

May 4, 2023

Applicant(s): Nicholas Wisniewski
One Distinct, LLC T/a Mt. Royal Tavern
1204 Mt. Royal Avenue 21217

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Nicholas Wisniewski was born in Essex, MD in May of 1982. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Nicholas Wisniewski (25%); (2) Derrick Adams (25%); (3) Marlon Ziello (25%); and (4) Daniel Deacon (25%).

(c) **Purchase Price of Business:** The purchase price of the business is \$800,000 to be paid at settlement.

(d) **Qualified Voters:** Alexandr Zhikulin, Nicholas Petr, and Kyle Lanning Smith are qualified Baltimore City voters.

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

(f) **Corporate Standing:** One Distinct, LLC is a MD LLC and as of 4/17/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 3/22/2023 and checked on 3/30/2023. This meets the 10-day rule. There are 4 licensed liquor establishments in the 4x4 area: "A" BWL- 1; "B" BWL- 2; and "BD7" BWL- 1.

(h) **Timeline:** Last Inspection by BLLC was performed 1/31/2023. 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 - \$600.00

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

EXPLANATION OF REQUEST: TRANSFER OF MOROTA, INC. TAVERN LICENSE CLASS TYPE: BD7

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 1204 W. MOUNT ROYAL AVENUE, BALTIMORE, MD 21217

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: ONE DISTINCT, LLC TRADE NAME: MT. ROYAL TAVERN

BUSINESS PHONE NUMBER: 410-669-6686 BUSINESS EMAIL ADDRESS: mountroyaltavernwmd@gmail.com

ATTORNEY FOR THE APPLICANT: DAVID F. MISTER ADDRESS: SUITE 404, 30 E. PADONIA RD. 21093 PHONE: 410-561-3000

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

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 15

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

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

912GORSUCH AVENUE BALTIMORE MD 21218 23 YEARS
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

05/1982 MALE ESSEX, 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?

RECEIVED: BLLC
 FEB 3 2023 AM 10:59

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

Applicant A B C

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 |
|---------------------|-------------------|-------|-------|
| NICHOLAS WISNIEWSKI | 912GORSUCH AVENUE | | |

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)(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: NICHOLAS WISNIEWSKI ADDRESS: 912GORSUCH AVENUE TITLE: authorized person %OF STOCK HELD: 25
- 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.



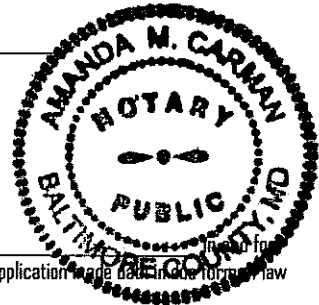
Signature of Applicant A

I hereby certify that on the 2ND day of February, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, Ca., personally appeared Nicholas Wisniewski 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 6/15/23

Printed Name: Amanda M. Carman



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: _____

EXHIBIT OF ADDITIONAL PARTIES WITH FINANCIAL INTERST IN ONE DISTINCT, LLC

| Name | Membership Interest |
|---|----------------------------|
| 1. Nicholas Wisniewski 912 Gorsuch Ave., Baltimore, MD 21218 | 25% |
| 2. Derrick Adams 420 Gates Ave., Apt. 6D, Brooklyn, NY 11216 | 25% |
| 3. Marlon Ziello 1382 Atlantic Ave., Brooklyn, NY 11218 | 25% |
| 4. Daniel Deacon; 1222 Bolton St., Baltimore, MD 21217 | 25% |

Name and Address of the owners of the premise/landlord: TWO DISTINCT, LLC

Phone Number: [REDACTED]

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

(I, WE) TWO DISTINCT, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1204 MT. ROYAL AVE., BALTO. 21217 Baltimore, City with a Zip Code of 21217, 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

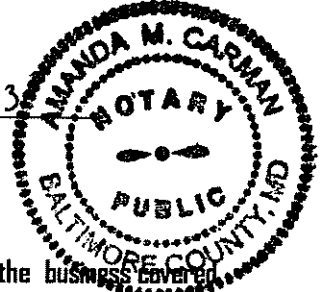
I hereby certify that on the 2ND day of FEBRUARY 2023 before me, the subscriber, a notary public of the State of MARYLAND in and for BALTIMORE CO., personally appeared NICHOLAS WISNIEWSKI, AUTHORIZED PERSON the landlord/property owner named in this application made oath in due form of law that the matter 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 6/15/23

Notary Printed Name: Amanda M. Carman



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

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

| Names | Address | Signature | DOB (Month/Year) | Length of time Acquainted with the Applicant(s) |
|---------------------------|--|--------------------|------------------|---|
| <u>Alexandr Zhukov</u> | <u>3622 Kimble Road Baltimore, MD 21213</u> | <u>[Signature]</u> | <u>03/1975</u> | <u>12 yrs</u> |
| <u>NICHOLAS PETER</u> | <u>3008 Ellerslie Ave Baltimore MD 21218</u> | <u>[Signature]</u> | <u>07/1979</u> | <u>2015.</u> |
| <u>KYLE LAMMING SMITH</u> | <u>3111 BERKSHIRE RD BALTIMORE MD 21244</u> | <u>[Signature]</u> | <u>05/1986</u> | <u>19 yrs.</u> |
| | | | | |
| | | | | |

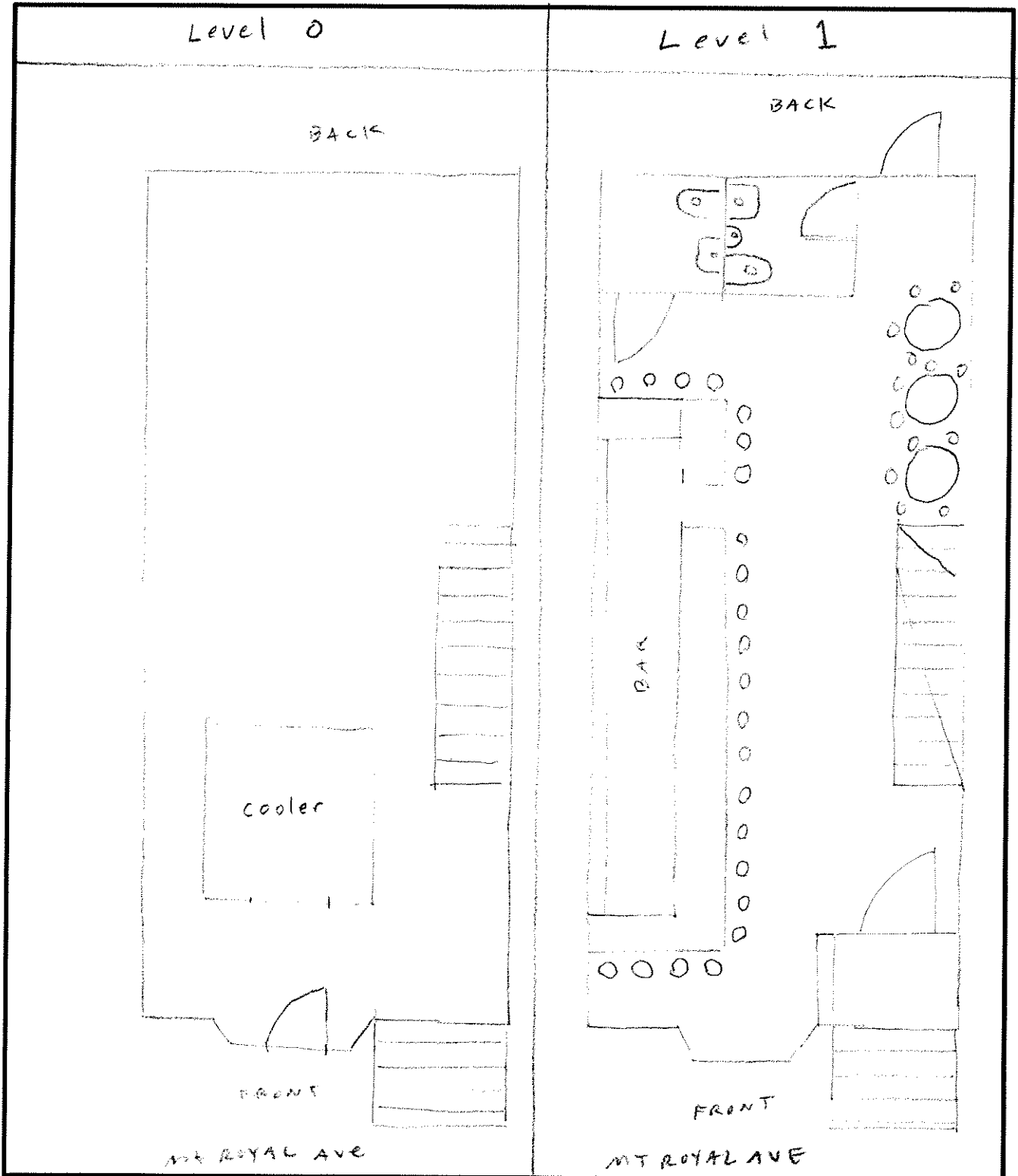
Board of Liquor License Commissioners for the City of Baltimore
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
Phone: 410-396-4377 Fax: 410-396-4382

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

ATTACHMENT 1
DESCRIPTION OF PREMISES

Basement and 1st floor of a 3-story above ground building (Approx. 3,384 sq. ft.)

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





Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LBD7 118**

Cert Num: **0649**

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

License Date: 5/1/2023

License Year: 2023

CR Number: 03188978

Payment Date: 04-19-23

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to Start License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **MOROTA, INC.**

Trade Name: **MOUNT ROYAL TAVERN**

Zone Code: 19

Phone: 410-669-6686

Block Num: 1204

City: BALTIMORE

Street: MT. ROYAL AVENUE WEST

State: MD

Zip: 21217

CR Number: 03188978

Portion of Business Used:

FIRST FLOOR FOR BUSINESS & BASEMENT FOR STORAGE

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

| First Name | Last Name | Street | City | State | Zip | Action | Change Owner |
|------------|------------|----------------------------|--------------|-------|-------|----------------------|------------------------------|
| MICHEL S. | CHARD (PR) | 11003 VALLEY HEIGHTS DRIVE | OWINGS MILLS | MD | 21117 | Edit | Remove Owner |
| JOHN R. | CORUN | 3648 ELM AVENUE | BALTIMORE | MD | 21211 | Edit | Remove Owner |
| CHRISANT | KOZAK | 235 EDRIDGE WAY | BALTIMORE | MD | 21228 | Edit | Remove Owner |

Comments

| Date | Comment | Action |
|------------|---|--------|
| 03/10/2023 | Application for transfer of ownership filed on behalf of One Distinct, LLC T/a Mt. Royal Tavern, Nicholas Wisniewski on 3/3/2023 /kk | Delete |
| 05/17/2022 | * Licensee(s) changed during 2022 renewal period - Michel S. Chard became the Per. Rep. for Ronald H. Carback (death) * /kk | Delete |
| 04/28/2022 | ***RELEASED STATE OF MD TAX HOLD...***/mb | Delete |
| 01/31/2022 | ****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb | Delete |
| 01/26/2022 | Application for CIAA Basketball Tournament was submitted on 12/2/2021 by Creative Nation Baltimore, LLC; see invoice# 123750..k/r | Delete |
| 08/09/2019 | Submitted 2019 Trader's License..... /sb | Delete |
| 04/22/2019 | Submitted 2018 Trader's license.... /sb | Delete |
| 03/18/2019 | Alcohol Awareness expires on 03/08/23, certified by John S Murray (Ronald Carback and Chrisant Kozak)..... /sb | Delete |
| 09/14/2018 | *****9/14/2018 PAID IN FULL PLEASE CHECK INVOICE# 113333 *** 8/30/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$300; \$300 + \$125 admin fee = \$425 total fine, 30 days to pay...../kr | Delete |
| 09/04/2018 | 8/30/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$300; \$300 + \$125 admin fee = \$425 total fine, 30 days to pay...../jr | Delete |
| 04/26/2017 | ** COMPLETED ADMIN TRANSFER FOR RENEWAL PURPOSES ** /kk | Delete |
| 04/23/2016 | Given Annual License to Chief Inspector, M.Fosler for delivery to establishment.... /sb | Delete |
| 05/06/2015 | Alcohol Awareness expries 03/13/2019 (Ronald Carback and Chrisant Kozak) | Delete |

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

License num: LBD7 118 Address: 1204 MT. ROYAL AVENUE WEST
Trade Name: MOUNT ROYAL TAVERN

Comment:

[Add Comment](#)

Hold Info



ONE DISTINCT, LLC: W23549827

Department ID Number:

W23549827

Business Name:

ONE DISTINCT, LLC

Principal Office: ⓘ

2239 KIRK AVE.

BALTIMORE MD 21218

Resident Agent: ⓘ

NICHOLAS WISNIEWSKI

2239 KIRK 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:

12/22/2022

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1204 W. Mt. Royal Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 4

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 2

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 1

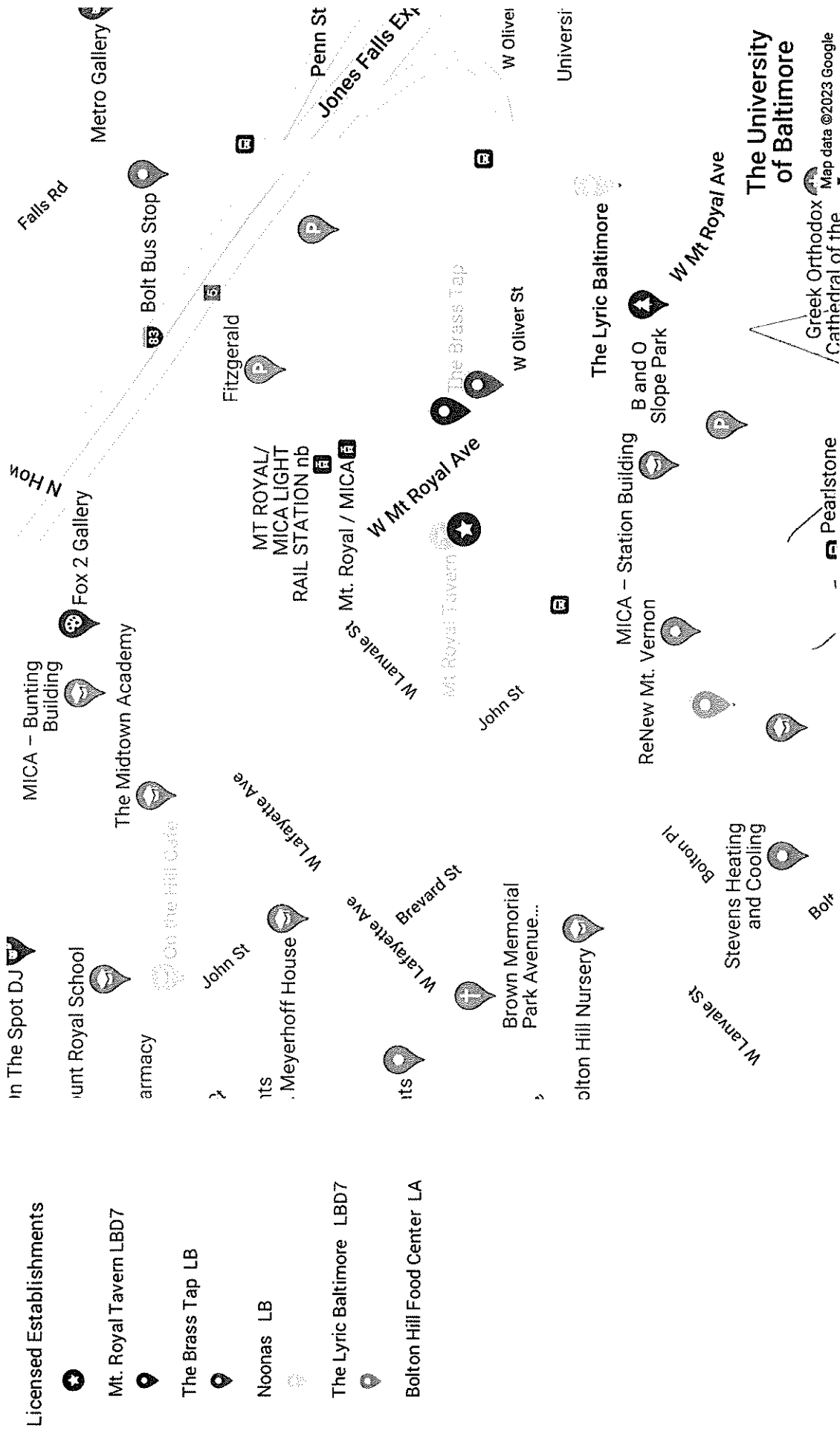
ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Washington DATE: 3/31/23

1204 W. Mt. Royal Ave



Licensed Establishments

- ★ Mount Royal Tavern LBD7
- 📍 The Brass Tap LB
- 📍 Noonas LB
- 📍 The Lyric Baltimore LBD7
- 📍 Bolton Hill Food Center LA

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): | mount royal tavern |
| Corporation Name: | one distinct,llc |
| Location Address: | 1204 W Mt Royal Ave |
| License Type: | Class "BD7" Beer, Wine and Liquor ▼ |
| Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING) | Yes ▼ |
| Is the location within 300 feet of Church and/or School? | No ▼ |
| Date Posted? | 3/22/2023 |
| Estimated Date of Removal? | 4/6/2023 |
| Are there any other licensed establishments within a two block radius? | Yes ▼ |

Other licensed locations - Describe/Note:

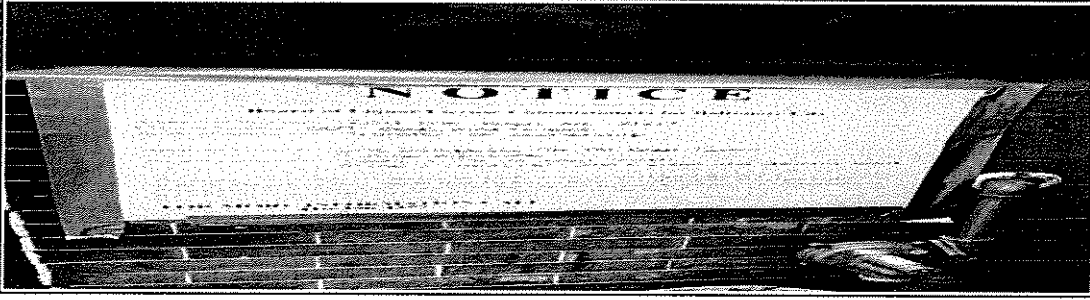
see maps

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

application submitted for transfer

Insert Photo of Sign and location:





Attach Additional Photos

Inspector Name

Date and Time

Name of Licensee (if present)

Back

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: nicholas wisniewski

Address of Premises: 1204 w mt royal ave

Inspector: i:0#.w|baltimore\kenyattag.washington

Date Posted: 3/22/2023

Time Posted: 1:01 PM

Date Rechecked:

Time Rechecked:

Manager or Owner when sign posted:

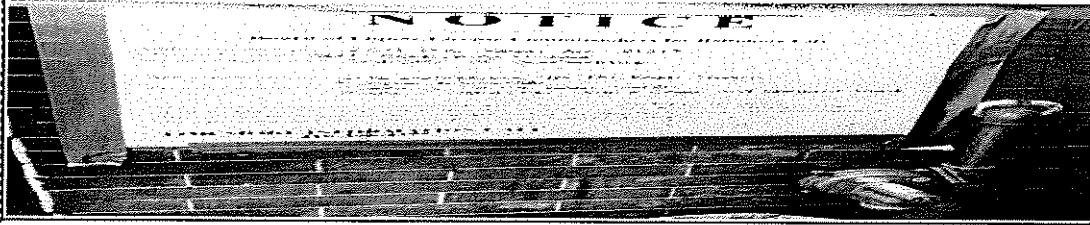
Summary on location of sign posted:

posted on front wall

Summary on location of sign rechecked:

Insert Photo of Sign and location:





Attach Additional Photos

Submit

Back

BLLC Routine Inspection

Business Information

Address: 1204 MT. ROYAL AVENUE WEST 21217

Trade Name: MOUNT ROYAL TAVERN

Corporation Name: MOROTA, INC.

Type of License: Class "BD7" Beer, Wine and Liquor

Date/Time of Inspection: 8/18/2021

12:39:33 PM

Manager/Licensee

Operational Status

Open/Closed: Open

Closed Date:

Sanitation Status

Clean and Free of Debris: Satisfactory

Bar Information

Location of Bar: Center

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Private Goods/BD7 Check/Use

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: Yes

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

Alcohol License

Traders License: Yes

Alcohol Awareness Certification Date Issued: 3/8/2019

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date: Bond w2992937 8/10/2021

Notes

Inspector Comments:

Inspection

Inspector Comments: clean

Exits

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 ▼

Entertainment Services

Live Entertainment (Describe):

Outdoor Table Service N/A ▼

Inspection

Violation Issued: No ▼

Violations Noted:

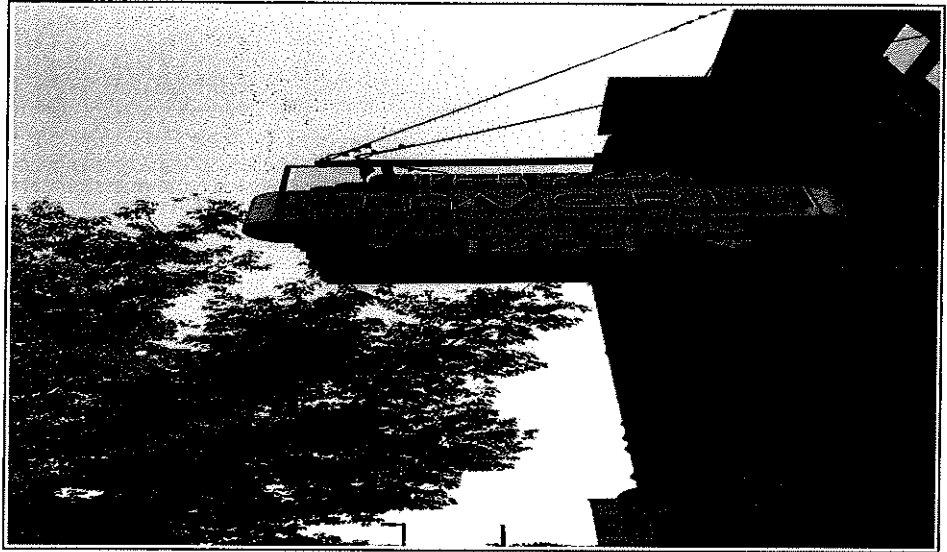
Remarks

Instructions Given to Licensee:

Inspector's Comments:

as satisfactory inspection was completed on the above establishment 8/10/21

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove



BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT

ePermits Online Message Board.

This is a post from Baltimore City.

[Please click here to review.](#)

If you have any questions, please call the Permit Office: 443-984-1809.

Permit number: USE2023-50769

Project Name: MRT

Address: 1204 W MOUNT ROYAL AVE

Sent by: CHARLES LEE

Category: Reviewer's Comment

Subject: Information requested

Message: Please specify which part of building that tavern will occupy-if not entire building.

May 4, 2023

Applicant(s): Hammad Malik
South Clinton Tavern, LLC T/a Annabel Lee Tavern
601 S. Clinton Street 21224

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership with continuation of outdoor table service.

(a) **Applicant(s) Information:** (1) Hammad Malik was born in Pakistan in January of 1993. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Hammad Malik (100%).

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

(d) **Qualified Voters:** Nancy Ellengerger, Matthew Tritt, and Darrell E. Funk are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a restaurant/tavern in conjunction with use of sidewalk outside for outdoor table service per BMZA \$417-08, Approved July 22, 2008.

(f) **Corporate Standing:** South Clinton Tavern, LLC is a MD LLC and as of 4/17/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 3/22/2023 and checked on 3/31/2023. This meets the 10-day rule. There are 6 licensed liquor establishments in the 4x4 area: "C" BW- 1; "C" BWL- 1; and "BD7" BWL- 4.

(h) **Timeline:** Last Inspection by BLLC was performed 3/23/2023. 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.

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EXPLANATION OF REQUEST: transfer of ownership CLASS TYPE: LBD7

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 601 S. CLINTON ST. BALTIMORE CITY 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: SOUTH CLINTON TAVERN LLC TRADE NAME: ANNABEL LEE TAVERN

BUSINESS PHONE NUMBER: 410-929-3216 BUSINESS EMAIL ADDRESS: CLINTONTAVERN601@gmail.com

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

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

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

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

Please note that as per Alc. Bev. Art. 8-12-1407(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 HAMMAD MAUK [REDACTED] [REDACTED]

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

3533 E. FAIRMONT AVE. BALTIMORE CITY 21224 2 years

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

01/1993 MALE PAKISTAN

(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 N/A

(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 N/A

(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
MAR 7 2023 PM 4:18

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

| Name | Address | Phone | Email |
|--------------|-----------------------|------------|------------|
| HAMMAD MALIK | 3533 E. FAIRMOUNT AVE | [REDACTED] | [REDACTED] |

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-103 (a)(11). If necessary, please attach a list of the names and addresses of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Hammad Malik ADDRESS: 3533 E Fairmount Ave TITLE: President %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: _____

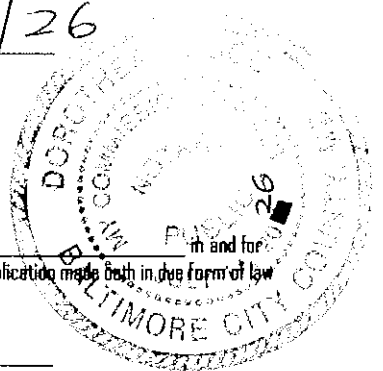
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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 6th day of March, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Hammad Malik 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: Dorothea Locco (Notary Seal) My Commission expires 7/14/26
 Printed Name: Dorothea Locco



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: _____

E. S. T. Grey LLC

Name and Address of the owners of the premise/landlord: KURT BRAGUNIER, member Phone Number: [REDACTED]
601 S. Clinton St. 21224

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

(I, WE) KURT BRAGUNIER, Member of E. S. T. Grey LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 601 S. Clinton St., 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.

KAB

Signature of Owner of the Property

I hereby certify that on the 7th day of March, 2023, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Kurt X. Bragunier, Member the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

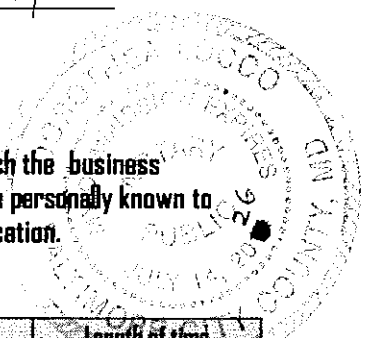
As witness, my hand and notarial seal.

Notary Signature: Dorothea Looco [Notary Seal] My Commission expires 7/14/26

Notary Printed Name: Dorothea Looco

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.

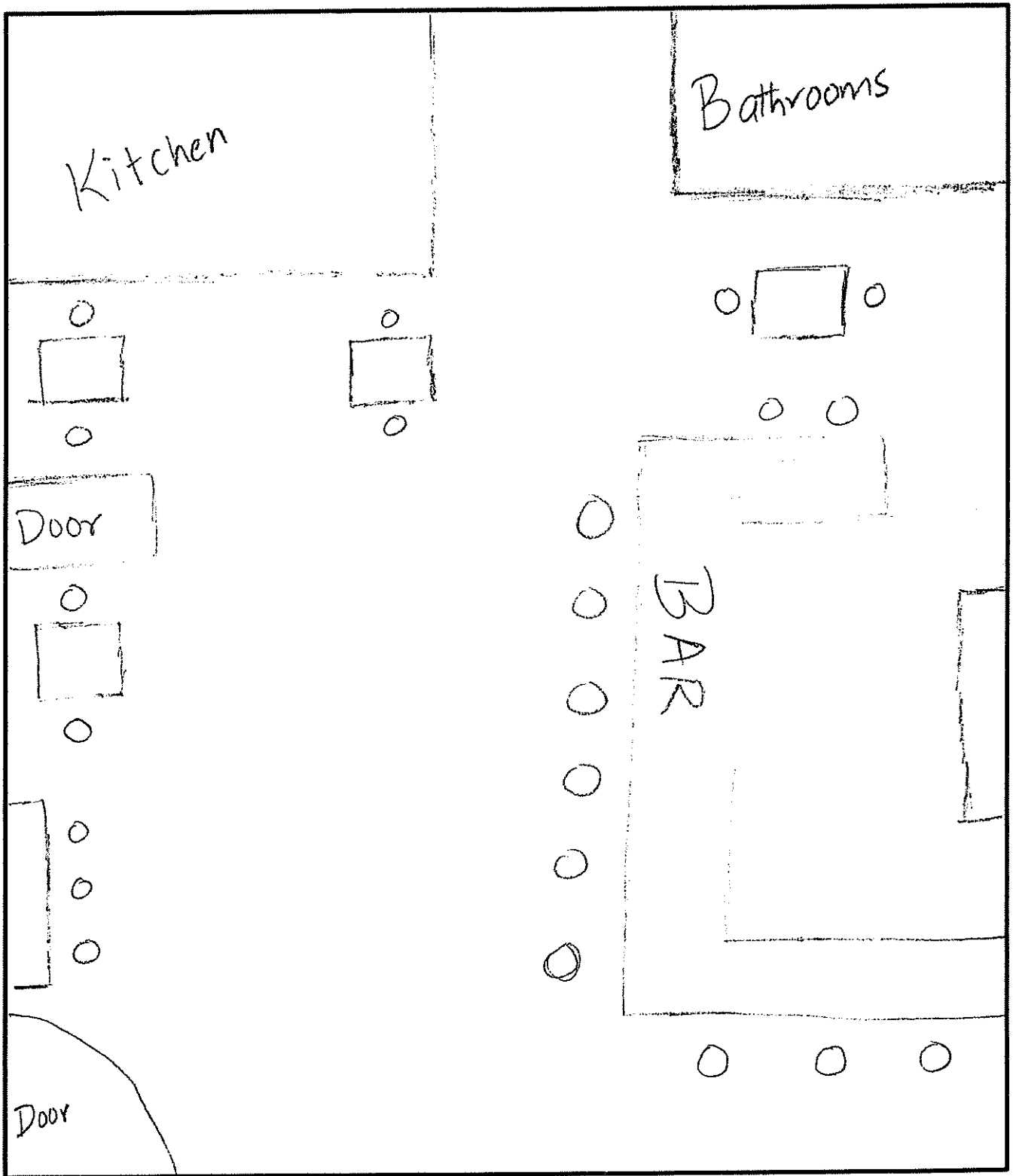


| Names | Address | Signature | DOB (Month/Year) | Length of time Acquainted with the Applicant(s) |
|----------------------------|------------------------------------|-----------------------------|------------------|---|
| Mark W. Ellenberger | 930 S. Robinson St. Baltimore, MD | <u>Mark W. Ellenberger</u> | 1/56 | 2 yrs |
| Nancy A. Ellenberger | 930 S. Robinson Baltimore, MD | <u>Nancy A. Ellenberger</u> | 3/59 | 2 yrs |
| Matthew <u>TAB</u> | 3126 Fort Avenue Baltimore, MD | <u>Matthew TAB</u> | 2/87 | 1 year |
| DANIEL FOUL | 3128 FOSTER RD | <u>DANIEL FOUL</u> | 9/62 | 2 yrs. |
| David Keltz DAVID KELTZ | Baltimore 21201 643N, Paoca St. | <u>David Keltz</u> | 9/14 | 2 yrs. |

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.

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





Liquor Board System

Version 1.0

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

License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

License Info

License Num: **LBD7 046**

Cert Num: **0083**

Fee: **\$1,370.00** Status: **Renewed**

License Date: 5/1/2023

License Year: 2023

CR Number: 12927870

Payment Date: ****

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to Start License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **KURT'S PLACE, LLC**

Trade Name: **ANNABEL LEE TAVERN**

Zone Code: 12

Phone: 410-522-2929

Block Num: 601

City: BALTIMORE

Street: CLINTON STREET SOUTH

State: MD

Zip: 21224

CR Number: 12927870

Portion of Business Used:

USE FIRST FLOOR AS A TAVERN/RESTAURANT WITH OUTDOOR TABLE SERVICE PER BMZA #417-08 NOT INCLUDING LIVE ENTERTAINMENT AND DANCING; BASEMENT FOR STORAGE

Restriction:

LICENSEE MAY PROVIDE GROWLER SERVICE

Edit the License Location Info

Alternate Mailing Address

License Owners

| First Name | Last Name | Street | City | State | Zip | Action | Change Owner |
|------------|-----------|-----------------------|-----------|-------|-------|----------------------|------------------------------|
| KURT X. | BRAGUNIER | 601 S. CLINTON STREET | BALTIMORE | MD | 21224 | Edit | Remove Owner |

Comments

| Date | Comment | Action |
|------------|---|--------|
| 03/10/2023 | Application for transfer of ownership with continuation of outdoor table service filed on behalf of South Clinton Tavern, LLC T/a Annabel Lee Tavern, Hammad Malik on 3/27/2023 /kk | Delete |
| 01/27/2023 | ****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2023.****/mb | Delete |
| 04/26/2022 | *****RELEASED STATE OF MD TAX HOLD***** /mb | Delete |
| 01/31/2022 | ****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb | Delete |
| 07/09/2020 | *****RELEASED STATE OF MD TAX HOLD***** /mb | Delete |
| 01/28/2020 | ****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/sb | Delete |
| 10/30/2019 | The business is in Good Standing and cleared from hold as per the email received from Law Department on October 29, 2019..../mb. | Delete |
| 09/26/2019 | Personal Property tax letter mailed to Licensee(s) Home Address on 09/26/19..... /sb | Delete |
| 07/16/2019 | Submitted 2019 Trader's License..... /sb | Delete |
| 06/28/2019 | 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 6/3/2019. Please check invoice#117394...k/r | Delete |
| 03/25/2019 | ****RELEASED STATE OF MD TAX HOLD****/mb | Delete |
| 01/25/2019 | ****STATE OF MD TAX HOLD, letter sent to the Business address on January 25, 2019.****/mb | Delete |
| 03/28/2018 | *****RELEASED STATE OF MD TAX HOLD***** /sb | Delete |
| 01/24/2018 | ***STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***/mb | Delete |
| 11/06/2017 | Establishment reopened on 8/11/2017 - 90 days expired 8/27/2017 - no hearing required. | Delete |
| 05/31/2017 | Per Baltimore Sun Article, this establishment closed on 5-29-17. Copy of article in Parent File - Mailed out letter about license expiring in 180 days /kk | Delete |
| 04/28/2017 | ***** RELEASED STATE TAX HOLD ***** /sb | Delete |
| 01/18/2017 | *****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb | Delete |
| 02/24/2016 | RELEASED STATE OF MD TAX HOLD..... /sb | Delete |
| 01/19/2016 | State of MD Tax Hold, letter sent... /sb | Delete |
| 07/28/2015 | Alcohol Awareness expires 07/22/19 (Kurt Bragunier) | Delete |
| 03/24/2015 | Released Tax Hold.../sb | Delete |
| 02/03/2015 | State of MD Tax Hold, letter sent to merchant on January 23, 2015. | Delete |
| 10/09/2012 | 10/4/2012 Public Hearing re: Application to transfer ownership and location to 601 S Clinton Street 21224 and request for outdoor table servie and expansion to 2nd floor. APPROVED transfer w/additions. | Delete |
| 12/09/2009 | 12/08/09 \$100 CONF.FEE PAID IN FULL #70517 | Delete |
| 12/09/2009 | 12/3/09 Hearing Conf.re:request for hardship extension. DECISION: LICENSE APPROVED UNTIL JUNE 1, 2010. MUST PAY CONF.FEE \$100 | Delete |

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

License num: LBD7 046

Address: 601 CLINTON STREET SOUTH

Trade Name: ANNABEL LEE TAVERN

Comment:

[Add Comment](#)

Hold Info

SOUTH CLINTON TAVERN LLC: Z23851769

Department ID Number:

Z23851769

Business Name:

SOUTH CLINTON TAVERN LLC

Principal Office: ⓘ

700 LUKE ROAD

MIDDLE RIVER MD 21210

Resident Agent: ⓘ

WHITE AND NG LLC

12410 MILESTONE CENTER DR

SUITE 600

GERMANTOWN MD 20876

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:

04/04/2023

State of Formation:

DE

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 601 S. Clinton St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 6

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE 1

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR 1

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 4

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Chase DATE: 3/23/23

601 S. Clinton St.

Licensed Establishments

Grounds Data



Annabel Lee Tavern LBD7



The Pig & Rooster

Smokehouse LBD7



The Chasseur LBD7



Marski Bar LBD7



Sacred Heart of Jesus WC



JP's Bar LBD7



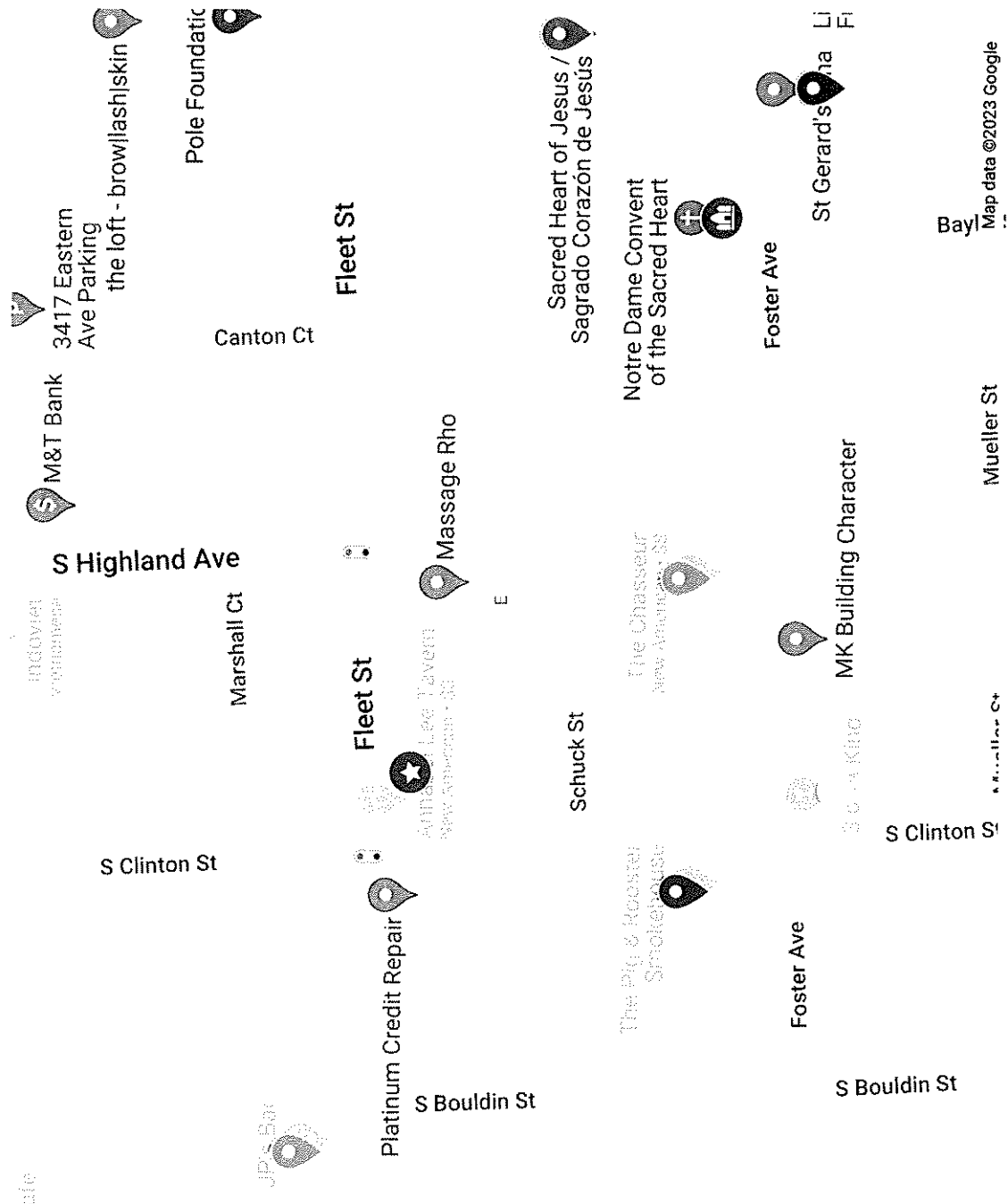
St Gerard's Yma Inc LC

Church



Notre Dame Convent of the

Sacred Heart



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): | Annabel Lee Tavern |
| Corporation Name: | South Clinton Tavern LLC |
| Location Address: | 601 S. Clinton 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) | Yes <input type="checkbox"/> |
| Is the location within 300 feet of Church and/or School? | Yes <input type="checkbox"/> |
| Date Posted? | 3/22/2023 <input type="checkbox"/> |
| Estimated Date of Removal? | 3/31/2023 <input type="checkbox"/> |
| Are there any other licensed establishments within a two block radius? | Yes <input type="checkbox"/> |

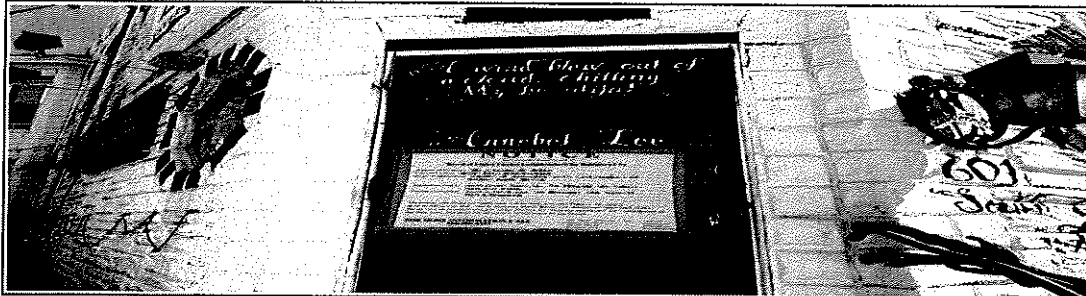
Other licensed locations - Describe/Note:

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 outdoor table service.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

Date and Time

i:\0#.w\baltimore\terri.chase

3/23/2023

11:18:32 AM

Name of Licensee (if present)

Approve

Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:

Address of Premises:

Inspector:

Date Posted:

Time Posted:

Date Rechecked:

Time Rechecked:

Manager or Owner when sign posted:

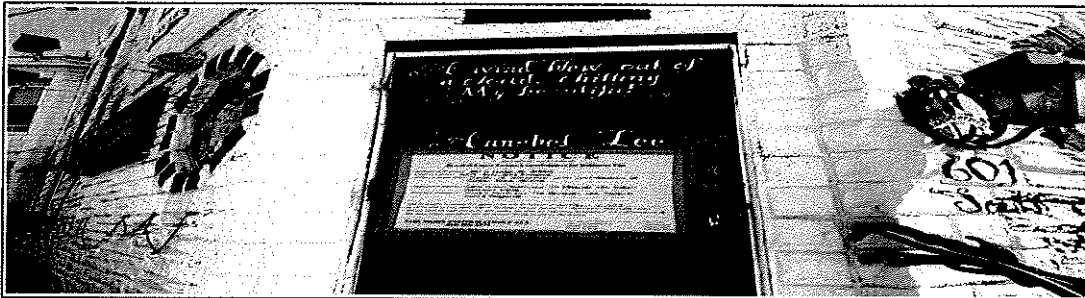
Summary on location of sign posted:

The sign is posted on the front door.

Summary on location of sign rechecked:

The sign is still posted on the front door.

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

Annabel Lee

Please be certain
When opening
the door,
The wind falls,
The door opens.

A

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 601 S. Clinton St. 21224

Class of License: BDF - Beer, Wine & Liquor

Scope of Application: Transfer of ownership with continuation of
Outdoor table Service

Application filed by: South Clinton Tavern, LLC T/A Annabel Lee Tavern
Ham mad malik

Present Licensee(s): Kurt's Palce, LLC T/A Annabel Lee Tavern
Kurt X. Brogunier

The hearing concerning this application will be held on or after April 6, 2023
at 10:30 AM in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21201.
Please visit lb.baltimorecity.gov under the link for "Hearing Schedules" for confirmation of
the date, time, and place for all matters being heard by the Board.

FOR MORE INFORMATION CALL
410-396-4377

Hon. Albert J. Matriociani, Jr., Esq. *Chairman*
Aaron J. Greenfield, Esq. *Commissioner*
Edward L. Reisinger *Commissioner*
Douglas K. Paige *Executive Secretary*

Back

BLLC Routine Inspection

Address Information

Address: 601 CLINTON STREET SOUTH 21224

Trade Name: ANNABEL LEE TAVERN

Corporation Name: KURT'S PLACE, LLC

Type of License: Class "BD7" Beer, Wine and Liquor

Date/Time of Inspection: 3/23/2023 11:12:05 AM

Manager/Licensee: Howard Mers

Business Status

Open/Closed: Open

Closed Date:

General Inspection

Clean and Free of Debris: Satisfactory

Bar Inspection

Location of Bar: Front

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BD7 Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: N/A ▼

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory ▼

Sanitation: Satisfactory ▼

Menu: Yes ▼

Business Records

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 3/29/2020

Employee Records: Yes ▼

Alcohol Beverage Information Invoice Numbers and Date:

Notes

Inspector Comments:

Notes

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes ▼

Fire Capacity:

Outdoor Seating Capacity:

Atm's Entertainment - (If Applicable)

License is Valid: N/A ▼

Dancers Present 18 and older: N/A ▼

Cleanliness of Dressing Room: N/A ▼

Auxiliary Services

Live Entertainment (Describe): N/A

Outdoor Table Service No ▼

Violations

Violation Issued: No ▼

Violations Noted:

Remarks

Instructions Given to Licensee:

Inspector's Comments: Health permit expires 8/3/23. Inspected on 3/22/23 by Chase

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



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My Permit Application List [Logout](#)

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

Add Application: [License Management](#) [Inspection Scheduler](#)

Most Current(Past 3 months) All Active Archived Deleted

Show 10 entries

Search:

| | | | App No. | Permit Number | Project Name | Create Submit Accept | Status | Fee Due | Fee Paid | Notes |
|------------------------|----------------------------|------------------------|------------|------------------|-----------------------------|--|----------------------|------------|-------------|-------------------------|
| | Contact us | Status | 284005 | USE2021-55423 | GRIFFITHS | 11/12/2021 11/12/2021 11/18/2021 | Issued 4/6/2022 | | \$98.00 | |
| Manage | Contact us | | 369894 | USE2023-51296 | ANNABELLE LEE | 3/3/2023 3/3/2023 | Submitted | | | Archive |
| Manage | Contact us | | 367622 | USE2023-51029 | SOPHIA'S | 2/21/2023 2/21/2023 2/23/2023 | Submitted | | | Archive |
| Edit | | | 349053 | | 236 S. HIGH STREET | 11/7/2022 | Initial | | | Archive |
| Manage | Contact us | Status | 343892 | USE2022-56023 | NEW MSB GROUP | 10/7/2022 10/7/2022 10/11/2022 | Issued 12/28/2022 | | \$98.00 | Archive |
| Manage | Contact us | Status | 332441 | USE2022-55087 | 902 S. CHARLES | 8/15/2022 8/15/2022 8/15/2022 | Issued 11/30/2022 | | \$98.00 | Archive |
| Manage | Contact us | Status | 325226 | USE2022-54438 | 4200 BELAIR ROAD | 7/11/2022 7/11/2022 7/8/2022 | Issued 1/4/2023 | | \$98.00 | Archive |
| Manage | Contact us | Status | 322135 | USE2022-54117 | 3925-27 EAST LOMBARD STREET | 6/14/2022 6/14/2022 6/15/2022 | Submitted | | \$98.00 | Archive |
| Manage | Contact us | Status | 322131 | USE2022-54116 | 1016 LIGHT STREET | 6/14/2022 6/14/2022 6/17/2022 | Submitted | | \$98.00 | Archive |
| Manage | Contact us | Status | 318852 | USE2022-53766 | 1520 CLIPPER ROAD | 5/25/2022 5/25/2022 5/25/2022 | Issued 1/24/2023 | | \$98.00 | Archive |

Showing 1 to 10 of 65 entries

Previous [1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) Next





BALTIMORE CITY
DEPARTMENT OF HOUSING &
COMMUNITY DEVELOPMENT



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

Account: eldpappas@yahoo.com

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

Project Name:ANNABELLE LEE

[Guest Access](#)

CHANGE OF OPERATOR -- CONTINUE TO USE SIDEWALK OUTSIDE OF 601 S. CLINTON STREET AS OUTSIDE TABLE SERVICE IN CONJUNCTION WITH EXISTING RESTAURANT/TAVERN PER BMZA #417-08, APPROVED JULY 22, 2008



Mayor Brandon M. Scott & Alice Kennedy, Commissioner



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Search Results

If you suspect that work is being performed without a permit or that the work is more than the scope of work indicates, please fill out a report at [311 Online](#).

Record Count : 12

(To organize your search click on the appropriate heading.)

| Permit Number | Plan Number | Description | Address | District | Issued Date | Expiration Date | Neighborhood |
|---------------|-------------|---|------------------|----------|-------------|-----------------|--------------|
| COM2007-32273 | | INSTALLED 15 GALLON GREASE TRAP | 601 S CLINTON ST | 202 | 10/17/2007 | 04/17/2008 | CANTON |
| USE2008-04750 | | USE SIDEWALK OUTSIDE OF 601 S CLINTON STREET AS OUTDOOR TABLE SERVICE IN CONJUNCTION WITH EXISTING RESTAURANT, PER BMZA #417-08. APPROVED JULY 22, 2008. | 601 S CLINTON ST | 202 | 12/15/2008 | | CANTON |
| COM2009-05572 | | REQUEST FOR TIME EXTENSION ON PERMIT COM2008-24771, ISSUED ON 09/11/08 WITH ORIGINAL COMPLETION DATE OF 03/11/09. Original Permit Description: (COM2008-24771) INSTALLATION OF (1) UL 710 LISTED CAPTIVE AIRE 5' EXHAUST HOOD SYSTEM AS PER CODE. | 601 S CLINTON ST | 202 | 03/11/2009 | 09/11/2009 | CANTON |
| COM2006-01537 | | INSTALL A 9X4 FOOT PARTITION TO SEPARATE RESTROOM ENTRANCE FROM ACCESS TO SUB BASEMENT AREA, NON LOAD BEARING W/NO PLUMBING OR ELECT. THE PARTITION WILL RUN ALL THE WAY UP TO THE CEILING WHICH IS 10 FT HIGH ALL INTERIOR, AS PER CODE. | 601 S CLINTON ST | 202 | 01/13/2006 | 07/13/2006 | CANTON |
| COM2008-24771 | | INSTALLATION OF (1) UL 710 LISTED CAPTIVE AIRE 5' EXHAUST HOOD SYSTEM AS PER CODE. | 601 S CLINTON ST | 202 | 09/11/2008 | 03/11/2009 | CANTON |
| COM2005-22794 | | (USE) USE PREMISES AS A TAVERN/RESTAURANT -NOT INCLUDING LIVE ENTERTAINMENT AND DANCING. (CHANGE OF OWNERSHIP) | 601 S CLINTON ST | 202 | 10/05/2005 | | CANTON |
| COM2009-00788 | | INSTALL WET CHEMICAL FIRE SYSTEM IN EXHAUST AS PER CODE. | 601 S CLINTON ST | 202 | 01/13/2009 | 07/13/2009 | CANTON |
| COM2007-32181 | | INSTALL GREASE TRAP IN KITCHEN OF TAVERN. AS PER CODE. | 601 S CLINTON ST | 202 | 10/17/2007 | 04/17/2008 | CANTON |
| COM2009-01395 | | INSTALL NEW GAS PIPING FOR NEW KITCHEN APPLIANCES. A METER RELEASE WILL BE NEEDED AFTER GAS PIPING IS INSTALLED AS PER CALLED AS PER CODE. | 601 S CLINTON ST | 202 | 01/22/2009 | 07/22/2009 | CANTON |
| COM2009-05897 | | WIRE ROOFTOP EXHAUST FAN MOTOR FOR HOOD IN KITCHEN, WIRE ANSOL CUT OUT SYSTEM | 601 S CLINTON ST | 202 | 03/16/2009 | 09/16/2009 | CANTON |
| COM2016-23246 | | INSTALL NEW WATER SERVICE FROM METER TO INSIDE WATER PIPE. INSTALL NEW PRV, DOUBLE CHECK VALVE & EXPANSION TANK AS PER CODE. * REPLACEMENT PER CUSTOMER. DOT PERMIT REQUIRED * | 601 S CLINTON ST | 202 | 09/12/2016 | 03/12/2017 | CANTON |
| | | DISTURB STREET AND | | | | | |

May 4, 2023

Applicant(s): Purushottom Dhakal and Chunne Bishwokarma
Narayanam, LLC T/a Aloha
1218 N. Charles Street 21201

Class: "B" Beer, Wine & Liquor License

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

(a) **Applicant(s) Information:** (1) Purushottom Dhakal was born in Nepal in February of 1983. He lives in Perry Hall, MD; and (2) Chunne Bishwokarma was born in Nepal in June of 1974. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Purushottom Dhakal (100%); and (2) Chunne Bishwokarma (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$1,000,000 to be paid at settlement.

(d) **Qualified Voters:** Enriqueta Sagastume, Alan L. Corkran, and Jong Sik Kim are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise as a restaurant and convenience store with outdoor table service.

(f) **Corporate Standing:** Narayanam, LLC is a MD LLC and as of 4/18/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 4/11/2023 and checked on 4/20/2023. This meets the 10-day rule. There are 8 licensed liquor establishments in the 4x4 area: "B" BWL- 6; and "BD7" BWL- 2.

(h) **Timeline:** Last Inspection by BLLC was performed 4/17/2023. 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:

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

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

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

EXPLANATION OF REQUEST: Transfer of owner/operator 1218 N Charles St 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: 1218 N Charles St

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: Narayanam LLC TRADE NAME: Aloha

BUSINESS PHONE NUMBER: 4437598531 BUSINESS EMAIL ADDRESS: ptmdhakai@yahoo.com

ATTORNEY FOR THE APPLICANT: A L Hurdle ADDRESS: 614 Bosley Ave, Towson PHONE: 4106855100

Part of Premises Used (Note: Floors and Areas for Storage): 1st and second floor, basement storage Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? _____ Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: 100

Please note that as per Alc. Bev. Art. 6 (2-1407(A)(2)), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)

1. Applicant A

Purushottom Dhakal _____
 (Full name) (Telephone no.) E-mail (Required)
13 Chatterly Ct Perry Hall MD 21128 0
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
02/83 M Nepal
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

Chunne Bishwokarma _____
 (Full name) (Telephone no.) E-mail (Required)
4222 Elsa Terrace Baltimore MD 21211 3
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
06/74 F Nepal
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

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
 MAR 28 2023 AM 11:21

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 |
|------|---------|-------|-------|
| | | | |

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-108 (a)(1). If necessary, please attach a list of the names and addresses of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Purushottam Dhakal ADDRESS: 13 Chatterly Ct Perry Hall 21128 TITLE: Member %OF STOCK HELD: _____
- 2) NAME: Chunne Bishwakarma ADDRESS: 4222 Elba Ter, Baltimore MD TITLE: _____ %OF STOCK HELD: _____
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

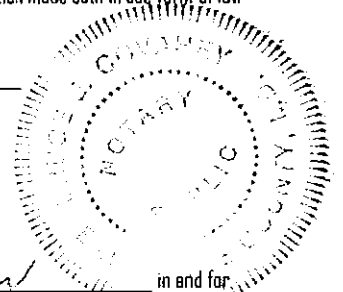
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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 20th day of February, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Purushottam Dhakal the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

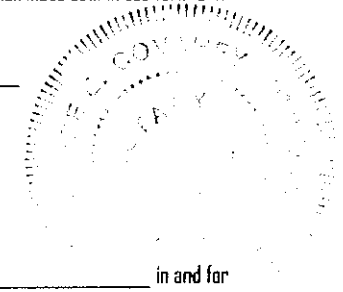
Signature: [Signature] [Notary Seal] My Commission expires 6/25/23
Printed Name: Rose E. Goshay



[Signature]
Signature of Applicant B

I hereby certify that on the 20th day of February, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Chunne Bishwakarma the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] [Notary Seal] My Commission expires 6/25/23
Printed Name: Rose E. Goshay



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: OAB Associates LLC Phone Number: [REDACTED]

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

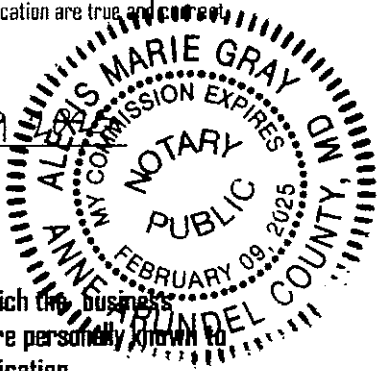
(I, WE) OAB Associates LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 218 W. Charles St, Baltimore, City with a Zip Code of 21201, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage 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 21st day of March, 2023, before me, the subscriber, a notary public of the State of Maryland, in and for _____, personally appeared STEFAN MARGHEM 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 Printed Name: ALEXIS GRAY

[Notary Seal] My Commission expires Feb. 9



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

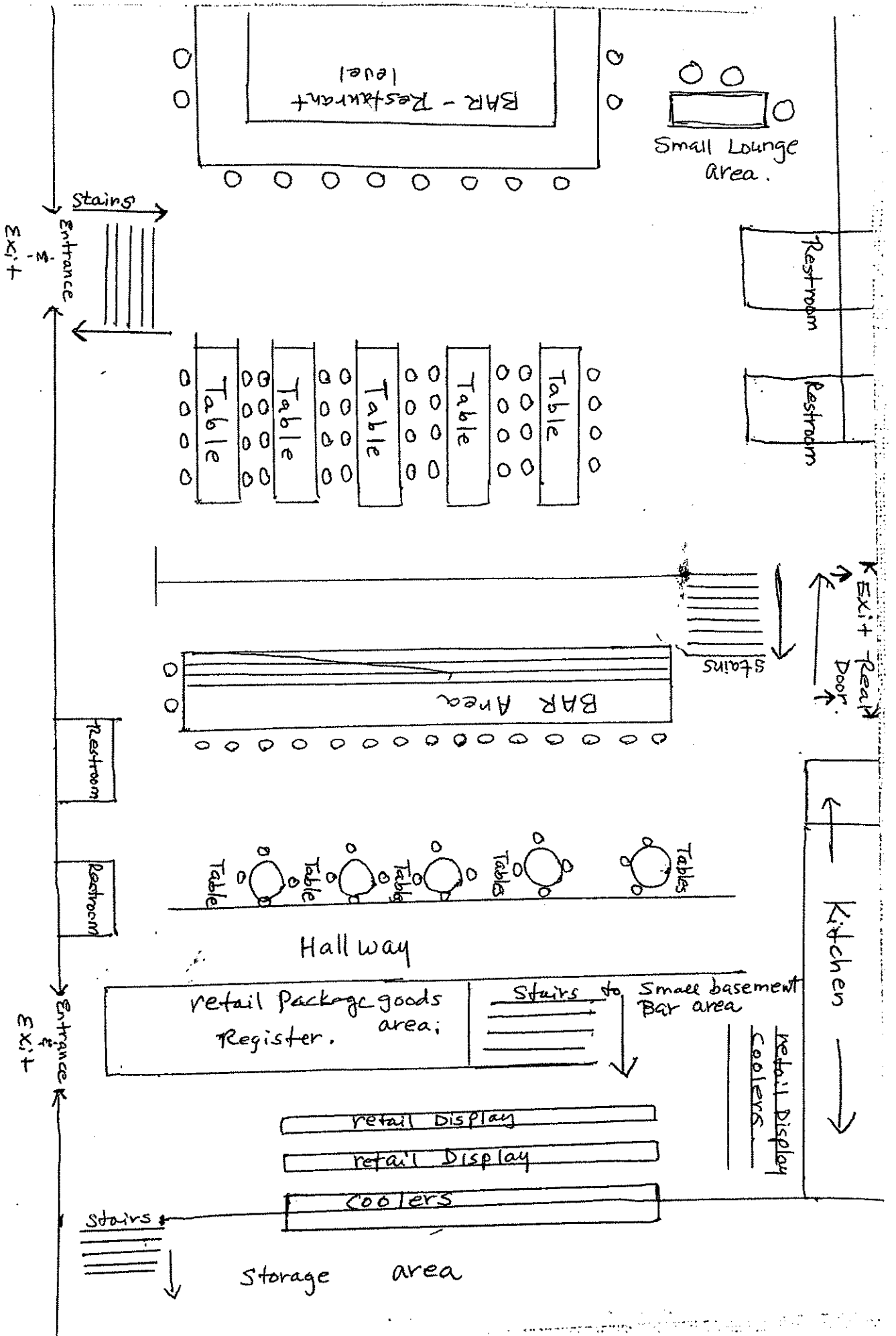
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

| Name | Address | Signature | DOB (Month/Year) | Length of time Acquainted with the Applicant(s) |
|-------------------------|---|-------------|------------------|---|
| ✓ Enriqueta Sagastume | 26 S. DECKRAVE | [Signature] | 9/19/64 | Just met |
| ✓ Alan Lee Corkran | 829 St. Dunstan Rd | [Signature] | 08/19/59 | Just met. |
| Chuma Chiza | 5229 Beauford Ave BALTIMORE, MD 21215 | [Signature] | 12/19/74 | 2 years. |
| ✓ STEVEN GELBLUM Miller | 5604 South Bend Road Baltimore, MD 21209 | [Signature] | 2/19/61 | 4 yrs. |
| ✓ Jong Sik Kim | 508 S. Rose St Baltimore, MD 21224 | [Signature] | 2/19/80 | 2 1/2 yrs. |

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.

1218 N. Charles St.





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 207** Cert Num: **0474** Fee: **\$1,520.00** Status: **Renewed**
License Date: 5/1/2023 License Year: 2023
CR Number: 13301344
Payment Date: 04-18-23

2022 - 2023 TPP Paid
2023 Trader's License [Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **ALOHA TOKYO INC**
Trade Name: **ALOHA SUSHI**
Zone Code: 21
Phone: 443-759-8531

Block Num: 1218 Street: CHARLES STREET NORTH
City: BALTIMORE State: MD Zip: 21201

CR Number: 13301344

Portion of Business Used:

USE PORTION OF PREMISES K/A 1218-1222 N. CHARLES STREET AS A RESTAURANT INCLUDING ACCESSORY OUTDOOR TABLE SERVICE

Restriction:

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

License Owners

| First Name | Last Name | Street | City | State | Zip | Action | Change Owner |
|------------|-----------|--------------------|--------------|-------|-------|----------------------|------------------------------|
| CHAE KUK | CHA | 2228 RIVER TERRACE | ELLCOTT CITY | MD | 21043 | Edit | Remove Owner |
| MIN | CHA | 820 LONGMAID DRIVE | REISTERSTOWN | MD | 21136 | Edit | Remove Owner |

Comments

| Date | Comment | Action |
|------------|---|--------|
| 03/31/2023 | Application for transfer of ownership with continuation of outdoor table service, requesting off-premises catering filed on behalf of Narayanam, LLC T/a Aloha, Purushottom Dhakal and Chunne Bishwokarma on 3/28/2023 /kk (Special Ad) | Delete |
| 02/04/2021 | As per pervious, comment mailed application back on 2/4/2021 to attorney Harry Pervas...See invoice# 120074 k/r | Delete |
| 02/04/2021 | 2/4/2021 Advised Attorney Harry Pervas that I can no longer keep the convert BD7 application that was submitted on 10/14/2020.Due to the application not having a MOU as per senate bill 328. Also, informed the attorney's office that I will be sending the application back and that they must request for a refund ...k/r | Delete |
| 01/05/2021 | Application to exchange class B(BWL) license for Class BD7(BWL) license as authorized by alcoholic beverage article 12-903(f)(Maryland law SCH390,328,HB954) on 10/14/2020...k/r | Delete |
| 02/10/2020 | Mailed letter of recognition for underage drinking compliance check on 1/30/2020 /kk | Delete |
| 11/01/2019 | ***FINE PAID IN FULL PLEASE CHECK INVOICE # 118240 *** Public Hearing Re: Violation of Rule 4.01(a)..K/R | 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 \$1,625.00.... /mb. | Delete |
| 10/11/2019 | 10/10/2019 - Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$1,500; \$1,500 + \$125 admin fee = \$1,625 total fine, 30 days to pay (3-0 vote)...../jr | Delete |
| 09/27/2019 | Mailed letter of recognition for underage drinking compliance check on 9/24/2019 /kk | Delete |
| 07/19/2019 | Submitted 2019 Trader's License..... /sb | Delete |
| 11/07/2018 | PAID IN FULL \$1,125.00 for Violation Hearing dated on October 11, 2018; Invoice #113696... /sb | Delete |
| 10/26/2018 | Given an Invoice to Inspector John Chrissonmallis for Violation Hearing fee dated on October 11, 2018; Fine Fee to be paid \$1,125.00.... /mb. | Delete |
| 10/12/2018 | 10/11/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$1,000 + \$125 admin fee, \$1,125 total fine, 30 days to pay (3-0 vote)...../jr | Delete |
| 09/02/2016 | 8/25/2016 Public Hearing re: Violation of Rule 4.01(a) Sales to Minors-Admission of Guilt GUILTY (3-0 vote)\$250 fine + \$125 admin fee = \$375 (30 days to pay) | Delete |
| 08/25/2016 | Violation Hearing dated: August 25, 2016 - PAID \$375.00; Invoice #104007.... /sb | Delete |
| 06/22/2010 | 06/15/10 \$100 CONF.FEE PAID #74341 | Delete |
| 05/25/2010 | 5/10 Transfer of Ownership & request to add 1222 N. Charles Street to existing license at 1218-20 N. Charles Street & request to add outdoor table service, B-BWL restaurant license, Min Cha, Chae K. Cha, Aloha Tokyo, Inc. | Delete |
| 11/19/2008 | 03/06/08 \$100 CONF.FEE PAID IN FULL #62148 | Delete |

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

License num: LB 207

Address: 1218 CHARLES STREET NORTH

Trade Name: ALOHA SUSHI

Comment:

[Add Comment](#)

Hold Info

Powered by:

NARAYANAM LLC: W23353576

Department ID Number:

W23353576

Business Name:

NARAYANAM LLC

Principal Office: ⓘ

1218-20 N CHARLES ST

BALTIMORE MD 21202

Resident Agent: ⓘ

PURUSHOTTAM DHAKAL

13 CHATTERLY CT

PERRY HALL MD 21128

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:

10/11/2022

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1218 N. Charles St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 8

"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 6

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Chase DATE: 4/18/23

1218 N. Charles St.

Licensed Establishments



Aloha LB



Sammy's Trattoria LB



The Brewer's Art LB



Grill Twelve 24 LB



XS LB



Jay's Deli LBD7



Dukem Ethiopian Restaurant LB



Baltimore Symphony Orchestra LBD7



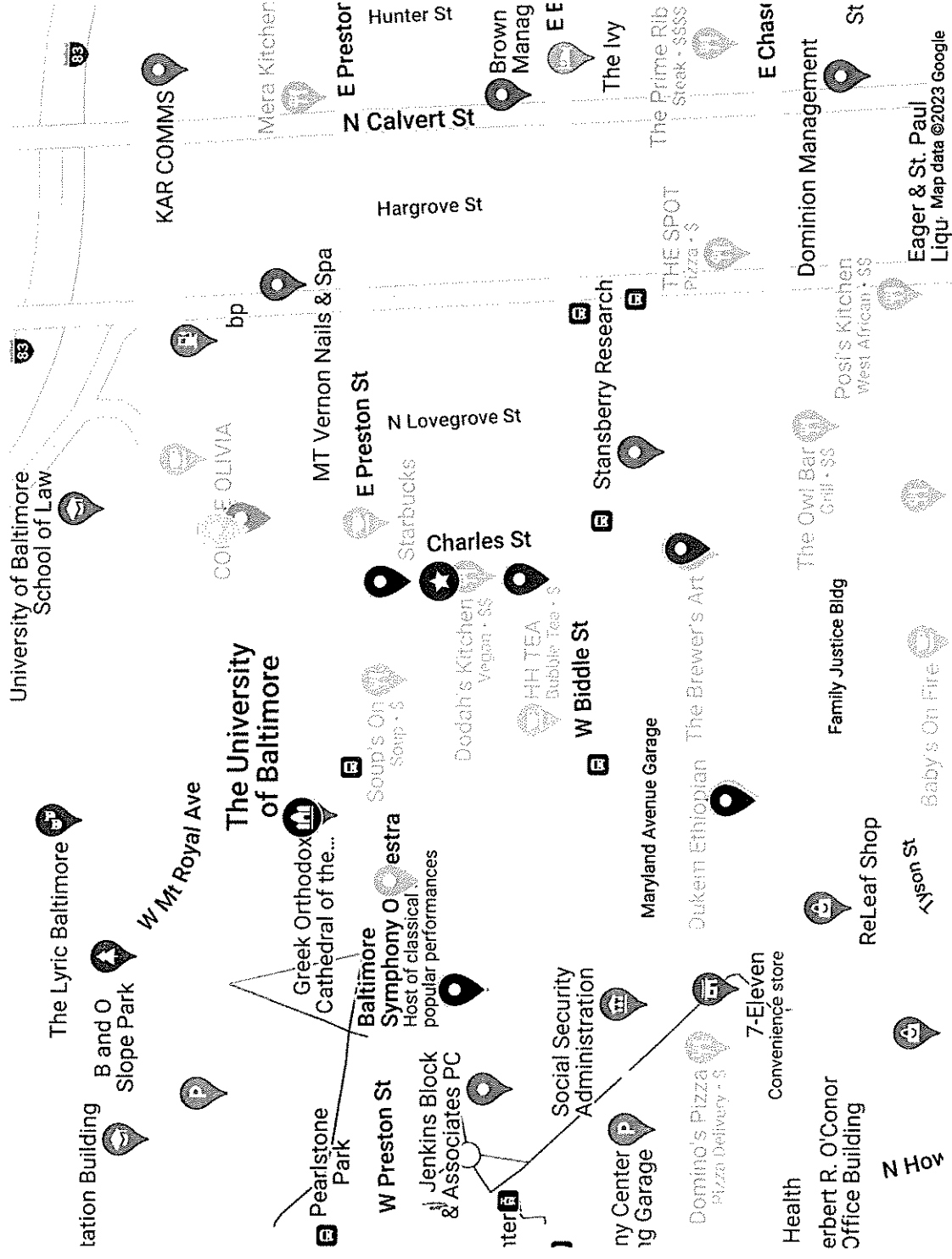
Red Emma's LB



Untitled layer



Greek Orthodox Cathedral of the Annunciation



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): | Aloha |
| Corporation Name: | Narayanam LLC |
| Location Address: | 1218 N. Charles St. |
| License Type: | Class "B" 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) | Yes <input type="checkbox"/> |
| Is the location within 300 feet of Church and/or School? | Yes <input type="checkbox"/> |
| Date Posted? | 4/11/2023 <input type="checkbox"/> |
| Estimated Date of Removal? | 4/20/2023 <input type="checkbox"/> |
| Are there any other licensed establishments within a two block radius? | Yes <input type="checkbox"/> |

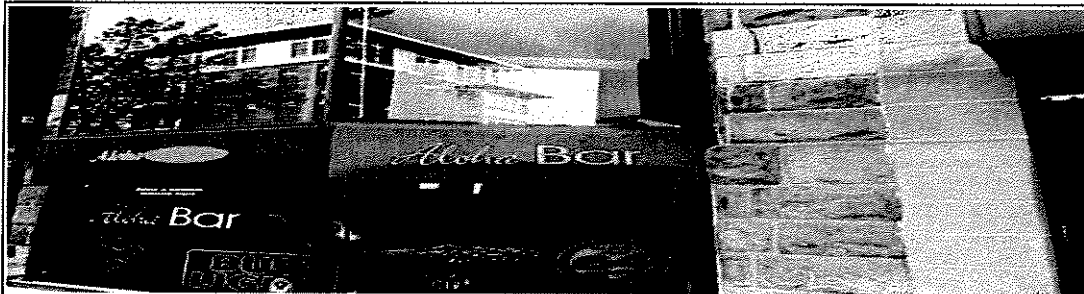
Other licensed locations - Describe/Note:

Please see maps for additional locations

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

Filed application for a transfer of ownership with outdoor service and off premise catering

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name

i:\0#.w\baltimore\terri.chase

Date and Time

4/13/2023

1:02:22 PM

Name of Licensee (if present)

Approve

Disapprove

Board of Liquor License Commissioners
For Baltimore City
1 North Charles Street, 15th Floor
Baltimore, Maryland, 21201

POSTING SIGNS REPORT

Applicant(s) Name: Purushottom Dhakal;Chunne Bishwokarma

Address of Premises: 1218 N. Charles St.

Inspector: i:O#.w|baltimore\terri.chase

Date Posted: 4/11/2023

Time Posted: 4:00 PM

Date Rechecked: 4/20/2023

Time Rechecked: 2:00 PM

Manager or Owner when sign posted: Chae Kuk Cha

Summary on location of sign posted:

The sign is posted on the window.

Summary on location of sign rechecked:

The sign is still posted on the window.

Insert Photo of Sign and location:



Attach Additional Photos

Approve

Disapprove

Back

BLLC Routine Inspection

Licensee Information

Address: 1218 CHARLES STREET NORTH 21201

Trade Name: ALOHA SUSHI

Corporation Name: ALOHA TOKYO INC

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

Date/Time of Inspection: 4/17/2023 4:27:12 PM

Manager/Licensee: Chae Kuk Cha

Open/Closed Status

Open/Closed: Open

Closed Date:

External Appearance

Clean and Free of Debris: Satisfactory

Internal Appearance

Location of Bar: Front

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BD7 Checklist

Bulletproof Partitioning: Yes

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: Yes

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: N/A ▼

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory ▼

Sanitation: Satisfactory ▼

Menu: Yes ▼

Business Records

Traders License: Yes ▼

Alcohol Awareness Certification Date Issued: 11/2/2020

Employee Records: Yes ▼

Alcohol Beverage Information Invoice Numbers and Date:

Station

Inspector Comments:

Restroom

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes ▼

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 ▼

Auxiliary Services

Live Entertainment (Describe): N/A

Outdoor Table Service Yes ▼

Violations

Violation Issued: No ▼

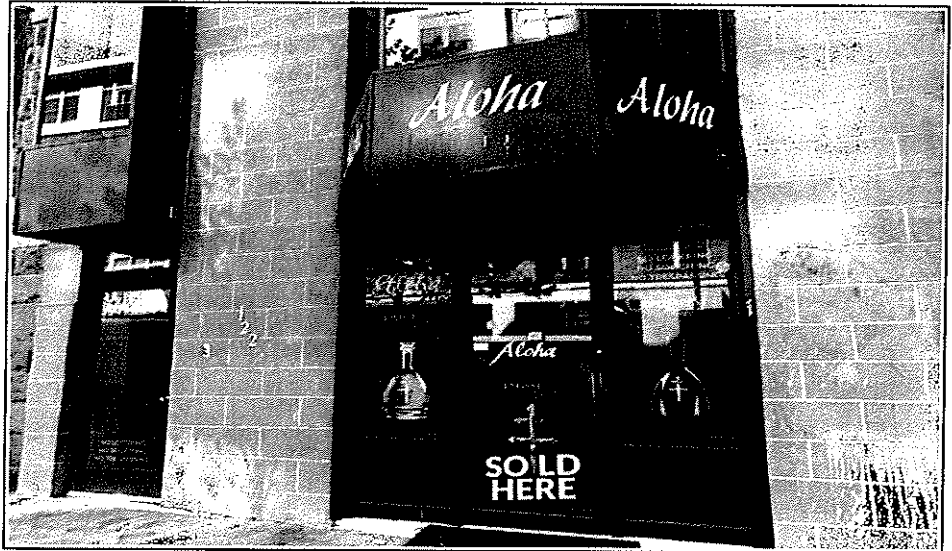
Violations Noted:

Remarks

Instructions Given to Licensee:

Inspector's Comments: Health permit expires 8/15/23. Inspected on 4/11/23 by Chase

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove

Certificate of Occupancy

THIS WRITTEN INSTRUMENT, WHEN PROPERLY CALIBRATED, 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 HEREON FILED IN THIS DEPARTMENT FOR THE AUTHORITY CONTAINED HEREIN, INCLUDING ANY AND ALL APPLIED 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.

| | | | | | |
|------|------|-------|-----|------------|----------|
| WARD | SEC. | BLOCK | LOT | ISSUE DATE | DISTRICT |
| 11 | 01 | 0483 | 034 | 11/29/12 | 101 |

PROPERTY ADDRESS: 1218 N CHARLES ST

OWNER: VS QUEEN ANNE, LLC ADDR: 300 E LOMBARD ST, #111 21202-6
 LESSEE: ALOHA SUSHI ADDR: 1218-22 N CHARLES ST BALTIMORE

LAND USE CODES 5823 5810 5920 0000

CONTINUE TO USE AS A RESTAURANT AND CONVENIENCE STORE WITH OUT DOOR TABLE SERVICE. WITH PACKAGE GOODS

| | | | | | |
|-------------------------------|--|--|---|--|-------|
| 000-2600-159600-400500 P | 1001-000000-2600-158304-400480 MISC | 1001-000000-2600-158304-400480 CH USE | 1001-000000-2600-158301-400490 NEW BLDG. | 1001-000000-2600-158302-400490 ADDITIONS | |
| 30-2600-158302-400490 ROAS | 1001-000000-2600-158304-400490 REPAIRS | 1001-000000-2600-158304-400490 MISC CONST. | 1001-000000-2600-158800-400500 ELECT. | 1001-000000-2600-158901-400510 HYDRONIC/STEAM HEAT | |
| 5-2600-158902-400510 CH | 1001-000000-2600-158902-400510 AIR COND. | 1001-000000-2600-158902-400510 DISP TANKS | 1001-000000-2600-158903-400510 FIRE | 1001-000000-2600-158905-400510 FUEL-BURNING EQUIPMENT | |
| 2600-159300-400530 | 1001-000000-2600-159000-400520 PLUMBING | 1001-000000-2600-159000-400520 S & E CONTROL | 1001-000000-3700-308801-401811 CHAP | 1001-000000-1500-102800-400230 TAX | 3.00 |
| 600-158306-400490 | 1001-000000-2600-158400-400540 FILING FEE | 1001-000000-2600-159400-400540 LOW VOLTAGE/TELECOMMUNICATIONS | 1001-000000-2600-158009-400480 PENALTY | TOTAL FEES | 98.00 |
| | | 45.00 | | | |
| | | 0.00 | | | |
| | | 50.00 | | | |

THORITY CONTAINED HEREIN MAY NOT BE VALIDLY EXERCISED AND AFTER ALL OF THE FEES APPEARING HEREON HAVE BEEN PAID DENCE THEREOF APPEARS IN THIS SPACE.



Richard Braverman
MICHAEL BRAVERMAN
 BUILDING OFFICIAL

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 Maryland Regulations Section 26.02.07.

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.

May 4, 2023

Licensee(s): Seth Peichert
2760 Lighthouse Point, LLC T/a Raw & Refined
2701 Boston Street 21224

Class: "BD7" Beer, Wine & Liquor License

Request to expand licensed premises

(a) **Applicant(s) Information:** (1) Seth Peichert was born in Allentown, PA in December of 1983. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Seth Peichert (100%).

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

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

(e) **Zoning:** Applicant has applied for a USE permit, for the use of a portion of premise as a restaurant with food and beverage sales requesting outdoor table service.

(f) **Corporate Standing:** 2760 Lighthouse Point, LLC is a MD LLC and as of 4/17/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 4/11/2023 and checked on 4/20/2023. This meets the 10-day rule. There are 3 licensed liquor establishments in the 4x4 area: "B" BWL- 1; and "BD7" BWL- 2.

(h) **Timeline:** Last Inspection by BLLC was performed 4/18/2023. 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:

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: Expansion of premises, no change to licensee CLASS TYPE: BD7

Please select one option and fill out the requested information

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

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

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: 2727 Lighthouse Point / 2701 Boonville

CORPORATE/LLC/LLP/PARTNERSHIP NAME: 2760 Lighthouse Point LLC TRADE NAME: Raw + Refined

BUSINESS PHONE NUMBER: 410 3874377 BUSINESS EMAIL ADDRESS: _____

ATTORNEY FOR THE APPLICANT: JR. Woolman LLC ADDRESS: 111 S. Calvert Street PHONE: 410 385 5388

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

Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? DJ 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: attached

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

Seth Reichert [Redacted] [Redacted]

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

211 Tunbridge Rd Baltimore MD 21212 5 yrs

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

12/1983 M Allentown, PA

(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: B.L.L.C.
MAR 29 2023 9M2:09

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 |
|-----------------|-------------------|------------|------------|
| Dominic Cascola | 2921 O'Donnell St | [REDACTED] | [REDACTED] |

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

- 1) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
 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.*

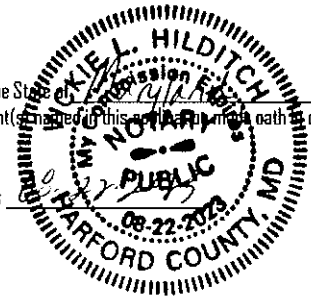
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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

Seth Lechert
 Signature of Applicant A

I hereby certify that on the 28th day of March, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Harford County, personally appeared Seth Lechert the applicant(s) named in this application and he/she/they 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: *Vickie L. Hilditch* (Notary Seal) My Commission expires _____

Printed Name: Vickie L. Hilditch



 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: 2760 Lighthouse Point, LLC Phone Number: [REDACTED]

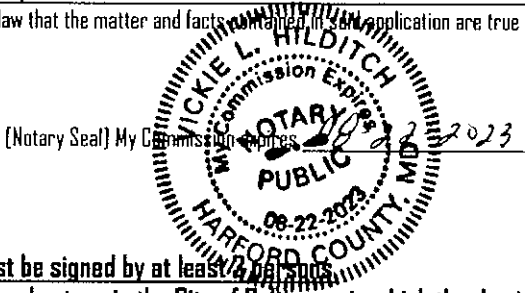
STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND

(I, WE) J. Scott Plank HEREBY CERTIFY, that (I am, we are) the owner(s) of the property located at 2760 Lighthouse Point, Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
Signature of Owner of the Property

I hereby certify that on the 29th day of March, 2023, before me, the subscriber, a notary public of the State of Maryland, in and for Harcford County personally appeared J. Scott Plank the landlord/property owner named in this application made oath in due form of law that the matter and facts stated in said application are true and correct.

As witness, my hand and notarial seal.
Notary Signature: Vickie L. Hilditch
Notary Printed Name: Vickie L. Hilditch



The following certificates must be signed by at least 4 persons.

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

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

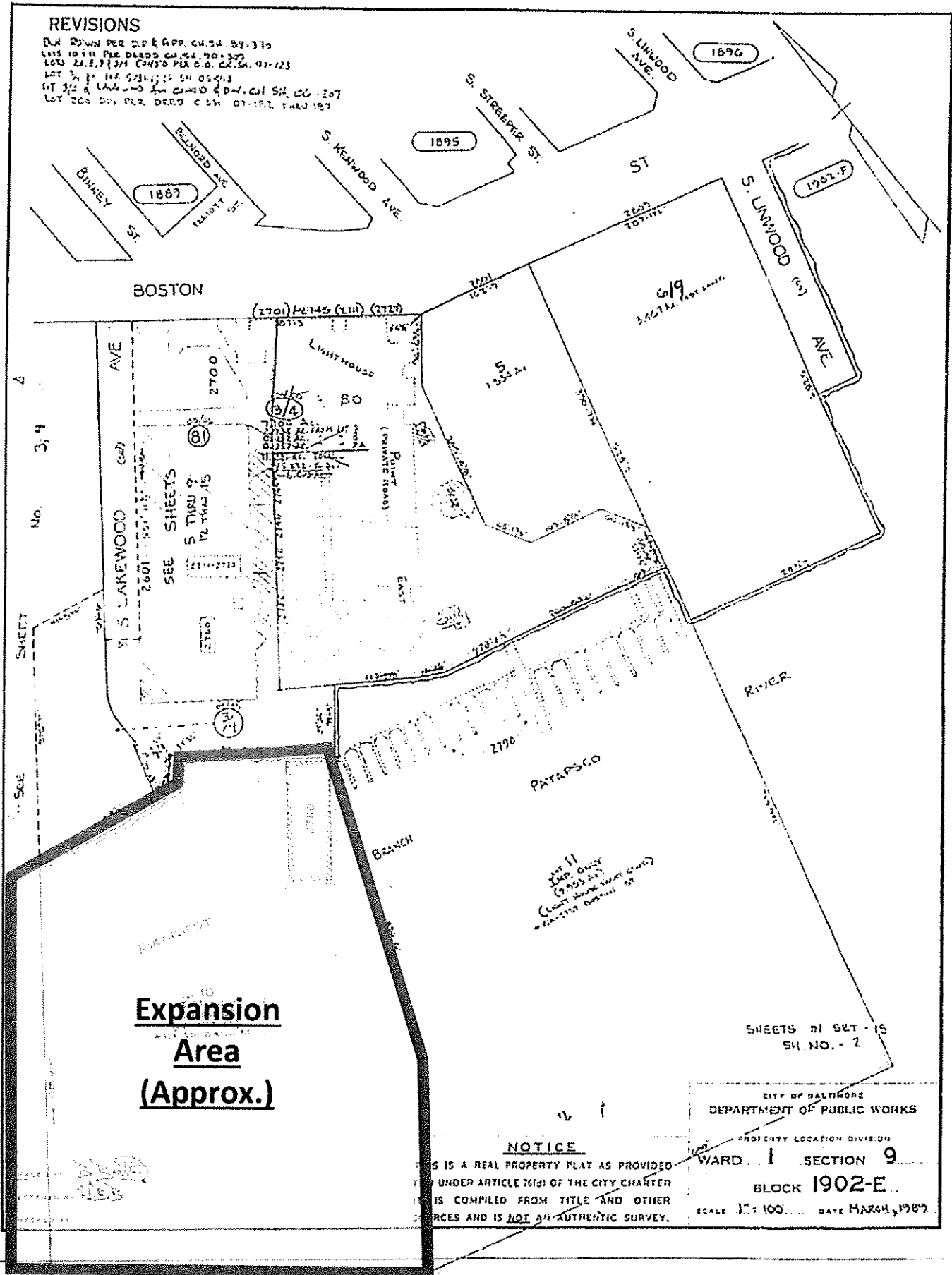
Board of Liquor License Commissioners for the City of Baltimore
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
Phone: 410-396-4377 Fax: 410-396-4382

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

Marked on Prior License Exhibit

REVISIONS

PLAN RETURNED PER DEP. OF P.W. CH. 54 89-370
 LOTS 10 & 11 PRE. PARADO CH. 44 90-303
 LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



**Expansion
 Area
 (Approx.)**

SHEETS IN SET - 15
 SH. NO. - 2

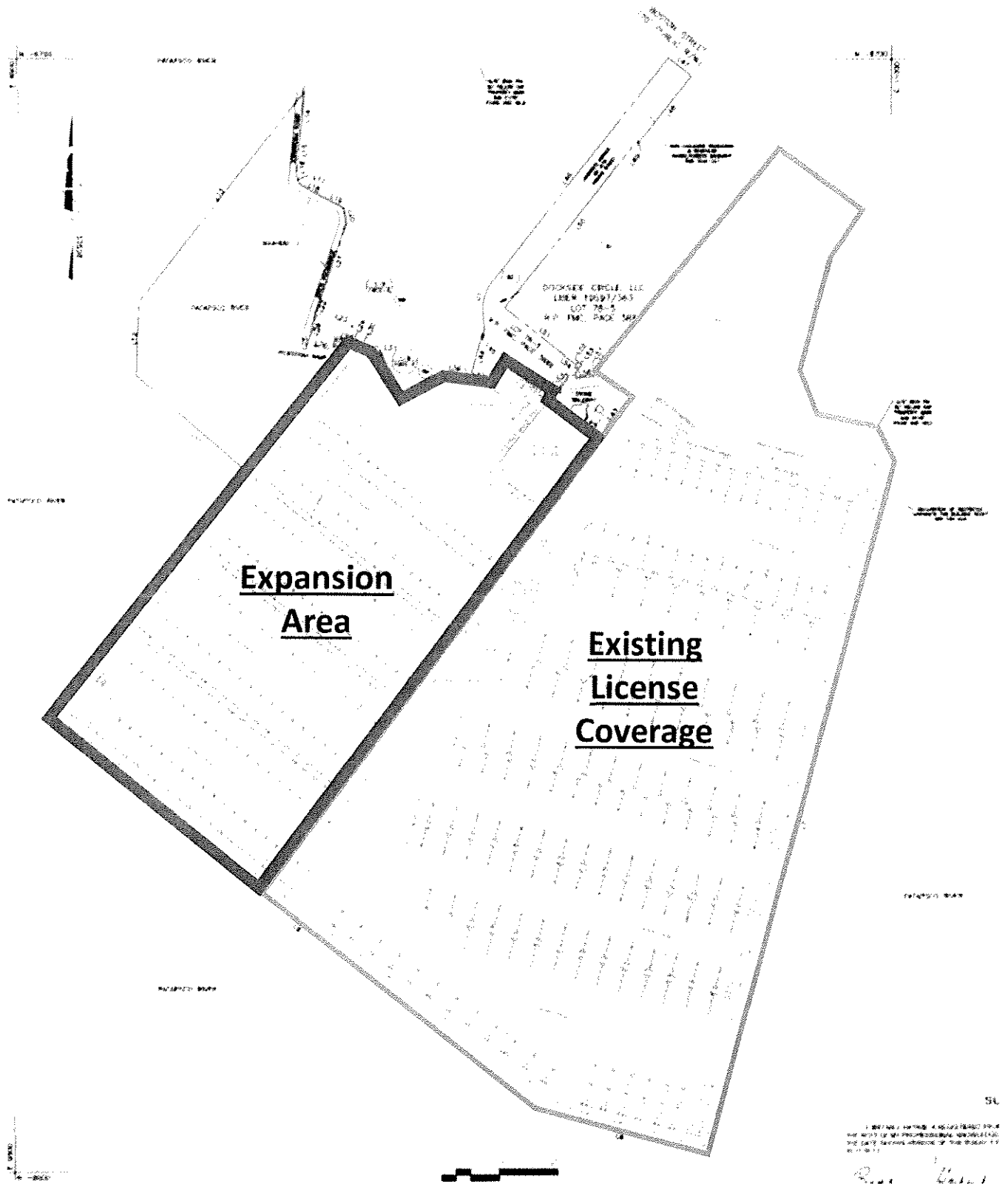
CITY OF BALTIMORE
 DEPARTMENT OF PUBLIC WORKS
 PROPERTY LOCATION DIVISION
 WARD 1 SECTION 9
 BLOCK 1902-E
 SCALE 1" = 100' DATE MARCH, 1989

NOTICE

THIS IS A REAL PROPERTY PLAT AS PROVIDED
 UNDER ARTICLE 71(a) OF THE CITY CHARTER
 IS COMPILED FROM TITLE AND OTHER
 RECORDS AND IS NOT AN AUTHENTIC SURVEY.

LOT 11
 Exp. Only
 (1983 PL)
 (Check against title records)
 #22-1112 (partial)

Expansion Area on Recent Plats





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 253**

Cert Num: **0785**

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

License Date: 5/1/2023

License Year: 2023

Fee:

CR Number: 17578198

Payment Date: ****

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

[Click to Start License Renewal](#)

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: **2760 LIGHTHOUSE POINT, LLC**

Trade Name: **RAW & REFINED**

Zone Code: 13

Phone: 410-387-4377

Block Num: 2701

City: BALTIMORE

Street: BOSTON STREET

State: MD

Zip: 21224

CR Number: 17578198

Portion of Business Used:

FIRST AND SECOND FLOORS FOR BUSINESS, POOL, KIOSK, SHIP STORE, FUEL DOCK FOR BUSINESS

Restriction:

Edit the License Location Info

Alternate Mailing Address

License Owners

| First Name | Last Name | Street | City | State | Zip | Action | Change Owner |
|------------|-----------|--------------------|-----------|-------|-------|----------------------|------------------------------|
| SETH | PEICHERT | 211 TUNBRIDGE ROAD | BALTIMORE | MD | 21212 | Edit | Remove Owner |

Comments

| Date | Comment | Action |
|------------|---|--------|
| 03/31/2023 | Application to expand licensed premises filed on behalf of 2760 Lighthouse Point, LLC T/a Raw & Refined, Seth Peichert on 3/29/2023 /kk (Special Ad) | Delete |
| 05/11/2022 | Licensed transfer to 2760 Lighthouse Point, LLC T/a Raw & Refined, Seth Peichert per DES Nicholas Blendy..../jr | Delete |
| 04/08/2022 | 4/7/2022 - Virtual Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*..../jr | Delete |
| 04/06/2022 | Received Hardship Extension request letter from attorney Joe Woolman office; Inv#124941..../jr | Delete |
| 02/20/2022 | 2/20/2022 Warning pending transfer letter was sent to all applicant(s) and attorney... k/r | Delete |
| 09/03/2021 | 9/2/2021 - Virtual Public Hearing Re: Application to transfer ownership with continuation of live entertainment and outdoor table service, requesting delivery of alcoholic beverages; Board to rehear matter concerning an issue identified during issuance process -APPROVED - Approval stands from original approval on 9/10/2020 hearing (3-0 vote)..../jr | Delete |
| 07/20/2021 | Per Nicholas Blendy licensed transferred to Mandy Leeuwen.../jr | Delete |
| 05/26/2021 | 5/20/2021 - \$50 application fee check along with 2021 Renewal Application in name of Transfer applicant Seth Peichert given to Deputy Executive Secretary Nicholas Blendy. Mr. Blendy will handle due to renewal application not being in current licensee's name .../jr | Delete |
| 09/10/2020 | 9/10/2020-Virtual Hearing-Application to transfer ownership with continuation of live entertainment and outdoor table service, requesting delivery of alcoholic beverages. Approved - S.R | Delete |
| 07/13/2020 | Application for transfer of ownership with continuation of outdoor table service, requesting delivery of alcoholic beverages filed on behalf of 2760 Lighthouse Point, LLC T/a Raw & Refined, Seth Peichert on 7/7/2020 /kk | Delete |
| 10/01/2019 | Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on Oct. 1, 2019..../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 |
| 06/22/2019 | Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter licensee issuance information until 6/22/2019. The license was initially issued on 5/10/2019...../jr | Delete |
| 04/12/2019 | 4/11/2019 - Public Hearing Re: Request for transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer*...../jr | Delete |
| 03/13/2019 | 2/28/2019 receive transfer hardship extensions. Please check invoice #114212.k/r | Delete |
| 02/13/2019 | 02/12/2019 150 Day pending transfer letters were sent. Please check folder for more details....k/r | Delete |
| 12/07/2018 | 12/5/2018 90 Day pending transfer letters were sent. Please check folder for more details....k/r | Delete |
| 09/14/2018 | 9/13/2018 - Public Hearing RE: Application to transfer ownership with continuation of outdoor table service, requesting off-premise catering and delivery of alcoholic beverages - APPROVED (3-0 vote) *Must provide before and after renderings of property and hours of operation before the Board*...../jr | Delete |
| 07/11/2018 | Application for transfer of ownership with continuation of outdoor table service requesting off-premise catering and delivery of alcoholic beverages filed on behalf of Lighthouse Point Licensee, LLC T/a Button, Mandy Leeuwen on 6/29/18 /kk | Delete |
| 07/06/2018 | Alcohol Awareness (Button Café-2723 Lighthouse Point) expires on 06/27/22 (23 total - Ian Andrews, Chris Banks, Jason Bobbitt, Ryan Bullock, Kimberly Chilcoat, Rose DiFerdinando, Abdarrahman Eltoweissy, Anastasia Fox, Wayne Furia, Nicholas Giusto, Andrea Loga, Nicole Messer, Ayana Porter, Samantha Robinson, Ria Slowinski, Philip Snook, Adrianna Svehla, Collin Thomas, Tracy Thomas, Tracy Turner, Carly Yost, Kaitlym Yost, Sarah Zabbotney and Yeoryios Zisotoulos) John S Murray..... /sb | Delete |
| 08/08/2016 | Licensee invoice #103255, Check #11333..../sb | Delete |
| 01/19/2010 | 01/19/10 \$100(180 DAY CONF) PAID IN FULL #70666 | Delete |
| 06/10/2009 | 06/09/09 \$100 CONF.FEE PAID IN FULL #69345 | Delete |
| 05/15/2009 | 05/09 Transfer of Ownership, Selvin Passen, Dan Naor, Baltimore Marine Center, LLC | Delete |
| 03/01/2004 | 2/15/96 Public hearing re: Application to transfer ownership i and location of the existing Class BD7 license presently in the i name of Frank Jugo, Personal Representative, at 1818-20 Gough i Street to the applicants at the new location 2701 Boston Street APPROVED | Delete |

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

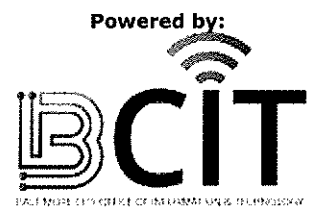
License num: LBD7 253
Trade Name: RAW & REFINED

Address: 2701 BOSTON STREET

Comment:

[Add Comment](#)

Hold Info



2760 LIGHTHOUSE POINT, LLC: W18261131

Department ID Number:

W18261131

Business Name:

2760 LIGHTHOUSE POINT, LLC

Principal Office: ⓘ

SUITE - 900

900 E. FORT AVENUE

BALTIMORE MD 21230

Resident Agent: ⓘ

STEVE JENNINGS

WAR HORSE, LLC

SUITE - 900

900 E. FORT AVENBUE

BALTIMORE MD 21202-3268

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:

09/12/2017

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

Maryland Saves:

Y ⓘ

PROPOSED LOCATION: 2701 Boston st

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 3

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 1

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Peret DATE: 4/19/23

2701 Boston

Proposed Location



2701 Boston St

Licensed Establishments



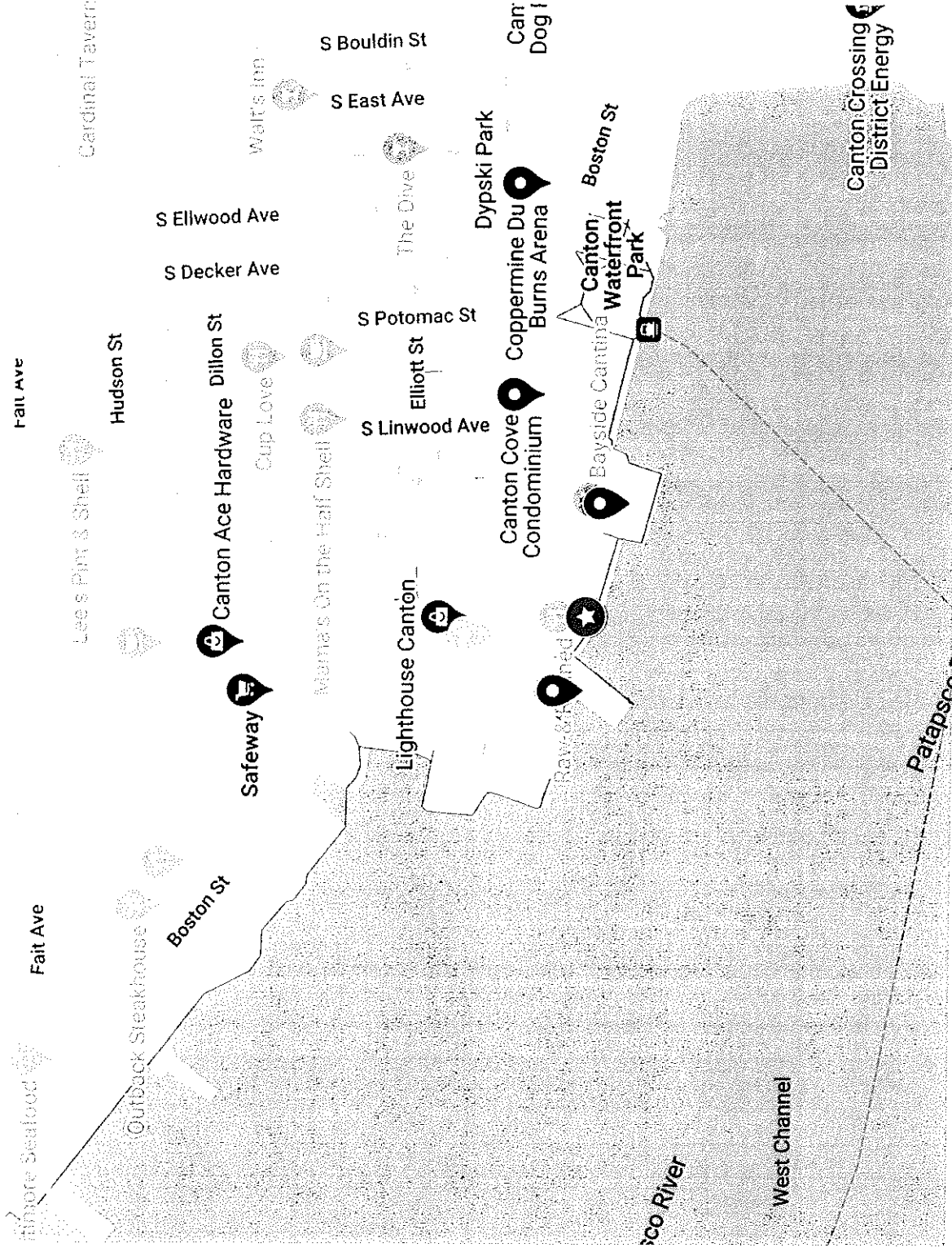
Naked Grill and sushi- LB



Bo Brooks Restaurant-LBD7



Bayside Cantina LBD7



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

| | |
|--|--|
| <i>Licensee Information (Trade Name):</i> | <input type="text" value="Raw + Refined"/> |
| <i>Corporation Name:</i> | <input type="text" value="2760 Lighthouse Point LLC"/> |
| <i>Location Address:</i> | <input type="text" value="2701 Boston St"/> |
| <i>License Type:</i> | Class "BD7" Beer, Wine and Liquor |
| <i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i> | No |
| <i>Is the location within 300 feet of Church and/or School?</i> | No |
| <i>Date Posted?</i> | <input type="text" value="4/11/2023"/> |
| <i>Estimated Date of Removal?</i> | <input type="text" value="4/20/2023"/> |
| <i>Are there any other licensed establishments within a two block radius?</i> | Yes |

Other licensed locations - Describe/Note:

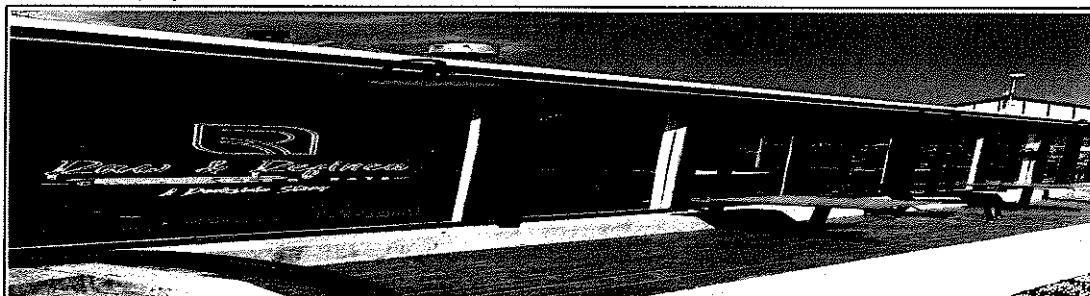
see attached map

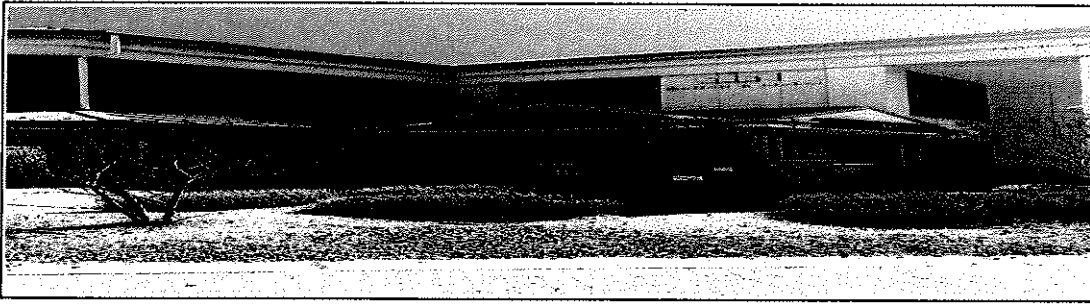
Comments and Follow-up Items(s) (please note any issues or concerns about the location):

Application filed to expand premises to include a portion of the space formerly occupied by Bo Brooks

2780 Boston St

Insert Photo of Sign and location:





| | | |
|--|---------------|------------|
| Inspector Name | Date and Time | |
| i:\O#\w\baltimore\andy.perez | 4/11/2023 | 4:06:11 PM |
| Name of Licensee (if present) | | |
| <input data-bbox="103 1153 798 1198" type="text"/> | | |

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

| | |
|------------------------------------|-----------------------------|
| Applicant(s) Name: | Seith Peichert |
| Address of Premises: | 2701 Boston St |
| Inspector: | i:0#.w baltimore\andy.perez |
| Date Posted: | 4/11/2023 |
| Time Posted: | |
| Date Rechecked: | 4/20/2023 |
| Time Rechecked: | |
| Manager or Owner when sign posted: | |

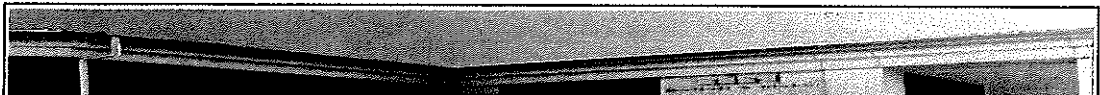
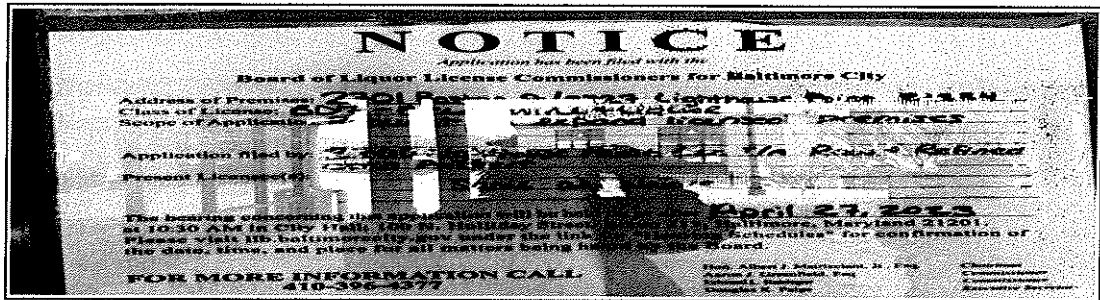
Summary on location of sign posted:

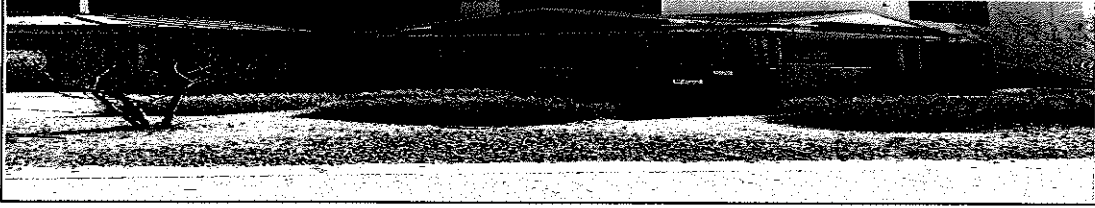
Sign posted on premises formerly occupied by Bo Brooks 2780 Boston St.

Summary on location of sign rechecked:

Sign remained as posted for the required 10 days period.

Insert Photo of Sign and location:





BLLC Routine Inspection

Business Information

Address: 2701 BOSTON STREET 21224

Trade Name: RAW & REFINED

Corporation Name: 2760 LIGHTHOUSE POINT, LLC

Type of License: Class "BD7" Beer, Wine and Liquor

Date/Time of Inspection: 4/18/2023 10:02:10 AM

Manager/Licensee: Dominic Linscola

Hours of Operation

Open/Closed: Open

Closed Date:

Health Appearance

Clean and Free of Debris: Satisfactory

Physical Attributes

Location of Bar: Center

Shape of Bar: Rectangle

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Privacy Requirements/BD7 Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: N/A

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 3/9/2022

Employee Records: N/A

Alcohol Beverage Information Invoice Numbers and Date:

Notes

Inspector Comments:

Notes

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

Approved Exits / Means of Egress

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Additional Services

Live Entertainment (Describe):

Outdoor Table Service N/A

Violations

Violation Issued: No

Violations Noted:

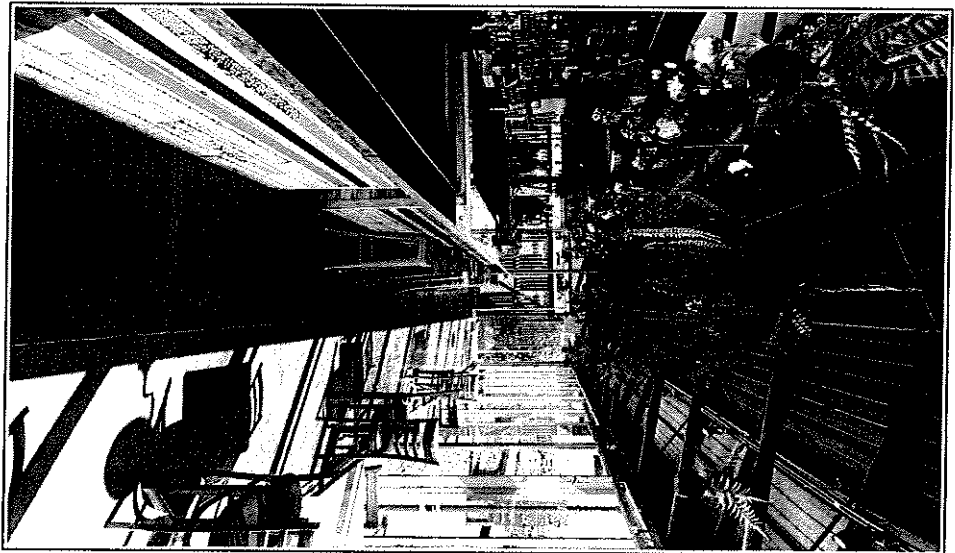
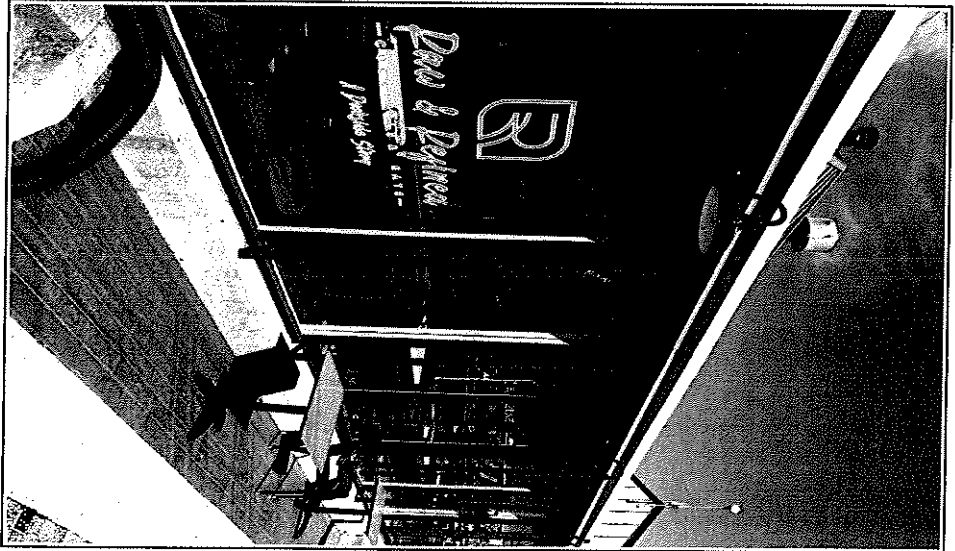
Notes

Instructions Given to Licensee:

Inspector's Comments:

On April 11, 2023, a routine inspection was conducted for RAW & REFINED. The establishment Produced all requested documents, and no violations were observed or noted at time of the above inspection with nothing further to report.

Photo Taken:



Owner Email:

Submitted by Inspector

Subject: FW: APPLICATION INFORMATION- Restaurant U&O 2727 Lighthouse
Date: Monday, March 27, 2023 at 3:59:04 PM Eastern Daylight Time
From: Joseph Woolman
To: Seth Peichert
Attachments: image002.png, image010.png, image011.png, image012.png, image013.gif, image014.png, image015.png, image016.png, image017.png

See below, [REDACTED]
do you have [REDACTED]

Joseph R. Woolman III
J.R.Woolman, LLC
145 West Ostend St.
Suite 600
Baltimore, MD 21230
612-389-0659
joe@jrwoolman.com

This email contains information from the law firm of J.R. Woolman, LLC which may be confidential and/or privileged. The information is intended to be for the exclusive use of the individual or entity named above. If you are not the intended recipient, be advised that any disclosure, copying, distribution or other use of this information is strictly prohibited. If you have received this email in error, please notify J.R. Woolman, LLC by telephone immediately.

----- Original message -----

From: Brendan Quirk <bquirk@monumentmarinegroup.com>
Date: 3/27/23 3:37 PM (GMT-05:00)
To: Joseph Woolman <joe@jrwoolman.com>
Cc: Tom Wood <twood@monumentmarinegroup.com>
Subject: RE: APPLICATION INFORMATION- Restaurant U&O 2727 Lighthouse

USE2023-51673

2727 LIGHTHOUSE POINT - U&O



Brendan P. Quirk
Senior Project Manager

80 M Street SE, Suite 470
Washington, DC 20003
bquirk@monumentmarinegroup.com
201.494.0517

From: Joseph Woolman <joe@jrwoolman.com>
Sent: Monday, March 27, 2023 3:32 PM
To: Brendan Quirk <bquirk@monumentmarinegroup.com>
Cc: Tom Wood <twood@monumentmarinegroup.com>
Subject: RE: APPLICATION INFORMATION- Restaurant U&O 2727 Lighthouse

[REDACTED] please the special [REDACTED] application # from the [REDACTED]

May 4, 2023

Licensee(s): Theresa Suliga Moskunas
2844 Hudson, LLC T/a Lee's Pint and Shell
2844 Hudson Street 21224

Class: "BD7" Beer, Wine & Liquor License

Request to expand licensed premises

(a) **Applicant(s) Information:** (1) Theresa Suliga Moskunas was born in Baltimore, MD in June of 1970. She lives in Glen Arm, MD. Ms. Moskunas is presently the licensee at 12 River Road, Perryville, MD t/a Captain Lee's Marina since January 2023.

(b) **Ownership Breakdown:** (1) Theresa Suliga Moskunas (1%).

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

(d) **Qualified Voters:** NA

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the premise 1st floor as a restaurant/tavern without live entertainment and dancing and outdoor table service to expand on 2nd fl as tavern and 3rd floor for storage as per BMZA2017-61 Approved with conditions on 4/25/2017.

(f) **Corporate Standing:** 2844 Hudson, LLC is a MD LLC and as of 4/17/2023 is active and in good standing.

(g) **Posting Report:** The location was posted on 4/11/2023 and checked on 4/20/2023. This meets the 10-day rule. There are 10 licensed liquor establishments in the 4x4 area: "B" BWL- 2; and "BD7" BWL- 8.

(h) **Timeline:** Last Inspection by BLLC was performed 4/18/2023. 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:

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: To expand the licensed premises CLASS TYPE: BD-7

Please select one option and fill out the requested information

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

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

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

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: 2844 Hudson Street, Baltimore, MD 21224

CORPORATE/LLC/LLP/PARTNERSHIP NAME: 2844 Hudson, LLC TRADE NAME: Lee's Pint and Shell

BUSINESS PHONE NUMBER: 410-327-2683 BUSINESS EMAIL ADDRESS: permits@leesrestaurantgroup.com

ATTORNEY FOR THE APPLICANT: Caroline L. Hecker, Esq. ADDRESS: 25 S. Charles St., 21st Fl, Baltimore, MD 21201 PHONE: 410-727-6600

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)? _____ 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: 238

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

1. Applicant A

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

11959 Harford Road _____
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

06/1970 _____
 (Month/Year of Birth) (Sex: Male or Female) Baltimore, MD (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
 MAR 27 2023 PM 12:07

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

Applicant A is the existing sole licensee on the BD-7 license for which this application is being filed. She is also a licensee on the license issued by the Cecil County Liquor Board for Captain Lee's Marina at 12 River Road, Perryville, MD, as of January, 2023.

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 |
|----------------|---|------------|------------|
| George Solomon | 2844 Hudson Street, Baltimore, MD 21224 | [REDACTED] | [REDACTED] |

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) **Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. B 4-10B (a)(II). If necessary, please attach a list of the names and addresses of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.**

- 1) NAME: Theresa Suliga Moskunas ADDRESS: 11959 Harford Road, Glen Arm, MD 21057 TITLE: Authorized Member %OF STOCK HELD: 1%
- 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.*

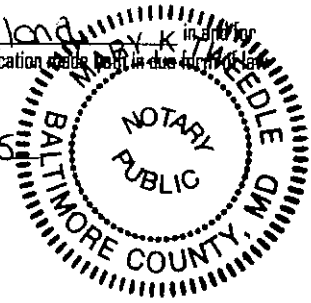
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform 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 22 day of March, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore Co, personally appeared Theresa Suliga Moskunas the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] [Notary Seal] My Commission expires 6/28/2025

Printed Name: Mary K Tweedle



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: 2844 Hudson St, LLC, 1609 Eastern Avenue, Baltimore, MD 21231 Phone Number: [REDACTED]

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

(I, WE) 2844 Hudson St, LLC HEREBY CERTIFY,
 That (I am, we are) the owner(s) of the property located at 2844 Hudson Street, Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

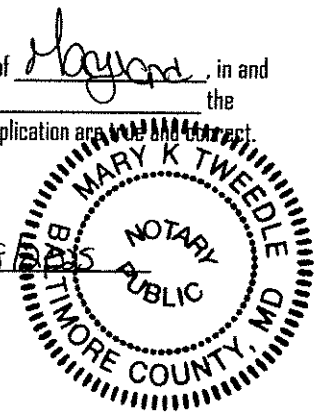
[Signature]
 Signature of Owner of the Property

I hereby certify that on the 22 day of March, 2023, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore, personally appeared David Carey 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 Printed Name: Mary K Tweedle

[Notary Seal] My Commission expires 6/28/25



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

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

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

Board of Liquor License Commissioners for the City of Baltimore
 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.

2024 HUDSON LLC
LEES PNT # SHELL

HUDSON ST

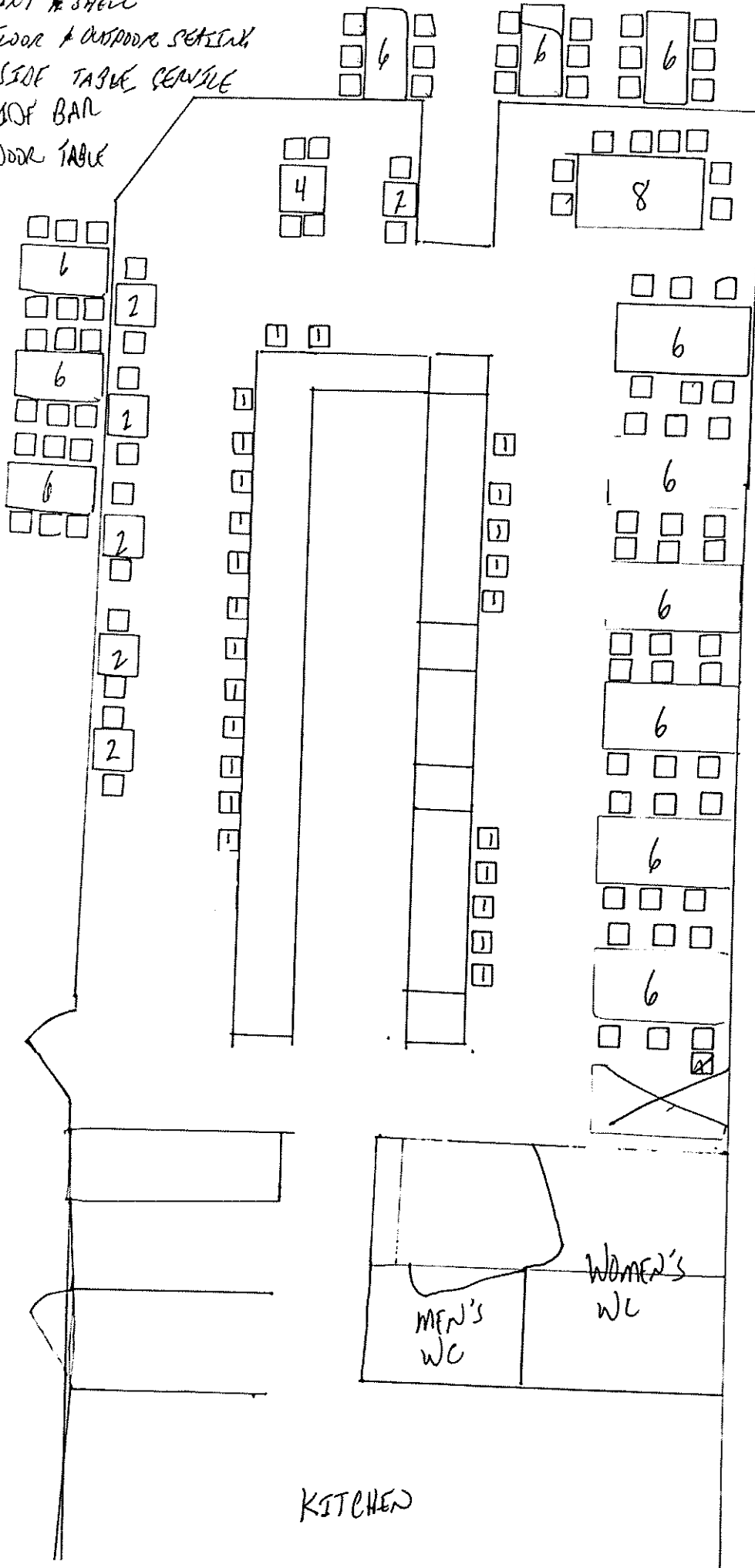
FIRST FLOOR & OUTDOOR SEATING

60 INSIDE TABLE SEATING

24 INSIDE BAR

36 OUTDOOR TABLE

LINWOOD ST



KITCHEN

MEN'S
WC

WOMEN'S
WC

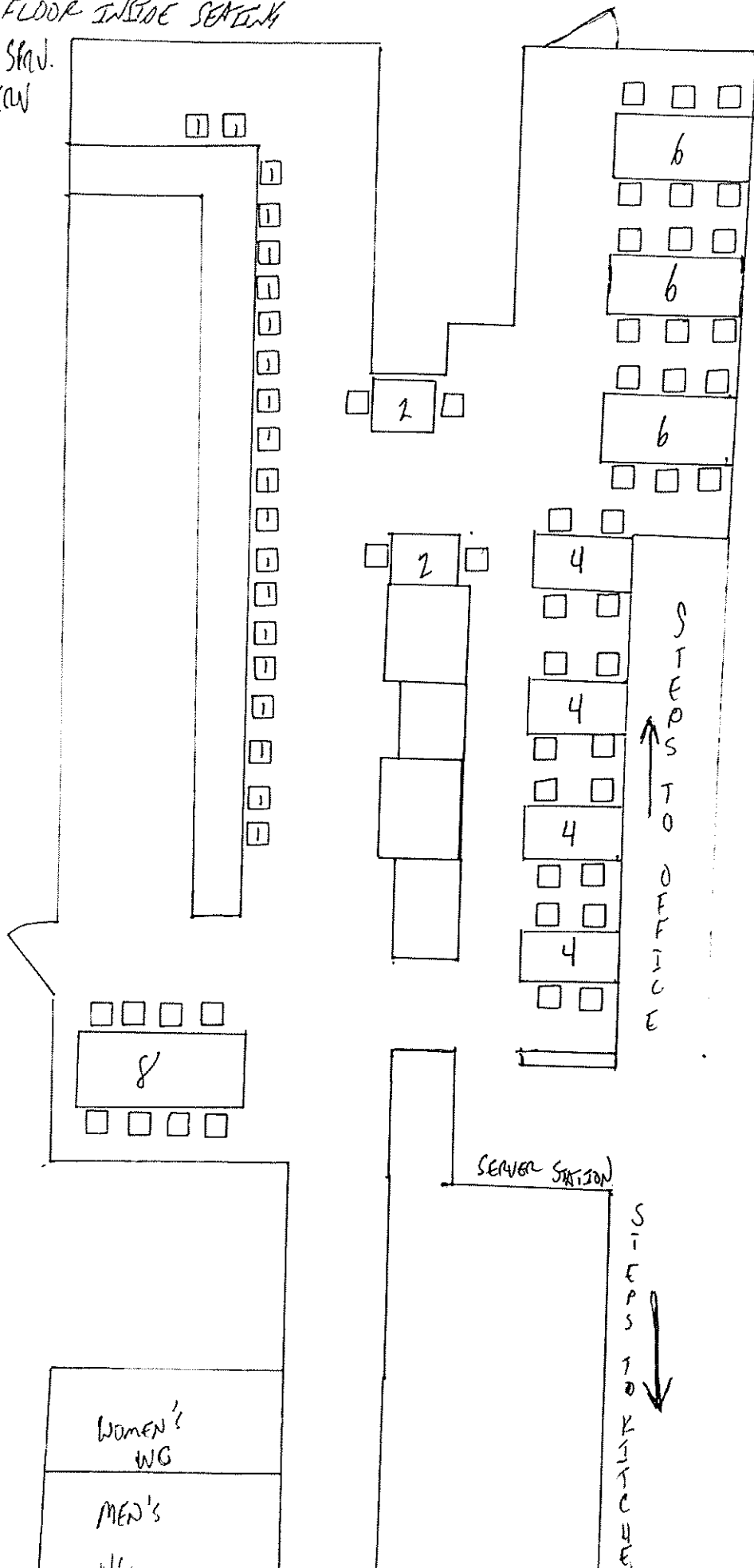
2074 HUDSON LLC
LEE'S PINT & SHELL

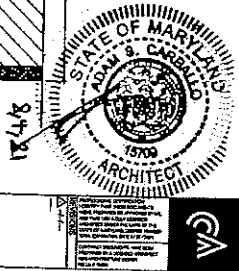
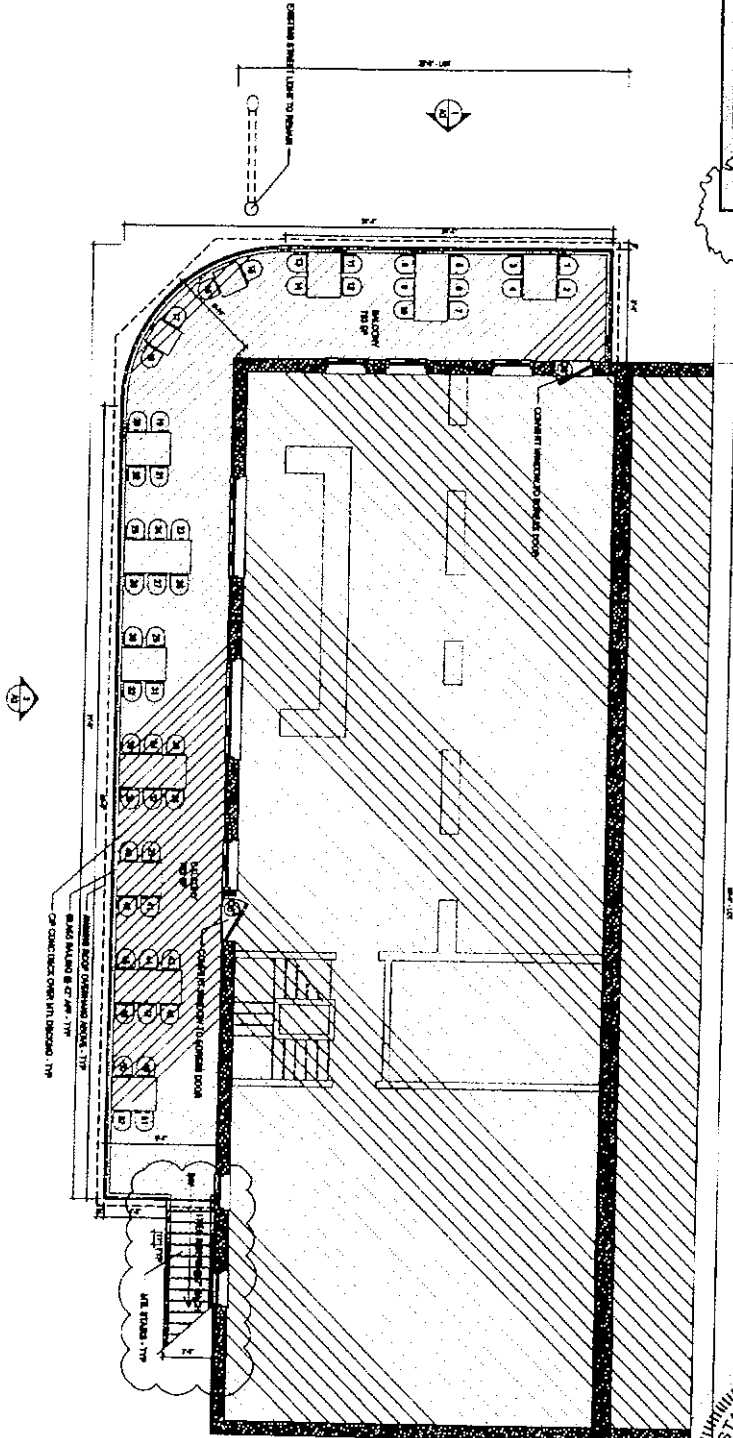
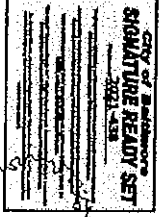
HUDSON ST

SECOND FLOOR INSIDE SEATING

46 TABLE SEAT.
20 BAR SEAT

LINWOOD ST





7/28/2021: page:11 of 30.

| | |
|--|---|
| LEGEND | GENERAL NOTES |
| <ul style="list-style-type: none"> 1st FLOOR SLAB 2nd FLOOR SLAB EXISTING FOUNDATION NEW FOUNDATION EXISTING FOOTING NEW FOOTING EXISTING WALL NEW WALL EXISTING COLUMN NEW COLUMN EXISTING BEAM NEW BEAM EXISTING STAIR NEW STAIR EXISTING ELEVATION NEW ELEVATION EXISTING WINDOW NEW WINDOW EXISTING DOOR NEW DOOR EXISTING FINISH NEW FINISH | <ul style="list-style-type: none"> 1. CONSULT THE ARCHITECT FOR ALL DETAILS. 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. 3. VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE. 4. VERIFY ALL CONDITIONS AT SITE BEFORE CONSTRUCTION. 5. VERIFY ALL CONDITIONS AT SITE BEFORE CONSTRUCTION. 6. VERIFY ALL CONDITIONS AT SITE BEFORE CONSTRUCTION. 7. VERIFY ALL CONDITIONS AT SITE BEFORE CONSTRUCTION. 8. VERIFY ALL CONDITIONS AT SITE BEFORE CONSTRUCTION. 9. VERIFY ALL CONDITIONS AT SITE BEFORE CONSTRUCTION. 10. VERIFY ALL CONDITIONS AT SITE BEFORE CONSTRUCTION. 11. VERIFY ALL CONDITIONS AT SITE BEFORE CONSTRUCTION. 12. 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0006-A-A2
SECOND FLOOR PLAN
1000 HILSON STREET
JUL 28 2021
CADD 2021

CARBALLO ARCHITECTURE, LLC
700 ROCKING ST BALTIMORE, MD 21201
PH: 410-528-1100
WWW.CARBALLO-ARCHITECT.COM

CLIENT
MR. DAN CAHILL

DATE
7/28/2021

SCALE
AS SHOWN

PROJECT NO.
0006-A-A2





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 138** Cert Num: **0669** Fee: **\$1,320.00** Status: **Renewed**
License Date: 5/1/2023 License Year: 2023
CR Number: 13182625
Payment Date: ****

2022 - 2023 TPP Paid
2023 Trader's License [Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **2844 HUDSON, LLC**
Trade Name: **LEE'S PINT & SHELL**
Zone Code: 13
Phone: 410-327-2883

Block Num: 2844 Street: HUDSON STREET
City: BALTIMORE State: MD Zip: 21224

CR Number: 13182625

Portion of Business Used:

CONTINUE TO USE FIRST FLOOR FOR A RESTAURANT/TAVERN WITH OUTDOOR TABLE SERVICES. SECOND FLOOR AS TAVERN AND 3RD FOR STORAGE AS PER BMZ2017-61 WITH DELIVERY OF ALCOHOL

Restriction:

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

License Owners

| First Name | Last Name | Street | City | State | Zip | Action | Change Owner |
|------------|-----------------|--------------------|----------|-------|-------|----------------------|------------------------------|
| THERESA | SULIGA-MOSKUNAS | 11959 HARFORD ROAD | GLEN ARM | MD | 21057 | Edit | Remove Owner |

Comments

| Date | Comment | Action |
|------------|--|--------|
| 03/31/2023 | Application to expand licensed premises filed on behalf of 2844 Hudson, LLC T/a Lee's Pint and Shell, Theresa Suliga Moskunas on 3/27/2023 /kk (Special Ad) | Delete |
| 03/16/2023 | Requested for Outdoor Extension on Saturday, March 25, 2023, Permit #ROW2023-SE1029309; Invoice #128028..../sb | Delete |
| 07/25/2022 | Requested for an Outdoor Extension for Saturday, July 30., 2022. Permit #ROW2022-SE1027828; Invoice #126872..../sb | Delete |
| 03/22/2022 | Requested for an Outdoor Extension for Saturday, March 26, 2022. Permit #ROW2022-SE1027174; Invoice #124200..../sb | Delete |
| 03/03/2022 | *****RELEASED STATE OF MD TAX HOLD***** /mb | Delete |
| 01/31/2022 | ****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb | Delete |
| 09/17/2021 | Requested for Outdoor Extension on Saturday, September 18, 2021, Permit #ROW2021-SE1026585; Invoice #123105.... /sb | Delete |
| 09/25/2020 | Issued Outdoor License extension starting from September 25, 2020 until the governor has lifted his executive order; DOT permit#ROW2020-SE1026025..../jr | Delete |
| 08/04/2020 | ***** RELEASED STATE TAX HOLD ***** /mb | Delete |
| 03/16/2020 | Application for delivery issued to 2844 HUDSON, LLC t/a LEE'S PINT & SHELL, THERESA SULIGA-MOSKUNAS on 3/16/2020; see invoice #119031...k/r | Delete |
| 01/28/2020 | ****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/sb | Delete |
| 10/15/2019 | The business in in Good Standing.../mb | Delete |
| 10/07/2019 | Personal Property Tax Owed to City of Baltimore was cleared on 10/07/19..../mb. | Delete |
| 10/01/2019 | Request for outdoor extension for Saturday, October 5, 2019. Please check invoice #118048 ..k/r | Delete |
| 09/26/2019 | Personal Property tax letter mailed to Licensee(s) Home Address on 09/26/19..... /sb | Delete |
| 09/03/2019 | Alcohol Awareness expires on 08/05/23 Rebecca Mason, Sarah Hayes, John Lelimann, Lauren Norris and Alexis Findley(certified by Health Communications Inc./TIPS)..../sb | Delete |
| 07/23/2019 | Requesting for Outdoor Extension on Saturday, July 27, 2019, Permit #ROW2019-SE1023483; Invoice #117622.... /sb | Delete |
| 05/06/2019 | Alcohol Awareness expires on 04/23/19, certified by MSLBA (Lauren M. Hensen).... /sb | Delete |
| 04/26/2019 | ***** RELEASED STATE TAX HOLD ***** /mb | Delete |
| 01/25/2019 | ****STATE OF MD TAX HOLD, letter sent to the Business address on January 25, 2019.****/mb | Delete |
| 10/24/2018 | Requested License Extension for Saturday, October 27, 2018; Invoice #113639..../sb | Delete |
| 07/16/2018 | Requested License Extension for Saturday, July 21, 2018; Invoice #113029.... /sb | Delete |
| 03/17/2018 | *****RELEASED STATE OF MD TAX HOLD***** /sb | Delete |
| 02/27/2018 | ** Duplicate of collection of application fee made was made on 1/25/18 and voided see invoice # 109311 (check was returned to licensee). Fee was originally collected and paid for on 10/24/18 see invoice # 108914. | Delete |
| 02/20/2018 | 02-20-18 - Return To Sender; No Such Number; Unable To Forward.... /sb | Delete |
| 02/07/2018 | Re-send 2018-2019 Renewal Application to Licensee home address.... /sb | Delete |
| 02/06/2018 | Forward Time Expired; Returned To Sender.... /sb | Delete |
| 01/24/2018 | ***STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***/mb | Delete |
| 11/20/2017 | 11/16/17 - Public Hearing RE: Request to expand premises to include 2nd and 3rd floors - APPROVED (3-0 Vote).... /sb | Delete |
| 10/25/2017 | Application to expand premises to include 2nd and 3rd floors filed on behalf of 2844 Hudson, LLC T/a Lee' Pint & Shell, Theresa Suliga-Moskunas on 10/24/17 /kk | Delete |
| 10/11/2017 | Requested License Extension for Saturday, October 14, 2017, Permit #ROW2017-SE1017060; Invoice #108821... /sb | Delete |
| 04/14/2017 | *****RELEASED STATE OF MD TAX HOLD*****/sb | Delete |
| 01/18/2017 | *****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb | Delete |
| 04/28/2016 | ***** RELEASED STATE TAX HOLD ***** /sb | Delete |
| 01/19/2016 | State of MD Tax Hold, letter sent... /sb | Delete |
| 11/17/2015 | PAID \$100.00 Hearing Fee dated on September 17, 2015. Invoice #100007. | Delete |

| | | |
|------------|--|--------|
| 10/29/2015 | Sent letter for past due hearing fee \$100.00; hearing date 09/17/15. | Delete |
| 09/17/2015 | PUBLIC HEARING RE: APPLICATION TO TRANSFER OWNERSHIP REQUEST FOR OUTDOOR TABLE SERVICE. no show. Rescheduled for Oct 1, 2015 | Delete |
| 09/16/2015 | State of MD Tax Hold, letter sent to merchant on September 10, 2015. | Delete |
| 05/06/2015 | Alcohol Awareness Expires 03/10/2019 (Theresa D. Suliga-Carey) | Delete |
| 06/22/2010 | 06/17/10 Public Hearing re: Art.2b,Sec.201(A)(2).DECISION: GUILTY \$500 SUSPENDED \$400 & \$125 ADM.FEE.FINE \$225 | Delete |
| 06/24/2009 | 05/18/09 \$100 TRANSFER CONF FEE PAID IN FULL #69181 | Delete |
| 06/24/2009 | 05/14/09 Transfer Conference re: request for outdoor table service.DECISION: APPROVED.MUST PAY conf. fee \$100 | Delete |

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

License num: LBD7 138

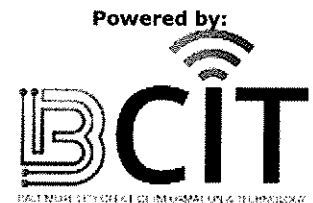
Address: 2844 HUDSON STREET

Trade Name: LEE'S PINT & SHELL

Comment:

[Add Comment](#)

Hold Info



2844 HUDSON LLC: W10827632

Department ID Number:

W10827632

Business Name:

2844 HUDSON LLC

Principal Office: ⓘ

109 BAYSIDE DR.

DUNDALK MD 21222

Resident Agent: ⓘ

MARY K TWEEDLE

109 BAYSIDE DR.

DUNDALK MD 21222

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

08/30/2005

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

Maryland Saves:

Y ⓘ

PROPOSED LOCATION: 2844 Hudson 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 2

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 8

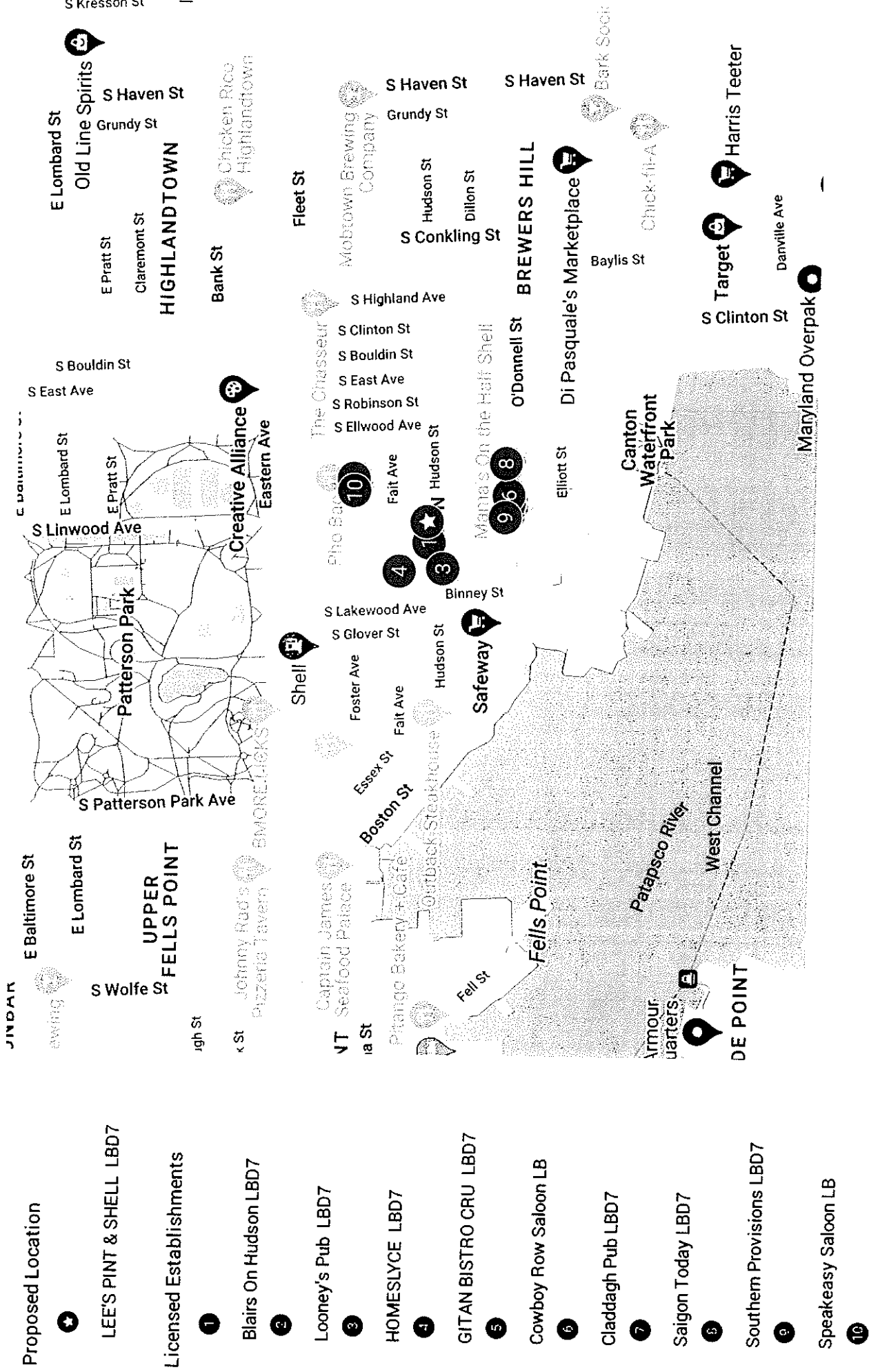
ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Ferez DATE: 4/19/03

2844 Hudson Street



Proposed Location



LEE'S PINT & SHELL LBD7

Licensed Establishments



Blairs On Hudson LBD7



Looney's Pub LBD7



HOMESLYCE LBD7



GITAN BISTRO CRU LBD7



Cowboy Row Saloon LB



Claddagh Pub LBD7



Saigon Today LBD7



Southern Provisions LBD7



Speakeasy Saloon LB



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):

Corporation Name:

Location Address:

License Type: Class "BD7" Beer, Wine and Liquor

*Is the establishment open and operating in a safe and sanitary manner?
(If not open, not in comments - CLOSED or NOT OPERATING)* No

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

Date Posted?

Estimated Date of Removal?

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

Other licensed locations - Describe/Note:

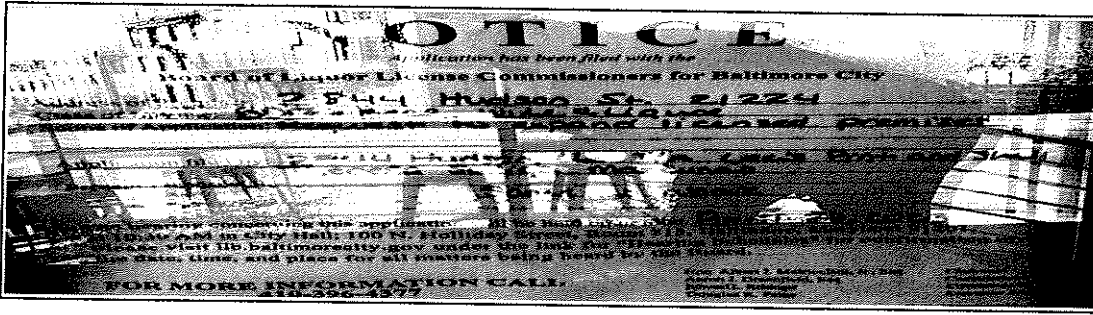
see attached map

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

application filed to expand the licensed premises

Insert Photo of Sign and location:





| | | |
|--|---------------|------------|
| Inspector Name | Date and Time | |
| i:\0#\w\baltimore\andy.perez | 4/11/2023 | 4:19:54 PM |
| Name of Licensee (if present) | | |
| <input data-bbox="108 750 805 795" type="text"/> | | |
| <input data-bbox="108 817 805 862" type="text"/> | | |

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

| | |
|---|--|
| <i>Applicant(s) Name:</i> | <input type="text" value="Theresa Suliga Moskunas"/> |
| <i>Address of Premises:</i> | <input type="text" value="2844 Hudson St."/> |
| <i>Inspector:</i> | <input type="text" value="i:O#.w baltimore\andy.perez"/> |
| <i>Date Posted:</i> | <input type="text" value="4/11/2023"/> |
| <i>Time Posted:</i> | <input type="text"/> |
| <i>Date Rechecked:</i> | <input type="text" value="4/20/2023"/> |
| <i>Time Rechecked:</i> | <input type="text"/> |
| <i>Manager or Owner when sign posted:</i> | <input type="text"/> |

Summary on location of sign posted:

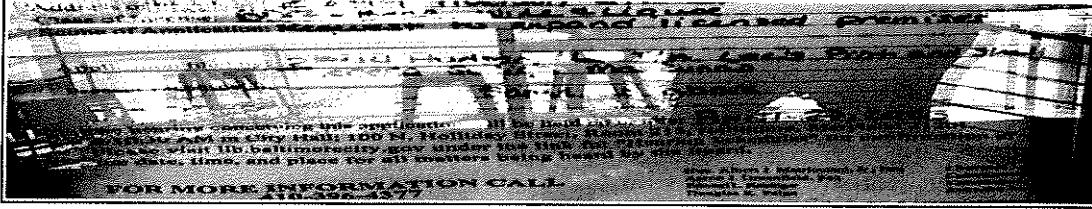
Sign posted on front door

Summary on location of sign rechecked:

Sign remained as posted for the required 10 days period.

Insert Photo of Sign and location:





BLLC Routine Inspection

Business Information

Address: 2844 HUDSON STREET 21224

Trade Name: LEE'S PINT & SHELL

Corporation Name: 2844 HUDSON, LLC

Type of License: Class "BD7" Beer, Wine and Liquor

Date/Time of Inspection: 4/18/2023 9:47:46 AM

Manager/Licensee: Jay Nocar

Operational Status

Open/Closed: Open

Closed Date:

Sanitation

Clean and Free of Debris: Satisfactory

Bar/Liquor

Location of Bar: Center

Shape of Bar: Rectangle

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Packing Storage/BD Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: N/A

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Business Records

Traders License: N/A

Alcohol Awareness Certification Date Issued:

Employee Records: N/A

Alcohol Beverage Information Invoice Numbers and Date:

Notes

Inspector Comments:

Remarks

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes

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

Auxiliary Services

Live Entertainment (Describe):

Outdoor Table Service N/A

Violations

Violation Issued: No

Violations Noted:

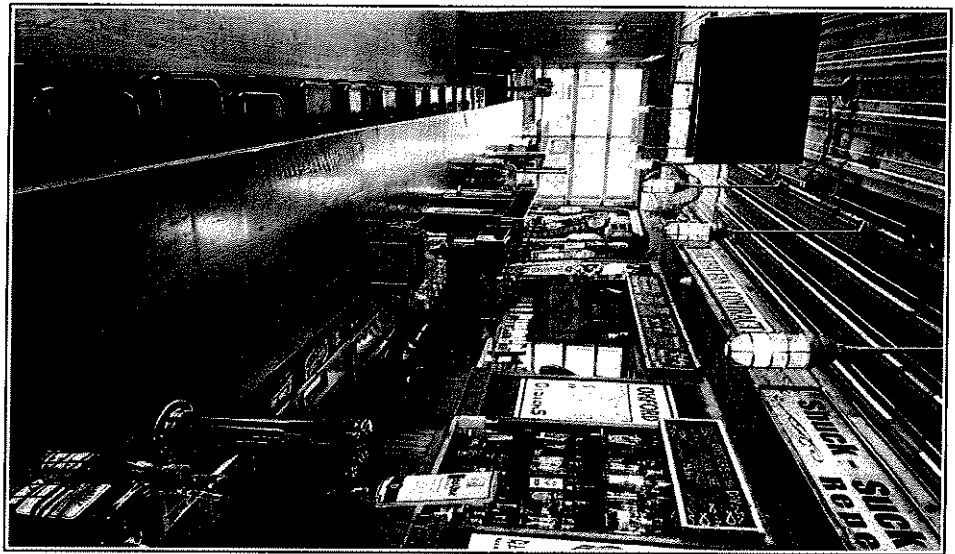
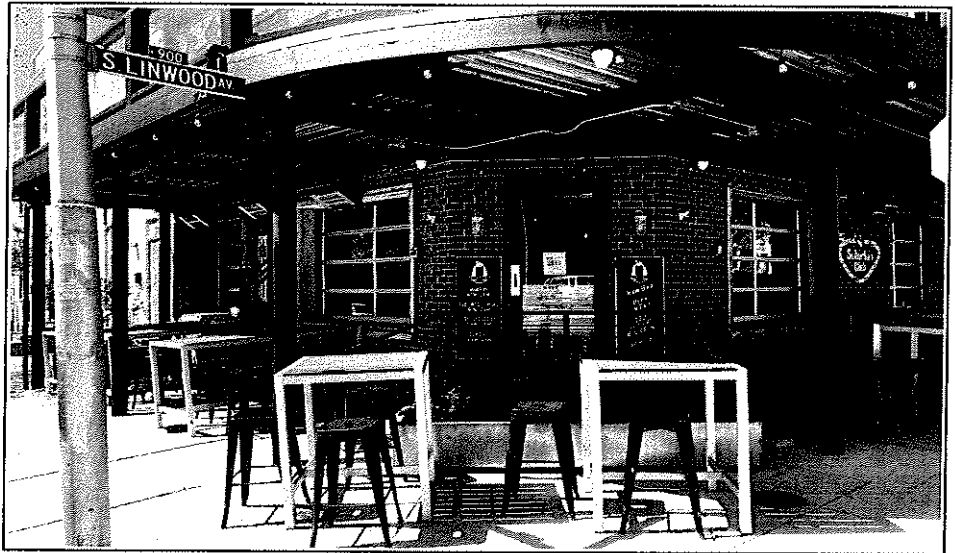
Remarks

Instructions Given to Licensee:

Inspector's Comments:

On April 11, 2023, a routine inspection was conducted for Lee's Pint and Shell. The establishment Produced all requested documents, and no violations were observed or noted at time of the above inspection with nothing further to report.

Photo Taken:



Owner Email:

Submitted by Inspector

Certificate of Occupancy

THIS WRITTEN INSTRUMENT, WHEN PROPERLY JUDICIALED, CONSTITUTES A HIGHLY FOR FEES AND RECEIVING THE THINGS INDICATED BY THE TEXT OF CHARGES SHOWN IN THE APPROPRIATE SPOTS BELOW. ANY AND ALL THINGS TO BE DONE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICABLE REGULATIONS, RULES AND ORDINANCES OF THE DEPARTMENT FOR THE JURISDICTION CONTAINED HEREIN, INCLUDING ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED HERETO, AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND REGULATIONS IN EFFECT IN THE CITY OF BALTIMORE AND THE STATE OF MARYLAND, WARNING: IT IS UNLAWFUL TO WORK BETWEEN THE DEDICATED TALENT AND TO ADMITTED TO THE WORKING.

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

| WARD | SEC. | BLOCK | LOT | ISSUE DATE | DISTRICT |
|------|------|-------|-----|------------|----------|
| 01 | 12 | 1868 | 010 | 1/9/18 | 202 |

PROPERTY ADDRESS: 2844 HUDSON ST

OWNER: 2844 HUDSON ST. LLC ADDR: 3211 EASTERN AVENUE BALTIMORE

LESSEE: ADDR:

LAND USE CODES 3-56

(USE)CONTINUE TO USE 1ST FL OF THE PREMISES FOR A RESTAURANT/TAVERN WITHOUT LIVE ENTERTAINMENT AND DANCING AND OUTDOOR TABLE SERVICES TO EXPAND ON 2ND FL AS TAVERN AND 3RD FL FOR STORAGE AS PER BMZ2017-61 APPROVED WITH CONDITIONS ON 4/25/17

| PER INSP | MIS | CH USE | NEW BLDG | ADDITIONS |
|----------|-------|--------|----------|-----------|
| | | | 45.00 | |
| REPAIRS | | | | |
| REPAIRS | | | | |
| REPAIRS | | | | |
| REPAIRS | | | | |
| | 0.00 | | | 3.00 |
| | 50.00 | | | 108.00 |

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



DEPARTMENT OF
HOUSING & COMMUNITY
DEVELOPMENT

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

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