

**May 8, 2025**

**Applicant(s):** Anjali Patel  
Indrani Liquor, Inc., T/a Indreni Discount Liquors  
4159 Patterson Avenue 21215

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

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Anjali Patel was born in India in August of 1992. She lives in Baltimore, MD. Ms. Patel spouse has financial interest at 2527 Washington Avenue t/a Bernie's Liquors.

(b) **Ownership Breakdown:** (1) Anjali Patel (1%); and (2) Indrani Liquor Holding, Inc. (99%).

(c) **Purchase Price of Business:** The purchase price of the business is \$900,000, to be paid at settlement.

(d) **Qualified Voters:** Lynette Little, Steven Robinson, Sr., and Linda Barnette are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises as a package goods store.

(f) **Corporate Standing:** Indrani Liquor, Inc. is a MD Corporation and as of 4/22/2025 is active and in good standing.

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

(h) **Attorney of Record:** Abraham Hurdle

(i) **Timeline:** Last Inspections by BLLC was performed on 1/27/2025, 10/4/2024 and 5/6/2024. At those times, the establishment was open and operating. Transfer application received by BLLC staff on 2/10/2025.

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

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

**Board's Decision**

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

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

RECEIVED: BLLC  
FEB 10 2025 PM 2:37

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

EXPLANATION OF REQUEST: In location transfer to new owner CLASS TYPE: A

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

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 4157-4159 Patterson Avenue

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

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

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

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CORPORATE/LLC/LLP/PARTNERSHIP NAME: Indrani Liquor Inc TRADE NAME: Indrani Discount Liquors

BUSINESS PHONE NUMBER: 4435614505 BUSINESS EMAIL ADDRESS: patelap5813@gmail.com

ATTORNEY FOR THE APPLICANT: Abraham L. Hurdle, Esq ADDRESS: 614 Bosley Ave, Towson 21204 PHONE: 4106855100

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

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

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

*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**

Anjali Patel 4435614505 patelap5813@gmail.com

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

2622 Washington Blvd. Baltimore MD 21230 4

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

08/1992 F India

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

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

**2. Applicant B**

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

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

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

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

**3. Applicant C**

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

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

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

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

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

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

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

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

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

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

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

Spouse owns an interest in the license at 2527 Washington Avenue

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
Angali Patel	2622 Washington	4435614505	PatelAP5813@gmail.com

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 Mc. Gov. Art. 8-4-103 (a)(11). If necessary, please attach a list of the names and addresses of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.**

- 1) NAME: Angali Patel ADDRESS: 2622 Washington Blvd TITLE: President %OF STOCK HELD: 1%
- 2) NAME: Indrani Liquor Holdings Inc ADDRESS: --- TITLE: --- %OF STOCK HELD: 99%
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

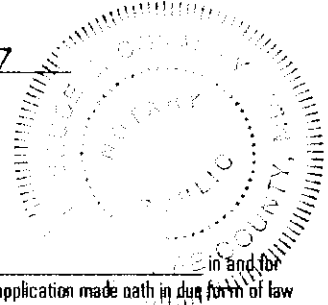
**CERTIFICATE OF APPLICANTS:** At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will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

Angali Patel  
Signature of Applicant A

I hereby certify that on the 18th day of November, 2019, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore County, personally appeared Angali Patel the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 5/22/27

Printed Name: Bryce E. Carahay



\_\_\_\_\_  
Signature of Applicant B

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

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

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

\_\_\_\_\_  
Signature of Applicant C

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

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

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

Name and Address of the owners of the premise/landlord: 1829 Reisterstown Rd Ste 440 Phone Number: 410.484.6900  
Baltimore MD 21208

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

(I, WE) Patterson Village LP HEREBY CERTIFY,  
 That (I am, we are) the owner(s) of the property located at 4159 Patterson Ave, Baltimore, City with a Zip Code of 21215, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

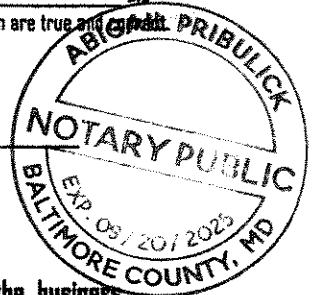
By Melgold Management Co - General Partner  
[Signature] - President  
 Signature of Owner of the Property

I hereby certify that on the 7 day of January, 2025 before me, the subscriber, a notary public of the State of Maryland, in and for \_\_\_\_\_, personally appeared Donald Goldman the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

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

Notary Printed Name: Angiel Pribulick



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

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

Name	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Linda Barnett	1909 Whistler Ave	[Signature]	11-1966	18 years
Lynette Little	2158 Whistler Ave	[Signature]	1-1967	6 yrs
Loetta Cheatham	2405 Heskimer St	[Signature]	6-1964	28 yrs
Steven Robinson	1925 Whistler Ave	[Signature]	12-1969	16 yrs
Angela Cury Williams	2516 Washington Blvd	[Signature]	12-1982	41 yrs

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

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

STOCK ROOM

WALK-IN COOLER

BATHROOM

Wine Shelving

Wine Shelving

LIQUOR Shelving

LIQUOR Shelving

LIQUOR Shelving

Wine Shelving

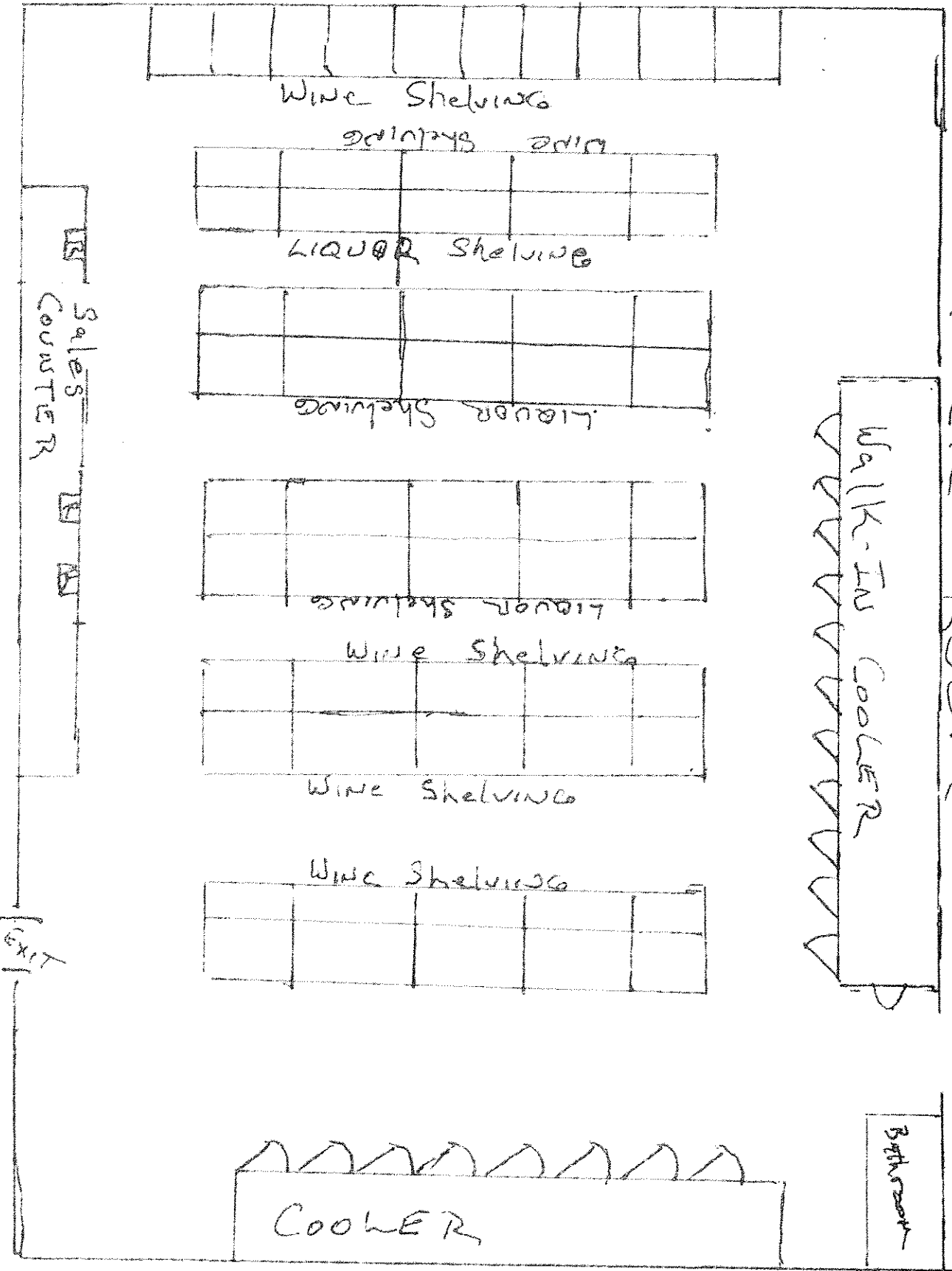
Wine Shelving

Wine Shelving

COOLER

Sales  
COUNTER

EXIT





# Liquor Board System

Version 1.0

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

## License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

### License Info

License Num: LA 030

Cert Num: 0222

Fee: \$2,060.00 Status: Renewed

License Date: 5/1/2025

License Year: 2025

CR Number: 17952420

Payment Date: \*\*\*\*

2024 - 2025 TPP Paid

2025 Trader's License

Update Info

Click to Start License Renewal

## Add Adult Entertainment License

Add New Adult Entertainment License

### Location

Corp Name: INDRENI INTERNATIONAL, LLC

Trade Name: INDRENI DISCOUNT LIQUORS

Zone Code: 49

Phone: 530-309-8759

Block Num: 4159

City: BALTIMORE

Street: PATTERSON AVENUE

State: MD

Zip: 21215

CR Number: 17952420

Portion of Business Used:

CONTINUE TO USE PORTION OF PREMISES K/A 4159 PATTERSON AVENUE FOR LIQUOR STORE (CHANGE OF LESSEE).

Restriction:

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
SADIKSHYA	MAHAT	515 WALKER AVENUE	BALTIMORE	MD	21212	410-830-1776	INDRENIUS@GMAIL.COM	Edit	Remove Owner

**Sunday License**

License Num:

Cert Num:

Fee:

License

Dates:

**Comments**

Date	Comment	Action
03/29/2025	AFFIDAVIT OF COMPLIANCE FOR CAMERA WAS SUBMITTED WITH 2025-2026 RENEWAL APPLICATION..../jr	Delete
03/18/2025	On 2/10/2025, BLLC staff received the transfer application. Establishment was open and operating when BLLC staff inspected on 1/27/25, 10/4/24, and 5/6/24. The license is viable. MW	Delete
03/07/2025	Application for transfer of ownership filed on behalf of Indrani Liquor, Inc. T/a Indreni Discount Liquors, Anjali Patel on 2/10/2025 /kk	Delete
01/28/2025	**** STATE OF MD TAX HOLD, letter sent to the business address on January 27,2025. .../SRM	Delete
10/29/2024	Received Personal Property Tax Clearance..../sb	Delete
09/06/2024	Holiday Special Sundays: 12/22/24 & 12/29/24; Invoice #135275..../sb	Delete
11/21/2022	Holiday Special Sundays: 11/27/22, 12/04/22, 12/11/22, 12/18/22, & 12/25/22; Invoice #127321..../sb	Delete
03/10/2022	****RELEASED STATE OF MD TAX HOLD**** ..../mb	Delete
02/01/2022	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
10/14/2021	Holiday Special Sundays: 11/28/21, 12/05/21, 12/12/21, 12/19/21, & 12/26/21; Invoice #123260 ..../sb	Delete
06/22/2021	****LICENSEE HAS USED THEIR TWO (2) SPECIAL SUNDAYS FOR THE 2021 CALENDAR YEAR**** ..../sb	Delete
06/22/2021	Requesting for Special Sunday, July 04, 2021; Invoice #1224419.../sb	Delete
01/28/2021	Requested Special Sunday, February 07, 2021 (Super Bowl); Invoice #120324... /sb	Delete
10/19/2020	Holiday Special Sundays: 11/29/20, 12/06/20, 12/13/20, 12/20/20, & 12/27/20; Invoice #120058..../sb	Delete
09/09/2020	REQUESTED FOR SPECIAL SUNDAY, SEPTEMBER 06,2020( LABOR DAY); INVOICE# 119969..K/R	Delete
02/11/2020	Transfer of ownership completed & license issued; Invoice #118670..../jr	Delete
02/06/2020	90 day warning transfer pending letter was sent to all applicant(s) and lawyer(s) that filed..k/r	Delete
11/08/2019	11/7/2019 - Public Hearing - Application to transfer ownership - APPROVED (3-0 vote)..../jr	Delete
10/04/2019	Application for transfer of ownership filed on behalf of Indreni International, LLC T/a Appletree Liquors, Sadikshya Mahat on 10/1/2019 /kk	Delete
03/14/2019	Licensee mailed the 2018 Renewal Application. I called establishment and advised that the incorrect year was submitted and will be returning his application.... /sb	Delete
03/25/2016	email was sent to make corrections on 2016 renewal application to doewyi@gmail.com.....k/r	Delete
02/11/2014	1/30/2014 Public Hearing re: Violation of rule 4.15 Guilty \$250, Violation of Rule 4.18 Guilty \$250 Admin fee \$125 Total Fine \$625	Delete
09/07/2007	09/07/07 CONF.FEE \$100 PAID IN FULL # 61034	Delete
09/07/2007	09/06/07 Transfer Conf.re: Application to transfer ownership.DECISION: TRANSFER APPROVED. MUST PAY CONF.FEE \$100	Delete
01/31/2005	01/27/05 Public Hearing re: Application to transfer ownership & location of Class "A" BWL license presently in the name of Debera kirkpatrick t/a Max's Liquors,530 S. KENWOOD AVENUE to the applicants at the new location 4159 Patterson Avenue. DECISION: APPROVED	Delete

Print History (Print Card)

License num: LA 030

Address: 4159 PATTERSON AVENUE

Trade Name: INDRENI DISCOUNT LIQUORS



# INDRANI LIQUOR INC: D25484643

**Department ID Number:**

D25484643

**Business Name:**

INDRANI LIQUOR INC

**Principal Office:** 

5813 OLD HUNT CLUB RD

ELKRIDGE MD 21075

**Resident Agent:** 

ANJALIBAHEN P PATEL

5813 OLD HUNT CLUB RD

ELKRIDGE MD 21075

**Status:**

INCORPORATED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

10/16/2024

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

NO

PROPOSED LOCATION: 4139 Patterson Ave

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 4

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

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

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

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

"A" BEER, WINE & LIQUOR 1

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

"B" BEER, WINE & LIQUOR 3

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

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

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

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Agent Perez DATE: 4/9/25

# 4159 Patterson Ave

## Proposed Location



Indreni Liquors LA

## Licensed Establishments



Mall Spirits LA



Applebee's Grill LB

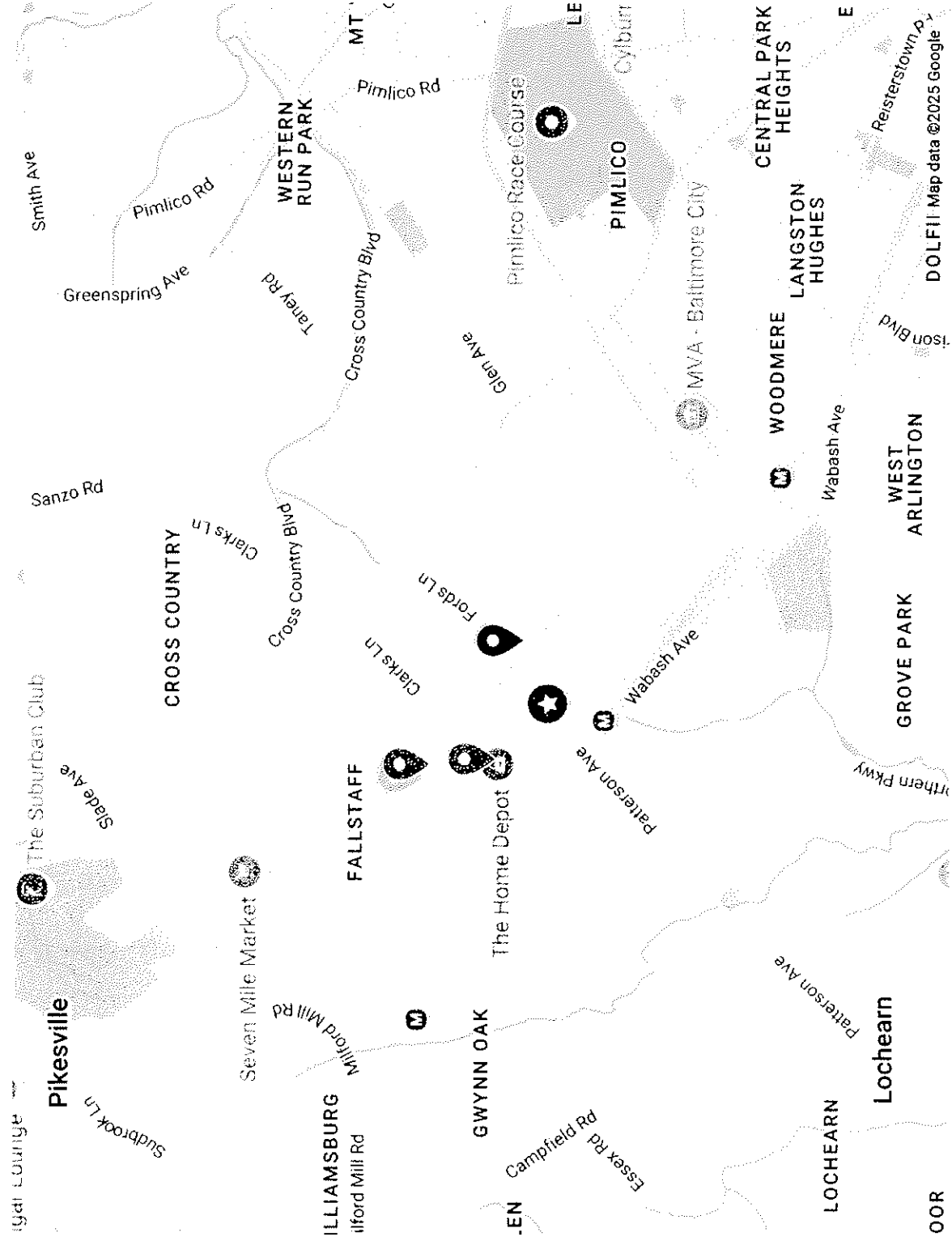


Kosher Bite LB



Europe Restaurant LB

## Transfer of Ownership



## TRANSFERS/NEW APPLICATIONS

<b>Licensee Information (Trade Name)</b>	<b>Corporation Name</b>	<b>Location Address</b>
Indrani Discount Liquors	Indrani Liquors, Inc	4159 Patterson Ave
<b>License Type</b>	<b>Date Posted?</b>	<b>Estimated Date of Removal?</b>
Class "A" Beer, Wine and Liquor	03/29/2025	04/08/2025
<b>Is the location within 300 feet of Church and/or School?</b>	<b>Are there any other licensed establishments within a two block radius?</b>	<b>Is the establishment open and operating in a safe and sanitary manner? (If not open, note in comments - CLOSED or NOT OPERATING)</b>
No	Yes	Yes

**Other licensed locations - Describe/Note**  
see attached map

**Comments and Follow-up Items(s)**  
Application filed for transfer of ownership

<b>Licensee Name</b>	<b>Inspector Name</b>
SADIKSHYA MAHAT	BALTIMOREAndy Perez

<b>Photo(s) Taken</b>	<b>Submission Date</b>
<input type="button" value="Choose Files"/> No file chosen	03/31/2025 10:45 PM



# Posting Sign Report

**Applicants Name**

Aiyali Patel

**Premises Address**

4159 Patterson Ave

**Inspector Name**

SALTIMORE\Andy Perez

**Posted Date/Time**

03/29/2025

05:30 PM

**Rechecked Date/Time**

04/08/2025

04:50 PM

**Manager**

Pam Korel

**Posted Summary**

sign posted on front window

**Rechecked Summary**

Sign remained as posted for the required 10 days period

**Photo(s) Taken**

No file chosen



Cancel

# NOTICE

*Application has been filed with the*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 4159 Patterson Ave. 21215

Class of License: A-Beer, wine + liquor

Scope of Application: Transfer of ownership

Application filed by: Indroni Liquor, Inc. T/A Indroni Discount Liquores

Anjali Patel

Present Licensee(s): Indroni International, LLC T/A Indroni Discount Liquores

Sadikshya Mahant

The hearing concerning this application will be held on or after April 25, 2025 in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM. Please visit [lb.baltimorecity.gov](http://lb.baltimorecity.gov) under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

Hon. Albert J. Matricciani, Jr., (Ret.) *Chairman*  
Edward L. Reisinger *Commissioner*  
Granville Templeton, III, Esq. *Commissioner*  
Douglas K. Paige *Executive Secretary*

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

## BLLC Routine Inspection

<b>Address</b>	<b>Trade Name</b>	<b>Corporation Name</b>
4159 PATTERSON AVENUE 21215	INDRENI DISCOUNT LIQUORS	INDRENI INTERNATIONAL, LLC
<b>Type of License</b>	<b>Inspection Date/Time</b>	<b>Manager/Licensee</b>
Class "A" Beer, Wine and Liquor	03/29/2025 08:00 PM	Pam Korel
<b>Open/Closed</b>	<b>Closed Date</b>	<b>Clean and Free of Debris</b>
Open	mm/dd/yyyy	Satisfactory
<b>Location of Bar</b>	<b>Shape of Bar</b>	<b>Condition of Bar Area/Floors</b>
N/A		N/A
<b>Hot Water</b>	<b>Disinfectant Solution</b>	<b>Three Compartment/Washer</b>
N/A	N/A	N/A
<b>Bulletproof Partitioning</b>	<b>Separate Pkg. Goods Dept.</b>	<b>Separate Pkg. Goods Store</b>
Yes	N/A	Yes
<b>Bar/Tavern Open and Operating</b>	<b>Selling Household/Grocery</b>	<b>Capacity</b>
N/A	N/A	
<b>Location of Dining Area</b>	<b>Condition of Dining Area/Floors</b>	<b>Sanitation</b>
	N/A	N/A
<b>Menu</b>	<b>Traders License</b>	<b>Alcohol Awareness Certification Date Issued</b>
N/A	Yes	04/04/2027
<b>Employee Records</b>	<b>Alcohol Beverage Invoice Numbers</b>	<b>Invoice Date</b>
Yes	Bond 1277928	05/01/2025

Inspector Kitchen Comments

Inspector Restroom Comments

**Exits Marked, Unobstructed**

Yes

**Fire Capacity**



**Outdoor Seating Capacity**

**License is Valid**

N/A

**Dancers Present 18 and older**



N/A

**Cleanliness of Dressing Room**



N/A



**Live Entertainment (Describe)**

**Outdoor Table Service**

N/A



**Violations Noted**

**Violation Issued**

No



**Instructions Given to Licensee**

**Inspector's Comments**

Health 02/04/2026

**Photo(s) Taken**

**Owner Email**

**Submitted by Inspector**

Choose Files

No file chosen

BALTIMORE, Rosalba Jordan







Cancel

10/28/2024	USE2024-55866	Use and Occupancy Permit	CONTINUE USE USE SPACE K/A 4159 FOR LIQ. PACKAGE GOODS STORE	INDRENI	02/04/2025	Planning
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**May 8, 2025**

**Applicant(s):** Shaun Stewart  
Local Dough, LLC, T/a Trade Name Pending  
1115 W. 36th Street 21230

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

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

(a) **Applicant(s) Information:** (1) Shaun Stewart was born in Atlantic City, NJ in April of 1981. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Shaun Stewart (0%); (2) Jesse Vann (33 1/3%); (3) William Mente (33 1/3%); and (4) Christopher Paternotte (33 1/3%).

(c) **Purchase Price of Business:** The purchase price of the business is \$700,000, to be paid over 120 months at \$7,771.00 per month.

(d) **Qualified Voters:** Domenico Di Pasquale, Paul Breen, and William Bauer are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises 1<sup>st</sup> and 2<sup>nd</sup> floor as a restaurant adding off-premises catering and delivery of alcohol.

(f) **Corporate Standing:** Local Dough, LLC is a MD LLC and as of 4/22/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 3/29/2025 and checked on 4/8/2025. This meets the 10-day rule. There are 17 licensed liquor establishment(s) in the 2x2 area: "B" BW-1; "B" BWL-14; "C" BWL-1; and "BD7" BWL-1.

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

(i) **Timeline:** Establishment ceased alcoholic beverage operations on 10/30/24. Transfer application received by BLLC staff on 2/27/2025, which was 88 days after closure. License is viable.

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

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

**Board's Decision**

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

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

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

EXPLANATION OF REQUEST: TRANSFER OF OWNERSHIP SAME LOCATION - ADDING CATERING 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: 1115 W 36TH STREET BALTIMORE MD 21211

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: LOCAL DOUGH LLC TRADE NAME: TBD

BUSINESS PHONE NUMBER: 443.833.4790 BUSINESS EMAIL ADDRESS: info@vanndevelopment.com

ATTORNEY FOR THE APPLICANT: FOGLEMAN ADDRESS: 1720 THAMES ST PHONE: 410.258.8500

Part of Premises Used (Note: Floors and Areas for Storage): 1st & 2nd FLR - BSMNT STORGE 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: 89

*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

SHAUN STEWART 215.964.8446 shaun@thehampdenyards.com

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

31 GRANT ST APT 603 BALTIMORE MD 21202 6 YEARS

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

04/1981 M ATLANTIC CITY, NJ

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

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

2. Applicant B

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

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

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

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

3. Applicant C

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

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

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

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

RECEIVED: BLLC  
FEB 27 2025 AM 11:51

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

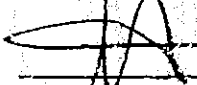
Name	Address	Phone	Email
SHAUN STEWART	31 GRANT ST APT 603	215.964.8446	shaun@thehampdenyards.com

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: JESSE VANN ADDRESS: 1070 HENRYTON ROAD TITLE: MEMBER %OF STOCK HELD: 33 1/3
- 2) NAME: WILLIAM MENTE ADDRESS: 3601 HICKORY AVE TITLE: MEMBER %OF STOCK HELD: 33 1/3
- 3) NAME: CHRISTOPHER PATERNOTTE ADDRESS: 11920 MEYLSTON DR TITLE: MEMBER %OF STOCK HELD: 33 1/3
- 4 NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

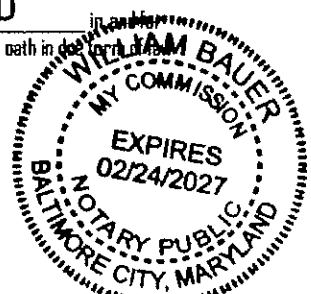
\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.

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

 x SHAUN STEWART  
Signature of Applicant A

I hereby certify that on the 25 day of FEB, 2025 before me, the subscriber, a notary public of the State of MARYLAND in and for BALTIMORE, personally appeared SHAUN STEWART 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 02/24/2027  
Printed Name: WILLIAM BAUER



Signature of Applicant B

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

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

Signature of Applicant C

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

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

Name and Address of the owners of the premise/landlord: 6088 FALLS RD LLC c/o WILLIAM JOSH MENTE Phone Number: 443.983.0763  
 1014 W 36TH ST

BALTIMORE MD 21211

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

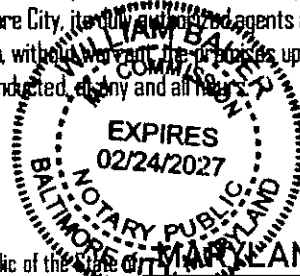
(I, WE) 6088 FALLS RD LLC c/o WILLIAM JOSH MENTE HEREBY CERTIFY,

That (I am, we are) the owner(s) of the property located at 1115 W 36TH STREET, Baltimore, City with a Zip Code of 21211, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all times.



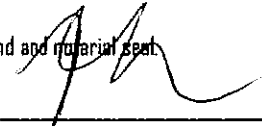
x WILLIAM JOSH MENTE

Signature of Owner of the Property



I hereby certify that on the 25 day of FEB, 2025, before me, the subscriber, a notary public of the State of MARYLAND, in and for BALTIMORE, personally appeared WILLIAM JOSH MENTE 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:



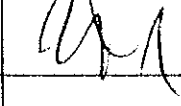
(Notary Seal) My Commission expires

02/24/2027

Notary Printed Name: WILLIAM BAUER

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Domenico Pasquale	3723 Clarent St. Baltimore, MD 21224		08/19/44	7 years
PAUL BREEN	137 N. Luzerne Baltimore, MD 21221		06/18/84	10 years
WILLIAM BAUER	1 CROSS KEY RD UNIT 6 BALT MD 21212		12/73	12 YEARS

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

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







# Liquor Board System

Version 1.0

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

## License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

### License Info

License Num: **LB 135**

Cert Num: **0495**

Fee: **\$2,060.00**

Status: **Renewed**

License Date: 5/1/2025

License Year: 2025

CR Number: 15348292

Payment Date: \*\*\*\*

2024 - 2025 TPP Paid

2025 Trader's License

Update Info

Click to Start License Renewal

## Add Adult Entertainment License

Add New Adult Entertainment License

### Location

Corp Name: **THE ARTHOUSE, LLC**

Trade Name: **THE ARTHOUSE**

Zone Code: 0

Phone: 443-438-7700

Block Num: 1115

City: BALTIMORE

Street: 36TH STREET WEST

State: MD

Zip: 21211

CR Number: 15348292

Portion of Business Used:

USE 1ST AND 2ND FLOOR AS A RESTAURANT WITH NO LIVE ENTERTAINMENT ADDING FULL BEER WINE LIQUOR LICENSE

Restriction:

LICENSEE AGREES TO OPERATE ACCORDING TO RESTRICTIONS PLACED ON LICENSE AT PUBLIC HEARING 2/7/2013. SEE DECISION DATED 2/7/2013

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
RANDY	SHAYOTOVICH	100 WOODLAWN ROAD	BALTIMORE	MD	21210	443-438-7700	CLOUD9CLOTHINGCOMPANY@GMAIL.COM	Edit	Remove Owner

### Comments

Date	Comment	Action
------	---------	--------

03/19/2025	Establishment ceased alcoholic beverage operations on 10/30/24. BLLC staff received the transfer application on 2/27/25 which was 88 days after closure. License is viable. MW	Delete
03/07/2025	Application for transfer of ownership requesting off-premises catering and delivery of alcoholic beverages filed on behalf of Local Dough, LLC T/a Trade Name Pending, Shaun Stewart on 2/27/2025 /kk	Delete
10/21/2024	Received Personal Property Tax Clearance...../sb	Delete
03/07/2023	COMPLETED SUBSTITUTE: Substitute issued, FROM JOAN CARDILICHIO TO RANDY SHAYOTOVICH. See Invoice #127888...../sb	Delete
03/07/2023	SUBMITTED SUBSTITUTE APPLICATION REMOVING JOAN CARDILICCHIO; Invoice #127884...../sb	Delete
06/23/2022	Alcohol Awareness expires on 06/14/2026 Randy D. Shayotovich (certified by James Filipidis)...../sb	Delete
06/25/2019	Submitted 2018 Trader's License..... /sb	Delete
04/18/2019	* Licensee divorced - see 2019 renewal application (Dolina) /kk	Delete
05/24/2017	2/2/17- Public Hearing re:Application to transfer ownership and location of a Class "B" Beer, Wine and Liquor license presently located at 3626A Falls Road to 1115 W. 36th Street and request for off-premise catering. APPROVED (3-0 vote)	Delete
02/09/2017	Maryland Sales Tax Hold was release on 02/09/2017(CR#14664229-transfer/location change)....k/r	Delete
01/26/2017	Letter was sent from Chesapeake Beverage regarding an outstanding balance of \$1300.89 (Account#59842)....k/r	Delete
01/19/2017	Maryland Sales Tax Hold on 11/18/2016 (CR#14664229-transfer/location change)....k/r	Delete
12/12/2016	8/18/2016- Public Hearing re: Hardship extention- GRANTED- extention until March 9, 2017- (3-0 vote)	Delete
12/02/2016	Per Chief Inspector Fosler, establishment is closed... /sb	Delete
12/02/2016	HOLD - Owes Personal Property Tax to City of Balto..... /sb	Delete
11/23/2016	Mailed letter to Licensee (David D. Morgan) home address about "Personal Property Tax Owed to the City of Baltimore".... /sb	Delete
11/22/2016	Mail was returned to sender, attempted - not know - unable to forward.... /sb	Delete
11/22/2016	MARYLAND SALES TAX HOLD LETTER WAS SENT ON 11/18/2016 CR#14664229-TRANSFER.....K/R	Delete
11/15/2016	11/15/16 - Mailed letter to Licensee about "Personal Property Tax Owed to the City of Baltimore".... /sb	Delete
08/19/2016	Hearing dated August 18, 2016; Paid \$100.00 fee for Hardship Extension. Invoice #103973.... /sb	Delete
08/17/2016	Mail was returned "Not Deliverable as Addressed Unable to Forward"	Delete
08/15/2016	Left voice message to inform licensee that 2016 license fee is still due. ND	Delete
07/28/2016	7/14/2016- Public Hearing re: Request for a hardship extension- Case POSTPONED- licensee FTA.	Delete
07/26/2016	07/25/16 - Mailed letter to Licensee about "Personal Property Tax Owed to the City of Baltimore".... /sb	Delete
06/11/2013	6/6/13 Public Hearing re: Application to transfer ownership and location of a Class "B" Beer & Wine license presently located at 3626A Falls Road to 3612-20 Falls Road. Board APPROVED transfer.	Delete

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

License num: LB 135  
Trade Name: THE ARTHOUSE

Address: 1115 36TH STREET WEST

Comment:

[Add Comment](#)

**Hold Info**

# LOCAL DOUGH LLC: W25724048

**Department ID Number:**

W25724048

**Business Name:**

LOCAL DOUGH LLC

**Principal Office:** ⓘ

1115 W. 36TH ST  
BALTIMORE MD 21211

**Resident Agent:** ⓘ

WILLIAM JOSH MENTE  
1014 W 36TH ST  
BALTIMORE MD 21211

**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:**

01/30/2025

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 1115 36TH STREET WEST 21211

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 17

"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 14

"C" BEER, WINE & LIQUOR 1

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

"BD7" BEER, WINE & LIQUOR 1

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Inspector Jordan DATE: 04/09/2025

# 115 36TH STREET WEST 21211

## Proposed Location

- ★ Trade Name Pending LB

## Licensed Locations

- 1 Golden West LB
- 2 Corkscrew LB
- 3 Nepenthe Brewing Co. LB
- 4 Souvlaki Greek Cuisine LB
- 5 The Bluebird LB
- 6 DKD LB
- 7 Grano Pasta Bar LB
- 8 The Food Market LB
- 9 Mount Everest LB
- 10 Suzie's Soba LB
- 11 The Urban Oyster LB
- 12 Holy Frijoles LB
- 13 Avenue Kitchen LB
- 14 Frazier's LB
- 15 Zissimos Bar LBD7
- 16 American Legion LC
- 17 Atomic Books WB



## TRANSFERS/NEW APPLICATIONS

<b>Licensee Information (Trade Name)</b>	<b>Corporation Name</b>	<b>Location Address</b>
PENDING	Local Dough, LLC	1115 36TH STREET WEST 21211
<b>License Type</b>	<b>Date Posted?</b>	<b>Estimated Date of Removal?</b>
Class "B" Beer, Wine and Liquor	03/29/2025	04/08/2025
<b>Is the location within 300 feet of Church and/or School?</b>	<b>Are there any other licensed establishments within a two block radius?</b>	<b>Is the establishment open and operating in a safe and sanitary manner? (If not open, note in comments - CLOSED or NOT OPERATING)</b>
No	Yes	No
<b>Other licensed locations - Describe/Note</b>	<b>Comments and Follow-up Items(s)</b>	
Refer to the attached map for other licensed locations.	Explanation of Request: "Transfer of ownership same location-adding catering". CLOSED or NOT OPERATING	
<b>Licensee Name</b>	<b>Inspector Name</b>	
RANDY SHAYOTOVICH	BALTIMORE\Rosalba Jordan	
<b>Photo(s) Taken</b>	<b>Submission Date</b>	
<input type="button" value="Choose Files"/> No file chosen	04/01/2025	08:02 PM

# Posting Sign Report

**Applicants Name**

Shaun Stewart

**Premises Address**

1115 36TH STREET WEST 21211

**Inspector Name**

BALTIMORE\Rosalba.Jordan

**Posted Date/Time**

04/29/2025

06:00 PM

**Rechecked Date/Time**

04/08/2025

06:00 PM

**Manager**

CLOSED

**Posted Summary**

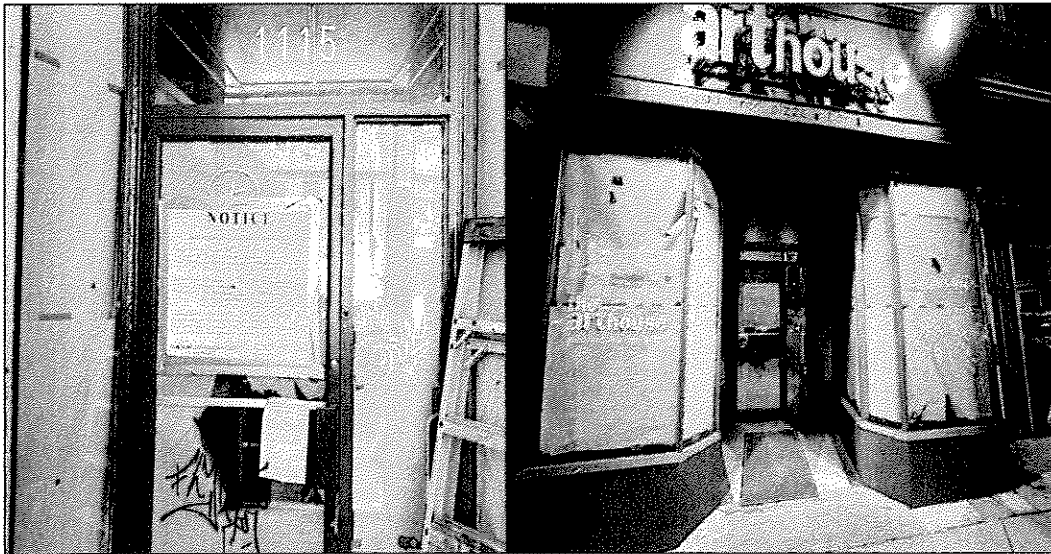
Notice was posted on the front of building.

**Rechecked Summary**

Notice remained as posted on the front of building.

**Photo(s) Taken**

No file chosen





# NOTICE

*Application has been filed with the*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1115 W. 30th St. 21211

Class of License: B-Beer, Wine & Cider

Scope of Application: Transfer of ownership requesting off-premises catering of alcoholic beverages

Application filed by: Local Daughter of the Trade Name Pending  
Shawn Stearns

Present Licensee(s): The Arthouse, LLC d/b/a The Arthouse  
Randy Snowdon

The hearing concerning this application will be held on or after April 25, 2025 in City Hall, 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM. Please visit [lb.baltimorecity.gov](http://lb.baltimorecity.gov) under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

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

Hon. Albert J. Matricciani, Jr., (Ret.) *Chairman*  
Edward L. Reisinger *Commissioner*  
Granville Templeton, III, Esq. *Commissioner*  
Douglas K. Pate *Commissioner*





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Create an Application

Search Applications

Schedule an Inspection

**Record BUSE-25-000001:**  
**Use and Occupancy Permit**  
**Record Status: Fees Paid**  
**Expiration Date: 02/03/2025**

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

Record Info

Payments

## Work Location

1115 W 36TH ST, 21211- 2410 \*

## Record Details

### Applicant:

LOU SRL CATELLI  
GENCO PURA LTD  
Primary Phone: 4108499456  
loucatelli@gmail.com

Mailing  
PO BOX 50116  
BALTIMORE, MD, 21211  
United States

### Owner:

GIOIOSO, WAYNE \*

### Project Description:

LOCAL DOUGH  
CONTINUE TO USE 1ST AND 2ND FLOOR AS A RESTAURANT WITH  
BEER WINE & LIQUOR LICENSE ADDING CATERING CHANGE OF  
OPERATOR

**May 8, 2025**

**Applicant(s):** Maria Costello  
Salt and Lime, LLC, T/a Salt and Lime  
1718 Thames Street 21231

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

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

(a) **Applicant(s) Information:** (1) Maria Costello was born in Chengdu, China in March of 2001. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Maria Costello (100%).

(c) **Purchase Price of Business:** The purchase price of the business is via terms of a lease agreement at \$5,000 per month.

(d) **Qualified Voters:** Stefan Popescu, Abraham Hurdle, and Kenneth Bonds are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises as a restaurant with outdoor table service, live entertainment and delivery of alcohol.

(f) **Corporate Standing:** Salt and Lime, LLC is a MD LLC and as of 4/22/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 3/29/2025 and checked on 4/8/2025. This meets the 10-day rule. There are 46 licensed liquor establishment(s) in the 2x2 area: "D" BW-2; "B" BWL-22; "D" BWL-1; "BD7" BWL-20; and "Hotel/Motel" -1.

(h) **Attorney of Record:** Melvin Kodenski

(i) **Timeline:** Establishment ceased selling alcoholic beverages on 1/15/25. Transfer application received by BLLC staff on 2/19/2025, which was 34 days after closure. License is viable.

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

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

**Board's Decision**

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

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

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

EXPLANATION OF REQUEST: transfer of ownership CLASS TYPE: LB

*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: 1718 Thames Street, Baltimore, Maryland 21231

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: Salt and Lime LLC TRADE NAME: Salt and Lime

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

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

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

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 200

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

### 1. Applicant A

Maria Costello 443-223-5776 maria@guilfordhall.com  
 (Full name) (Telephone no.) E-mail (Required)  
 814 Cathedral Street, Unit 3R Baltimore MD 21201 1 year  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 03/2001 Female Chengdu, China  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

### 2. Applicant B

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

### 3. Applicant C

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

**RECEIVED**  
**RECEIVED**

**FEB 09 2025**  
 Baltimore City  
 Liquor Board  
 Baltimore City  
 Liquor Board

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

[Redacted area]

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

Closed on 01/15/25

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

Applicant A  B  C

[Redacted area]

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

Name	Address	Phone	Email

Applicants Applying as Business Entities - (Give name(s) and addresses - in Corporation list all officers (attach list if necessary) or in Limited Liability Company/Partnerships list all authorized persons.) *Please note that all licensees MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. 8-4-109 (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: Maria Costello ADDRESS: 814 Cathedral St. Unit 3R TITLE: Sole Member %OF STOCK HELD: 100%  
Balto, MD 21201
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

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

Maria Costello  
 Signature of Applicant A

I hereby certify that on the 29<sup>th</sup> day of Jan., 2025, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Maria Costello 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: Elaine Pappas (Notary Seal) My Commission expires 04/27/27  
 Printed Name: Elaine Pappas

**Elaine Pappas  
 Notary Public  
 Baltimore County**

Signature of Applicant B

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

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

Signature of Applicant C

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

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

Name and Address of the owners of the premise/landlord: 1718 Thames, Inc. Phone Number: 443-216-9868  
320 N. Charles St; 21201

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

(I, WE) Stefan Popescu, President HEREBY CERTIFY,  
 That (I am, we are) the owner(s) of the property located at 1718 Thames Street, Baltimore, City with a Zip Code of 21201, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

  
 Signature of Owner of the Property

I hereby certify that on the 29<sup>th</sup> day of Jan, 2025, before me, the subscriber, a notary public of the State of Maryland in and for BalHo.Co. personally appeared Stefan Popescu, President the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

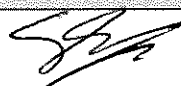

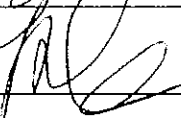
As witness, my hand and notarial seal.

Notary Signature: Elaine Pappas (Notary Seal) My Commission expires 04/27/27  
 Notary Printed Name: Elaine Pappas

**Elaine Pappas**  
**Notary Public**  
**Baltimore County**  
**Maryland**  
 My Commission expires:

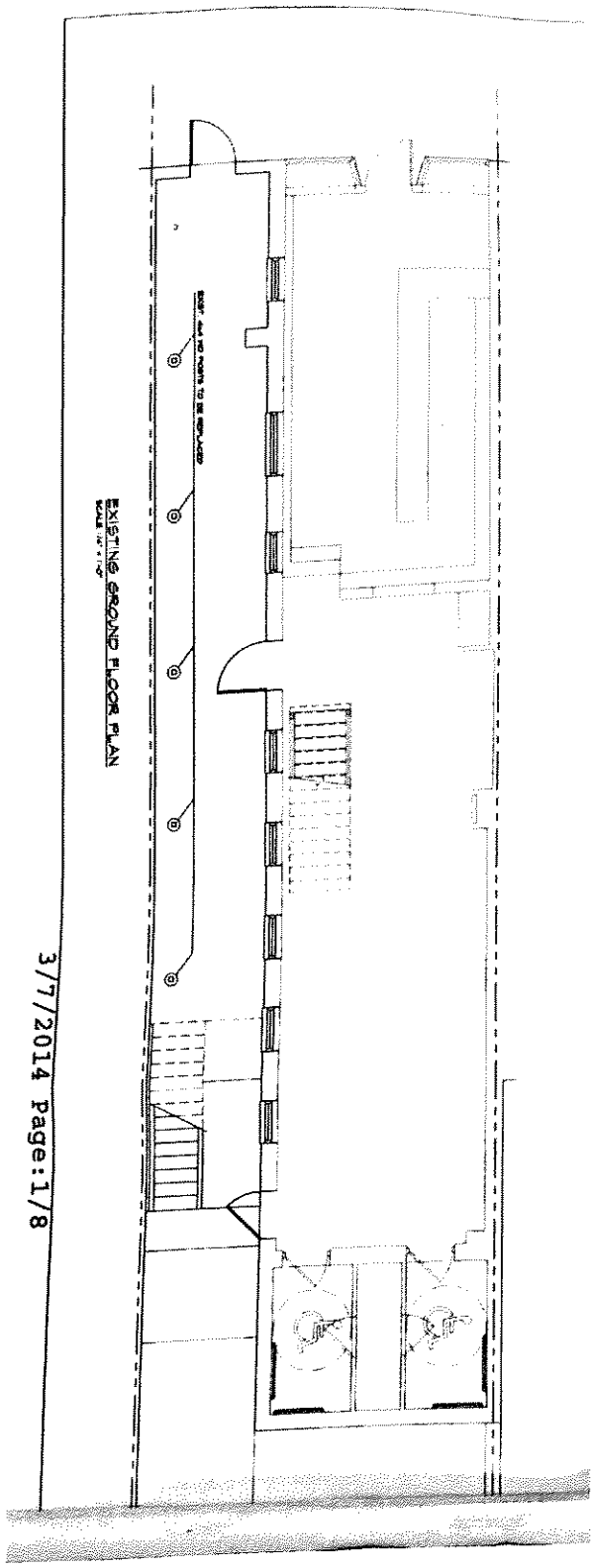
**The following certificates must be signed by at least 3 persons.**

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Stefan Popescu	1306 S Charles St Baltimore MD 21201		9/1988	2 yrs
Abraham Hurdle	1949 Eutaw Pl BalHo, MD 21217		04/1982	2 yrs.
Kenneth Bonds	4034 Deepwood Rd. 21218		03/1964	3 1/2 yrs.

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

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



EXISTING AND NEW POINTS TO BE REPLACED

3/7/2014 page: 1/8







# Liquor Board System

Version 1.0

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

## License Detail

[Close the License](#)

[Print License](#)

[Print Renewal Letter](#)

[<< Go Back](#)

### License Info

License Num: **LB 223**

Cert Num: **0859**

Fee: **\$2,500.00** Status: **Renewed**

License Date: 5/1/2024

License Year: 2024

CR Number: 17208505

Payment Date: 04-29-24

2023 - 2024 TPP Paid

2024 Trader's License

[Update Info](#)

[Click to Start License Renewal](#)

## Add Adult Entertainment License

[Add New Adult Entertainment License](#)

### Location

Corp Name: **JMB 3 HOLDINGS,LLC**

Trade Name: **RIPTIDE**

Zone Code: 23

Phone: 410-732-3474

Block Num: 1718

City: BALTIMORE

Street: THAMES STREET

State: MD

Zip: 21231

CR Number: 17208505

Portion of Business Used:

(USR ) CONTINUE TO USE ENTIRE PREMISE AS A RESTAURANT/ TAVEN- INCLUDING LIVE ENTERTAINMENT & DANCING WITH ACCESSORY OUTDOOR SEATING

Restriction:

[Edit the License Location Info](#)

[Alternate Mailing Address](#)

### License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
JOSEPH	BROCKMEYERS IV	2809 BOSTON STREET, APT 413	BALTIMORE	MD	21224			<a href="#">Edit</a>	<a href="#">Remove Owner</a>

## Comments

Date	Comment	Action
03/18/2025	Establishment ceased selling alcoholic beverages on 1/15/25. On 2/19/2025, 34 days after the establishment closed, BLLC staff received the transfer application. The license is viable. MW	Delete
03/07/2025	Application for transfer of ownership with continuation of live entertainment and outdoor table service, requesting delivery of alcoholic beverages filed on behalf of Salt and Lime, LLC T/a Salt and Lime, Maria Costello on 2/19/2025 /kk	Delete
01/28/2025	**** STATE OF MD TAX HOLD, letter sent to the business address on January 27,2025. .../SRM	Delete
10/22/2024	Issued Outdoor Extension for Saturday, October26, 2024; Invoice #135558...../kr	Delete
09/27/2024	Requested for Extension for Fell's Point Fun Festival on Saturday, October 05, & Sunday, October 06, 2023, Permit #SE-24-565; Security Plan/Operations is with the One-Day Application Request; Invoice #135421 ..k/r	Delete
04/15/2024	Per DES Wirzberger, calculation of deadline is in accordance with Md. General Provisions Code Ann. § 1-302(b)(1). As such, late fees will be assessed for applications received after April 1, 2024.	Delete
04/12/2024	****RELEASE STATE OF MD TAX HOLD...SRM	Delete
03/04/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb	Delete
10/04/2023	Requested for Extension for Fell's Point Fun Festival on Saturday, October 07, & Sunday, October 08, 2023, Permit #ROW2023-SE1031409; Security Plan/Operations is with the One-Day Application Request; Invoice #131308../sb	Delete
04/27/2023	*****RELEASED STATE OF MD TAX HOLD***** ..... /mb	Delete
01/30/2023	****STATE OF MD TAX HOLD, letter sent to the Business address on January 30, 2023.****/mb	Delete
12/15/2022	Requested for Extension for Baltimore Santa Crawl on Saturday, December 17, 2022, Permit #ROW2022-1028382; Security Plan/Operations is with the Baltimore Santa Crawl Pub Tour Application Request; Invoice #127574..../sb	Delete
09/27/2022	Requested for Extension for Fell's Point Fun Festival on Saturday, October 01, & Sunday, October 02, 2022, Permit #ROW2022-1027979; Security Plan/Operations is with the One-Day Application Request; Invoice #127265...../sb	Delete
04/12/2021	****Processed 2021-2022 Renewal Application; Invoice #121097 ...../sb***	Delete
04/12/2021	FOOD FORM WAS SUBMITTED WITH 2021-2022 RENEWAL APPLICATION..... /sb	Delete
04/08/2021	FOOD FORM WAS SUBMITTED WITH 2020-2021 RENEWAL APPLICATION..... /sb	Delete
04/08/2021	Received & Processed 2020-2021 Renewal Application; Invoice #121022../sb	Delete
07/02/2020	Issued Outdoor License extension starting from July 02, 2020 until the governor has lifted his executive order; DOT Permit #ROW2020-SE1025807 (11:00am to 10:00pm, Monday thru Sunday...../sb	Delete
02/10/2020	Mailed letter of recognition for underage drinking compliance check on 1/30/2020 /kk	Delete
12/18/2019	Paid in full (\$325.00) for Violation Hearing dated 11/21/2019; Invoice #118456..../jr	Delete
12/12/2019	Given an Invoice to Acting Chief Inspector John Chrissomallis for Violation Hearing fee dated on November 21, 2019; Fine Fee to be paid \$325.00.... /mb.	Delete
11/22/2019	11/21/2019 - Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$200; \$200 + \$125 admin fee; \$325 total fine, 30 days to pay.../jr	Delete
10/11/2019	Requested an Extension (Fells Point Festival) for Saturday, October 12 and Sunday, October 13, 2019; Invoice #118112 and 118113... /sb	Delete
09/27/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 27, 2019.*** /mb	Delete
03/27/2019	FOOD FORM WAS SUBMITTED WITH 2019-2020 RENEWAL APPLICATION..... /sb	Delete
02/28/2019	Received the Personal Property Tax Clearance for year 2017/2018.../mb	Delete
02/20/2019	**** Transfer has been completed. Please check invoice# 114116...Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of JMB 3 Holdings, LLC T/a Trade Name Pending, Joseph Brockmeyer, IV was completed on 2/19/2019...k/r	Delete
02/19/2019	**** Transfer has been completed. Please check invoice# 114116...Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of	Delete

	JMB 3 Holdings, LLC T/a Trade Name Pending, Joseph Brockmeyer, IV was completed on 2/19/2019...k/r	
02/13/2019	90 Day pending transfer letter(s) were sent on 2/12/2019...k/r	Delete
02/07/2019	Personal Property tax letter mailed to Licensee(s) home address on 02/04/2019.../mb	Delete
11/29/2018	Personal Property tax letter not mailed to Licensee(s) because the transfer is pending.../mb	Delete
09/28/2018	9/27/2018 - Public Hearing RE: Application to transfer ownership with continuation of live entertainment and outdoor table service - APPROVED (3-0)...../jr	Delete
08/15/2018	Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of JMB 3 Holdings, LLC T/a Trade Name Pending, Joseph Brockmeyer, IV on 7/18/18 /kk	Delete
06/18/2018	PAID IN FULL \$475.00 for Violation Hearing dated May 24, 2018; Invoice #112833... /sb	Delete
06/12/2018	Given an Invoice to Chief Inspector M. Fosler for Violation Hearing fee dated on May 24, 2018; Fine Fee to be paid \$475.00.... /mb.	Delete
05/25/2018	5/24/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a) Fined \$350 + \$125 admin fee, \$475 total fine, 30 days to pay (3-0 Vote)..../jr	Delete
04/30/2018	*****RELEASED STATE OF MD TAX HOLD***** ..... /sb	Delete
03/01/2018	Mailed letter of recognition for underage drinking compliance check on 1/11/2018 /kk	Delete
01/24/2018	***STATE OF MD TAX HOLD, letter sent to Licensee on January 23, 2018.***/mb	Delete
06/21/2017	Alcohol Awareness expires 05/28/19 (Jody R. Seader).... /sb	Delete
04/17/2017	RELEASED STATE OF MD TAX HOLD..... /sb	Delete
04/13/2017	Submitted food form.... /kr	Delete
04/04/2017	03/29/17 - Application was postmarked before deadline date.... /sb	Delete
01/30/2017	12/15/16- PUBLIC HEARING RE: Violation of Rule 4.16 (\$250 fine)- Illegal Conduct & Violation of Rule 3.02 Cooperation(\$250 fine). ADMISSION of guilt- Fine \$500 + \$ 125 admin fee ( \$625 TOTAL)	Delete
01/18/2017	PAID IN FULL: The balance of \$125.00; Invoice #104664.... /sb	Delete
01/18/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
01/13/2017	Paid partial of \$500.00 Violation Fine Hearing dated on December 15, 2016; Invoice #104654. Licensee still owes \$125.00 Administrative Fee. Gave another invoice for the remaining balance that is owed to Chief Inspector M. Fosler to take to establishment.	Delete
01/04/2017	Gave invoice to Chief Inspector, M. Fosler, to take to establishment that Violation Hearing Fine dated on December 15, 2016 is due on January 17, 2017, in the amount of \$625.00..... /sb	Delete
05/20/2016	Submitted food form.... /sb	Delete
05/06/2016	ALCOHOL AWARENESS TRAINING HELD AT JOHN S MURRAY (RONALD CHICAS ) EXPIRES 4/22/2020	Delete
04/10/2016	*****must provide distribution of corporate ownership.	Delete
08/11/2014	07/10/14 Public Hearing re: Request to add second floor for business. Board approved expansion/ Owe \$100 hearing fee	Delete
06/24/2009	05/14/09 Transfer Conf. re Request for live Entertainment & outdoor table service.DECISION: APPROVED. MUST PAY CONF.FEE \$100	Delete
06/24/2009	05/18/09 \$100 TRANSFER CONF FEE PAID IN FULL #69186	Delete

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

License num: LB 223  
Trade Name: RIPTIDE

Address: 1718 THAMES STREET

Comment:

[Add Comment](#)

**Hold Info**

# SALT AND LIME LLC: W25806399

**Department ID Number:**

W25806399

**Business Name:**

SALT AND LIME LLC

**Principal Office:** 

1718 THAMES ST  
BALTIMORE MD 21231

**Resident Agent:** 

CAMACHO HARRIS  
320 N CHARLES ST  
BALTIMORE MD 21201

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

02/26/2025

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 1718 Thames St

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 46

"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 22

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

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 20

ARENA \_\_\_\_\_

HOTEL/MOTEL 1

RACING \_\_\_\_\_

PREPARED BY: Agent Perez DATE: 4/9/15

# 1718 Thames St

Proposed Location



1718 Thames St

Licensed Establishments



BondHouse -LBD7



Todd Conner's-LBD7



Blamey Stone Pub-LBD7



The Rockwell-LBD7



Alexander's Tavern-LB



Secured Creditor-LB



Lil Phil Tavern-LBD7



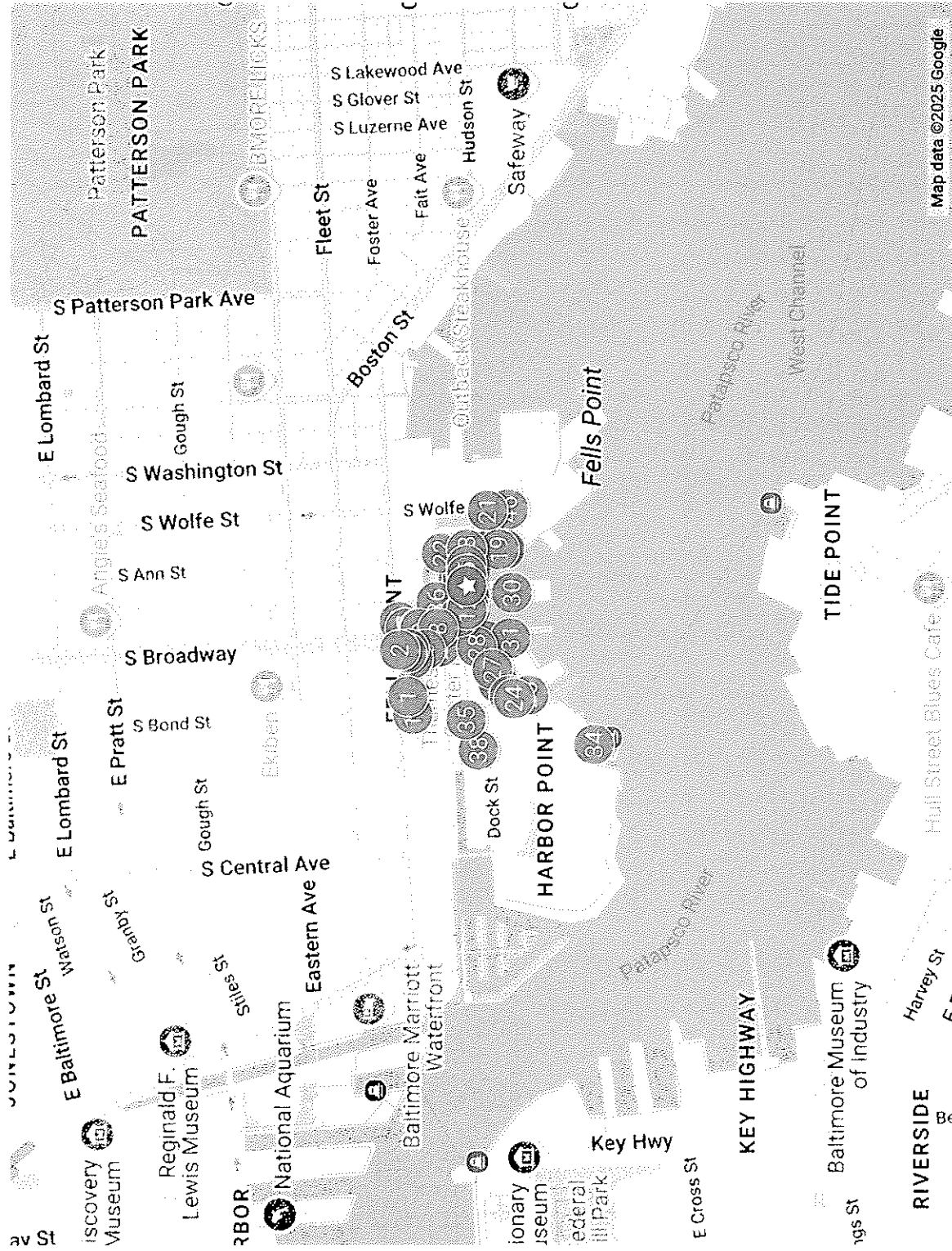
Max's Taphouse-LBD7



Moby Dick's-LBD7



Rodos Bar-LBD7



11

One-Eyed Mike's LB

12

Slainte Irish Pub LB

13

Kooper's Tavern LB

14

Waterfront Hotel LBD7

15

Thames St Oyster House LB

16

The Point In Fells LB

17

Cat's Eye Pub LBD7

18

Penny Black LB

19

V-NO Wine Bar LBD7

20

Nanami Cafe WD

21

Red Star LB

22

Bunny's LBD7

23

Abbey Burger Bistro LB

24

Dudas Tavern LD

25

Baja Tap LB



Sotiri Karabelas LBD7



The Horse LBD7



Admiral Fell Inn LB



Bertha's LB



Sagamore Pendly LBHM



Barcocina LB



The Admiral's Cup LBD7



Rye LBD7



Ampersea LB



Black Olive LB



Yardam LBD7



Broadway Hotpot LB



Harbor Tandoor LB



Thames St Oyster House LB





Prima Dopo LBD7



AREPI WD



The Port Comedy Club LBD7



The Undefeated LBD7



Papi's Tacos LB



Pitango Bakery LB



Sacré Sucre LB

## TRANSFERS/NEW APPLICATIONS

<b>Licensee Information (Trade Name)</b>	<b>Corporation Name</b>	<b>Location Address</b>
Salt and Lime	Salt and Lime LLC	1718 Thames St
<b>License Type</b>	<b>Date Posted?</b>	<b>Estimated Date of Removal?</b>
Class "B" Beer, Wine and Liquor	03/29/2025	04/08/2025
<b>Is the location within 300 feet of Church and/or School?</b>	<b>Are there any other licensed establishments within a two block radius?</b>	<b>Is the establishment open and operating in a safe and sanitary manner? (If not open, note in comments - CLOSED or NOT OPERATING)</b>
No	Yes	No

**Other licensed locations - Describe/Note**

See attached map

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

application filed for transfer of ownership with continuation of live entertainment and outdoor table service, requesting delivery of alcohol.

**Licensee Name**

0

**Inspector Name**

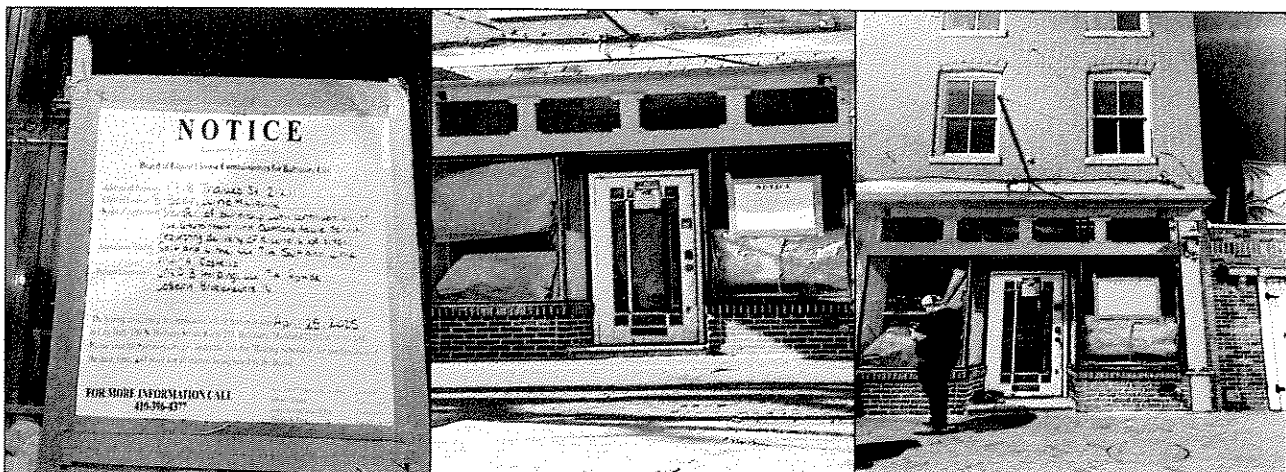
BALTIMORE Andy Perez

**Photo(s) Taken**

No file chosen

**Submission Date**

03/31/2025 10:40 PM



Cancel

# Posting Sign Report

**Applicants Name**

Maria Costello

**Premises Address**

1716 Thames St

**Inspector Name**

BALTIMORE Andy Perez

**Posted Date/Time**

03/29/2025

10:40 PM

**Rechecked Date/Time**

04/08/2025

05:25 PM

**Manager**

n/a

**Posted Summary**

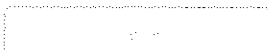
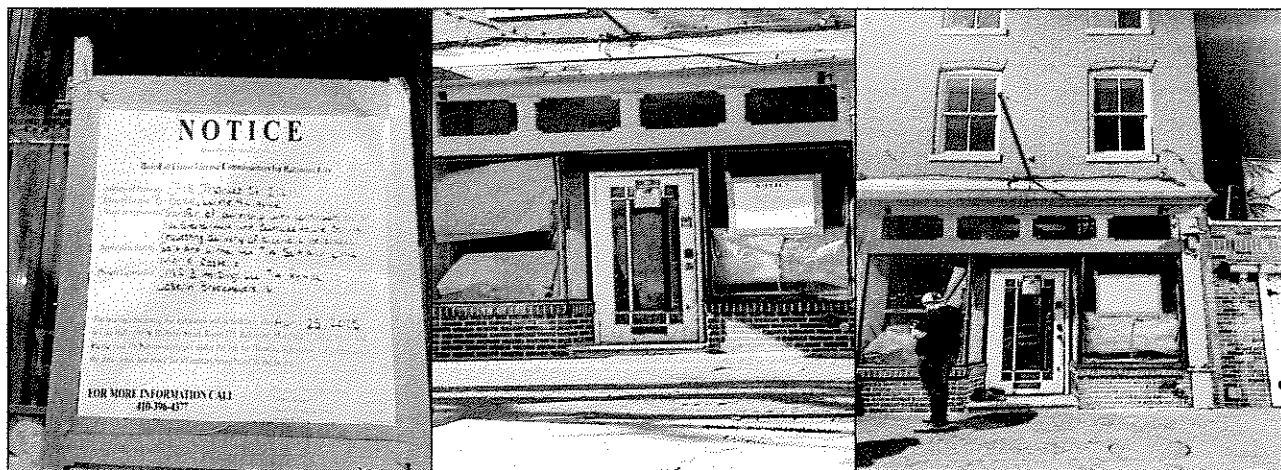
sign posted on front window

**Rechecked Summary**

Sign remained as posted for the required 10 days period.

**Photo(s) Taken**

No file chosen



Cancel

# NOTICE

*Application has been filed with the*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1718 Thames St. 21211  
Class of License: B-Beer, Wine & Liquor  
Scope of Application: Transfer of ownership with continuation of  
live Entertainment and Outdoor table service,  
requesting delivery of alcoholic beverages  
Application filed by: Salt and Lime, LLC TIA Salt and Lime  
Maria Costello  
Present Licensee(s): JMD 3 Holdings, LLC TIA Riptide  
Joseph Brockmeyer IV

The hearing concerning this application will be held on or after April 25, 2025  
in City Hall: 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM.  
Please visit [lb.baltimorecity.gov](http://lb.baltimorecity.gov) under the link for "Hearing Schedules" for confirmation of  
the date, time, and place for all matters being heard by the Board.

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

Hon. Albert J. Matrisciani, Jr. (Ret.)	Chairman
Edward L. Reisinger	Commissioner
Granville Templeton, III, Esq.	Commissioner
Douglas K. Paige	Executive Secretary

## BLLC Routine Inspection

<b>Address</b>	<b>Trade Name</b>	<b>Corporation Name</b>
1718 THAMES STREET 21231	RIPTIDE	JMB 3 HOLDINGS.LLC
<b>Type of License</b>	<b>Inspection Date/Time</b>	<b>Manager/Licensee</b>
Class "B" Beer, Wine and Liquor	01/04/2025 07:10 PM	Michael Rippeon
<b>Open/Closed</b>	<b>Closed Date</b>	<b>Clean and Free of Debris</b>
Open	mm/dd/yyyy	Satisfactory
<b>Location of Bar</b>	<b>Shape of Bar</b>	<b>Condition of Bar Area/Floors</b>
Front	L Shape	Satisfactory
<b>Hot Water</b>	<b>Disinfectant Solution</b>	<b>Three Compartment/Washer</b>
Yes	Yes	Yes
<b>Bulletproof Partitioning</b>	<b>Separate Pkg. Goods Dept.</b>	<b>Separate Pkg. Goods Store</b>
N/A	N/A	N/A
<b>Bar/Tavern Open and Operating</b>	<b>Selling Household/Grocery</b>	<b>Capacity</b>
Yes	N/A	184
<b>Location of Dining Area</b>	<b>Condition of Dining Area/Floors</b>	<b>Sanitation</b>
Throughout	Satisfactory	Satisfactory
<b>Menu</b>	<b>Traders License</b>	<b>Alcohol Awareness Certification Date Issued</b>
Yes	Yes	03/01/2022
<b>Employee Records</b>	<b>Alcohol Beverage Invoice Numbers</b>	<b>Invoice Date</b>
Yes	Breakthru Cust#700043012, Inv#119150	12/13/2024

**Inspector Kitchen Comments**

**Inspector Restroom Comments**

Rear satisfactory condition.

Rear satisfactory condition

**Exits Marked, Unobstructed**

Yes

**Fire Capacity**

184

**Outdoor Seating Capacity**

**License is Valid**

N/A

**Dancers Present 18 and older**

N/A

**Cleanliness of Dressing Room**

N/A

**Live Entertainment (Describe)**

Yes

**Outdoor Table Service**

Yes

**Violations Noted**

**Violation Issued**

No

**Instructions Given to Licensee**

**Inspector's Comments**

Health permit expires 12/4/25. Satisfactory routine inspection conducted.

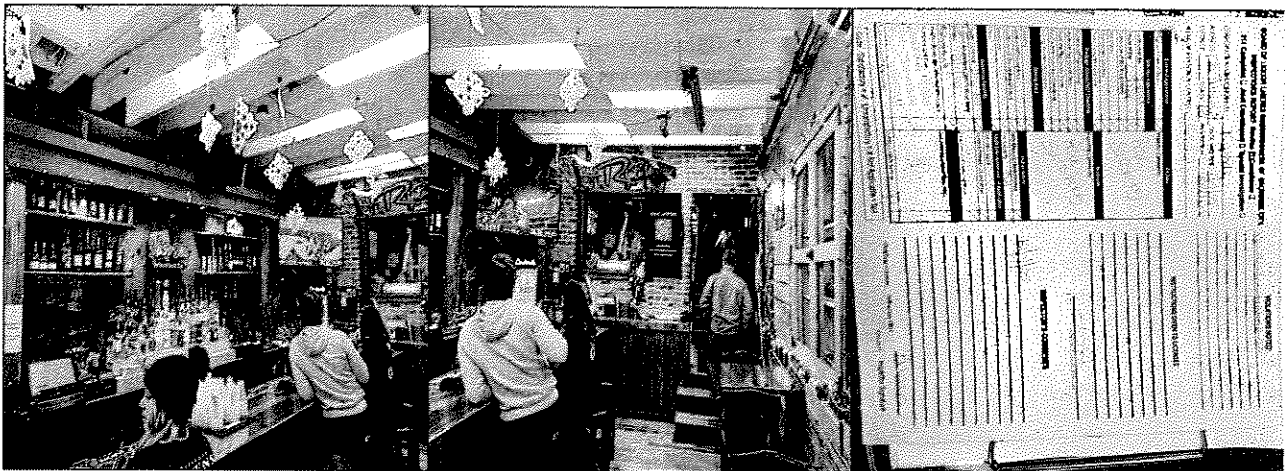
**Photo(s) Taken**

Choose Files No file chosen

**Owner Email**

**Submitted by Inspector**

BALTIMORE/regina.brown



Cancel



Select Language

Powered by Google Translate



Logged in as: LOU CATELLI Collections (2) Cart (0) Account Management Logout

Search...

Home **Permits and Inspections** Licensed Contractors

Create an Application

Search Applications

Schedule an Inspection

**Record BUSE-25-000039:**  
**Use and Occupancy Permit**  
**Record Status: Pending**  
**Expiration Date: 02/04/2025**

Add to cart  
Add to collection

Record Info

Payments

## Work Location

1718 THAMES ST, 21231- 3416 \*

## Record Details

### Applicant:

LOU CATELLI  
GENCO PURA LTD  
Primary Phone: 4108499456  
loucatelli@gmail.com  
  
Mailing  
PO BOX 50116  
BALTIMORE, MD, 21211  
United States

### Project Description:

SALT AND LIME LLC  
CONTINUE TO USE ENTIRE PREMISES AS A RESTAURANT/TAVERN  
INCLUDING LIVE ENTERTAINMENT & DANCING WITH ACCESSORY  
OUTDOOR SEATING -- CHANGE OF OPERATOR

### Owner:

**May 8, 2025**

**Applicant(s):** Christopher Regan  
Second THDC Baltimore, LLC, T/a Trade Name Pending  
313 N. Charles Street 21201

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

Amended application to transfer ownership.

(a) **Applicant(s) Information:** (1) Christopher Regan was born in Lawrence, MA in January of 1969. He lives in Baltimore, MD. Mr. Regan was previously the holder of a license at 313 N. Charles Street under a secured creditor default agreement from 2020 until 2022.

(b) **Ownership Breakdown:** (1) Christopher Regan (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$45,000, paid at settlement.

(d) **Qualified Voters:** Cynthia Johnson, James Taylor, and Sean Pink are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises first floor and lower level as a restaurant with liquor license. (New Operator).

(f) **Corporate Standing:** Second THDC Baltimore, LLC is a MD LLC and as of 4/22/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 3/29/2025 and checked on 4/8/2025. This meets the 10-day rule. There are 10 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; and "B" BWL-9.

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

(i) **Timeline:** On 3/5/24, staff received the initial application to transfer ownership of the license, which the Board approved on 4/18/24. On 10/15/24 BLLC staff received a letter from attorney Stephen Fogelman requesting a transfer hardship extension. The Board approved the hardship on 11/7/24. On 1/10/25, BLLC staff received an amended transfer application which was filed 266 days after initial transfer approved. License is viable per § 12-2202(a)(1).

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

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

**Board's Decision**



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

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

RECEIVED: BLLC  
JAN 10 2025 AM 11:04

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

EXPLANATION OF REQUEST: Amended transfer application CLASS TYPE: B07

*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: 313 North Charles Street, 21202

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

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

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

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Second THDC Baltimore LLC TRADE NAME: TBD

BUSINESS PHONE NUMBER: 410-234-1471 BUSINESS EMAIL ADDRESS: chris@tha-advisory.com

ATTORNEY FOR THE APPLICANT: Stephan Fogleman ADDRESS: 1720 Thames Street, 21231 PHONE: 410-258-8500

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

Live Entertainment provided?  Yes  No What Kind (Ex. D.J. Band, Etc.): \_\_\_\_\_ Off Premise Catering of Food and Alcohol?  Yes  No

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 120

**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

Christopher Regan 410-961-8528 chris@tha-advisory.com

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

824 Park Avenue Baltimore MD 21201 25 years

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

01/1969 male Lawrence, Massachusetts

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

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

### 2. Applicant B

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

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

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

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

### 3. Applicant C

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

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

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

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

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

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

Applicant previously owned this license at 313 North Charles Street under trade name Copra. Years of ownership are uncertain but would have been at least 15 years ago.

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

Applicant A  B  C

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

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

Applicant A  B  C

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

Name	Address	Phone	Email
Christopher Regan	824 Park Ave, 21201	410-961-8528	chris@tha-advisory.com

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. 5-4-103 (a)(11). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Christopher Regan ADDRESS: 824 Park Avenue 21201 TITLE: General Partner %OF STOCK HELD: 10% 100%
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

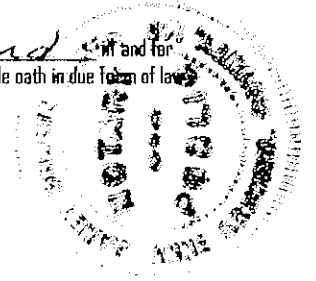
*\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

  
Signature of Applicant A

I hereby certify that on the 9<sup>th</sup> day of January, 2024, before me, the subscriber, a notary public of the State of Maryland and for Anne Arundel personally appeared Christopher Regan 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: Janet S. Baker (Notary Seal) My Commission expires 10-14-2026  
Printed Name: Janet S. Baker



\_\_\_\_\_  
Signature of Applicant B

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

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

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

\_\_\_\_\_  
Signature of Applicant C

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

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

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

Name and Address of the owners of the premise/landlord: THDC 313 Charles LLC 1100 Wicomico St, Suite 100 Balt. 21230 Phone Number: 410-234-1471

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

(I, WE) Christopher Regan, Authorized Member of THDC 313 Charles LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 313 North Charles Street, Baltimore, City with a Zip Code of 81202, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

*[Handwritten Signature]*

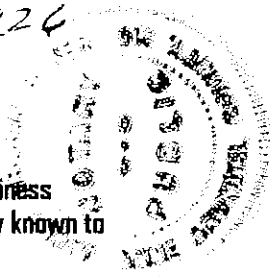
Signature of Owner of the Property

I hereby certify that on the 9<sup>th</sup> day of January, 2025, before me, the subscriber, a notary public of the State of Maryland, in and for Anne Arundel personally appeared Christopher Regan 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: Janet S. Baker  
 Notary Printed Name: Janet S. Baker

(Notary Seal) My Commission expires 10/14/2026



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

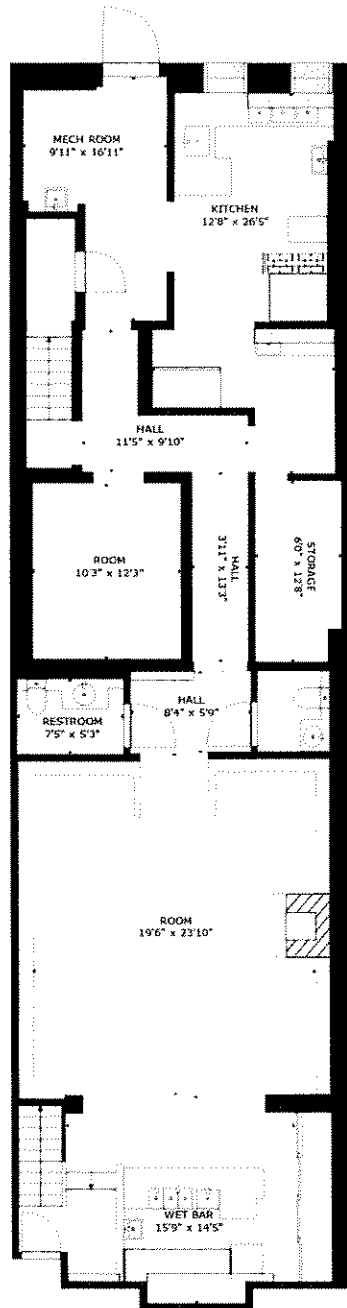
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Cynthia Johnson	1308 S Carey St Baltimore, MD 21230	<i>[Signature]</i>	10/1992	4 years
James Taylor	3513 Claremont St Baltimore, MD 21224	<i>[Signature]</i>	12/1972	6 years
SEAN PINK	3629 ELKADER RD BALTIMORE, MD 21218	<i>[Signature]</i>	4/1976	8 YEARS

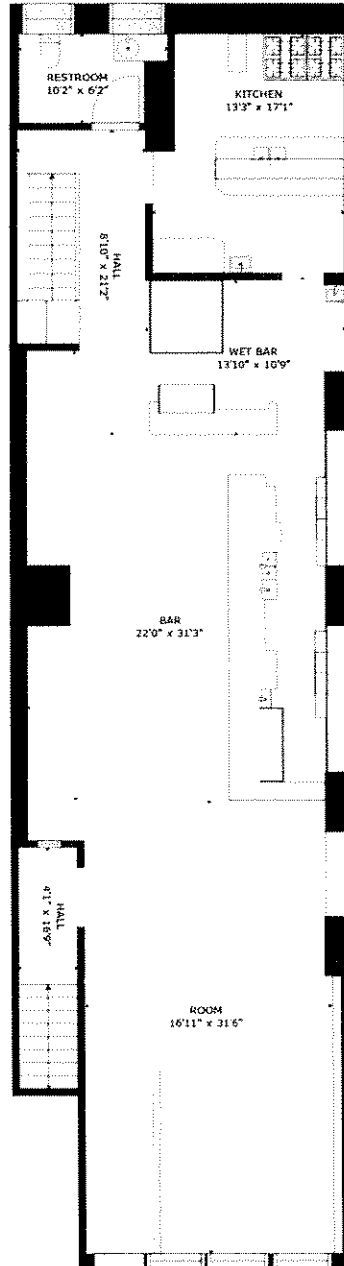
Board of Liquor License Commissioners for the City of Baltimore  
 200 Saint Paul Place, Suite 2300, Baltimore, Maryland 21202  
 Phone: 410-396-4377 Fax: 410-396-4382

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

**\*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.\***



Lower Level



Main Level

LAW OFFICES

**STEPHAN W. FOGLEMAN, ESQUIRE**

1720 THAMES STREET, SUITE 300

BALTIMORE, MD 21231

(410) 258-8500

LegalMaryland.com

January 9, 2024

Board of Liquor License Commissioners

200 St. Paul Place, Suite 2300

Baltimore, MD 21202

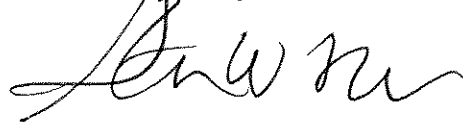
RE: 313 N. Charles Street

Dear Chairman and Commissioners:

The purpose of this letter is to note that an amended application was filed for the transfer at 313 N. Charles Street. The applicant entity has been amended from 313 N. Charles Street Food Group LLC to Second THDC Baltimore LLC and the applicant has been amended to Christopher Regan.

Please feel free to contact me should you have any questions. Thank you for your assistance in this matter.

Very Truly Yours,



Stephan W. Fogleman

SWF/kv

RECEIVED: BLLC  
JAN 16 2025 AM 11:54



# Liquor Board System

Version 1.0

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

## License Detail

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

### License Info

License Num: LBD7 076 Cert Num: 0253 Fee: \$2,336.00 Status: Renewed  
License Date: 5/1/2025 License Year: 2025  
CR Number: 19510730  
Payment Date: \*\*\*\*

2024 - 2025 TPP Paid   
2025 Trader's License  Update Info

Click to Start License Renewal

## Add Adult Entertainment License

Add New Adult Entertainment License

### Location

Corp Name: 313 N CHARLES FOOD GROUP, LLC  
Trade Name: GOOD FOOD  
Zone Code: 25  
Phone: 410-852-5202  
Block Num: 313 Street: CHARLES STREET NORTH  
City: BALTIMORE State: MD Zip: 21201  
CR Number: 19510730

Portion of Business Used:  
USE FIRST FLOOR & LOWER LEVEL AS A RESTAURANT NOT INCLUDING LIVE ENTERTAINMENT OR OUTDOOR TABLE SERVICE

Restriction:

Edit the License Location Info | Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
BRYSON	KEENS	1141 HULL ST	BALTIMORE	MD	21230	410-852-5202	BLANEKEENS@GMAIL.COM	Edit	Remove Owner

## Comments

Date	Comment	Action
03/21/2025	On 3/5/24, staff received the initial application to transfer ownership of the license, which the Board approved on 4/18/24. On 10/15/24 BLLC staff received a letter from attorney Stephen Fogelman requesting a transfer hardship extension. The Board approved the hardship on 11/7/24. On 1/10/25, BLLC staff received an amended transfer application which was filed 266 days after initial transfer approved. License is viable per § 12-2202(a)(1). MW	Delete
03/07/2025	Application for transfer of ownership filed on behalf of Second THDC Baltimore, LLC T/a Trade Name Pending, Christopher Regan on 1/10/2025 /kk (Amended)	Delete
02/25/2025	***STATE OF MD TAX HOLD Letter returned .... /SRM. Calls made to the establishment on 02/25/2025 went unanswered.	Delete
01/27/2025	**** STATE OF MD TAX HOLD, letter sent to the business address on January 27,2025. .../SRM	Delete
11/12/2024	11/7/2024 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) **Additional 90 days granted for transfer**..../jr	Delete
10/18/2024	On 3/5/24, staff received an application to transfer ownership of the license, which the Board approved on 4/18/24. On 10/15/24 BLLC staff received a letter from attorney Stephen Fogelman requesting a transfer hardship extension. The request was received 179 days after the Board approved the transfer. Because the request was received within the 180-day, the request is timely under Alc. Bev. & Can. Art. § 12-1705(b)	Delete
10/15/2024	Received letter from Attorney, Steve Fogleman submitted letter requesting for a Transfer Hardship Extension; Invoice #135530...../sb	Delete
07/11/2024	90 Day pending Transfer letter sent to all listed applicant's and attorneys on 7/8/2024...k/r	Delete
05/09/2024	****RELEASE STATE OF MD TAX HOLD...SRM	Delete
04/22/2024	4/18/2024 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote).../jr	Delete
03/08/2024	Application for transfer of ownership filed on behalf of 313 N Charles Street Food Group, LLC T/a Trade Name Pending, Vugar Ismayilov and Victor L. Brundage, Jr. on 3/5/2024 /kk	Delete
03/05/2024	Mail Returned: 2024 Renewal Application..../sb	Delete
03/02/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb	Delete
10/13/2022	Application for transfer of ownership issued to 313 N Charles Food Group, LLC T/a Good Food, Bryson Keens on 10/6/2022; see invoice#127343...k/r	Delete
07/15/2022	7/14/2022 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer..../jr	Delete
06/09/2022	Received from attorney David Minster office request for transfer hardship extension; Invoice# 126494...k/r	Delete
04/07/2022	4/6/2022 90 DAY TRANSFER PENDING WARNING LETTERS WERE SENT TO APPLICANT'S AND ATTORNEY'S..K/R	Delete
02/22/2022	Mail Returned: 2022 Renewal Application..../sb	Delete
01/18/2022	1/13/2022 - Virtual Public Hearing Re: Application to transfer ownership from a secured creditor requesting off-premises catering and delivery of alcoholic beverages -APPROVED (3-0 vote).../jr	Delete
12/17/2021	12/16/2021 - Virtual Public Hearing Re: Application to transfer ownership from a secured creditor requesting off-premises catering and delivery of alcoholic beverages - POSTPONED..../jr	Delete
11/05/2021	Application for transfer of ownership requesting off-premises catering and delivery of alcoholic beverages filed on behalf of 313 N Charles Food Group, LLC T/a Good Food, Bryson Keens on 5/24/2021 /kk	Delete
11/01/2021	10/28/2021- Virtual Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)..../jr	Delete
06/29/2021	****Processed 2021-2022 Renewal Application; Invoice #122486 and Late Renewal Invoice #122487 ...../sb***	Delete
06/29/2021	Received & Processed 2020-2021 Renewal Application; Invoice #122485..../sb	Delete
01/26/2021	Request for hardship was submitted and process; Invoice# 120305...k/r	Delete
10/20/2020	Substitute Application was submitted removing Matthew Helme and Antoine and adding Christopher Regan on behalf of Second THDC Baltimore, LLC (Secured Creditor); Invoice #120120..../sb	Delete
08/27/2020	Temporary Outdoor Table Service letter was returned..../sb	Delete



05/06/2019	Submitted 2019 Traders' License..... /sb	Delete
04/28/2017	***RELEASED STATE TAX HOLD***.../sb	Delete
02/09/2017	Alcohol Awareness expires 01/24/21 (Matthew G. Helme)... /sb	Delete
01/18/2017	*****STATE OF MD TAX HOLD, letter sent to Licensee on January 17, 2017.***** /sb	Delete
04/29/2016	***** RELEASED STATE TAX HOLD ***** /sb	Delete
04/13/2016	Clearance letter was attach to 2016-2017 renewal application .....k/r	Delete
01/19/2016	State of MD Tax Hold, letter sent... /sb	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
06/02/2009	06/02/09 \$100 TRANSFER/CONF.FEE PAID IN FULL #69271	Delete
05/14/2009	5/09 Transfer of Ownership, Matthew G. Helme, Jen K. Hokenmaier, MH4,LLC	Delete
02/18/2009	2/11/09 \$1380 (RETURN CHECK FEE) PAID IN FULL #65731	Delete
02/18/2009	02/11/09 \$625 FINE FOR (7/24/08) HEARING PAID IN FULL #65732	Delete
10/15/2008	10/9/08 Public Hearing re:180 day extension.DECISION: FTA. MUST SHOW CAUSE AS TO FAILURE TO APPEAR & WHY BOARD SHOULD NOT VOID PENDING TRANSFER	Delete
07/25/2008	07/24/08 Public Hearing re:Violation of ART.2B,SEC.201(a)(2) DECISION: GUILTY \$500 + \$125 ADM.FEE =\$625	Delete
03/17/2008	03/17/08 \$100 CONF.FEE PAID IN FULL #62216	Delete
03/17/2008	03/13/08 Transfer Conf..RE: REVIEW OF TRANSFER APPLICATION PENDING FOR 180 DAYS. DECISION: EXTENSION GRANTED FOR 120 DAYS. MUST PAY CONF.FEE \$100	Delete

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

License num: LBD7 076

Address: 313 CHARLES STREET NORTH

Trade Name: GOOD FOOD

Comment:

[Add Comment](#)

**Hold Info**

Powered by:



## SECOND THDC BALTIMORE, LLC: W07478555

**Department ID Number:**

W07478555

**Business Name:**

SECOND THDC BALTIMORE, LLC

**Principal Office:** 

1100 WICOMICO STREET

SUITE 112

BALTIMORE MD 21230

**Resident Agent:** 

DARYL J SIDLE

120 E BALTIMORE STREET

SUITE 2100

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:**

06/11/2003

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 313 CHARLES STREET NORTH 21201

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 10

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

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

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

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

"A" BEER, WINE & LIQUOR 1

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

"B" BEER, WINE & LIQUOR 9

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

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

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

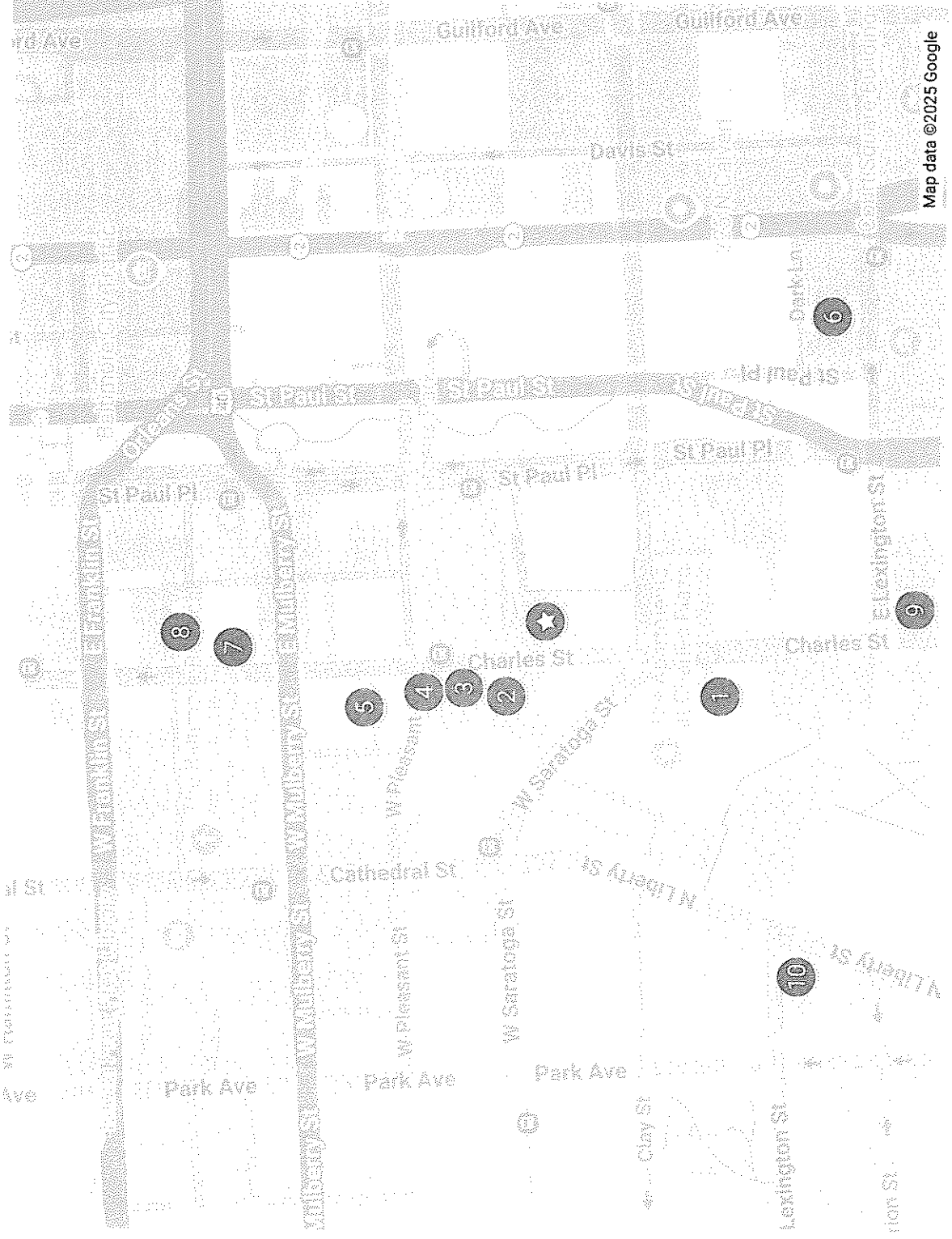
ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Inspector Jordan DATE: 04/09/2025

# 13 CHARLES STREET NORTH 21201



## Proposed Location

- ★ Trade Name Pending LBD7

## Licensed Locations

- 1 Urban Cellars LA
- 2 Cazbar LB
- 3 Lumbini LB
- 4 Mick O'Shea's LB
- 5 HomeSlyce LB
- 6 Next Phaze LB
- 7 Sotto Sopra LB
- 8 Darker Than Blue LB
- 9 David and Dad's LB
- 10 Miss Carters Place LB

## TRANSFERS/NEW APPLICATIONS

**Licensee Information (Trade Name)**

Trade Name Pending

**Corporation Name**

Second THDC Baltimore, LLC

**Location Address**

313 CHARLES STREET NORTH 21201

**License Type**

Class"BD7" Beer, Wine and Liquor

**Date Posted?**

03/29/2025

**Estimated Date of Removal?**

04/08/2025

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

No

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

Yes

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

No

**Other licensed locations - Describe/Note**

Refer to the attached map for other licensed locations.

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

Explanation of Request: Transfer of Ownership (amended).  
CLOSED or NOT OPERATING

**Licensee Name**

BRYSON KEENS

**Inspector Name**

BALTIMORE\Rosalba.Jordan

**Photo(s) Taken**

No file chosen

**Submission Date**

04/01/2025

07:54 PM

# Posting Sign Report

**Applicants Name**

Christopher Regan

**Premises Address**

313 CHARLES STREET NORTH 21201

**Inspector Name**

BALTIMORE\Rosalba Jordan

**Posted Date/Time**

03/29/2025

07:45 PM

**Rechecked Date/Time**

04/08/2025

07:45 PM

**Manager**

CLOSED

**Posted Summary**

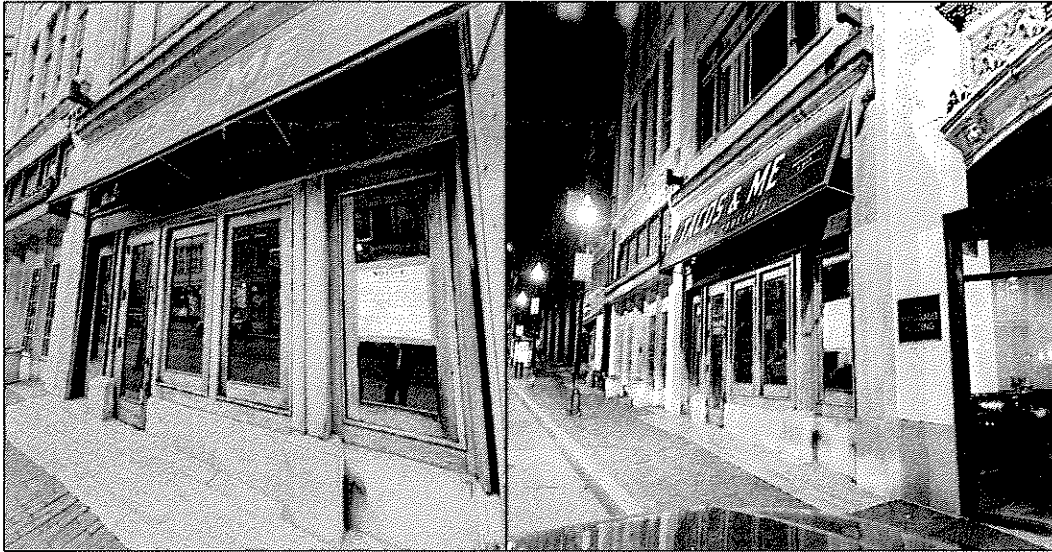
Notice was posted on the front of building.

**Rechecked Summary**

Notice remained as posted on the front of building.

**Photo(s) Taken**

No file chosen



Cancel



# NOTICE

*Application has been filed with the*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 313 N. Charles St. 21201

Class of License: BD7-Beer, Wine & Liquor

Scope of Application: Transfer of ownership (Amended)

Application filed by: Second THDC Baltimore, LLC T/A Trade Name Pending

Christopher Regan

Present Licensee(s): 313 N. Charles Food Group, LLC T/A Good Food  
Bryson Kelms

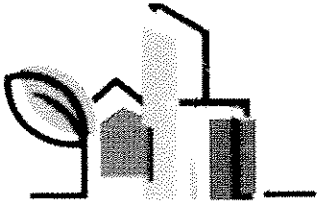
The hearing concerning this application will be held on or after April 25, 2025 in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM. Please visit [lb.baltimorecity.gov](http://lb.baltimorecity.gov) under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

Hon. Albert J. Matricciani, Jr., (Ret.)  
Edward L. Reisinger

Granville Templeton, III, Esq.  
Douglas K. Paige

Chairman  
Commissioner  
Commissioner  
Executive Secretary

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



BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT



Home > Permits > Update Permit Information

Account: marylandlegal@gmail.com

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

**Project Name: 313 N CHARLES ST**

[Guest Access](#)

USE 2024-57072

CONTINUE TO USE FIRST FLOOR & LOWER LEVEL AS A RESTAURANT WITH LIQUOR LICENSE (NEW OPERATOR)



Mayor Brandon M. Scott & Alice Kennedy, Commissioner



**May 8, 2025**

**Licensee(s):** Stephen Demby  
DembcO, Inc., T/a Knotty Pine Inn  
801 S. Conkling Street 21224

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

Request to add live entertainment.

(a) **Applicant(s) Information:** (1) Stephen Demby was born in Baltimore, MD in December of 1980. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Stephen Demby (100%).

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

(d) **Qualified Voters:** Leslie Johnson, Shannon Rigling, and Dustin Lovely are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises as a tavern/restaurant with outdoor table service and live entertainment.

(f) **Corporate Standing:** DembcO, Inc., is an MD Corporation and as of 4/23/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 4/16/2025 and will be checked on 4/26/2025. This meets the 10-day rule. There are 8 licensed liquor establishment(s) in the 2x2 area: "B" BWL-1; and "BD7" BWL-7.

(h) **Attorney of Record:** N/A

(i) **Timeline:** Last inspections by BLLC were performed on 12/27/2024, and 7/26/2024. At those times, the establishment was open and operating.

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

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

**Board's Decision**

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

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

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

EXPLANATION OF REQUEST: To add live entertainment to an existing tavern 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: \_\_\_\_\_

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: 801 S Conkling Street Baltimore MD 21224

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Dembco, Inc. TRADE NAME: Knotty Pine Inn

BUSINESS PHONE NUMBER: 443-889-1936 BUSINESS EMAIL ADDRESS: steve.demby@gmail.com

ATTORNEY FOR THE APPLICANT: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

Part of Premises Used (Note: Floors and Areas for Storage): 1st, 2nd Floor, Basement Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex. D.J. Band, Etc.)? \_\_\_\_\_ Off Premise Catering of Food and Alcohol?  Yes  No  
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 80

*Please note that as per Alc. Bev. Art. 8-12-1407(A)(2), an application for the issuance or transfer, is not complete unless the applicant has obtained approval and/or verification from the Baltimore Municipal Zoning Appeals (BMZA)*

**1. Applicant A**

Stephen Demby 443-889-1936 steve.demby@gmail.com  
 (Full name) (Telephone no.) E-mail (Required)  
3710 Hickory Avenue Baltimore MD 21211  
 (Residence) Street City State Zip Code  
12/1980 Male 8 years  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

**2. Applicant B**

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

**3. Applicant C**

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

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

801 S Conkling Street  
Licensee from 2016 - Current  
Dembie Inc dba Knotty Pine Inn

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

[Redacted area]

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

Applicant A  B  C

[Redacted area]

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

Name	Address	Phone	Email
Stephen Demby	3710 Hickory Avenue Baltimore MD 21211	443-889-1936	Steve.Demby@gmail.com

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 Md. Gov. Art. 84-109 (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: Stephen Demby ADDRESS: 3710 Hickory Avenue  
Baltimore, MD 21211 TITLE: President %OF STOCK HELD: 100
- 2) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

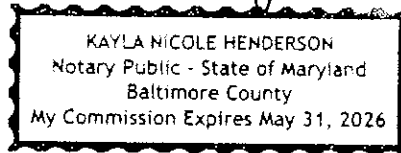
**CERTIFICATE OF APPLICANTS:** At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will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

[Signature]  
Signature of Applicant A

I hereby certify that on the 14<sup>th</sup> day of February, 2025 before me, the subscriber, a notary public of the State of Maryland 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: [Signature]  
Printed Name: Kayla Henderson

(Notary Seal) My Commission expires May 31, 2026



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

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

Signature of Applicant C

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

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

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

Name and Address of the owners of the premise/landlord: Stephen Demby  
3710 Hickory Avenue  
Baltimore MD 21211 Phone Number: 443-889-1936

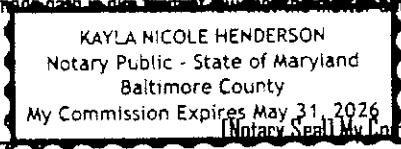
**STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND**

(I, WE) Stephen Demby HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 901 S Conkling Street, Baltimore, City with a Zip Code of 21224, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]  
 Signature of Owner of the Property

I hereby certify that on the 14<sup>th</sup> day of February, 2025 before me, the subscriber, a notary public of the State of Maryland, in and for Dembco Inc., personally appeared Stephen Demby the landlord/property owner named in this application made oath in due form and that the contents and facts contained in said application are true and correct.

As witness, my hand and notarial seal.



Notary Signature: [Signature] My Commission expires May 31, 2026

Notary Printed Name: Kayla Henderson

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

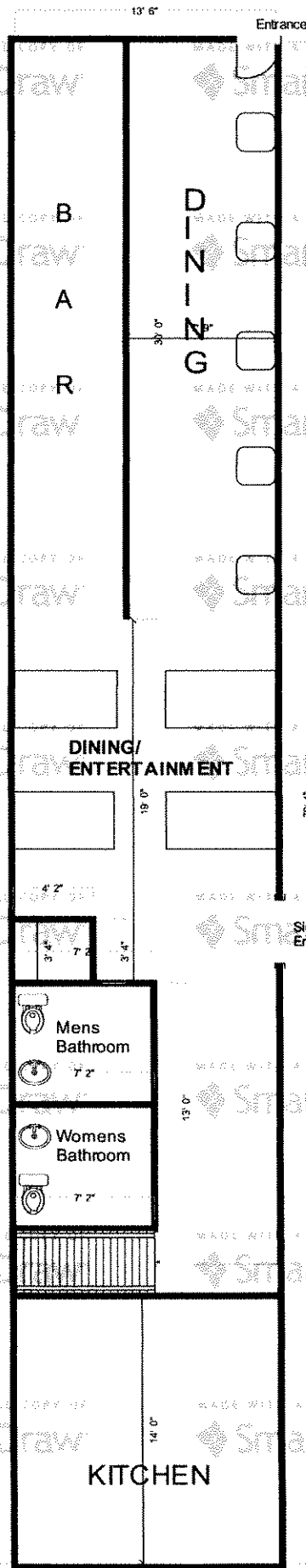
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Leslie Johnson	6305 Neukirk St Baltimore MD 21224	[Signature]	3/81	7 years
Dustin Lovell	3523 O'Donnell St Baltimore MD 21224	[Signature]	1/96	4 years
Shannon Rigling	3607 Fait Ave Baltimore, MD 21224	[Signature]	8/81	8 years
Adam Sagoskin	440 S Robinsan St Baltimore, MD 21224	[Signature]	2/92	8 years
Jason Wiggins	6123 Bessner ave Baltimore md 21224	[Signature]	5/80	8 years

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

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

SCALE:  
1/4" = 1'





# Liquor Board System

Version 1.0

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

## License Detail

Close the License

Print License

Print Renewal Letter

<< Go Back

### License Info

License Num: **LBD7 136**

Cert Num: **0442**

Fee: **\$2,336.00** Status: **Renewed**

License Date: 5/1/2025

License Year: 2025

CR Number: 16474613

Payment Date: \*\*\*\*

2024 - 2025 TPP Paid

2025 Trader's License

Update Info

Click to Start License Renewal

## Add Adult Entertainment License

Add New Adult Entertainment License

### Location

Corp Name: **DEMBCO, INC.**

Trade Name: **KNOTTY PINE INN**

Zone Code: 12

Phone: 410-534-9701

Block Num: 801

City: BALTIMORE

Street: CONKLING STREET SOUTH

State: MD

Zip: 21224

CR Number: 16474613

Portion of Business Used:

(USE) CONTINUE TO USE PREMISES FOR TAVERN/RESTAURANT AND OUTDOOR TABLE SERVICE AS PER BMZA2011-075 APPROVED ON 03/29/11 PER PLANNING DEPARTMENT CONDITIONS THAT THE CAPACITY OF NOT MORE THAN 4 TABLES AND 12 PATRONS (ON FAIT AVE SIDE CAN SEAT TWO PATRONS KEPT AGAINST THE WALL, AND

Restriction:

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Phone	Email	Action	Change Owner
STEPHEN	DEMBY	3710 HICKORY AVENUE	BALTIMORE	MD	21211	443-889-1936	STEVE.DEMBY@GMAIL.COM	Edit	Remove Owner

## Comments

Date	Comment	Action
03/20/2025	Establishment has been found to be open and operating when inspected by BLLC staff on 1/23/25, 12/27/24, and 7/26/24. License is viable. MW	Delete
03/07/2025	Application requesting to add live entertainment filed on behalf of Dembco, Inc. T/a Knotty Pine Inn, Stephen Demby on 2/14/2025 /kk	Delete
04/19/2024	Issued Outdoor License Extension for April 27, 2024; Permit #ROW2024-SE1033647; Invoice #133416.../kr	Delete
04/26/2023	Issued Outdoor License Extension for April 29, 2023; Permit #ROW2023-SE1029481; Invoice #129693.../jr	Delete
05/18/2021	Alcohol Awareness expires on 04/06/2025 Stephen Derby (certified by TIPS).../sb	Delete
11/13/2019	Submitted 2019 Trader's License..... /sb	Delete
09/26/2019	Personal Property tax letter mailed to Licensee(s) Home Address on 09/26/19..... /sb	Delete
07/19/2019	Submitted 2018 Trader's License during renewal.... /sb	Delete
04/15/2019	* Licensee(s) changed during 2019 renewal period - Alice M. March was removed as licensee * /kk	Delete
12/05/2018	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on November 30, 2018.../mb.	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/19/18../mb	Delete
05/24/2017	LETTER OF RELEASE WAS SENT FROM STATE'S OFFICE (CR#08642477) ON 09/13/2016....K/R	Delete
12/12/2016	8/18/2016- Public Hearing re: Transfer of ownership, request for outdoor table service- APPROVED (3-0 vote)	Delete
08/19/2016	Hearing Dated August 18, 2016: Paid \$600.00 on 07/05/16 when application was submitted, Invoice #103784... /sb	Delete
06/29/2011	6/23/11 Public Hearing re: BD7 Beer, Wine & Liquor License. Request for outdoor table service. APPROVED	Delete
06/14/2011	6/11 Expansion-request to add outdoor table service, BD7-BWL, Frederick March, Alice March, MARMC, Inc.	Delete
04/10/2008	Licensed premises damaged by fire 2/4/08	Delete
06/20/2005	05/12/05 Public hearing re: Violation of rule 4.15 DECISION: GUILTY \$200 OR 2 DAYS + 4125 ADM.FEE = \$325 05/12/05 FINE \$325 PAID IN FULL #53261	Delete

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

License num: LBD7 136

Address: 801 CONKLING STREET SOUTH

Trade Name: KNOTTY PINE INN

Comment:

[Add Comment](#)

Hold Info

Powered by:



# DEMBCO, INC.: D17349366

**Department ID Number:**

D17349366

**Business Name:**

DEMBCO, INC.

**Principal Office:** 

801 S. CONKLING STREET  
BALTIMORE MD 21224

**Resident Agent:** 

SHAWN R. HARBY, ESQ.  
309 S. CONKLING STREET  
BALTIMORE MD 21224

**Status:**

INCORPORATED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

06/30/2016

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

YES

PROPOSED LOCATION: 901 S. Conkling St

## MAP SUMMARY (RECAPITULATION)

8

TOTAL ESTABLISHMENTS IN MAP AREA \_\_\_\_\_

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

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

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

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

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

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

"B" BEER, WINE & LIQUOR 1

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

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

"BD7" BEER, WINE & LIQUOR 7

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: A. Perez DATE: 4/24/25



## TRANSFERS/NEW APPLICATIONS

**Licensee Information (Trade Name)**

Kroatty Pine Inn

**Corporation Name**

Dembeo, Inc

**Location Address**

801 S Conkling St.

**License Type**

Class "BD7" Beer, Wine and Liquor

**Date Posted?**

04/16/2025

**Estimated Date of Removal?**

04/26/2025

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

No

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

Yes

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

Yes

**Other licensed locations - Describe/Note**

See attached map

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

Request to add live entertainment

**Licensee Name**

STEPHEN DEMBY

**Inspector Name**

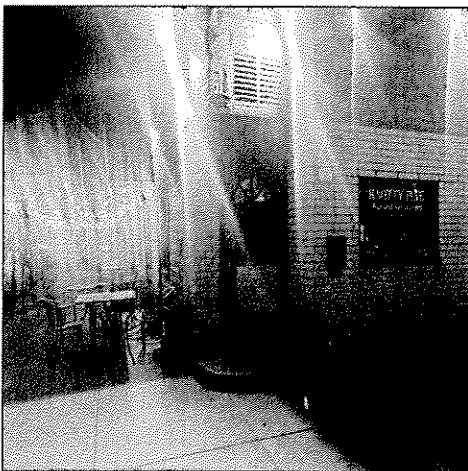
BALTIMORE\Andy.Perez

**Photo(s) Taken**

Choose Files No file chosen

**Submission Date**

04/24/2025 02:50 PM



Save

Cancel

## BLLC Routine Inspection

<b>Address</b>	<b>Trade Name</b>	<b>Corporation Name</b>
801 CONKLING STREET SOUTH 2122 ▾	KNOTTY PINE INN	DEMBCO, INC.
<b>Type of License</b>	<b>Inspection Date/Time</b>	<b>Manager/Licensee</b>
Class "BD7" Beer, Wine and Liquor ▾	03/26/2025 05:00 PM	Vayson Kueberth
<b>Open/Closed</b>	<b>Closed Date</b>	<b>Clean and Free of Debris</b>
Open	mm/dd/yyyy ▾	Satisfactory ▾
<b>Location of Bar</b>	<b>Shape of Bar</b>	<b>Condition of Bar Area/Floors</b>
Front	L shape ▾	Satisfactory ▾
<b>Hot Water</b>	<b>Disinfectant Solution</b>	<b>Three Compartment/Washer</b>
Yes	Yes ▾	Yes ▾
<b>Bulletproof Partitioning</b>	<b>Separate Pkg. Goods Dept.</b>	<b>Separate Pkg. Goods Store</b>
N/A	N/A ▾	N/A ▾
<b>Bar/Tavern Open and Operating</b>	<b>Selling Household/Grocery</b>	<b>Capacity</b>
Yes	N/A ▾	▾
<b>Location of Dining Area</b>	<b>Condition of Dining Area/Floors</b>	<b>Sanitation</b>
All over	Satisfactory	Satisfactory ▾
<b>Menu</b>	<b>Traders License</b>	<b>Alcohol Awareness Certification Date Issued</b>
Yes	Yes ▾	▾ 07/10/2023
<b>Employee Records</b>	<b>Alcohol Beverage Invoice Numbers</b>	<b>Invoice Date</b>
Yes	Chesapeake Bev 4206044 ▾	03/25/2025

**Inspector Kitchen Comments**

**Inspector Restroom Comments**

rear  
satisfactory

rear  
satisfactory

**Exits Marked, Unobstructed**

Yes

**Fire Capacity**

80

**Outdoor Seating Capacity**

12

**License is Valid**

N/A

**Dancers Present 18 and older**

N/A

**Cleanliness of Dressing Room**

N/A

**Live Entertainment (Describe)**

N/A

**Outdoor Table Service**

N/A

**Violations Noted**

N/A

**Violation Issued**

N/A

**Instructions Given to Licensee**

N/A

**Inspector's Comments**

health permit 9/14/2025 Jaysonhippo@gmail.com 443-564-7976

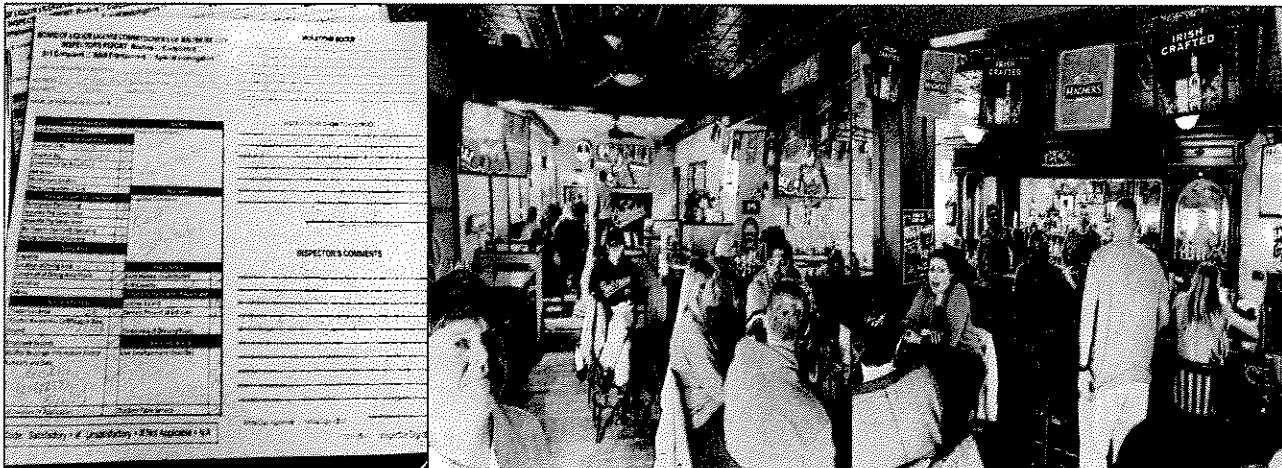
**Photo(s) Taken**

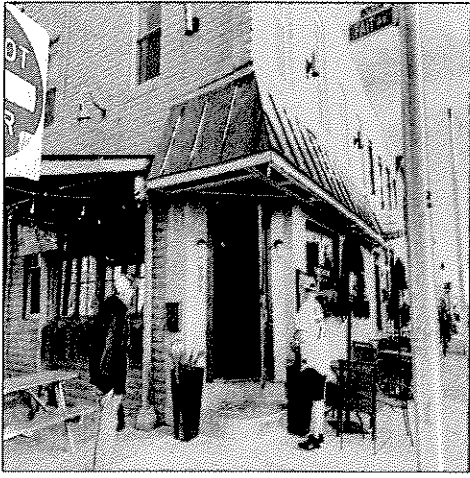
Choose Files No file chosen

**Owner Email**

**Submitted by Inspector**

BALTIMORE\Steven.Han



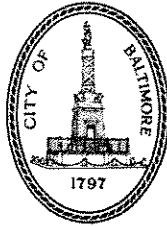


Cancel

\*\*\*\*\*  
IN THE MATTER OF THE  
PETITION OF: STEPHEN DEMBY

Baltimore City Board of Municipal  
& Zoning Appeals

**801 S Conkling St  
(BLOCK 6453, LOT 029)**



Rebecca Witt  
Executive Director  
417 E. Fayette Street, Room 922  
Baltimore, MD 21202  
Phone: 410-396-4301

Appeal No. **2024-276**  
Hearing Date: **January 7, 2025**

\*\*\*\*\*

## RESOLUTION

### Background

This matter comes before the Baltimore City Board of Municipal & Zoning Appeals (“Board”) on appeal from the Zoning Administrator for Baltimore City denying the application of Stephen Demby (“Appellant”) to add live entertainment to an existing tavern, requiring conditional use approval at 801 S Conkling St (“Property”).

Appellant filed this appeal to the Board on October 17, 2024 and appeared for a public hearing on January 7, 2025. Board staff prepared a memorandum evaluating the appeal. Following deliberations and for the reasons set forth below, the Board voted to approve Appellant’s request to add live entertainment to an existing tavern, requiring conditional use approval by a 5-0 vote.

Board members James Fields, Leland Shelton, Victor Clark, David Marcozzi, and Elizabeth Cornish participated in the hearing and deliberation. Chairman James Fields presided. Notice of the public hearing was given in accordance with Title 5, Subtitle 6 {“Notices”} of the Zoning Code. The hearing was conducted in accordance with the Board’s Rules of Procedure, the Zoning Code, the Baltimore City Charter, and the Maryland Land Use Article.

### Facts

The Property is a rectangular corner lot in the C-1 zoning district, measuring approximately 15 feet in width by 82 feet in depth, with a total land area of about 1,230 square feet. It is improved with a two-story brick and frame attached building, constructed around 1905, containing approximately 2,460 square feet of floor space and associated facilities. The most recent authorized use of the premises, approved under #USE2016-03139 on September 6, 2016, was as a tavern/restaurant with outdoor table service.

Appellant seeks conditional use approval to add accessory live entertainment to the existing tavern. The proposed live entertainment includes DJ performances, karaoke, and live music. Additionally, exterior lighting and sound attenuation measures would be implemented.

The zoning history for the site indicates use of the premises as a tavern/restaurant since at least 1997.

Appellant stated in his application that the live entertainment may include musical acts, theatrical acts, and disc jockeys. The maximum decibel level will be 40 decibels with a maximum of four live entertainers at any one time. The proposed hours are 2:00pm to 12:00am Monday through Thursday, and 11am to 2 am Friday through Sunday.

In their submitted memorandum, the Department of Planning recommended approval of this appeal.



**Support:** Appellant appeared on his own behalf and explained that the establishment has operated as an existing tavern with outdoor table service since at least 1997. The Property is in a C-1 district and therefore is exempt from the off-street parking requirements of the Code.

There is community support for the request, subject to a Memorandum of Understanding (MOU) with the Brewers Hill Neighbors, Inc., which was received and reviewed during the hearing. The MOU specifies the approved days and hours for live entertainment: Friday from 4 PM to 2 AM and Saturday through Sunday from 12 PM to 2 AM. Appellant agreed that the MOU, which sets conditions to mitigate any potential negative impact on the community, would be appended to the resolution.

**Opposition:** There was no opposition presented to the appeal.

### **Standard of Review**

Under § 5-406, the Board may not approve a conditional use unless, after public notice, a hearing, and consideration of the standards required by this subtitle, it finds that:

1. The establishment, location, construction, maintenance, or operation of the conditional use would not harm or endanger public health, safety, or welfare;
2. The use is not precluded by any other law, including an applicable Urban Renewal Plan;
3. The authorization would not be contrary to the public interest; and
4. The authorization aligns with the purpose and intent of this Code.

As additional guidance in evaluating the facts of each case, the Board must consider the following factors, where appropriate:

1. The nature of the proposed site, including its size, shape, and the proposed size, shape, and arrangement of structures;
2. Resulting traffic patterns and the adequacy of proposed off-street parking and loading;
3. The nature of the surrounding area and whether the proposed use might impair its present or future development;
4. The proximity of dwellings, churches, schools, public structures, and other places of public gathering;
5. Accessibility of the premises for emergency vehicles;
6. Accessibility of light and air to the premises and surrounding properties;
7. The type and location of adequate utilities, access roads, drainage, and other necessary facilities that have been or will be provided;
8. The preservation of cultural and historic landmarks and structures;
9. The character of the neighborhood;
10. Provisions of the City's Comprehensive Master Plan;
11. Provisions of any applicable Urban Renewal Plan;
12. Compliance with all applicable standards and requirements of this Code;
13. The intent and purpose of this Code; and
14. Any other matters considered to be in the interest of the general welfare.

A conditional use “is a part of the comprehensive zoning plan sharing the presumption that, as such, it is in the interest of the general welfare, and therefore, valid.” *Schultz v. Pritts*, 291 Md. 1, 11 (1981). The Board may deny a conditional use, however, when the Board concludes that “the proposed use has adverse effects above and beyond those inherently associated with such a [use] irrespective of its location within the zone.” *Id.* at 22-23.

### Discussion

After a thorough review of the file, evidence and testimony submitted in support of this application, the Board evaluated this application under the conditional use approval standards found in City Code Art. 32 and Maryland law.

The Board found that Appellant has met the necessary criteria for the approval of a conditional use for accessory live entertainment at 801 South Conkling Street. The Property is located in a C-1 zoning district, where a tavern with outdoor table service has been a permitted use since at least 1997. The proposed accessory live entertainment, including DJ performances, karaoke, and live music, is a reasonable and compatible extension of the existing use. The Department of Planning has recommended approval, and there is no opposition to the request.

The Board found that the proposed use will not harm or endanger public health, safety, or welfare. Appellant has committed to sound attenuation measures and has agreed to adhere to the conditions outlined in the Memorandum of Understanding (MOU) with Brewers Hill Neighbors, Inc., which specifies approved hours and operational parameters to mitigate potential community impacts. The C-1 zoning district does not require off-street parking, and no adverse traffic or parking concerns have been identified. Additionally, there are no conflicts with any Urban Renewal Plan or provisions of the City’s Comprehensive Master Plan.

The proposed accessory live entertainment use aligns with the character of the surrounding neighborhood and will not impair its present or future development. Appellant has demonstrated that the establishment can accommodate the accessory live entertainment without creating undue noise or disturbance, as the MOU limits the maximum decibel level and the number of live entertainers at any given time. Given the lack of opposition, the community support, and Appellant’s willingness to adhere to reasonable conditions, the Board concludes that the proposed conditional use satisfies the applicable standards under § 5-406. Applying the *Schultz v. Pritts* standard, the Board finds that the proposed accessory live entertainment does not present adverse effects above and beyond those inherently associated with such a use in a C-1 zoning district and, therefore, is presumed to be in the interest of the general welfare.

### Conclusion

For the reasons set forth above, and after giving public notice, reviewing the zoning records, holding a public hearing, considering all data submitted, and by authority of City Code Art. 32, it is this 11th day of February, 2025, by the Baltimore City Board of Municipal and Zoning Appeals, hereby:

**RESOLVED**, that the Board finds sufficient evidence in the record to support the application of the Appellant to add live entertainment to an existing tavern, requiring conditional use approval; and it is further,

**RESOLVED**, that Appeal No. 2024-276 is **GRANTED**.

<p>DO NOT START WORK OR USE THE PROPERTY UNTIL YOU OBTAIN A BUILDING OR A USE &amp; OCCUPANCY PERMIT FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT. YOU HAVE ONE YEAR FROM THE DATE OF THIS</p>
--

RESOLUTION TO OBTAIN A BUILDING PERMIT OR A USE & OCCUPANCY PERMIT.



Rebecca Witt  
Executive Director

