVED**

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

FEB 19 2024  
 Please note that this is a public document and upon request will be provided to the general members of the public.

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





# Liquor Board System

Version 1.0

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

## License Detail

### License Info

License Num: **LBD7 206**      Cert Num: **0644**      Fee: **\$1,320.00**      Status: **Renewed**  
 License Date: 5/1/2020      License Year: 2020  
 CR Number: 01719604  
 Payment Date: \*\*\*\*

2019 - 2020 TPP Paid   
 2020 Trader's License

## Add Adult Entertainment License

### Location

Corp Name: **CLUB MITCHELL, INC.**  
 Trade Name: **CLUB ORPHEUS**  
 Zone Code: 24  
 Phone: 410-276-5599

Block Num: 1001-03      Street: PRATT STREET EAST  
 City: BALTIMORE      State: MD      Zip: 21202

CR Number: 01719604

#### Portion of Business Used:

FIRST FLOOR & MEZZANINE OF 1001-03 FOR BUSINESS & BASEMENT OF 1003 FOR BUSINESS; LICENSEE MAY PROVIDE LIVE ENTERTAINMENT AND DANCING.

#### Restriction:

PERMISSION GRANTED TO OPERATE KEY CLUB. PREMISES MUST BE CLOSED AT 2 A.M.- ALL PATRONS OFF PREMISES BY 2 A.M. CRYSTAL ENDRICKS AND SCOTT ALLAN BARDEN ARE BARRED FROM THE PREMISES IN ANY CAPACITY.

## License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
SEAN M.	THOMPSON	13218 FORK ROAD	BALDWIN	MD	21013	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>
ROSEMARY	THOMPSON	13218 FORK ROAD	BALDWIN	MD	21013	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

## Comments

\_\_\_\_\_

Date	Comment	Action
03/05/2021	Application for transfer of ownership filed on behalf of Good Budget, LLC T/a Bellissimo Sport Bar, Olatunde Dipeolu on 2/19/2021 /kk	Delete
04/28/2020	Submitted 2020 Traders License during Renewal .../sb	Delete
03/31/2018	Alcohol Awareness expires 03/26/22 (Rosemary Thompson).... /sb	Delete
03/23/2016	2015 license fee paid 04/15/2015--Invoice #97309--\$1320.00	Delete
06/05/2009	06/03/09 \$100 (COMPLIANCE CONF) FEE PAID IN FULL #69310	Delete
03/01/2004	6/13/97 Patron assaulted by another patron CC 2F-8471 CC 10/14/97	Delete

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

License num: LBD7 206

Address: 1001-03 PRATT STREET EAST

Trade Name: CLUB ORPHEUS

Comment:

[Add Comment](#)

**Hold Info**





## GOOD BUDGET LLC: W15099732

**Department ID Number:**

W15099732

**Business Name:**

GOOD BUDGET LLC

**Principal Office:** 

UNIT F

1868 JACKSON GROOVE RD

ODENTON MD 21113

**Resident Agent:** 

OLATUNDE DIPEOLU

2 GWYNN LAKE DR

GWYNN OAK MD 21207

**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:**

02/27/2013

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 1001-03 E. Pratt St.

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 6

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

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

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

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

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

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

"B" BEER, WINE & LIQUOR 4

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

"D" BEER, WINE & LIQUOR 2

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

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Chase DATE: 4/6/21

# 1001-03 E. Pratt St.

## Licensed Establishments

- ★ Bellissimo Sport Bar LBD7
- 📍 Osteria Da Amedeo LD
- 📍 Ovenbird Bakery LD

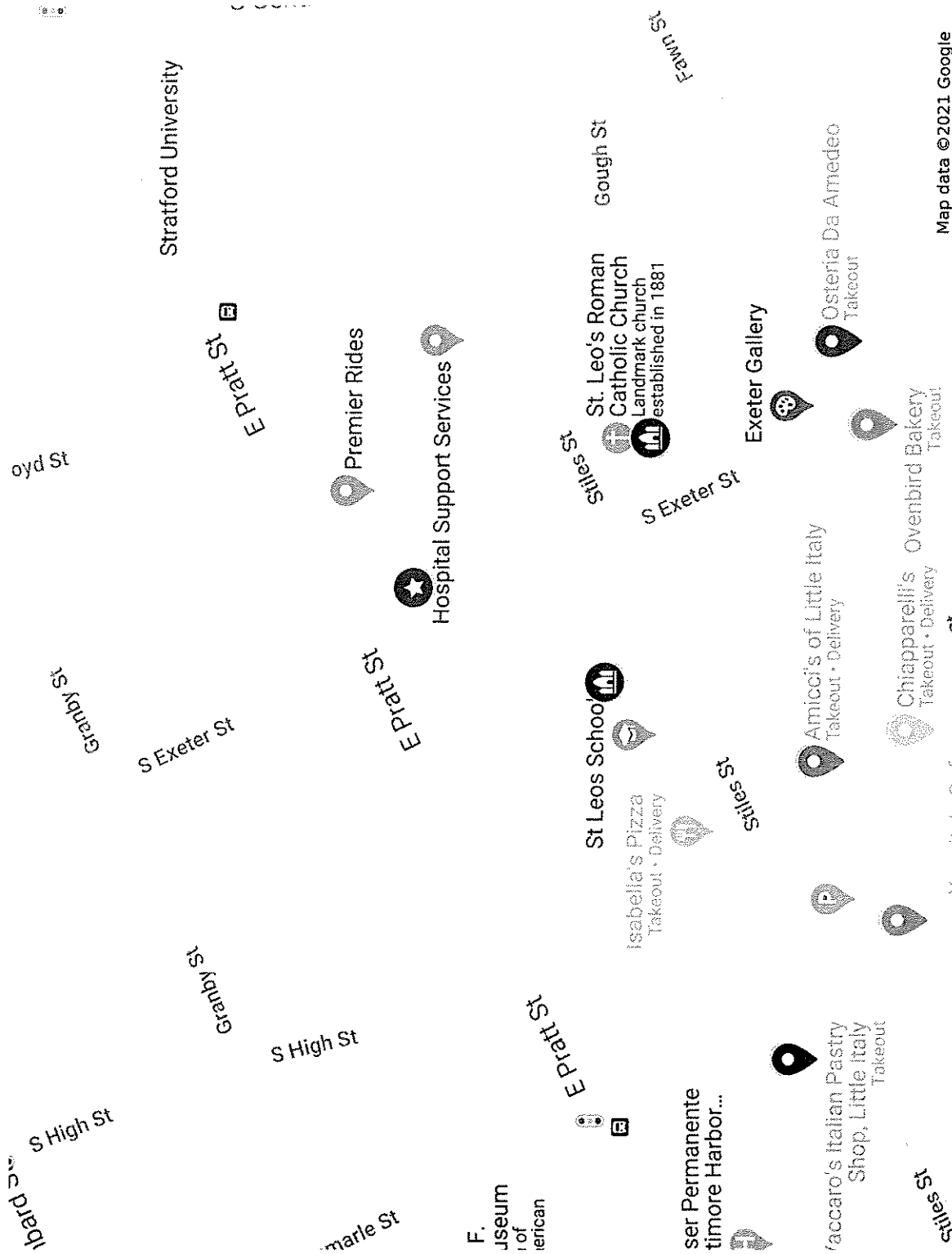
## Chiapparelli's Restaurant LB

- 📍 Amicci's LB
- 📍 Ciao Bella LB

## Vaccaro's Italian Pastry Shop, Little Italy LB

## Churches

- 📍 St. Leo's Roman Catholic Church
- 📍 Salerno Michael



# Board of Liquor License Commissioners

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

## INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Belissimo Sport Bar
Corporation Name:	Good Budget, LLC
Location Address:	1001-03 E. Pratt
License Type:	Class "BD7" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	Yes <input type="checkbox"/>
Date Posted?	4/1/2021 <input type="checkbox"/>
Estimated Date of Removal?	4/12/2021 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

**Other licensed locations - Describe/Note:**

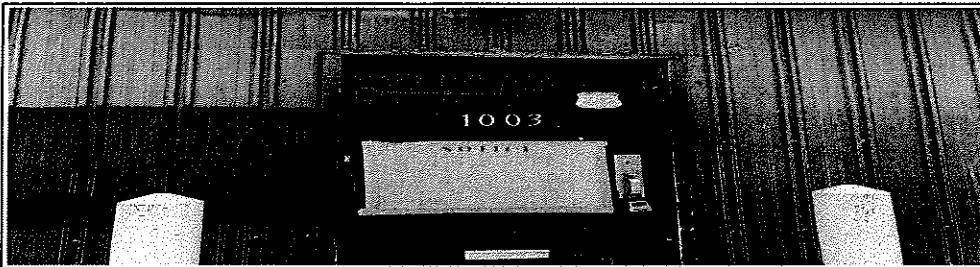
Please see maps for additional locations

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

Filed application for transfer of ownership with live entertainment which includes DJ-ing, Band and Dancing.

The establishment has been closed and not operating

**Insert Photo of Sign and location:**



Attach Additional Photos

Inspector Name	Date and Time	
<i>i:\0#.w\baltimore\terri.chase</i>	4/6/2021	4:27:05 PM
Name of Licensee (if present)		
<input type="button" value="Approve"/> <input type="button" value="Disapprove"/>		

Board of Liquor License Commissioners

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

**POSTING SIGNS REPORT**

Applicant(s) Name:	Olatunde Dipelou
Address of Premises:	1001-03 E. Pratt St.
Inspector:	i:\0#.w\ baltimore\terri.chase
Date Posted:	4/1/2021
Time Posted:	2:00 PM
Date Rechecked:	4/12/2021
Time Rechecked:	3:00 PM
Manager or Owner when sign posted:	

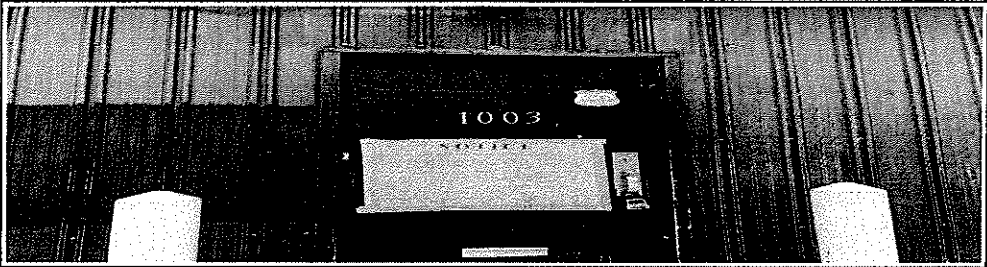
Summary on location of sign posted:

Sign is posted on the front door.

Summary on location of sign rechecked:

Sign is still posted on the front door.

Insert Photo of Sign and location:



Attach Additional Photos

Approve	Disapprove
---------	------------

# NOTICE

*Application has been filed with the*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1001-03 E. Pratt Street Aldor  
Class of License: CLASS 'B07 Beer, Wine & Ligan License  
Scope of Application: TRANSFER OF OWNERSHIP

Application filed by: Good Budget, LLC The Bellissimo Sport Bar  
Blatwude Dipecola  
Present Licensee(s): Club Mitchell, Inc. The Club Orpheus  
Sean M. Thompson and Rosemary Thompson

The hearing concerning this application will be held after April 15, 2021  
Persons who oppose this application should send their written protest to the office of the Board  
at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be  
acknowledged and protestants will be notified of the hearing date and time.

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

Hon. Albert J. Matricciani, Jr., Esq. *Chairman*  
Aaron J. Greenfield, Esq. *Commissioner*  
Robert E. Guye *Commissioner*  
Douglas K. Paige *Executive Secretary*

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

**Online Use & Occupancy Permit  
Application**

Property Address: Block/Lot: 1409/017

1001 E PRATT ST

Permit No: **USE2020-54814**

**Applicant:**  
OLATUNDE DIPEOLU  
2 GWYNN LAKE DR GWYNN OAK MD 21207

1001-000000-2600-159400-400540 Filing Fee	50.00
1001-000000-1500-102800-400230 Tax	3.00
1001-000000-2600-158009-400480 Use&Occupancy	45.00
<b>Total:</b>	<b>98.00</b>

**Owner/Lessee:**  
Owner 1001 E PRATT LLC

Lessee GOOD BUDGET LLC

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

---

**Property Use & Occupancy Information:**

**Existing Use :** (Commercial) Tavern

**Proposed Use :** (Commercial) Tavern

**Dwelling: Roomming: Efficiency:**

**Existing Count:** 001 000 000

**Proposed Count:** 0 0 0

Description	Created	Completed	Assigned To
CHESAPEAKE CRITICAL AREA	12/29/2020		BATT
FIRE DEPARTMENT REFERRAL	12/29/2020		LDZI
Application Received		12/24/2020	
Zoning Sign-off	12/24/2020	12/24/2020	
One Stop Permit Office Review	12/24/2020		LONG
HEALTH DEPARTMENT INSPECTION	12/29/2020		JWEL

District:201

MINOR PRIVILEGE:

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

CONTINUE TO USE AS A TAVERN.

**AFFIDAVIT BY: OLATUNDE DIPEOLU**

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

Project Name: 1001 E PRATT

Owner First Name:

Role: Applicant

Owner Last Name Or Company Name: 1001 E PRATT LLC

Applicant: DIPEOLU,OLATUNDE

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:



April 29, 2021

**Applicant(s):** Sue Mee Oh and Michael A. Johnson  
Suemee Corporation, T/a Kim's Liquors  
2863 W. North Avenue 21216

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

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Sue Mee Oh was born in Korea in September of 1958. She lives in Catonsville MD; and (2) Michael A. Johnson was born in Baltimore, MD in July of 1982. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Sue Mee Oh (99%); and (2) Michael A. Johnson (1%).

(c) **Purchase Price of Business:** The purchase price of the business is \$200,000 to be paid over 5 years at 4 percent.

(d) **Qualified Voters:** Matthew Lasinski, Christopher Frisone, and Brian Acquavella are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the ground floor as a package good liquor store 1<sup>st</sup> floor front.

(f) **Corporate Standing:** Suemee Corporation is a MD Corporation and as of 4/15/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 4/1/2021, and checked on 4/12/2021. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 4x4 area: "A" BWL-2; and "D" BWL-2.

(h) **Timeline:** Last Inspection by BLLC was performed 4/6/2021. At that time, the establishment was open and operating.

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

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

**Board's Decision:**

# 2020 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

**NEW/TRANSFER/EXPANSION/AMENDMENT(S) APPLICATION FEE - \$500.00**

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

EXPLANATION OF REQUEST: TRANSFER OF OWNERSHIP CLASS TYPE: A

*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: 2863 W. NORTH AVE., BALTIMORE, MD 21216

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: \_\_\_\_\_

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CORPORATE/LLC/LLP/PARTNERSHIP NAME: SUEMEE CORPORATION TRADE NAME: KIM'S LIQUORS

BUSINESS PHONE NUMBER: 443 438-7679 BUSINESS EMAIL ADDRESS: NONE

ATTORNEY FOR THE APPLICANT: FRANK R. SHAULIS ADDRESS: 7508 EASTERN AVE., BALTO., MD 21224 PHONE: 410 285-0060

Part of Premises Used (Note: Floors and Areas for Storage): 1ST FLOOR FRONT Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex. D.J. Band, Etc.)? \_\_\_\_\_ Off Premise Catering of Food and Alcohol?  Yes  No  
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 2

*Please note that as per Alc. Bev. Art. 8 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**

SUE MEE OH  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 18 S. MORERICK AVENUE CATONSVILLE MD 21228 N/A  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 9/1958 FEMALE KOREA  
 (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**

MICHAEL A. JOHNSON  
 (Full name) \_\_\_\_\_ (Telephone no.) \_\_\_\_\_ E-mail (Required) \_\_\_\_\_  
 2853 W. NORTH AVE. BALTIMORE MD 21216 38 YEARS  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 7/1982 MALE BALTIMORE, MD  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

**3. Applicant C**

\_\_\_\_\_  
 (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)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

**RECEIVED**

MAR 03 2021

Baltimore City  
Liquor Board

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) indabted - personally or through an entity - the amount of the indebtedness, and the name of the manufacturer, brewer, distiller, or wholesaler?

Applicant A  B  C

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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-209 (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: SUE MEE OH ADDRESS: 18 MORERICK AVE., CATONSVILLE, MD 21228 TITLE: PRES %OF STOCK HELD: 99%  
 2) NAME: MICHAEL A. JOHNSON ADDRESS: 2853 W. NORTH AVE., BALTO., MD 21216 TITLE: SEC %OF STOCK HELD: 1%  
 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.

*[Handwritten Signature]*

Signature of Applicant A

I hereby certify that on the 1st day of MARCH, 2021 before me, the subscriber, a notary public of the State of MARYLAND in and for BALTO. CTY, personally appeared SUE MEE OH 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: \_\_\_\_\_

Printed Name: SEUNG HWAN OH

**Seung Hwan Oh**  
 Notary Public  
 Baltimore County  
 Maryland  
 My Commission expires 1/26/2023

*[Handwritten Signature]*

Signature of Applicant B

I hereby certify that on the 1st day of MARCH, 2021 before me, the subscriber, a notary public of the State of MARYLAND in and for BALTO. CTY, personally appeared MICHAEL A. JOHNSON 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: \_\_\_\_\_

Printed Name: SEUNG HWAN OH

**Seung Hwan Oh**  
 Notary Public  
 Baltimore County  
 Maryland  
 My Commission expires 1/26/2023

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: \_\_\_\_\_

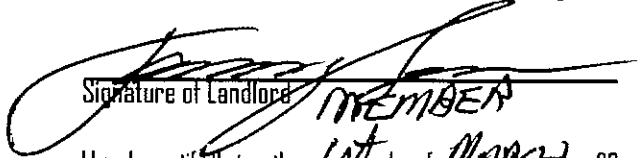
Printed Name: \_\_\_\_\_

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

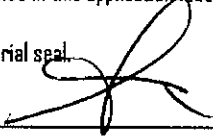
Name and Address of the owners of the premise/landlord: JAMES J. SEU Phone Number: [REDACTED]

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

(I, WE) POPLAR GROVE AND NORTH LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2867 W NORTH AVE, Baltimore, City with a Zip Code of 21216, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Landlord  MEMBER

I hereby certify that on the 1st day of MARCH, 2023, before me, the subscriber, a notary public of the State of MARYLAND in and for BALTO. CTY, personally appeared JAMES JEE MEMBER the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal. 

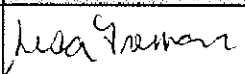
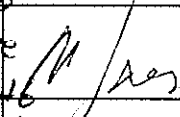

Seung Hwan Oh  
Notary Public  
Baltimore County  
Maryland  
(Notary Seal) My Commission expires

1/26/2023

Notary Printed Name: SEUNG HWAN OH

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
N Janet Woods	2905 Clifton Ave Baltimore, MD 21216		10- <span style="background-color: black; color: black;">[REDACTED]</span> -55	4 year.
Y Gloria Miller	2815 Wolbrook Ave Baltimore, MD 21216		10- <span style="background-color: black; color: black;">[REDACTED]</span> -48	3 year
Y Mary Mitchell	2202 N. Dukeland St Baltimore, MD 21216		1- <span style="background-color: black; color: black;">[REDACTED]</span> -33	5 year.

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

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

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

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

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

\_\_\_\_\_  
Signature of Owner of the Property

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

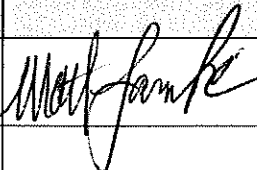
As witness, my hand and notarial seal.

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

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

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Matthew Lasinski	1104E. Fort Ave. Baltimore MD 21230		04/1983	5 years

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

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

Name and Address of the owners of the premises/tenant: \_\_\_\_\_ Phone Number: \_\_\_\_\_

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

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

Signature of Owner of the Property \_\_\_\_\_

I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_ for \_\_\_\_\_, personally appeared \_\_\_\_\_ landlord/property owner named in this application made oath to

2863 West North Ave 21216

\_\_\_\_\_, in and \_\_\_\_\_ the \_\_\_\_\_ are true and correct.

As witness, my hand and notarial seal.

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

Attn: Mrs Branch

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

The following certificate

We, the undersigned citizens, real estate owners and persons covered by the present application is to be conducted. We are and is a resident of Baltimore City and a resident of the \_\_\_\_\_

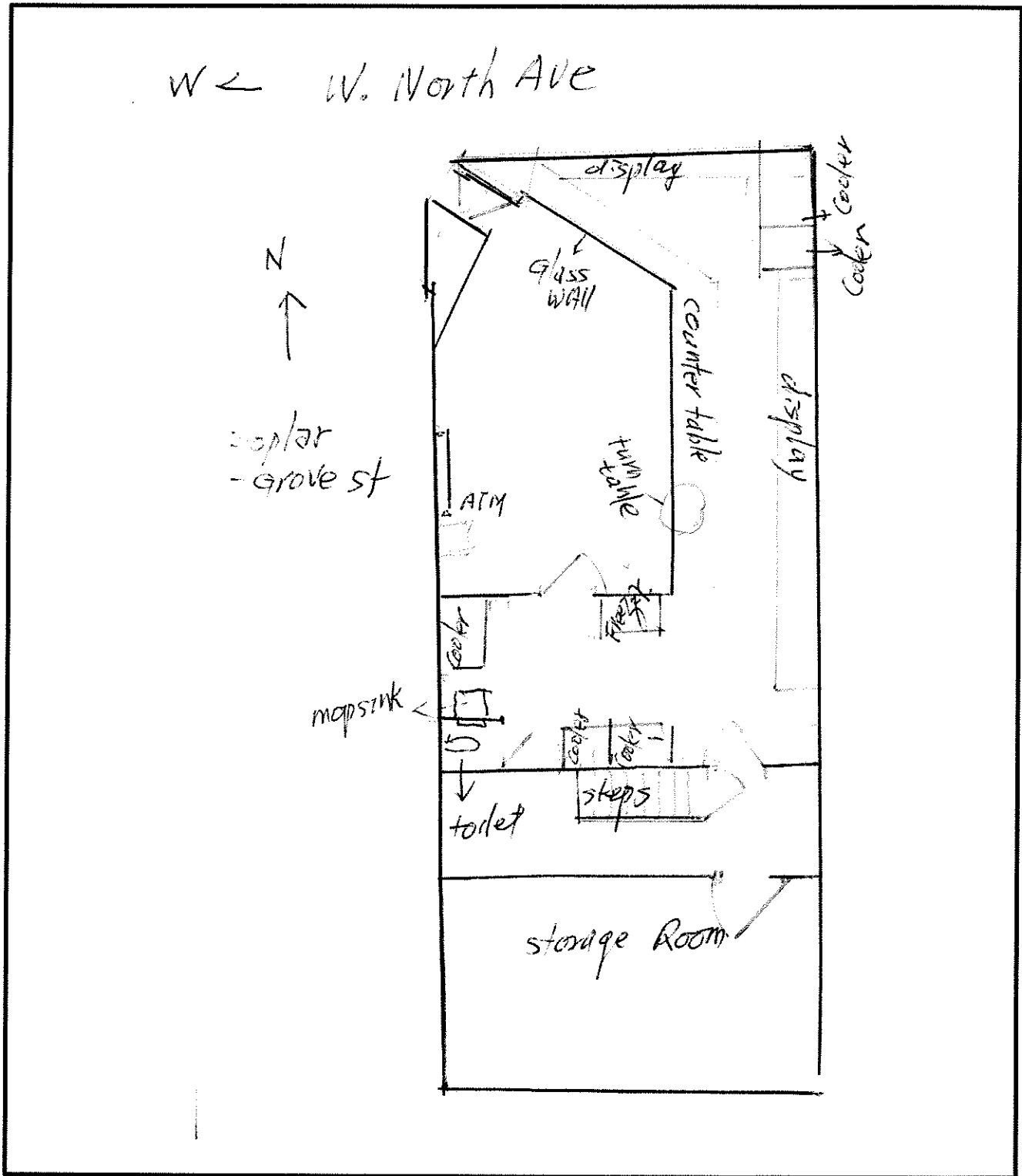
\_\_\_\_\_ business \_\_\_\_\_ personally known to \_\_\_\_\_ of this application.

Name	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Chris Froue	1315 Light St Baltimore MD 21230	<i>Chris Froue</i>	9/79	4
Brian Acquella	1616 Bell St Baltimore MD 21230	<i>Brian Acquella</i>	3/15	5

Board of Liquor License Commissioners for the City of Baltimore  
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201  
Phone: 410-396-4377 Fax: 410-398-4382

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

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







# Liquor Board System

Version 1.0

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

## License Detail

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

### License Info

License Num: **LA 090**      Cert Num: **0277**      Fee: **\$858.00**      Status: **Renewed**  
License Date: 5/1/2020      License Year: 2020  
CR Number: 15333733  
Payment Date: \*\*\*\*

2019 - 2020 TPP Paid

2020 Trader's License

[Update Info](#)

[Click to Start License Renewal](#)

## Add Adult Entertainment License

[Add New Adult Entertainment License](#)

### Location

Corp Name: **LUCKY CHOI, INC.**  
Trade Name: **KIM'S LIQUORS**  
Zone Code: 31  
Phone: 703-819-8500

Block Num: 2863      Street: NORTH AVENUE WEST  
City: BALTIMORE      State: MD      Zip: 21216

CR Number: 15333733

Portion of Business Used:  
(USE) CONTINUE TO USE PREMISES AS PACKAGE GOODS (LIQUOR STORE) 1ST FLOOR  
FRONT (CHANGE OF OPERATOR)  
Restriction:

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

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
LUSIA	JEUN	1145 N. MILTON AVENUE	BALTIMORE	MD	21213	<a href="#">Edit</a>	<a href="#">Remove Owner</a>
KYO OHK	SHIN	3812 HILL STREET	FAIRFAX	VA	22030	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

### Sunday License

License Num:      Cert Num:      Fee:  
License  
Date:

ures.

### Comments

Date	Comment	Action
03/31/2021	Affidavit of Compliance for A Licenses submitted with 2021-2022 Renewal Application..../jr	Delete
03/05/2021	Application for transfer of ownership filed on behalf of Suemee Corporation T/a Kim's Liquors, Sue Mee Oh and Michael A. Johnson on 3/2/2021 /kk	Delete
10/19/2020	Holiday Special Sundays: 11/29/20, 12/06/20, 12/13/20, 12/20/20, & 12/27/20; Invoice #120050..../sb	Delete
08/22/2019	Holiday Special Sundays: 12/01/19, 12/08/19, 12/15/19, 12/22/19 & 12/29/19; Invoice #117785... /sb	Delete
09/28/2018	Mailed letter of recognition on 9/28/18 for underage drinking compliance check on 9/25/18 /kk	Delete
09/18/2018	Holiday Special Sundays: 11/25/18, 12/02/18, 12/09/18, 12/16/18, 12/23/18 & 12/30/18; Invoice #113349..../sb	Delete
05/09/2018	5/3/2018 - Public Hearing RE: Violation of Rule 4.01(a)Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$350 + \$125 admin fee; \$475 total fine, 30 days to pay (2-1 vote)...../jr	Delete
05/03/2018	5/3/18 - Public Hearing re: \$475.00 Fine paid in full - Ck#8595, Invoice #112349	Delete
03/22/2018	Submitted statement from SDAT for clearance..... /sb	Delete
03/01/2018	Mailed letter of recognition for underage drinking compliance check on 1/16/2018 /kk	Delete
11/09/2016	PAID \$375.00 Holiday Special Sundays - 11/27, 12/04, 12/11, 12/18 & 12/25; Invoice #104408... /sb	Delete
02/18/2014	Public Hearing re: Application to transfer ownership .Board approved transfer	Delete
11/14/2008	07/15/08 \$625 FINE PAID IN FULL #64460	Delete
07/17/2008	07/10/08 Public Hearing re: Violation of rule 4.01(a) DECISION: GUILTY \$500 + \$125 ADM.FEE = \$625.	Delete

Print History (Print Card)

License num: LA 090

Address: 2863 NORTH AVENUE WEST

Trade Name: KIM'S LIQUORS

Comment:

Add Comment

Hold Info

Powered by:



## SUEMEE CORPORATION: D21415070

**Department ID Number:**

D21415070

**Business Name:**

SUEMEE CORPORATION

**Principal Office:** ⓘ

2863 WEST NORTH AVENUE

BALTIMORE MD 21216

**Resident Agent:** ⓘ

SUE MEE OH

2863 WEST NORTH AVENUE

BALTIMORE MD 21216

**Status:**

INCORPORATED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

02/23/2021

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

YES

PROPOSED LOCATION: 2863 W. North Ave

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

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

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

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

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

"A" BEER, WINE & LIQUOR 2

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

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

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

"D" BEER, WINE & LIQUOR 1

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

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Chase DATE: 4/6/24

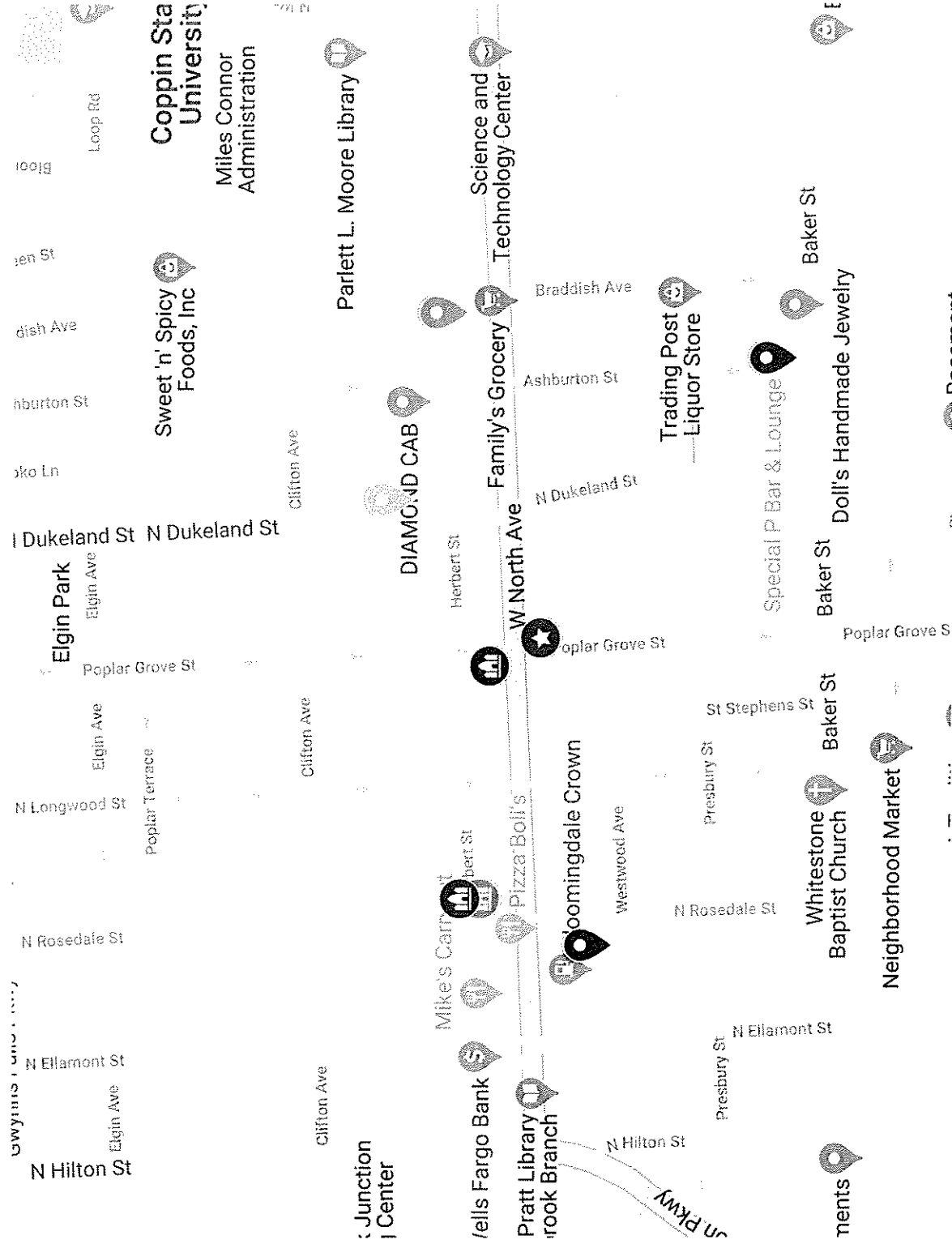
# 2863 W. North Ave

## Licensed Establishments

- 📍 2863 W North Ave
- 📍 Sun M Liquors LA
- 📍 Grossman's Liquor LA
- 📍 Special P Bar & Lounge LD

## Churches

- 📍 Mc Clurekin Edward R
- 📍 New Jerusalem FBH Church-God
- 📍 St Matthew's Church
- 📍 Open Bible Gospel Church



[Back](#)

## Board of Liquor License Commissioners

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

### INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	<input type="text" value="Kim's Liquor"/>
Corporation Name:	<input type="text" value="Suemee Corporation"/>
Location Address:	<input type="text" value="2863 W. North Ave"/>
License Type:	Class "A" Beer, Wine and Liquor <input type="button" value="v"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes <input type="button" value="v"/>
Is the location within 300 feet of Church and/or School?	Yes <input type="button" value="v"/>
Date Posted?	<input type="text" value="4/1/2021"/> <input type="button" value="Calendar"/>
Estimated Date of Removal?	<input type="text" value="4/12/2021"/> <input type="button" value="Calendar"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="button" value="v"/>

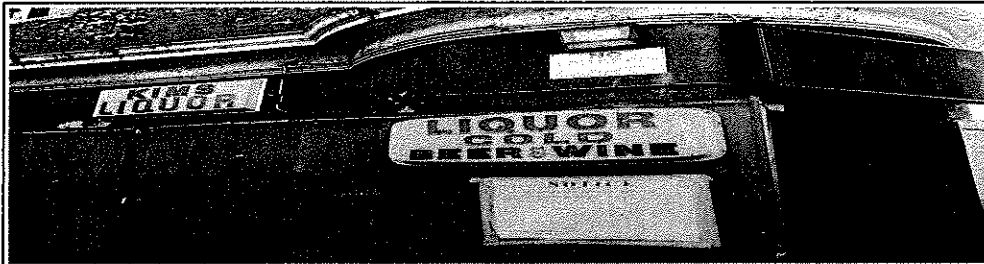
**Other licensed locations - Describe/Note:**

Please see maps for additional locations

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

Filed application for transfer of ownership.

**Insert Photo of Sign and location:**



Attach Additional Photos

Inspector Name	Date and Time	
<input type="text" value="j:O#w baltimore\terri.chase"/>	<input type="text" value="4/6/2021"/>	<input type="text" value="4:54:20 PM"/>
Name of Licensee (if present)		
<input type="text"/>		
<input type="button" value="Submit"/>		

Board of Liquor License Commissioners

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

**POSTING SIGNS REPORT**

Applicant(s) Name:	Sue Mee Oh; Michael A. Johnson
Address of Premises:	2863 W. North Ave
Inspector:	i:0#.w baltimore\terri.chase
Date Posted:	4/1/2021
Time Posted:	3:00 PM
Date Rechecked:	4/12/2021
Time Rechecked:	2:00 PM
Manager or Owner when sign posted:	Sae Oh

Summary on location of sign posted:

Sign is posted on the left wall

Summary on location of sign rechecked:

Sign is still posted on the left wall.

Insert Photo of Sign and location:



Attach Additional Photos

Approve	Disapprove
---------	------------



# NOTICE

*Application has been filed with the*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 2863 W. North Ave 21216  
Class of License: A-Beverage & Liqueur  
Scope of Application: Transfer of ownership

Application filed by: Svenne Corporation T/A Kim's Liquors  
Sue Hye Oh and Michael A. Johnson  
Present Licensee(s): Lucky Choi, Inc. T/A Kim's Liquors  
Wisia Juwa and Kyo Ok Shin

The hearing concerning this application will be held after April 13, 2021  
Persons who oppose this application should send their written protest to the office of the Board  
at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be  
acknowledged and protestants will be notified of the hearing date and time.

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

Hon. Albert J. Matricciani, Jr., Esq. *Chairman*  
Aaron J. Greenfield, Esq. *Commissioner*  
Robert E. Guye *Commissioner*  
Douglas K. Paige *Executive Secretary*

Back

# BLLC Routine Inspection

## Licensee Information

Address: 2863 NORTH AVENUE WEST 21216

Trade Name: KIM'S LIQUORS

Corporation Name: LUCKY CHOI, INC.

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

Date/Time of Inspection: 4/6/2021 3:58:34 PM

Manager/Licensee: Sae Oh

## Open/Closed Status

Open/Closed: Open

Closed Date:

## External Appearance

Clean and Free of Debris: Satisfactory

## Internal Appearance

Location of Bar: N/A

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: N/A

Disinfectant Solution: N/A

Three Compartment/Washer: N/A

## Package Goods/BD7 Checklist

Bulletproof Partitioning: Yes

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: Yes

Bar/Tavern Open and Operating: N/A

Selling Household/Grocery: N/A

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 2/5/2018

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Kitchen

Inspector Comments:

Restroom

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: N/A

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Ancillary Services

Live Entertainment (Describe):

Outdoor Table Service N/A

Violations

Violation Issued: No

Violations Noted:

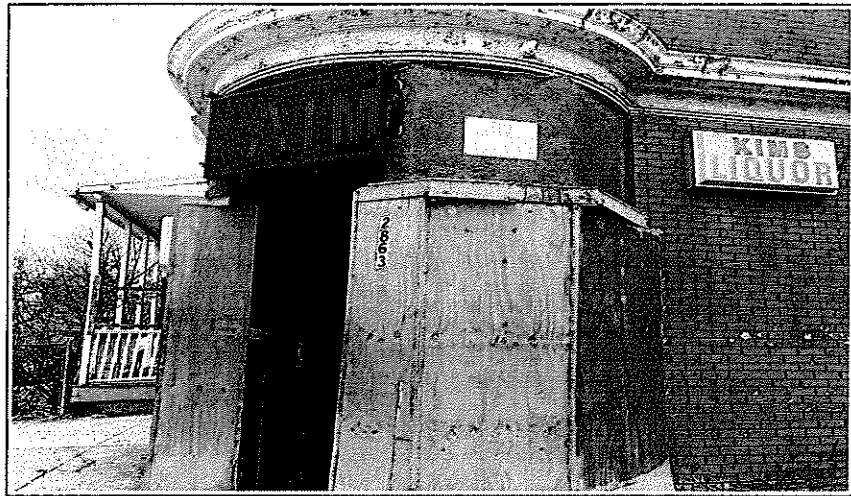
Wrap-Up

Instructions Given to Licensee:

Inspector's Comments: 

The establishment is in compliance according to the mayoral executive order for Covid-19.  
Inspected on 4/1/21 by Chase.

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

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

**Online Use & Occupancy Permit  
Application**

**Property Address:** 2863 W NORTH AVE  
**Block/Lot:** 2406/032

**Permit No:** USE2021-50893

**Applicant:**  
FRANK SHAULIS  
6912 HOLABIRD AVENUE BALTIMORE MD 21222

1001-000000-2600-159400-400540 Filing Fee	50.00
1001-000000-1500-102800-400230 Tax	3.00
1001-000000-2600-158009-400480 Use&Occupancy	45.00
<b>Total :</b>	<b>98.00</b>

**Owner/Lessee:**  
Owner POPLAR GROVE AND NORTH LLC

Lessee SUEMEE CORPORATION

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

**Property Use & Occupancy Information:**

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

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

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	03/04/2021		LDZI
One Stop Permit Office Review	03/04/2021		WILC
Application Received		03/03/2021	
Zoning Sign-off	03/03/2021	03/03/2021	

**Dwelling: Rooming: Efficiency:**

**Existing Count:** 000 00 0  
**Proposed Count:** 0 0 0

District:801

**MINOR PRIVILEGE:**

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

CONTINUE TO USE GROUND FLOOR AS PACKAGE GOODS LIQUOR STORE 1ST FLOOR FRONT (CHANGE OF OPERATOR)

**AFFIDAVIT BY: SAE OH**

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

Project Name: **KIMS** Owner First Name  
Role: **Agent** Owner Last Name Or Company Name: **POPLAR GROVE AND NORTH LLC**  
Applicant: **SHAULIS,FRANK** Phone:  
Project Note: Address1:  
Address2:  
City:  
State:  
Zip:

April 29, 2021

**Applicant(s):** Latina Crosby  
Crosby's Pratt Street, Inc., T/a Trade Name Pending  
1846-50 W. Pratt Street 21223

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

Application to transfer ownership with continuation of live entertainment.

(a) **Applicant(s) Information:** (1) Latina Crosby was born in Baltimore, MD in August of 1976. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Latina Crosby (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$320,000. Down payment of \$3,000 was made. Remaining balance to be paid at \$317,000 due at settlement.

(d) **Qualified Voters:** Joy Crosby, Sherrie Simmons, and Anjelene Branch are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Crosby's Pratt Street, Inc. is a MD Corporation and as of 4/15/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 4/1/2021, and checked on 4/15/2021. This meets the 10-day rule. There are 3 licensed liquor establishment(s) in the 4x4 area: "D" BW-1; "A" BWL-1; and "BD7" BWL-1.

(h) **Timeline:** Location closed on 5/11/2018. Board granted hardship extension on 11/1/2018. Licensee had until 5/6/2019 to file an application. On 4/26/2019, application #1 was filed. On 10/24/2019, the application was approved by the board. Applicants had until 4/21/2020 to complete the transfer. On 3/18/2020 applicant #1 files transfer hardship extension on 3/18/2020, and approved on 5/21/2020. On 3/12/2020 Executive Order was issued by Governor that tolls timelines under 12-2020 and 12-2203. Applicant filed amended application on 11/13/2020. As transfer was still pending from original application (4/26/2019), and all timelines under 12-2020 and 12-2203 remain tolled pursuant to Governor's Executive Order dated 3/12/2020, this request under amended application is valid.

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

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

**Board's Decision:**

# 2020 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

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

EXPLANATION OF REQUEST: Amendment: change of corporation CLASS TYPE: LBD7

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: From L. Crosby, Inc. to Crosby's Pratt Street, Inc.

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 1846-50 W. Pratt Street

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

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

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

CORPORATE/LLC/LP/PARTNERSHIP NAME: Crosby's Pratt Street, Inc. TRADE NAME: pending

BUSINESS PHONE NUMBER: pending BUSINESS EMAIL ADDRESS: \_\_\_\_\_

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

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

2nd Floor office Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.)? DJ, sm. bands Off Premise Catering of food and Alcohol?  Yes  No

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 20

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 Katina Crosby [Redacted] [Redacted]

(Full name) 4112 Boarman Avenue, Baltimore, MD 21215 E-mail (Required) \_\_\_\_\_

(Residence) Street 08/76 City Baltimore State F Zip Code \_\_\_\_\_ (period of residency in Baltimore City) 43 years

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

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

2. Applicant B

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

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

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

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

3. Applicant C

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

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

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

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



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

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

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

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

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

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

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

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

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

Closed on or after 5/11/18 Hardship hearing on 11/1/18

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

180 day  
hardship  
approved on  
11/1/18.

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

Name	Address	Phone	Email
N/A			

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

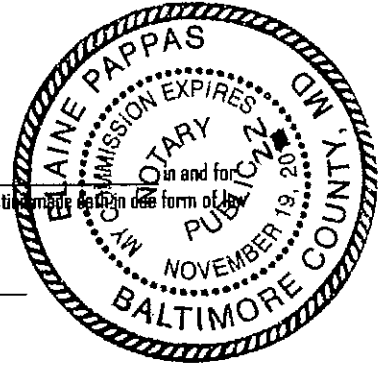
- 1) NAME: Lafina Crosby ADDRESS: 4112 Boarman Ave TITLE: Pres. %OF STOCK HELD: 100%  
 2) NAME: \_\_\_\_\_ ADDRESS: Baltimore, MD 21215 TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_  
 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_  
 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ 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 of Applicant A: [Signature]  
 I hereby certify that on the 20th day of Oct., 2020, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Lafina Crosby the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 11/19/2022  
 Printed Name: Elaine Pappas



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

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

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

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

NANCY & RUTH INC  
8145 SCOTTS LEVEL RD

Name and Address of the owners of the premise/landlord: BALTIMORE, MD 21208-2227 Phone Number: [REDACTED]

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

(I, WE) RUTH MILLER, PRESIDENT OF NANCY & RUTH, INC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1846-50 W PRATT STREET, Baltimore, City with a Zip Code of 21223, 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.

Ruth Miller  
Signature of Owner of the Property

I hereby certify that on the 26<sup>th</sup> day of Oct., 2020, before me, the subscriber, a notary public of the State of Maryland, in and for Balto. Co., personally appeared Ruth Miller, President the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Elaine Pappas (Notary Seal) My Commission expires 11/19/2022  
Notary Printed Name: Elaine Pappas

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)
① Joy Cosby	804 Alendale St Baltimore MD 21215	<i>Joy Cosby</i>	12/89	12 yrs.
② Sherrine Simmons	3829 Prestman St Balto. MD 21216	<i>Sherrine Simmons</i>	11/77	22 yrs
③ Anjelene Brenda	513 Bedmont Ave Baltimore MD 21212	<i>Anjelene Brenda</i>	1/78	9 yrs
④ Carral Skipnath	2102 Roslyn Hill Baltimore MD 21216	<i>Carral Skipnath</i>	9/77	25 yrs
⑤ Lucky Lance Roberts	4201 Ridgewood 21215	<i>Lucky Lance Roberts</i>	3/68	10 yrs
⑥				

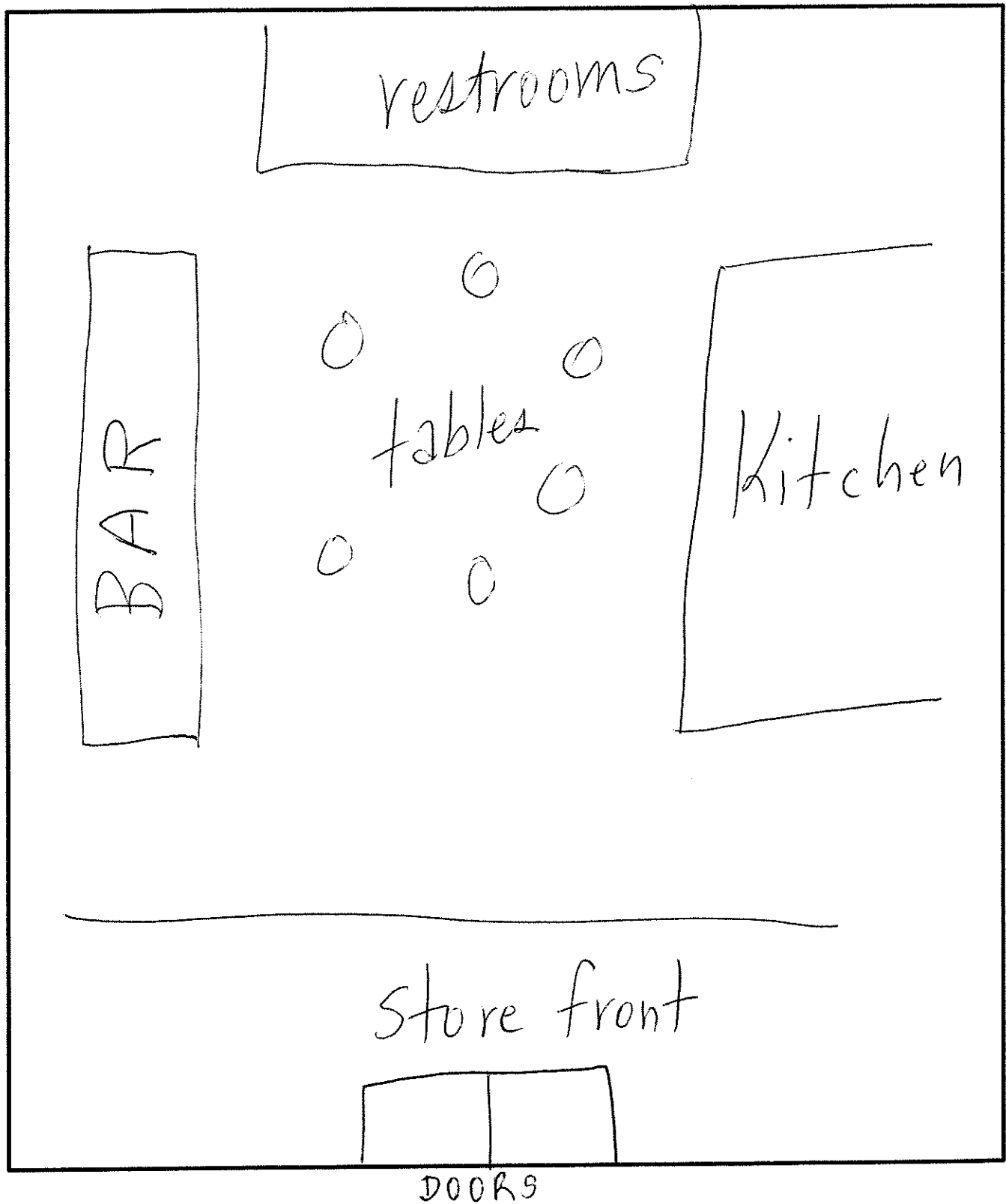
Board of Liquor License Commissioners for the City of Baltimore  
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201  
Phone: 410-396-4377 Fax: 410-396-4382

Please note that this is a public document and your records will be provided to the general public. **RECEIVED**

NOV 13 2020

Baltimore City  
Liquor Board

**\*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.\***



LAW OFFICES  
MELVIN J. KODENSKI, ESQUIRE  
320 N. Charles Street  
Baltimore, Maryland 21201  
melvinjkodenski@hotmail.com  
410-685-5100  
Fax No: 410-685-5825

December 1, 2020

Baltimore City Liquor Board  
1 N. Charles Street – Suite 1500  
Baltimore, Maryland 21201

Re: 1846-50 W. Pratt Street

type of application: amendment

from L. Crosby, Inc. to Crosby's Pratt Street, Inc.

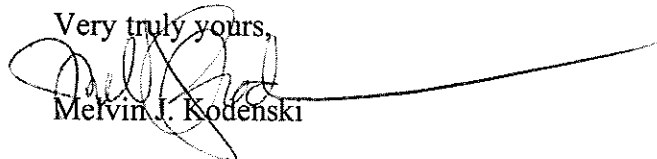
Dear Sir or Madam:

Per your request, the application recently filed in the name of Crosby's Pratt Street, Inc. is an amended application. There is a new corporation, Crosby's Pratt Street, Inc., thereby necessitating the filing of an amended application.

Kindly advertise and schedule same for a hearing.

Thank you for your kind cooperation.

Very truly yours,



Melvin J. Kodenski

MJK\ep  
MJK\4429

**RECEIVED**

DEC 03 2020

Baltimore City  
Liquor Board



# Liquor Board System

Version 1.0

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

## License Detail

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

### License Info

License Num: **LBD7 014**   Cert Num: **0052**   Fee: **\$1,320.00**   Status: **Renewed**  
License Date: 5/1/2020   License Year: 2020  
CR Number: 00842945  
Payment Date: \*\*\*\*

2019 - 2020 TPP Paid   
2020 Trader's License    [Update Info](#)

[Click to Start License Renewal](#)

### Add Adult Entertainment License

[Add New Adult Entertainment License](#)

### Location

Corp Name: **BROTHERS PLACE, INC.**  
Trade Name: **MARTINI'S BAR**  
Zone Code: 32  
Phone: 410-233-6800

Block Num: 1846-50   Street: PRATT STREET WEST  
City: BALTIMORE   State: MD   Zip: 21223

CR Number: 00842945

Portion of Business Used:  
FIRST FLOOR 1846-50 FOR BUSINESS, SECOND FLOOR FOR OFFICE-TAVERN WITH LIVE ENTERTAINMENT & DANCING  
Restriction:

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

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
RACHAEL	HOYLE	1417 SULPHUR SPRING ROAD	BALTIMORE	MD	21227	<a href="#">Edit</a>	<a href="#">Remove Owner</a>
RUTH	MILLER	8145 SCOTTS LEVEL ROAD	BALTIMORE	MD	21208	<a href="#">Edit</a>	<a href="#">Remove Owner</a>

### Comments

\_\_\_\_\_

Date	Comment	Action
12/03/2020	Application for transfer of ownership with continuation of live entertainment filed on behalf of Crosby's Pratt Street, Inc. T/a Trade Name Pending, Latina Crosby on 11/13/2020 (Amended) /kk	Delete
06/23/2020	Temporary Outdoor Table Service letter was returned...../sb	Delete
05/26/2020	Processed 2019-2020 Annual Liquor License Fee: Check #1028, Invoice #119737 in the amount of \$1,320.00...../sb	Delete
05/22/2020	5/21/2020 - Virtual Public Hearing - Request for a hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer...../jr	Delete
05/15/2020	Rec'd 2019 annual license fee check #1027 for the amount of \$1,350.00; Returned check back to Atty: Mel Kodneski office for wrong amount. Need them to send check for \$1,320.00 which is the correct amount of the 2019 license fee...../jr	Delete
04/28/2020	04/17/20 - COVID-19 Letter was Returned...../sb	Delete
03/18/2020	REQUESTED FOR HARDSHIP EXTENSION...../sb	Delete
03/11/2020	3/5/2020 150 day pending warning letter was sent to all applicant(s) and their lawyer(s)....k/r	Delete
03/11/2020	1/7/2020 90 day pending warning letter was sent to all applicant(s) and their lawyer(s)....k/r	Delete
02/20/2020	02/20/20-Resend 2020-2021 Renewal Applications to home addresses (2)...../sb	Delete
02/20/2020	02/20//20 - Return To Sender; Vacant; Unable To Forward...../sb	Delete
10/25/2019	10/24/2019 - Public Hearing Re: Application to transfer ownership with continuation of live entertainment - APPROVED (3-0 vote)...../jr	Delete
08/30/2019	8/29/2019 - Public Hearing Re: Application to transfer ownership with continuation of live entertainment - POSTPONED...../jr	Delete
07/01/2019	Application for transfer of ownership with continuation of live entertainment filed on behalf of L. Crosby, Inc. T/a Trade Name Pending, Latina Crosby on 4/26/19 - May 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	Delete
12/07/2018	12/07/18 - Return To Sender-Vacant-Unable To Forward (Sales of Dangerous Knives and certain Packaging Products)..... /sb	Delete
11/02/2018	11/1/2018 - Public Hearing RE: Request for a hardship extension - GRANTED (3-0 vote)...../jr	Delete
09/12/2018	Received letter from establishment stating the establishment has been closed since 6/24/18. Mailed letter to licensees regarding status of license. /kk	Delete
10/03/2017	Mailed letter of recognition for underage drinking compliance check on 7/14/17 /kk	Delete
08/16/2017	Alcohol Awareness expires 08/11/21 (Marvin Miller)... /sb	Delete
10/15/2012	10/4/2012 Public Hearing re: VIOLATION of Rule 4.01(a) Sale to minor. POSTPONED.	Delete
06/05/2009	06/03/09 \$100 (COMPLIANCE CONF) FEE PAID IN FULL #69309	Delete
10/27/2005	10/27/05 FINE \$625 PAID IN FULL #54436	Delete
10/21/2005	10/20/05 Public hearing re: Violation of rule 4.01(a) DECISION: GUILTY \$500 OR 5 DAYS + \$125 ADM.FEE = \$625	Delete
03/01/2004	7/23/98 Man arrested inside establishment for CDS violation CC i 9G-17847 1/14/99 Two men arrested for loitering CC 9A-8880 i	Delete

Print History (Print Card)

License num: LBD7 014      Address: 1846-50 PRATT STREET WEST  
Trade Name: MARTINI'S BAR

Comment:

Add Comment

**Hold Info**

## CROSBY'S PRATT STREET, INC.: D20957874

**Department ID Number:**

D20957874

**Business Name:**

CROSBY'S PRATT STREET, INC.

**Principal Office:** 

1846-50 W PRATT STREET

BALTIMORE MD 21223

**Resident Agent:** 

LATINA CROSBY

1846-50 W PRATT STREET

BALTIMORE MD 21223

**Status:**

INCORPORATED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

09/28/2020

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

YES



PROPOSED LOCATION: 1846 - 50 W. Pratt St.

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

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

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

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

"D" BEER & WINE 1

"A" BEER, WINE & LIQUOR 1

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

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

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

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

"BD7" BEER, WINE & LIQUOR 1

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Chase DATE: 4/12/21

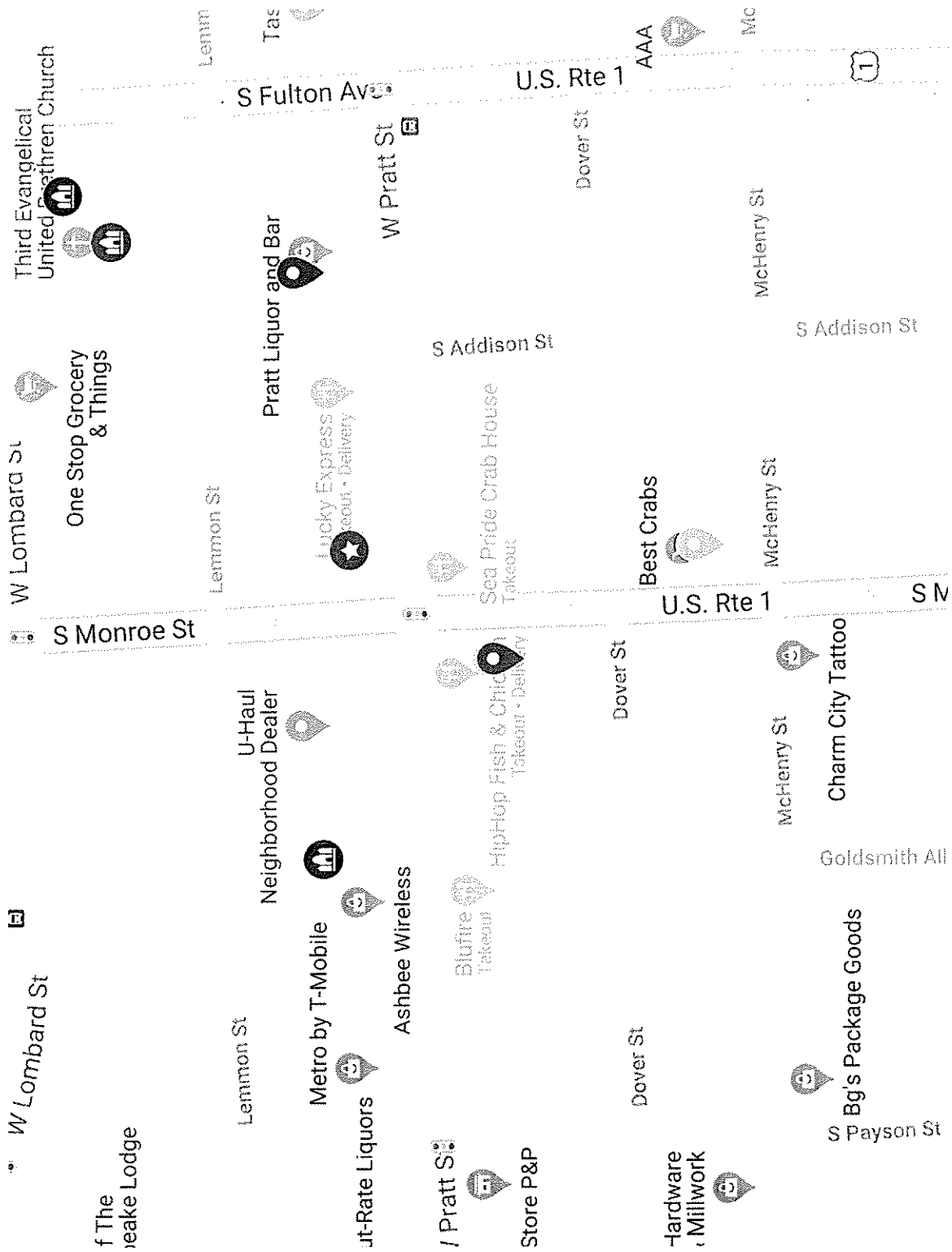
# 1846-50 W. Pratt St.

## Licensed Establishments

- Pending LBD7
- Bay Island Seafood LA
- Pratt Liquors & Bar LBD7
- Best Crabs WD

## Church

- Abundant Life International Ministries
- Third Evangelical United Brethren Church
- Love to Life Church



# Board of Liquor License Commissioners

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

## INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Pending
Corporation Name:	Crosby's Pratt Street, Inc.
Location Address:	1846-50 W. Pratt St.
License Type:	Class "BD7" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	Yes <input type="checkbox"/>
Date Posted?	4/6/2021 <input type="text"/>
Estimated Date of Removal?	4/15/2021 <input type="text"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

**Other licensed locations - Describe/Note:**

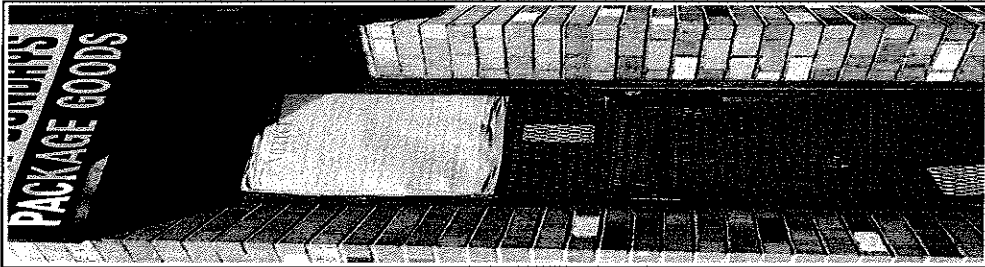
Please maps for additional locations

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

Filed application to amend a change of corporation from L. Crosby, Inc. to Crosby's Pratt Street, Inc. with live entertainment which includes DJ and small bands

The establishment has not been open and operating. According to the Liquor Board data base it states ...5/21/2020 - Virtual Public Hearing - Request for a hardship extension - GRANTED (3-0 vote)  
\*Additional 90 days granted for transfer..../r

**Insert Photo of Sign and location:**



Attach Additional Photos

Inspector Name	Date and Time	
i:\0#w\baltimore\terri.chase	4/12/2021	12:44:46 PM
Name of Licensee (if present)		
<input type="button" value="Approve"/> <input type="button" value="Disapprove"/>		

# NOTICE

Application has been filed with the

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1846-50 W. PRATT Street 21223  
Class of License: CLASS "BD7" Beer, Wine & Liquor License  
Scope of Application: TRANSFER & Ownership with continuation  
OF Live entertainment  
Application filed by: Crosby's Pratt Street, Inc. TA Trade Name Pending  
Latina Crosby  
Present Licensee(s): Brothers PLACE, Inc. TA Martini's Bar  
Rachael Hoyle AND Ruth Miller

The hearing concerning this application will be held after April 22, 2021  
Persons who oppose this application should send their written protest to the office of the Board  
at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be  
acknowledged and protestants will be notified of the hearing date and time.

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

Hon. Albert J. Matricciani, Jr., Esq.	Chairman
Aaron J. Greenfield, Esq.	Commissioner
Robert E. Guye	Commissioner
Douglas K. Paige	Executive Secre

B ZONING SUMMARY CARD 19 243

ADDRESS 1846 W. PRATT ST REF 5 34

DISTRICT 2ND COM'L - B. B. 32 AREA 15 x 12'-6"

POLICE SURVEY FLOOR PLAN SHOW ROOM - 1 FLOOR

FILE "STORE" 6-30-60

2/15/63	S.H.C. - INSP - COM'Y "LINLOEM" & STORAGE
7/19/80	C/O FILED 7/14/76 - W.C.D.
7/14/85	C/O FILED - RESTAURANT & TAVERN 1ST FLOOR TAVERN 2ND FLOOR
7-20-85	CD ISSUED AS ABOVE # B-15 (027)
5-5-87	CONSOICATED WITH 1848 & 50

MDE 47358

NFC 621-29 ZONING SUMMARY CARD 19 243

ADDRESS 1850 W. PRATT ST REF 8 32

DISTRICT B-3-17 AREA

POLICE SURVEY FILE 17th T. ALER

3/25/86	CD issued - continue to use as restaurant and steaming of crabs in conjunction with restaurant at 1846-48 Consumption on premises
3/31/86	CD issued - same as above

1-5-86 APP FILED 2 SF EXTER SIGNS

(1) 3x70 (1) 3x50

5-5-87 APP CONSOLIDATE 1846-50 CONTINUE

USE TAVERN/RESTAURANT/CABARET INCLUDING

STEAMED COORS 1ST FL, 2ND FLOOR TAVERN

WITH LIVE ENTERTAINMENT DANCING

AND OFFICES, STORAGE RESTROOMS, 3RD

FLOOR STORAGE - PARKING EXEMPTION

TO MAX NO EXPANSION WITHOUT MORE PARKING

1943  
 1846-1848 W. PRATT ST REF. 19 243  
 ADDRESS: 1846-1848 W. PRATT ST REF. 33  
 DISTRICT 2ND COM. B-3-2 AREA 15X11.50  
 POLICE SURVEY MAY 7 3 1/2 P.M. STORE - 17 AM  
 FILE: TAVERN - 10-14-55  
 2-25-63 S.H.C. - 10 SP - TAVERN - OWNER ?  
 12/17/74 Work appl. shows bldg is vacant  
 3/9/76 APP TO CONSOLIDATE 1846-48 W. PRATT ST.  
 5/17/76 WORKS APP SHOWS VACANT BLDG.  
 E/O REQUIRED  
 9/24/76 E/O filed TAVERN + RESTAURANT.  
 5-587 APP FILED CONSOLIDATION 1846+58

1951 13 ZONING SUMMARY CARD 19 243  
 ADDRESS: 1850 W. Pratt St REF. 3 32  
 DISTRICT 2nd Com. B 1 1/2 B-3-2 AREA  
 POLICE SURVEY CONFECTORY - 1 P.M.  
 F- Restaurant + Tavern (4-17-47)  
 12-1-60 a/c filed: Tavern + 1 DU.  
 12-1-60 e/consolidated: One DU + Tavern  
 4/5/67 MDL 1 DU + TAVERN  
 7/16/80 e/o FILED: TAVERN - 1st FLP; OFFICE,  
 BRIDGE, BATH ROOMS 2ND FLP; STORAGE  
 3RD FLP  
 11/26/85 e/consolidated # B 15628 same as above



1/29/86 c/o FILED CONTINUE TO USE AS  
RESTAURANT WITH STEAMING OF CRABS  
IN CONJUNCTION WITH EXISTING RESTAURANT  
AT 1846 1/2 W. PRATT FOR CONSUMPTION  
ON PREMISES

3/3/86 c/o FILED USE REAR PORTION FOR CARRY-OUT  
SALE OF CRABS