May 7, 2020

Applicant(s): Rachel Albrecht
Harbor Enterprise Center, LLC, T/a The Broom Factory
3500 Boston Street, Suite 120 21224

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership.

(a) Applicant(s) Information: (1) Rachel Albrecht was born in Baltimore, MD in July of 1970. She lives in Baltimore, MD.

(b) Ownership Breakdown: (1) Rachel Albrecht (0%); (2) R. Scott Rosenberger (69.035%); (3) Lois Foster (4.250%); (4) Mary Arden Duke (7.660%); (5) Elizabeth Bilger (7.325%); (6) Margaret Wey (5.98%); (7) David & Elizabeth Coakley (2.873 %); and (8) Michael & Nacy Kelbaugh (2.873%).

(c) Purchase Price of Business: The purchase price of the business is $47,000. Paid in full.

(d) Qualified Voters: Susan Anne Albrecht, Daniel Brown, and Pauline Houliaras are qualified Baltimore City voters.

(e) Zoning: Applicant has applied for a USE permit, for use of a portion of property as a restaurant.

(f) Corporate Standing: Harbor Enterprise Center, LLC is a MD LLC and as of 12/31/2019 is active and in good standing.

(g) Posting Report: The location was posted on 12/23/2019, and checked on 1/1/2020. This meets the 10-day rule. There are 10 licensed liquor establishment(s) in the 2x2 area: "B" BW-1; "B" BWL-5; and "BD7" BWL-4.

(h) Timeline: Location closed on 11/26/2018. Hardship extension was approved by the board on 5/30/2019. Licensee had until 11/21/2019 to file an application. Application for transfer was filed on 11/19/2019. License is valid.

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

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

Board's Decision

2019 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

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

EXPLANATION OF REQUEST: Transfer of ownership of Class B Liquor License 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: 3500 Boston Street, Suite 120, Baltimore, MD 21224

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

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: _____

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: _____

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Harbor Enterprise Center, LLC TRADE NAME: The Broom Factory

BUSINESS PHONE NUMBER: 410-522-4300 BUSINESS EMAIL ADDRESS: margie@hecenter.com

ATTORNEY FOR THE APPLICANT: Caroline L. Hecker, Esq. ADDRESS: 25 S. Charles St., 21st Fl., Baltimore, MD 21202 PHONE: 410-727-6600

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

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? ☑ Yes ☐ No **Estimated Seating Capacity:** 68

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

Rachel Lynne Albrecht [redacted] [redacted]

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

3402 Toone Street Baltimore MD 21224 20 years

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

07/1970 Female Baltimore, MD USA

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

Check: ☑ Yes ☐ No **Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?**

☑ Yes ☐ No **Are you a registered voter in 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 **Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?**

☐ Yes ☐ No **Are you a registered voter in 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 **Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?**

☐ Yes ☐ No **Are you a registered voter in the City of Baltimore?**

RECEIVED
2019 NOV 19 PM 3:34
BOARD OF LIQUOR
LICENSING COMMISSIONERS

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 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.

The license has been held by R. Scott Rosenberger as secured creditor since 1/4/19 and accordingly has not been open and operating.

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
TBD	3500 Boston Street, Suite 120, Baltimore, MD 21224	[redacted]	TBD

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

1) NAME: Rachel Lynne Albrecht ADDRESS: 3402 Toone Street, Baltimore, MD TITLE: Authorized M %OF STOCK HELD: 0%

2) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

4 NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

****Extract from Law: If any affidavit or 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 has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the 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 herby 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.

Rachel L Albrecht

Signature of Applicant A

I hereby certify that on the 15th day of November, 2019 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore County, personally appeared Rachel L. Albrecht 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: Susan J. van Alphen [Notary Seal] My Commission expires 10/13/2023

Printed Name: Susan J. van Alphen

_____

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: _____

Harbor Enterprise Center LLC
Ownership Breakdown

R. Scott Rosenberger	69.035%
Lois Foster	4.250%
Mary Arden Duke	7.660%
Elizabeth Bilger	7.325%
Margaret Wey	5.984%
David & Elizabeth Coakley	2.873%
Michael & Nancy Kelbaugh	2.873%
	100.00%

Name and Address of the owners of the premise/landlord: Harbor Enterprise Center, LLC **Phone Number:** [redacted]

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

(I, WE) Harbor Enterprise Center, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 3500 Boston Street, Suite 120, Baltimore, MD, Baltimore, City with a Zip Code of 21224, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any ~~and all~~ parts of the building in which said business is to be conducted, at any and all hours.

Signature of Landlord

I hereby certify that on the 13th day of Nov, 2019 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore Co, personally appeared R. Scott Rosenberger 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.

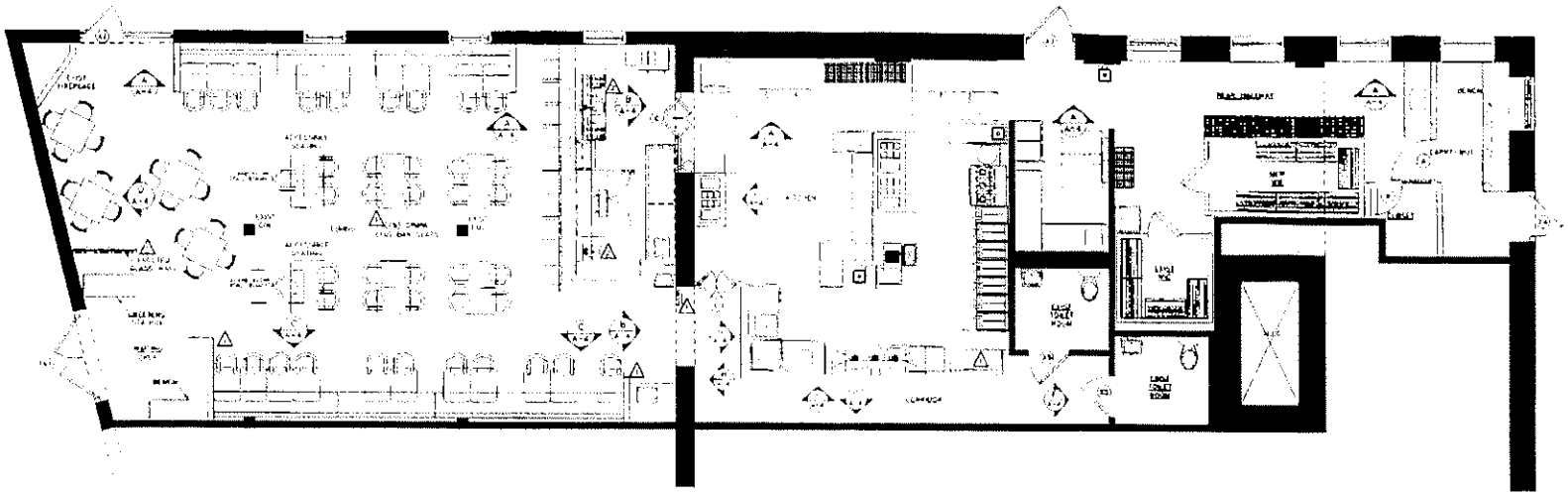
Notary Signature: Margaret H Gessinger (Notary Seal) My Commission expires 04-29-2023

Notary Printed Name: Margaret H Gessinger

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Susan Anne Albrecht	2410 East Baltimore St Baltimore, MD 21224	11/13/19	01/1967	49 years
Daniel Brown	2410 East Baltimore St Baltimore, MD 21224	11/13/19	05/1967	25 years
Pauline Houliaras	3238 Elliott St Baltimore, MD 21224	11/13/19	07/1967	33 years



OVERALL PLAN

LEGEND

SPACE	FLOOR	BASE	WALLS	CEILING	CEIL. HGT.
DINING ROOM	EXIST. CARPET	EXIST. CERAMIC	EXIST. GYPS.	EXIST. GYPS. CEILING W/ EXIST. TILE	[illegible]
KITCHEN	NEW AND EXIST. QT.	NEW AND EXIST. TILE	NEW AND EXIST. TILE	NEW AND EXIST. GYPS. CEILING W/ EXIST. TILE (SEE FINISH NOTE)	[illegible]
TOILET ROOM AND FOOD PREPARAT.	NEW VCT.	NEW VINYL	NEW PAINT, SEMI-GLOSS/NEW FRP	NEW GYPS. CEILING W/ EXIST. TILE	[illegible]
BAR	NEW QT.	TILE	EXIST. BRICK	EXIST. CORK TILE, MTD. BLACK AND EXIST. DECORATIVE PANELS (NOTE 1)	[illegible]
DINING	EXIST. WOOD (NOTE 2)	WOOD/VCT.	EXIST. WOOD, PTD. CHALKBOARD PAINT	EXIST. CORK TILE, MTD. BLACK AND EXIST. DECORATIVE PANELS (NOTE 1)	[illegible]
CORRIDOR	EXIST. WOOD (NOTE 2)	QT.	PTD. CHALKBOARD PAINT	NEW GYPS. CEIL. W/ EXIST. TILE	[illegible]
ELEVATOR	NEW VCT.	PTD.	PTD. FRP	NEW GYPS. CEIL. W/ EXIST. TILE	[illegible]

NOTES: 1. INTERIOR FINISHES SHALL HAVE A FLAME SPREAD RATING OF 25 OR LESS & A MAXIMUM SMOKE GENERATION OF 450 OR LESS.
2. REFINISH DECORATIVE PANELS. SEE REFLECTED CEILING PLAN.
3. WOOD FLOORS AND BASE TO BE PROTECTED WHEN MOST SUITABLE FROM DAMAGE DURING CONSTRUCTION. WORK SCHEDULED BY CONSTRUCTION MANAGER AND APPROVED BY OWNER.

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	MATL.	FRAME	HARDWARE	REMARKS
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	(3) HINGES, PASSAGE SET, CLOSER	EXISTING DOOR & FRAME
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	(3) HINGES, PASSAGE SET, CLOSER	EXISTING DOOR & FRAME
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	(3) HINGES, PASSAGE SET, THRESHOLD, CLOSER	EXISTING DOOR & FRAME
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	(3) HINGES, PASSAGE SET, THRESHOLD, CLOSER	REMOVE AND REPLACE EX. DOOR, DOOR & FRAME
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	(3) HINGES, PRIVACY LOCK, CLOSER	EXISTING DOOR & FRAME
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	(3) HINGES, PRIVACY LOCK, CLOSER	NEW DOOR & FRAME
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	(4) HINGES, LOCKSET	NEW DOOR & FRAME
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	SCREEN, [illegible]	NEW DOOR & FRAME

1. [illegible] SHALL NOT REDUCE THE [illegible] OF THE [illegible] OPERATION FROM [illegible] FOOTING.
2. ALL POINTS, HANDLES, LATCHES, ETC. SHALL BE TYPE APPROVED FOR USE BY DISABLED INDIVIDUALS PER ADAAG 4.13.9.

SHEET TITLE
FLOOR PLAN
SCHEDULES
NOTES

REVISIONS

SCALE: [illegible]

A [illegible]

Liquor Board System

Version 1.0

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

License Detail

Close the License | Print License | Print Renewal Letter | << Go Back

License Info

License Num: **LB 286** Cert Num: **1004** Fee: **$1,320.00** Status: **Renewed**

License Date:5/1/2019 License Year: 2019

CR Number: 16421558

Payment Date: 04-30-19

2018 - 2019 TPP Paid ☐

2019 Trader's License ☐ Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: **SECURED CREDITOR**

Trade Name: **N/A**

Zone Code: 11

Phone: 443-963-1414

Block Num: 3500 Street: BOSTON STREET

City: BALTIMORE State: MD Zip: 21224

CR Number: 16421558

Portion of Business Used:

USE AS A RESTAURANT WITHOUT LIVE ENTERTAINMENT OR DANCING

Restriction:

Edit the License Location Info | Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
R.SCOTT	ROSENBERGER	3500 BOSTON STREET, SUITE120	Baltimore	MD	21224	Edit	Remove Owner

Comments

Date	Comment	Action

01/27/2020	1/23/2020 - Public Hearing Re: Application to transfer ownership - POSTPONED..../jr	Delete
12/12/2019	Application for transfer of ownership filed on behalf of Harbor Enterprise Center, LLC T/a The Broom Factory, Rachel Albrecht on 11/19/2019 /kk	Delete
11/04/2019	Spoke today to Maggie from Carline Hecker office who came into the liquor board office and I advised her that their client has into 11/21/2019 to submit an application before before license expires...../jr	Delete
08/23/2019	250 day Hardship Warning letter was mailed to Licensee and attorney on file..../jr	Delete
06/28/2019	5/30/2019 - Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)...../jr	Delete
06/28/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to record when this (transfer hardship/hardship) was received and processed. The (transfer hardship/hardship) received and processed by the BLLC on 5/7/2019; Invoice #117393...../jr	Delete
01/04/2019	Substitute application for Secured Creditor was accepted and processed, removed Sonia Trepetin, Gregory Trepetin and Linda Shoemaker and added R. Scott Rosenberger...Please check incoive # 113951 and #113952....k/r	Delete
03/31/2018	FOOD FORM WAS SUBMITTED WITH 2018-2019 RENEWAL APPLICATION.... /sb	Delete
09/06/2017	Client paid for transfer fee on 8/23/2017. Please check inovice# 108499...k/r	Delete
08/04/2017	08/03/17 - Public Hearing RE: Application to transfer ownership and location of a Class "BD7" BWL license at 148 S. East Avenue to 3500 Boston Street and convert to a Class "B" BWL license, requesting outdoor table service and off-premise catering. - APPROVED (3-0 VOTE)... /sb	Delete
06/21/2017	06/15/17 - Public Hearing RE: Request for a Hardship Extension - GRANTED (3-0 VOTE)	Delete
06/09/2017	Application for transfer of ownership and location from 148 S. East Avenue to 3500 Boston Street and to convert license from a Class "BD7" BWL to a Class "B" BWL filled on behalf of Trepco Management, LLC T/a Bonchon Canton, Gregory Trepetin, Sonia Trepetin, and Linda Shoemaker on 6/2/17 /kk	Delete
06/06/2017	06/05/17 - PAID for NSF Fees: Invoices #108069 = $500.00, #108070 = $500.00, #108071 = $320.00, #108072 = $30.00.... /sb	Delete
06/05/2017	According to Chief Inspector, Fosler, building was closed at time of inspection. There was a sign on building advertised for sale.... /sb	Delete
06/01/2017	Given letter hand-delivered to Chief Inspector, M. Fosler to suspend Liquor License for NSF in the amount of $1,320.00 (2017-2018 Annual License Fee) + $30.00 (Processing NSF Fee)... /sb	Delete
03/22/2017	******RELEASED STATE HOLD..... /mb	Delete
01/18/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
11/04/2016	PAID $100.00 for Hearing dated 10/27/16 for Hardship Extension. Invoice #104398.../sb	Delete
10/31/2016	10/28/16 - Sent Fax to Mel Kodenski office stating that Licensee owes $100.00 for hearing administrative fee.... /sb	Delete
10/28/2016	10/27/2016- Public hearing re: request for hardship extension, and request to reopen after being closed for more than 90 days- APPROVED	Delete
08/18/2016	Submitted "Personal Property Tax Clearance".... /sb	Delete
08/16/2016	Mr. Akras informed Ms Robinson that Mr Lapade needs to submit copies of invoice from the distributor and not a print out of same day transactions. Mr. Akras also stated that Mr. Lapae needs to submit an affidavit basically telling the board that he cease the sell of alcohol but he has been operating Ms. Robinson tried to call Mr Lapade about the additonal information but was not able to leave voicemail (410)342-5845 ....per t/a	Delete
08/16/2016	License owner (Corey Lapade) paid for the license fee for 2016-2017 in $1320.00 (invoice #103953) Mr. Lapade submitted proof that business has been opening and operating since license has been expired 2. letter of good standing . Licensee did not submit 2016 trader's license we were unable to release the license today 08/16/2016.....k/r	Delete
08/12/2016	Manger of business (Chris) came in to pay the 2016 License Fee. It was told to client that in order to release the 2016 License the following documents need to be received: 1. Bring letter of good standing 2. License fee of the amount $1320.00 (made out to Director of Finance) 3. Proof that business has been opening in operating during time of expired license date .....per t.a/ k.r	Delete
07/26/2016	07/25/16 - Mailed letter to Licensee about "Personal Property Tax Owed to the City of Baltimore".... /sb	Delete
05/23/2016	Client bought in letter of good standing but was not able to make a payment today.....k/r check folder for letter	Delete
05/09/2016	must provide certificate of good standing--hold license. ND	Delete
06/08/2015	Alcohol Awareness expires 03/10/18 (Charles H. Thrasher)	Delete

01/30/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
01/28/2014	1/09/2014 Public Hearing re: Application to transfer ownership. Board APPROVED transfer	Delete

Print History (Print Card)

License num: LB 286
Trade Name: N/A

Address: 3500 BOSTON STREET

Comment:

Add Comment

Hold Info

Powered by:

HARBOR ENTERPRISE CENTER, LLC: W06974075

Department ID Number:

W06974075

Business Name:

HARBOR ENTERPRISE CENTER, LLC

Principal Office:

3500 BOSTON STREET

BALTIMORE MD 21224

Resident Agent:

R. SCOTT ROSENBERGER

3500 BOSTON STREET

BALTIMORE MD 21224

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

08/20/2002

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 2500 Boston St Ste 120

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 10

"A" BEER & WINE _____

"B" BEER & WINE 1

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 5

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BDT" BEER, WINE & LIQUOR 4

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Perez DATE: 11/6/2020

3500 Boston St.

Proposed Location

- 3500 Boston St

License Establishment

1. Atwater's -LB
2. MISSION BBQ-WB
3. Iron Rooster-LB
4. Canton Crossing-LBD7
5. Red Robin Burgers-LB
6. Pasta Mista-LBD7
7. Merritt Athletic Clubs- LBD7
8. The Gunther-LB
9. On The Border LB
10. Lighthouse Tavern LBD7

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):	The Broom Factory
Corporation Name:	Harbor Enterprise Center, LLC
Location Address:	3500 Boston St, Suite 120
License Type:	Class "B" 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?	No
Date Posted?	12/23/2019
Estimated Date of Removal?	1/1/2020
Are there any other licensed establishments within a two block radius?	Yes

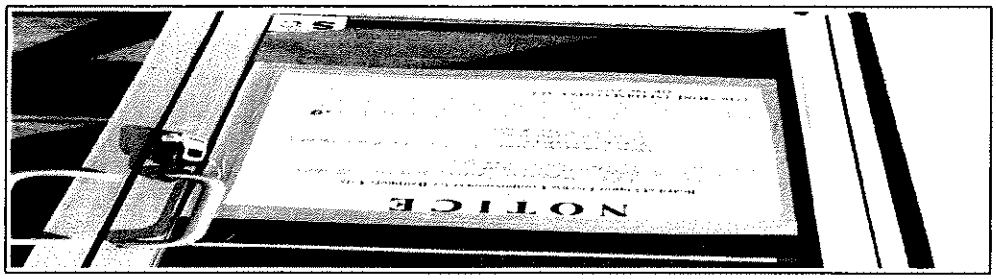
Other licensed locations - Describe/Note:

see attached map

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

Application filed for transfer of ownership

Insert Photo of Sign and location:



Inspector Name	Date and Time	
i:0#.w|baltimore\andy.perez	12/24/2019	11:57:17 AM

Name of Licensee (if present)

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	Rachel Lynne Albrecht
Address of Premises:	3500 Boston St, Suite 120
Inspector:	*i:0#.w|baltimore\andy.perez*
Date Posted:	12/23/2019
Time Posted:	
Date Rechecked:	1/2/2020
Time Rechecked:	
Manager or Owner when sign posted:	

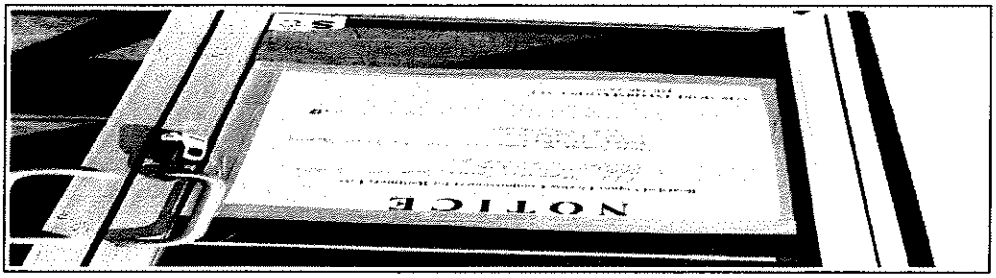
Summary on location of sign posted:

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:


35
NOTICE

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

Online Use & Occupancy Permit Application

Property Address: 3500 BOSTON ST

Block/Lot: 6498/001

Applicant:
MARGARET GIORDANO

Owner/Lessee:
Owner HARBOR ENTERPRISE CENTER, LLC

Permit No: **USE2019-55704**

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

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Restaurant

Proposed Use : (Commercial) Restaurant

	Dwelling:	Roomming:	Efficiency:
Existing Count:	000	000	000
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	11/14/2019		LDZI
HEALTH DEPARTMENT INSPECTION	11/14/2019		JWEL
One Stop Permit Office Review	11/14/2019		WILC
Application Received		11/14/2019	
Zoning Sign-off	11/14/2019	11/14/2019	

District:202 **MINOR PRIVILEGE:**

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

TO USE A PORTION OF THE PREMISES AS A RESTAURANT.

AFFIDAVIT BY: MARGARET GIORDANO

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

Project Name: **3500 BOSTON STREET**

Role: **Agent**

Appicant: **GIORDANO,MARGARET**

Project Note:

Owner First Name:

Owner Last Name Or Company Name: **HARBOR ENTERPRISE CENTER, LLC**

Phone:

Address1:

Address2:

City:

State:

Zip:

May 7, 2020

Applicant(s): Victoria Munoz and Jessica Solomon
North Avenue Arts, LLC, T/a Motor House
120 W. North Avenue 21201

Class: "D" Beer, Wine & Liquor License

Request for a transfer hardship extension.

Board's Information:

(a) Ownership Breakdown: (1) Victoria Munoz (0%): and (2) Jessica Solomon (0%).

(b) Corporate Standing: North Avenue Arts, LLC is a MD LLC and as of 4/9/2020 is in good standing.

(c) Timeline of request: On 7/3/2019 applicant(s) filed an application to transfer ownership of a Class "D" BWL license. The Board approved the request on 9/12/2019. The 180 days of the request runs until 3/10/2020. On 3/6/2020 staff received hardship letter request from the lawyer for the applicants(s). As the hardship letter was filed within 180 days, this hardship extension request meets the requirements of Alc. Bev. Art. 12-1705(b), as it was filed within the 180-day period (on or before March 10, 2020).

Board's Decision:

Rosenberg
Martin
Greenberg LLP

Caroline L. Hecker
Direct Dial: (410) 727-6676
checker@rosenbergmartin.com

March 5, 2020

VIA HAND DELIVERY
AND ELECTRONIC MAIL
Board of Liquor License Commissioners
for Baltimore City
c/o Thomas R. Akras, Esquire
Deputy Executive Secretary
1 N. Charles Street, Suite 1500
Baltimore, Maryland 21201-3724

Re: North Avenue Arts, LLC t/a Motor House
120 W. North Avenue

Dear Commissioners:

On behalf of our client, North Avenue Arts, LLC t/a Motor House ("Motor House"), I write to request an extension of time to complete the transfer of ownership of the Class D Beer, Wine & Liquor License issued for use at 120 W. North Avenue (the "License"), which was approved by the Board on September 12, 2019.

The request to transfer ownership of the License was submitted in connection with a 100% change in licensees following Ms. Bonitz's resignation as President and CEO of Baltimore Arts Realty Corporation. Ms. Bonitz is being replaced on the License by existing staff members at Motor House, Ms. Muñoz and Ms. Solomon. Following the Liquor Board's approval and Ms. Bonitz' departure, Motor House staff began collecting the required checklist items and discovered several issues which had not previously been brought to anyone's attention, including a lapsed health permit and reporting errors with the Comptroller's Office which resulted in a tax hold on the transfer of the License.

Additional time is necessary to rectify issues identified during the Health Department's inspection and for the Comptroller's Office to address the issues related to the Sales and Use Tax License. As a result, our client will not have obtained a Health Permit, Use & Occupancy Permit, or corrected Sales and Use Tax License prior to the March 10, 2020 expiration of the 180-day period to complete the transfer of the License set forth under Section 12-1705(a) of the Alcoholic Beverages Article.

Accordingly, Motor House respectfully requests an extension pursuant to Md. Code Ann., ALC. BEV. §12-1705(b)(2). I enclose a check for $100.00 payable to Director of Finance to cover administrative costs of this request.

If there is any further information you need concerning this request, please do not hesitate to contact me. I appreciate your attention to this matter.

Sincerely,

Caroline L. Hecker

CLH/mag
Enclosure
cc: North Avenue Arts, LLC (via electronic mail)

4852-3350-8022, v. 2

RECEIVED
MAR 06 2020
Baltimore City
Liquor Board

Liquor Board System

Version 1.0

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

License Detail

Close the License | Print License | Print Renewal Letter | << Go Back

License Info

License Num: **LD 031** Cert Num: **0971** Fee: **$825.00** Status: **Renewed**

License Date: 5/1/2019 License Year: 2019

CR Number: 16265840

Payment Date: 05-02-19

2018 - 2019 TPP Paid ☐ N

2019 Trader's License ☑ Y Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: **NORTH AVENUE ARTS,LLC**

Trade Name: **MOTOR HOUSE**

Zone Code: 21

Phone: 410-727-6600

Block Num: 120 Street: NORTH AVENUE WEST

City: BALTIMORE State: MD Zip: 21201

CR Number: 16265840

Portion of Business Used:

USE FIRST FLOOR AS A BAR AND CAFE WITH LIVE ENTERTAINMENT SECOND AND THIRD FLOOR FOR OFFICE SPACE USE ONLY PER BMZ 215-176

Restriction:

Edit the License Location Info | Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
AMY	BONITZ	631 ST. JOHNS ROAD	Baltimore	MD	21210	Edit	Remove Owner

Comments

Date	Comment	Action

03/06/2020	Received Transfer Hardship Extension request letter from Atty. Rosenberg Martin Greenberg; Invoice #118869...../jr	Delete
02/06/2020	150 day warning transfer pending letter was sent to all applicant(s) and lawyer(s) that filed..k/r	Delete
12/30/2019	12/18/2019 90/150 day warning transfer pending letter was sent to all applicant(s) and lawyer (s) that filed..k/r	Delete
11/26/2019	Requested for Sunday Extension on December 08, 2019; Invoice #118354..../sb	Delete
09/13/2019	9/12/2019 - Public Hearing Re: Application to transfer ownership with continuation of live entertainment, requesting outdoor table service - APPROVED (3-0 vote) *(MOU to be made a part of the license)*...../jr	Delete
07/24/2019	Application for transfer of ownership with continuation of live entertainment, requesting outdoor table service filed on behalf of North Avenue Arts, LLC T/a Motor House, Victoria Munoz and Jessica Solomon on 7/3/19 /kk	Delete
05/02/2019	04/28/19 - Requested for Sunday Extension..../sb	Delete
09/28/2018	Requested Sunday Extension for September 30, 2018; Invoice #113468..../sb	Delete
07/18/2018	Requested Sunday Extensions for July 22, 2018 and August 19, 2018; Invoice #113041 amount of $150.00.... /sb	Delete
06/15/2018	Alcohol Awareness expires on 06/11/22 (Nick LaPorta) John S Murray.... /sb	Delete
09/11/2017	09/11/17 Submitted Motor House Floor Plans by email.... /sb	Delete
03/02/2017	Alcohol Awareness expires on 02/26/21 (Tori Munoz).... /sb	Delete
09/07/2016	1/14/2016 Public Hearing re: Request for Live Entertainment, Outdoor Table Service and Off-Premises Catering APPROVED (3-0 vote)	Delete
04/01/2016	Alcohol Awareness course was taken at John S. Murry and expires on 03/28/2020 (David Mitchell)	Delete
03/10/2016	Alcohol Awareness expires 03/07/20 (Robert Goldrick)	Delete
01/14/2016	01/14/16 Hearing Date: North Avenue Arts, LLC, T/a Motor House, 120 W. North Avenue Class "D" Beer, Wine, and Liquor from 38 E. 25th Street, Unit 103 to 7 day Class "D" Beer and Wine only. Requests for Live Entertainment, outdoor table service and off premises catering. Invoice #100220.... /sb	Delete
08/02/2011	7/28/11 Public Hearing re: VIOLATION OF RULE 4.15 "No licensee shall allow his premises to be used for the purpose of gambling in any form" on March 18, 2011 (Re: Police officer witnessed a payoff to a customer playing a video gaming machine on the licensed premises) and on April 14, 2011 (Re: Execution of serach and seizure warrant; cash, payout ledger, microprocessors and powerpacks seized). GUILTY $500	Delete
05/12/2008	05/12/08 CONF.FEE PAID IN FULL #64003	Delete
05/12/2008	05/08/08 CONF.HEARING RE: APPLICATION TO TRANSFER OWNERSHIP & LOCATION TO 38 E.25TH STREET.DECISION: APPROVED.	Delete

Print History (Print Card)

License num: LD 031

Address: 120 NORTH AVENUE WEST

Trade Name: MOTOR HOUSE

Comment:

Add Comment

Hold Info

Powered by:

NORTH AVENUE ARTS, LLC: W15405582

Department ID Number:

W15405582

Business Name:

NORTH AVENUE ARTS, LLC

Principal Office:

1122 KENILWORTH DRIVE
SUITE 201
BALTIMORE MD 21204

Resident Agent:

BARRY C. GREENBERG
25 SOUTH CHARLES STREET
21ST FLOOR
BALTIMORE MD 21201

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

08/19/2013

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

May 7, 2020

Applicant(s): Joanna Zoulis and Filippos H. Glytsis
Eleros, LLC, T/a Plaka Tavern
4714-18 Eastern Avenue 21224

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership requesting delivery of alcoholic beverages.

(a) Applicant(s) Information: (1) Joanna Zoulis was born in Greece in August of 1966. She lives in Linthicum, MD; and (2) Filippos H. Glytsis was born in New York, NY in June of 1981. He lives in Baltimore, MD.

(b) Ownership Breakdown: (1) Joanna Zoulis (100%); and (2) Filippos H. Glytsis (0%).

(c) Purchase Price of Business: The purchase price of the business is $675,000. Down payment of $225,000 to be paid at settlement. Remaining balance to be paid via promissory note held by the seller.

(d) Qualified Voters: Michael Bates, Max Green, and Liam Davis are qualified Baltimore City voters.

(e) Zoning: Applicant has applied for a USE permit, for the continued use as a restaurant/tavern and second floor for private parties. No separate package goods store or department. All package goods to be sold over the bar. No live entertainment or dancing permitted. May provide delivery of alcoholic beverages.

(f) Corporate Standing: Eleros, LLC is a MD LLC and as of 4/9/2020 is active and in good standing.

(g) Posting Report: The location was posted on 12/23/2019, and checked on 1/1/2020. This meets the 10-day rule. There are 10 licensed liquor establishment(s) in the 2x2 area: "D" BW-2; "B" BWL-3; and "BD7" BWL-5.

(h) Timeline: Last Inspection by BLLC was performed 7/29/2019. 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:

2019 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

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

EXPLANATION OF REQUEST: TRANSFER OF OWNERSHIP 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: 4714-18 EASTERN AVENUE, BALTIMORE, MD 21224

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

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: _____

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: _____

CORPORATE/LLC/LLP/PARTNERSHIP NAME: ELFROS ~~4718 EASTERN AVE~~, LLC TRADE NAME: ~~PENDING~~ PLAKA TAVERN

BUSINESS PHONE NUMBER: 443-617-4054 BUSINESS EMAIL ADDRESS: KARDAS74@YAHOO.COM

ATTORNEY FOR THE APPLICANT: PETER A. PREVAS ADDRESS: 231 E. BALTIMORE ST., STE 702, BALTIMORE, MD 21202 PHONE: 410-752-2340

Part of Premises Used (*Note: Floors and Areas for Storage*): 1ST, 2ND, BASEMENT FOR 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:** _____

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

JOANNA ZOULIS [redacted] [redacted]

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

444 ELMTWIN CT LINTHICUM MD 21290

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

8/[redacted]/1966 FEMALE GREECE

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

Check: ☐ Yes ☑ No **Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?**

☐ Yes ☑ No **Are you a registered voter in the City of Baltimore?**

2. Applicant B

FILIPPOS H. GLYTSIS [redacted] [redacted]

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

510 SAVAGE ST. BALTIMORE MD 21224 11 YEARS

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

6/[redacted]/1981 MALE NEW YORK

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

Check: ☑ Yes ☐ No **Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?**

☑ Yes ☐ No **Are you a registered voter in 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 **Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?**

☐ Yes ☐ No **Are you a registered voter in the City of Baltimore?**

RECEIVED
2019 DEC -3 PM 4:43
BOARD OF LIQUOR
LICENSING COMMISSIONERS

Revised January 2019

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

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

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

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

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

Name	Address	Phone	Email

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

1) NAME: JOANNA ZOULIS ADDRESS: 444 ELMTWIN CT TITLE: MEMBER %OF STOCK HELD: 100%

2) NAME: FILIPPOS H. GLYTSIS ADDRESS: 510 SAVAGE ST. TITLE: SECRETARY %OF STOCK HELD: 0

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 has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the 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 herby 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.

Joanna Zoulis

Signature of Applicant A

I hereby certify that on the 3rd day of December 2019, before me, the subscriber, a notary public of the State of Maryland in and for City of Balto personally appeared Joanna 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: Jennifer L Martin [Notary Seal] My Commission expires 01-26-23

Printed Name: Jennifer L Martin

JENNIFER L. MARTIN NOTARY PUBLIC BALTIMORE CITY, MD MY COMMISSION EXPIRES JANUARY 26, 2023

Signature of Applicant B

I hereby certify that on the 7th day of November 2019 before me, the subscriber, a notary public of the State of Maryland in and for City of Balto personally appeared Filippos H. Glytsis 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: Jennifer L Martin [Notary Seal] My Commission expires 01-26-23

Printed Name: Jennifer L. Martin

JENNIFER L. MARTIN NOTARY PUBLIC BALTIMORE CITY, MD MY COMMISSION EXPIRES JANUARY 26, 2023

Signature of Applicant C

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

Signature: _____ [Notary Seal] My Commission expires _____

Printed Name: _____

Name and Address of the owners of the premise/landlord: 4718 EASTERN AVE, LLC **Phone Number:** [redacted]

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

(I, WE) GEORGE AVGERINOS HEREBY CERTIFY,
That (I am, we are) the owner(s) of the property located at 4718 EASTERN AVE, Baltimore, City with a Zip Code of 21224, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Landlord

I hereby certify that on the 3 day of Dec, 20 19, before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore, personally appeared George Avgerinos, Member the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Elaine Pappas [Notary Seal] My Commission expires 11/[illegible]

Notary Printed Name: Elaine Pappas

ELAINE PAPPAS NOTARY PUBLIC BALTIMORE COUNTY, MD

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

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

Names	Address	Signature	DOB (Month/Year) Day	Length of time Acquainted with the Applicant(s)
John Mavigkis	601 Rappolla St Baltimore MD 21224		8/[redacted]/59	30 Years
Hortensia Montoya	607 Pascast 2nd Fl Baltimore, MD 21224		3/[redacted]/96	5 years
KIRIAKI ROROS	501 Savasesir BALTIMORE MD 21224	KIRIAKI ROROS	11/[redacted]/43	19 Years

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

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

Revised January 2019

Name and Address of the owners of the premise/landlord: _____ **Phone Number:** _____

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

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

_____
Signature of Landlord

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

As witness, my hand and notarial seal.

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

Notary Printed Name: _____

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

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

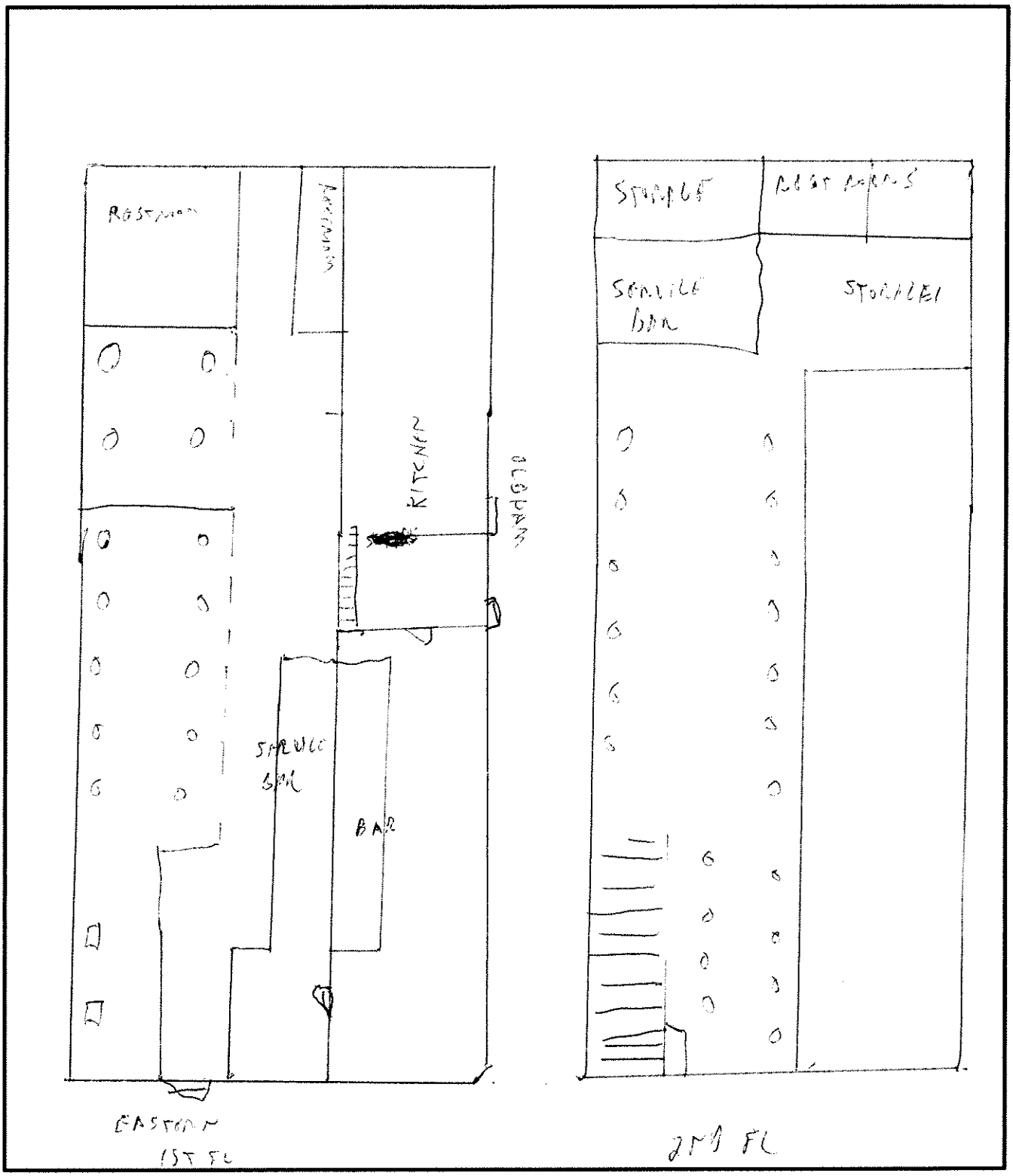
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
✓ [illegible]	[illegible] Baltimore, 21224	[illegible]	3/[redacted]/1989	[illegible]
✓ Max Green	618 Oldham Street Baltimore, MD 21224	Max	7/[redacted]/91	3 years
✓ Liam Davis	345 S. Lehigh Street	Liam J. Davis	10/[redacted]/89	5 years

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

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

Revised January 2019

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



Liquor Board System

Version 1.0

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

License Detail

Close the License | Print License | Print Renewal Letter | << Go Back

License Info

License Num: **LBD7 331** Cert Num: **0951** Fee: **$1,320.00** Status: **Renewed**

License Date: 5/1/2019 License Year: 2019

CR Number: 03904873

Payment Date: 04-26-19

2018 - 2019 TPP Paid ☐

2019 Trader's License ☐ Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: **SPARTA, INC.**

Trade Name: **ACROPOLIS RESTAURANT**

Zone Code: 11

Phone: 410-675-3384

Block Num: 4714-18 Street: EASTERN AVENUE

City: BALTIMORE State: MD Zip: 21224

CR Number: 03904873

Portion of Business Used:

FIRST FLOOR FOR BUSINESS & SECOND FLOOR OF 4718 FOR PRIVATE PARTIES - BASEMENT FOR STORAGE

Restriction:

THERE IS TO BE NO SEPARATE PACKAGE GOODS STORE OR DEPARTMENT. ALL PACKAGE GOODS TO BE SOLD OVER THE BAR. NO LIVE ENTERTAINMENT OR DANCING PERMITTED. MAY PROVIDE DELIVERY OF ALCOHOL.

Edit the License Location Info | Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
GEORGE	AVGERINOS	2300 BALDWIN MILL ROAD	FALLSTON	MD	21047	Edit	Remove Owner

Comments

Date	Comment	Action

02/18/2020	2/13/2020 - Public Hearing Re: Application to transfer ownership requesting delivery of alcoholic beverages - POSTPONED...../jr	Delete
01/27/2020	1/23/2020 - Public Hearing Re: Application to transfer ownership requesting delivery of alcoholic beverages - POSTPONED...../jr	Delete
12/12/2019	Application for transfer of ownership requesting delivery of alcoholic beverages filed on behalf of Eleros, LLC T/a Plaka Tavern, Joanna Zoulis and Filippos H. Glytsis on 12/3/2019 /kk	Delete
08/07/2019	Submitted 2018 Trader's License during renewal.... /sb	Delete
01/31/2019	Personal Property Tax Owed to City of Baltimore was cleared on January 31, 2019..../mb.	Delete
01/10/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, 2nd Letter sent to Licensee/s Home Address on January 09, 2019.*** /mb	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/19/18../mb	Delete
03/27/2018	Alcohol Awareness expires 03/23/22 (George Avgerinos).... /sb	Delete
01/31/2018	Received a letter that showed Personal Property Tax Owed to City of Baltimore was cleared on 01/30/18...mb	Delete
01/25/2018	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, 2nd Letter sent to Licensee on January 23, 2018.*** /mb	Delete
10/02/2017	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, letter sent to Licensee on October 2, 2017.*** /mb	Delete
05/18/2016	Submitted Delivery Registration Form.... /sb	Delete
10/02/2012	9/6/2012 Public Hearing re: Review of long standing transfer. Application withdrawn.	Delete
10/31/2011	10/27/2011 Public Hearing re: Application to transfer ownership and requests to add live entertainment, outdoor table service and off-premises catering. APPROVED	Delete
10/13/2011	10/11 Transfer of ownership requests for live entertainment, outdoor table service and off-premises catering, BD7-BWL, Filippo Glytsis, Nikolaos Stavlas, Aegean Sea, Inc.	Delete
03/01/2004	9/12/98 Patron and barmaid involved in dispute CC 2I-08532 11/17/98 Compliance conference held re: above listed report 1/12/99 Patron assaulted by men inside establishment CC 2A-8490	Delete

Print History (Print Card)

License num: LBD7 331 Address: 4714-18 EASTERN AVENUE

Trade Name: ACROPOLIS RESTAURANT

Comment:

Add Comment

Hold Info

Powered by:

ELEROS, LLC: W20124111

Department ID Number:

W20124111

Business Name:

ELEROS, LLC

Principal Office:

4718 EASTERN AVE.
BALTIMORE MD 21224

Resident Agent:

HARRY K PREVAS
231 E. BALTIMORE STREET
SUITE 702
BALTIMORE MD 21202

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:

12/03/2019

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 4714-18 Tastern Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 10

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 2

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 3

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 5

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Perez DATE: 1/6/2020

4714-18 Eastern Ave.

Proposed Location

- Proposed Location

Licensed Establishments

1. Charro Negro- LB
2. Secured Creditor WD
3. Tom's Bar-LBD7
4. Zorba's Bar & Grill-LB
5. Lou's Bar and Liquors-LBD7
6. Jordy's bar- LBD7
7. O'Connor's LBD7
8. Byzantio Cafe LBD7
9. Ikaros Restaurant
10. Karellas Cafe

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):	Plaka Tavern
Corporation Name:	Eleros, LLC
Location Address:	4714-18 Eastern 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?	12/23/2019
Estimated Date of Removal?	1/1/2020
Are there any other licensed establishments within a two block radius?	Yes

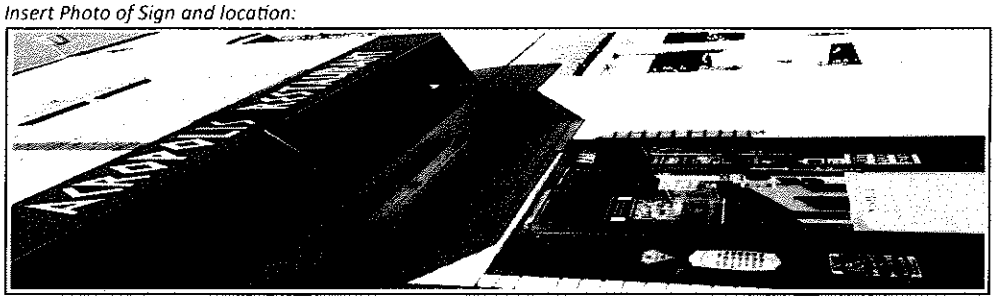
Other licensed locations - Describe/Note:

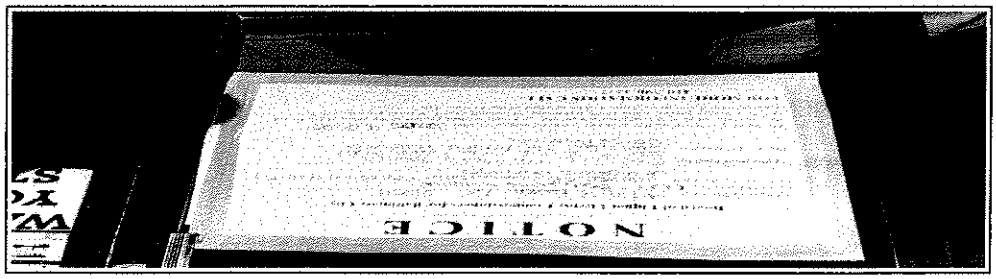
see attached map

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

Application filed for transfer of ownership and request to add delivery of alcoholic beverages.

Insert Photo of Sign and location:





Inspector Name	Date and Time	
i:0#.w|baltimore\andy.perez	12/24/2019	10:57:09 AM

Name of Licensee (if present)

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	Joanna Zoulis, Filippos H. Glytsis
Address of Premises:	4714-18 Eastern Ave.
Inspector:	*i:0#.w|baltimore\andy.perez*
Date Posted:	12/23/2019
Time Posted:	
Date Rechecked:	1/2/2019
Time Rechecked:	
Manager or Owner when sign posted:	

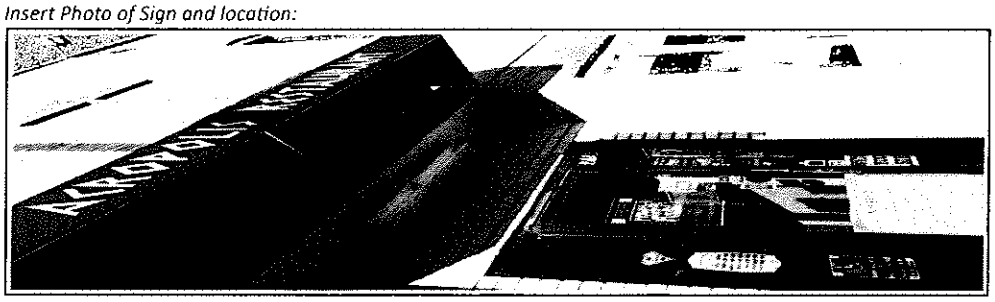
Summary on location of sign posted:

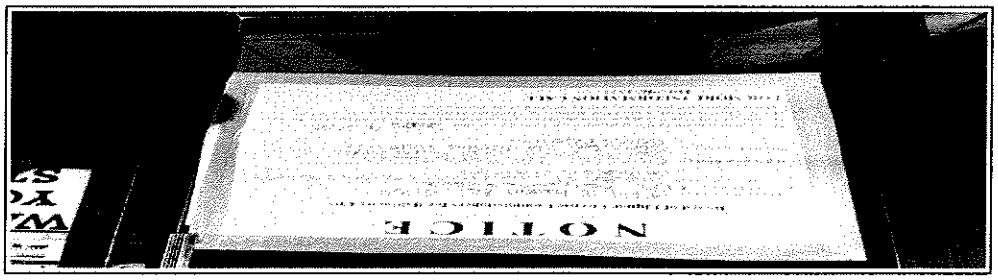
Sign posted on main front door.

Summary on location of sign rechecked:

Sign remained as posted for the required 10 days period.

Insert Photo of Sign and location:




NOTICE

BLLC Compliance Inspection

License Information

Address: 4714-18 EASTERN AVENUE 21224

Trade Name: *ACROPOLIS RESTAURANT*

Corporation Name *SPARTA, INC.*

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

Date/Time of Inspection: *7/29/2019* *4:07:27 PM*

Manager/Licensee *George Avgerinos*

Open/Closed Status

Open/Closed: Open

Closed Date:

External Appearance

Clean and Free of Debris: Satisfactory

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: *3/23/2018*

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity: *110/130*

Outdoor Seating Capacity:

Adult Entertainment Establishment

License is Valid: N/A

Violations

Violation Issued: No

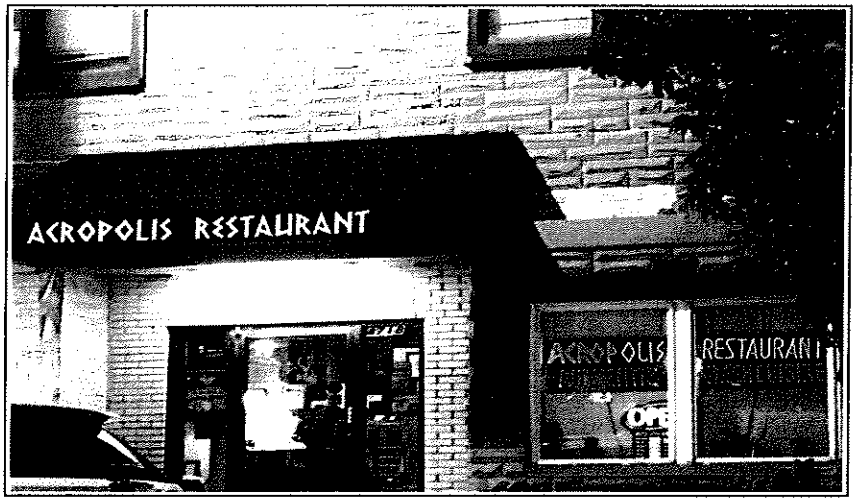
Violations Noted:

Image title

Instructions Given to Licensee:

Inspector's Comments: *Inspected 7/21/19*

Photo Taken:



Owner Email:

Submitted by Inspector *i:0#.w|baltimore\andy.perez*

BALTIMORE CITY
DEPARTMENT OF HOUSING
COMMUNITY DEVELOPMEN

Home > Code Enforcement > My Permit Application List
Account: prevasandprevas@verizon.net

My Permit Application List Logout

Add Application License Management

Current Archived Deleted

Show 10 entries Search:

			ID App	Permit Number	Project Name	Create Submit Accept	Stat
Manage	Contact us		166213	USE2019-55968	300 S EXETER	12/2/2019 12/2/2019 12/3/2019	Subm
Manage	Contact us		166206	USE2019-55967	4718 EASTERN AVE	12/2/2019 12/2/2019	Subm
Manage	Contact us	**Status**	164117	USE2019-55750	KALI'S COURT	11/18/2019 11/18/2019 11/19/2019	Subm
Manage	Contact us	**Status**	161766	USE2019-55521	CRAZY JOHN'S	11/4/2019 11/4/2019 11/5/2019	Subm
Manage	Contact us		147023	COM2019-74042	419 E. 21ST STREET	8/12/2019 8/12/2019 8/13/2019	Issue 8/16/
Manage	Contact us		146945	COM2019-73984	415 E. 21ST STREET	8/12/2019 8/12/2019 8/12/2019	Issue 8/16/
Manage	Contact us		146669	USE2019-53978	4300 FALLS ROAD	8/9/2019 8/9/2019	Subm

BALTIMORE CITY
DEPARTMENT OF HOUSING
COMMUNITY DEVELOPMEN

Home > Code Enforcement > Update Permit Information

Account:

Back Logout

Project Name:4718 EASTERN AVE

Guest Access

CONTINUE TO USE THE FIRST FLOOR AS A RESTAURANT/TAVERN AND SECOND FLOOR FOR PRIVATE PARTIES. TI
SEPARATE PACKAGE GOODS STORE OR DEPARTMENT. ALL PACKAGE GOODS TO BE SOLD OVER THE BAR. NO LI
ENTERTAINMENT OR DANCING PERMITTED. MAY PROVIDE DELIVERY OF ALCOHOL.

Mayor Bernard C. "Jack" Young & Michael Braverman, Commissioner

May 7, 2020

Applicant(s): Jeffery Kolessar, and Robert Flynn, III
IHMD Association, LLC. T/a Holiday Inn Baltimore Inner Harbor
301 W. Lombard Street 21201

Class: "B" Beer, Wine & Liquor Hotel-Motel License

Application to transfer ownership requesting off-premise catering and delivery of alcoholic beverages.

(a) Applicant(s) Information: (1) Jeffery Kolessar was born in Wilkes Barre, PA in September of 1967 He lives in Aston, PA; and (2) Robert Flynn, III was born in Washington, DC in July of 1960. He lives in Baltimore, MD.

(b) Ownership Breakdown: (1) Jeffery Kolessar (50%); and (2) Robert Flynn, III (50%).

(c) Purchase Price of Business: LLC applicant appointed as receiver for property and license due to default to creditor.

(d) Qualified Voters: Stella Vavas, Helen Pentikes, and Michelle Wassmuth are qualified Baltimore City voters.

(e) Zoning: Applicant has applied for a USE permit, for the continued use of the property as a 365 room hotel with swimming pool with off premise catering and restaurant and lounge.

(f) Corporate Standing: IHMD Association, LLC is a MD LLC and as of 4/9/2020 is active and in good standing.

(g) Posting Report: The location was posted on 1/24/2020, and checked on 2/3/2020. This meets the 10-day rule. There are 13 licensed liquor establishment(s) in the 2x2 area: "D" BW-1; "A" BWL-1; "B" BWL-4; "BD7" BWL- 2; "Arena"-1; "Hotel/Motel"-3; and "BD7/AE"-1.

(h) Timeline: Last Inspection by BLLC was performed 1/27/2020. 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:

2019 Application for Alcoholic Beverages License Board of Liquor License Commissioners for Baltimore City

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

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

EXPLANATION OF REQUEST: transfer of ownership CLASS TYPE: LBHM

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: 301 W. Lombard Street.

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

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: _____

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: _____

CORPORATE/LLC/LLP/PARTNERSHIP NAME: IHMD Associates, LLC TRADE NAME: Holiday Inn Baltimore Inner Harbor

BUSINESS PHONE NUMBER: 410685-3500 BUSINESS EMAIL ADDRESS: _____

ATTORNEY FOR THE APPLICANT: Melvin J. Kodenski ADDRESS: 320 N. Charles St. 21201 PHONE: 410685-5100

Part of Premises Used (*Note: Floors and Areas for Storage*): 365 room hotel Outdoor Table Service Provided? ☐ Yes ☒ No Delivery of alcohol? ☒ Yes ☐ No

* See current liquor license

Live Entertainment provided? ☐ Yes ☒ No What Kind (*Ex. DJ, Band, Etc.*)? _____ Off Premises Catering or room service alcohol? ☒ Yes ☐ No

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

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

1. Applicant A

Jeffrey Kolessar [redacted] [redacted]

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

249 Bodley Rd Aston PA 19014 0

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

9/1967 Male Wilkes Barre, Pennsylvania

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

Check: ☐ Yes ☒ No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

☐ Yes ☒ No Are you a registered voter in the City of Baltimore?

2. Applicant B

Robert L. Flynn, III [redacted] [redacted]

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

2616 Lighthouse Lane, Balto, MD 21224 7 years

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

07/1960 M Washington, D.C.

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

Check: ☒ Yes ☐ No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

☒ Yes ☐ No Are you a registered voter in 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 Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?

☐ Yes ☐ No Are you a registered voter in the City of Baltimore?

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

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

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

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

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

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

7. Do the spouses or 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. § 4-109 (a)(II). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

1) NAME: Jeffrey Kolessar ADDRESS: 249 Bodley Rd. Aston, PA 19014 TITLE: Member %OF STOCK HELD: 50%

2) NAME: Robert L. Flynn, III ADDRESS: 2616 Lighthouse Lane 21224 TITLE: Member %OF STOCK HELD: 50%

3) NAME: ADDRESS: TITLE: %OF STOCK HELD:

4 NAME: ADDRESS: TITLE: %OF STOCK HELD:

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

CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the 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 herby 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.

Signature of Applicant A

I hereby certify that on the 26 day of December, 2019 before me, the subscriber, a notary public of the State of Pennsylvania in and for _____, personally appeared Jeffrey Kolessar 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: Susan M. Burke

Commonwealth of Pennsylvania - Notary Seal
SUSAN M BURKE - Notary Public
Philadelphia County
My Commission Expires Aug 24, 2023
Commission Number 1264275

Signature of Applicant B

I hereby certify that on the 5th day of December 2019, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Robert L. Flynn III 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 7-14-22

Printed Name: Dorothea Locco

DOROTHEA LOCCO
NOTARY PUBLIC
MY COMMISSION EXPIRES JULY 14, 2022
BALTIMORE CITY COUNTY, MD

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: _____

Revised January 2019

Court Appointed Receiver

Name and Address of the ~~owners~~ of the premise/landlord: IHMD ASSOCIATES LLC Phone Number: [redacted]
301 W. Lombard St, 21201

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

(I, WE) IHMD ASSOCIATES LLC HEREBY CERTIFY,
That (I am, we are) the ~~owner(s)~~ receiver of the property located at 301 W Lombard St, Baltimore, City with a Zip Code of 21201, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

IHMD ASSOCIATES, LLC

Signature of ~~Landlord~~ Receiver, member

I hereby certify that on the 26 day of November, 2019 before me, the subscriber, a notary public of the State of Pennsylvania in and for _____, personally appeared Jeffrey Kolesser the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal,

Notary Signature: _____ [Notary Seal] My Commission expires

Notary Printed Name: SUSAN M. BURKE

Commonwealth of Pennsylvania - Notary Seal
SUSAN M BURKE - Notary Public
Philadelphia County
My Commission Expires Aug 24, 2023
Commission Number 1264275

The following certificates must be signed by at least 3 persons

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

	Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
1	Stella Vavis Sabaos	2010 Lightfoot Ln Balt MD 21224		3/1947	8 yrs
2	Helen Pentikis	915 S Eaton St Baltimore MD 21224		9/1944	8 yrs
3	John Pentikis	915 S. EATON ST. BALTIMORE MD		05/1964	8 years
4	Michelle Wassmuth	2437 Boston St Balto MD 21224		1/1966	8 years

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

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

RECEIVED
BOARD OF LIQUOR LICENSING COMMISSIONERS
2019 DEC 26 AM 11:52

Revised January 2019

additional signatures for 301 W. Lombard St.

Name and Address of the owners of the premise/landlord: _____ **Phone Number:** _____

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

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

_____
Signature of Landlord

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

As witness, my hand and notarial seal.

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

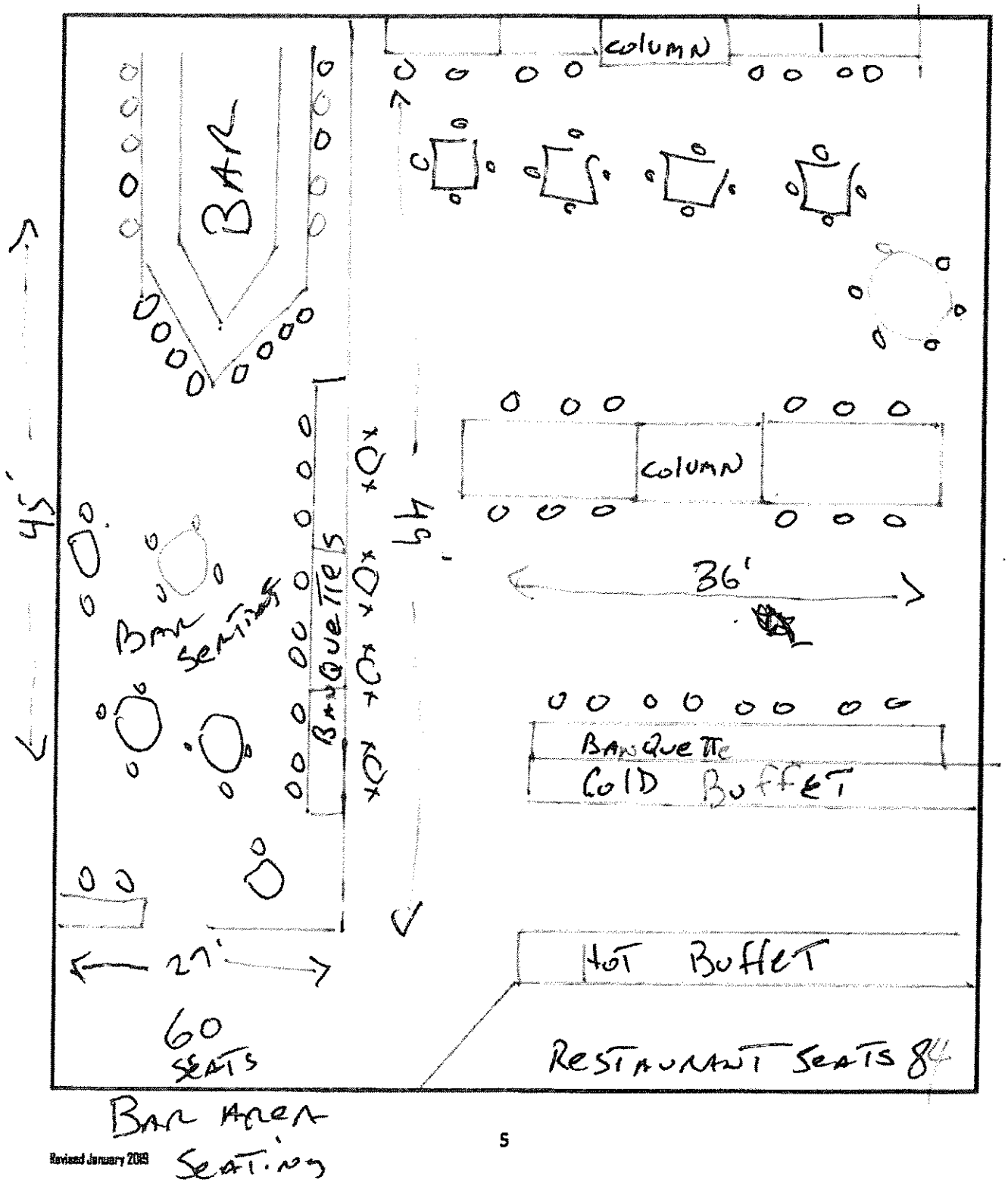
Notary Printed Name: _____

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Stella Vavas Sabrace	2616 Lighthouse Ln Balt MD 21224		3/1967	8 yrs
Helen Pentikis	915 S Eaton St Baltimore MD 21224		9/1966	8 years
A. Ron Howard	2609 EASTERN AVE BALT. MD 21224		6/1969	7 years

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



Liquor Board System

Version 1.0

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

License Detail

Close the License | Print License | Print Renewal Letter | << Go Back

License Info

License Num: **LBHM 006** Cert Num: **0142** Fee: **$7,000.00** Status: **Renewed**

License Date: 5/1/2019 License Year: 2019

CR Number: 14668733

Payment Date: 04-22-19

2018 - 2019 TPP Paid ☐

2019 Trader's License ☐ Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: **PMD BEVERAGE SERVICES, LLC**

Trade Name: **HOLIDAY INN BALTIMORE INNER HARBOR**

Zone Code: 27

Phone: 410-685-3500

Block Num: 301 Street: LOMBARD STREET WEST

City: BALTIMORE State: MD Zip: 21201

CR Number: 14668733

Portion of Business Used:

USE PROPERTY AS A 365 ROOM HOTEL WITH INDOOR POOL, FITNESS CENTER AND THREE DINING AREAS

Restriction:

Edit the License Location Info | Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
CHRISTOPHER D.	HEAGY	2503 MCCULLOH STREET	BALTIMORE	MD	21217	Edit	Remove Owner
ELIZABETH A.	PROCACCIANTI	99 GILBERT STUART DRIVE	WARWICK	RI	02818	Edit	Remove Owner
JAMES A.	PROCACCIANTI	16 DEAN RIDGE DRIVE	CRANSTON	RI	02920	Edit	Remove Owner

Comments

Date	Comment	Action
02/28/2020	2/27/2020 - Public Hearing Re: Application to transfer ownership requesting off-premise catering and delivery of alcoholic beverages - POSTPONED...../jr	Delete
01/15/2020	Application for transfer of ownership requesting off-premise catering and delivery of alcoholic beverages filed on behalf of IHMD Associates, LLC T/a Holiday Inn Baltimore Inner Harbor, Jeffrey Kolessar and Robert Flynn, III on 12/30/2019 /kk	Delete
06/17/2016	Alcohol Awareness expires 02/01/16 (Christopher D. Heagy)	Delete
02/16/2012	2/12 Transfer of ownership & request for off-premises catering, LBHM, Elizabeth Procaccianti, James Procaccianti, Chistopher Heagy, PMD Beverage Services, LLC	Delete
06/14/2010	6/10 Transfer of ownership, LBHM, Shanell A. Watson, Regina G. Manning, R. M. Dorough, Crescent Hotels & Resorts, LLC	Delete

Print History (Print Card)

License num: LBHM 006 Address: 301 LOMBARD STREET WEST

Trade Name: HOLIDAY INN BALTIMORE INNER HARBOR

Comment:

Add Comment

Hold Info

Powered by:

IHMD ASSOCIATES LLC: W19306240

Department ID Number:

W19306240

Business Name:

IHMD ASSOCIATES LLC

Principal Office:

301 WEST LOMBARD STREET
BALTIMORE MD 21201

Resident Agent:

KATHLEEN G. MCCRUDEN
8007 BAILEYS LANE
PASADENA MD 21122

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:

12/26/2018

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 301 W. Lombard St.

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 13

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 1

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 4

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 2

ARENA 1

HOTEL/MOTEL 3

RACING _____

LBD1/A2 1

PREPARED BY: Chase DATE: 1/28/2020

301 W. Lombard St.

Licensed Establishments

- Holiday Inn Baltimore Inner Harbor LBHM
- Goddess LBD7/ AE
- Jano Ethiopia LB
- Lombard Liquors LA
- Baltimore Marriott Inner Harbor at Camden Yards LBHM
- Luna Del Sea LB
- Days Inn Inner Harbor LBHM
- Pratt Street Ale House LB
- Baltimore Convention Center LBAL
- Hilton Baltimore Inner Harbor LBHM
- Frank and Nic's West End Grille LB
- Pickles Pub LBD7
- Sliders Bar and Grill LBD7
- Bullpen Sports Bar and Grill WD

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):	Holiday Inn Baltimore Inner Harbor
Corporation Name:	IHMD Associates, LLC
Location Address:	301 W. Lombard St.
License Type:	Hotel/Motel License
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?	1/24/2020
Estimated Date of Removal?	2/3/2020
Are there any other licensed establishments within a two block radius?	Yes

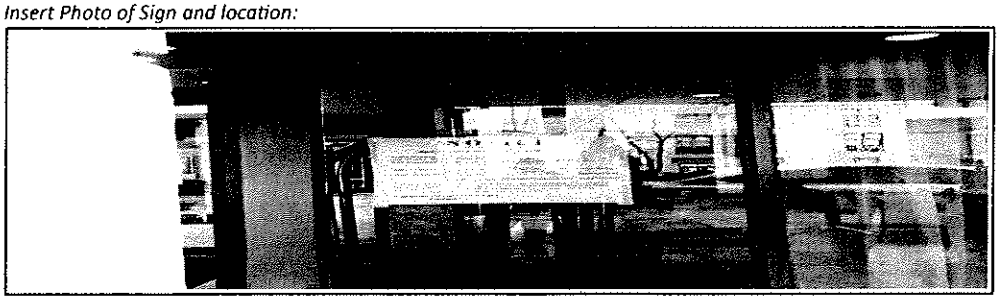
Other licensed locations - Describe/Note:

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 off premise catering.

Insert Photo of Sign and location:



☐ Attach Additional Photos

Inspector Name	Date and Time
i:0#.w|baltimore\terri.chase	1/28/2020 11:34:53 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:	Jeffrey Kolessar; Robert L. Flynn, III
Address of Premises:	301 W. Lombard St.
Inspector:	*i:0#.w|baltimore\terri.chase*
Date Posted:	1/24/2020
Time Posted:	2:30 PM
Date Rechecked:	2/3/2020
Time Rechecked:	2:23 PM
Manager or Owner when sign posted:	Joy Villa

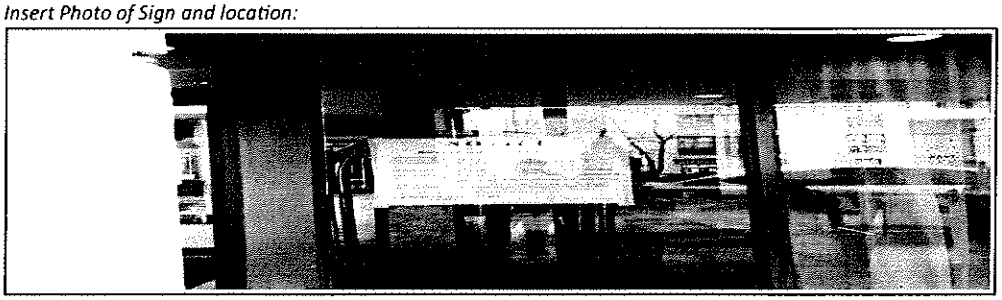
Summary on location of sign posted:

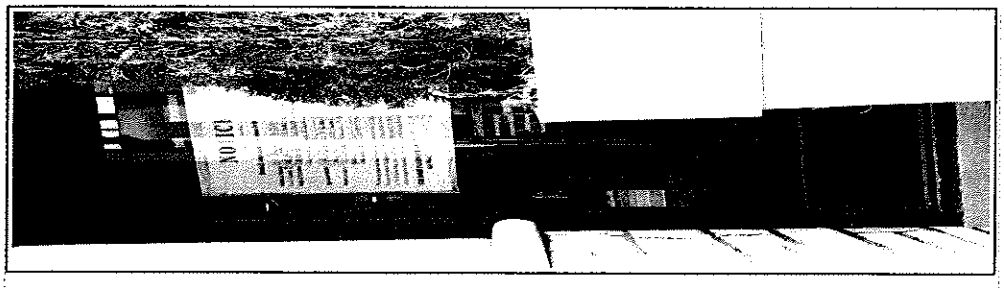
Sign posted on side window.

Summary on location of sign rechecked:

remained as posted for 10 days

Insert Photo of Sign and location:





☐ Attach Additional Photos

Approve Disapprove

O[illegible]

Application has been filed with the

Board of Liquor License Commissioners for Baltimore C[illegible]

Address of Premises: 301 W. Lombard St. 21201

Class of License: B-Beer Wine & Liquor (Hotel-Motel) [illegible]

Scope of Application: Transfer of ownership [illegible] Catering and delivery of alcohol beverages [illegible]

Application filed by: HMD Associates, LLC T/A Holiday Inn Baltimore Inner Harbor
Jeffrey Kolessar and Robert [illegible]

Current Licensee(s): PMD Beverage Services, LLC T/A Holiday Inn Baltimore Inner Harbor
Christopher Hogg, Elizabeth Procacci and James Procacci

The hearing concerning this application will be held on or after February 13, 2020

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

FOR MORE INFORMATION CALL

Albert J. Matriciani, Jr. [illegible]

Back

BLLC Routine Inspection

Licensee Information

Address: 301 LOMBARD STREET WEST 21201

Trade Name: HOLIDAY INN BALTIMORE INNER HARBOR

Corporation Name PMD BEVERAGE SERVICES, LLC

Type of License: Hotel/Motel License

Date/Time of Inspection: 1/27/2020 10:26:50 AM

Manager/Licensee Joy Villa

Open/Closed Status

Open/Closed: Open

Closed Date:

External Appearance

Clean and Free of Debris: Satisfactory

Internal Appearance

Location of Bar: Rear

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: Rear

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 8/29/2019

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date: Republic National 3783389 1/7/2020

Kitchen

Inspector Comments: Rear/ Satisfactory

Restroom

Inspector Comments: Throughout premise

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

Ancillary Services

Live Entertainment (Describe):

Outdoor Table Service N/A

Violations

Violation Issued: No

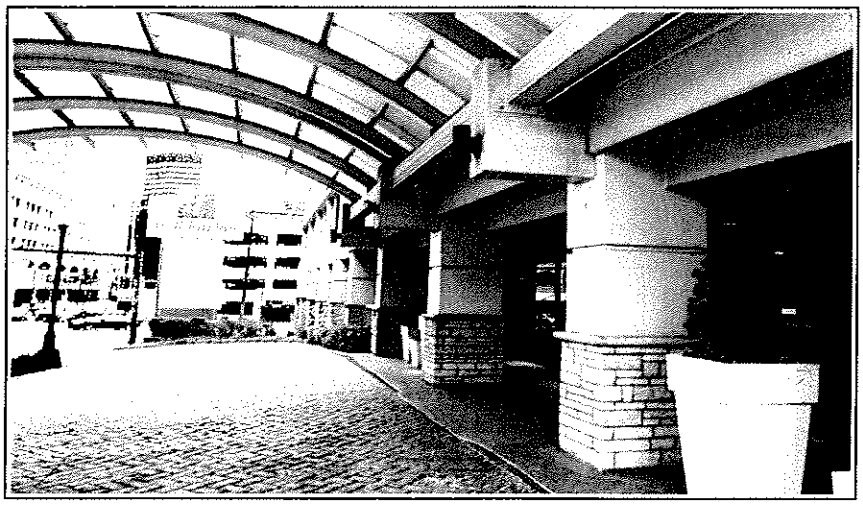
Violations Noted:

Wrap-Up

Instructions Given to Licensee:

Inspector's Comments: *Health permit expires 5/10/2020. Inspected on 1/24/20 by Chase.*

Photo Taken:



☐ Attach Additional Photos

Owner Email:

Submitted by Inspector *i:0#.w|baltimore\terri.chase*

Approve Disapprove

ırtment Of Housing And Community Development
ıion Of Construction And Building Inspection

No: USE2016-00819

Certificate of Occupancy

WRITTEN INSTRUMENT, WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY ALL THINGS TO BE DONE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICATION HERETOFORE FILED IN THIS DEPARTMENT FOR THE ORITY CONTAINED HEREIN, INCLUDING ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED THERETO, AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND LATIONS 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.

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
04	10	0667	002	5/3/16	102

ROPERTY ADDRESS: 301 W LOMBARD ST

ıWNER: HARRY G. PAPPAS & SONS, LLC ADDR: 1140 RESERVOIR AVE CRANSTON, I

ESSEE: HOLIDAY INN BALTIMORE INNER HARBOR ADDR: 301 LOMBARD ST BALTIMORE MD

LAND USE CODES 1510 0000 0000 0000

CONTINUE TO USE AS A 365 ROOM HOTEL WITH SWIMMIMG POOL WITH OFF PREMISES CATERING AND RESTAURANT & LOUNGE (LIQUOR LICENSE)

001-000000-2600-159600-400560 ER. INSP.	1001-000000-2600-158009-400480 MISC.	1001-000000-2600-158009-400480 CH. USE 45.00	1001-000000-2600-158301-400490 NEW BLDG.	1001-000000-2600-158302-40049 0 ADDITIONS
001-000000-2600-158302-400490 ıLTERATIONS	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
001-000000-2600-158902-400510 ıSTRIB/EXH	1001-000000-2600-158902-400510 AIR COND.	1001-000000-2600-158902-400510 DISP. TANKS	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT
001-000000-2600-159300-400530 ELEVATOR	1001-000000-2600-159000-400520 PLUMBING 0.00	1001-000000-2600-159000-400520 S & E CONTROL	1001-000000-5700-508801-401811 CHAP	1001-000000-1500-102800-400230 TAX 3.00
001-000000-2600-158306-400490 RAZING	1001-000000-2600-159400-400540 FILING FEE 50.00	1001-000000-2600-159400-400540 LOW VOLTAGE/TELECOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES 98.00

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

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

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