

**May 13, 2021**

**Applicant(s):** Trevor Scott Ivan White, Teacon Veras Everage, and Derek Reginald Smith  
Rymks Bar & Grille, LLC, T/a Rymks Bar & Grille  
819 E. Pratt Street 21202

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

Application for a new Class "B" Beer, Wine and Liquor restaurant license, requesting outdoor table service, off-premise catering and delivery of alcoholic beverages; Board to rehear matter concerning an issue identified during issuance process.

(a) **Applicant(s) Information:** (1) Trevor Scott Ivan White was born in Syracuse, NY in August of 1981. He lives in Baltimore, MD; (2) Teacon Veras Everage was born in Philadelphia, PA in May of 1982. He lives in Mount Airy, MD; and (3) Derek Reginald Smith was born in Philadelphia, PA in November of 1975. He lives in Baltimore, MD. Mr. White was a licensee at 900 S. Kenwood Ave T/a Clutch Sports Lounge from 2010-2012. Mr. Smith is the current licensee at 2435 Liberty Heights Ave t/a TGI Friday's.

(b) **Ownership Breakdown:** (1) Trevor Scott Ivan White (1%); (2) Teacon Veras Everage (1%); and (3) Derek Reginald Smith (1%). (see attached document for additional members)

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

(d) **Qualified Voters:** Kelly Fox, Aaron Robinson, and Tenisha Stratton are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of the property as a restaurant and bar. Tenant space fronts E. Pratt Street (819 E. Pratt Street). Existing building contains office USE above the tenant space. Renovation to the existing bar, kitchen and dining areas (existing restrooms will serve the restaurant). The restaurant connects to the street from approximately at grade. The restaurant USE remains and does not change, as per code. BMZA dated 2/15/2017 granting outdoor table service with conditions.

(f) **Corporate Standing:** Rymks Bar & Grille, LLC is a MD LLC and as of 4/29/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 3/2/2021, and checked on 3/11/2021. This meets the 10-day rule. There are 9 licensed liquor establishment(s) in the 2x2 area: "B" BWL-7; "D" BWL-1; and "Hotel/Motel"-1.

(h) **Timeline:** N/A

(i) **Hearing Timeline:** 6/29/2017 - Public Hearing - Board approved application for a new Class "B" Beer, Wine and Liquor restaurant license with outdoor table service, off-premise catering and delivery of alcoholic beverages.

(j) **Letters of Support/Opposition:** At this time the Board has received one letter of opposition from a concerned citizen.

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

**Board's Decision:**

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

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

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

EXPLANATION OF REQUEST: New Application CLASS TYPE: B(SWL)

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

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: 819 East Pratt Street, Baltimore, MD 21202

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: n/a

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: n/a

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: n/a

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: n/a

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Rymks Bar & Grille, LLC TRADE NAME: Rymks Bar & Grille

BUSINESS PHONE NUMBER: Not yet issued BUSINESS EMAIL ADDRESS: info@rymks.com

ATTORNEY FOR THE APPLICANT: Leanne Schrecengost, Esq. ADDRESS: 102 W Pennsylvania Ave., Ste 600, Towson, MD PHONE: 410-823-1800

Part of Premises Used (Note: Floors and Areas for Storage): -7,701 sq. ft of 1st floor space. Alcohol storage included in this bar & liquor room 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: Outdoor- 32, Bar- 26, Dining- 162

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

Trevor Scott Ivan White [Redacted] [Redacted]

(Full name)	(Telephone no.)	E-mail (Required)
1318 Lakeside Avenue	Baltimore MD 21218	13 years
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
8/1981	Male	Syracuse, NY
(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

Teaon Veras Everage [Redacted] [Redacted]

(Full name)	(Telephone no.)	E-mail (Required)
17130 Old Frederick Road	Mount Airy MD 21771	n/a
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
5/1982	Male	Philadelphia, PA
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

3. Applicant C

Derek Reginald Smith [Redacted] [Redacted]

(Full name)	(Telephone no.)	E-mail (Required)
228 Stonecroft Road	Baltimore MD 21229	2 years
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
11/1975	Male	Philadelphia, PA
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

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

N/A

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

N/A

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

Mr. White had a DUI in Pennsylvania in 2006.

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

Mr. White the Clutch Sports Lounge license (900 S. Kenwood) from 2010-2012. Mr. Smith currently holds the TGI Friday's license located at 2435 Liberty Heights Avenue, Baltimore, MD 21215.

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

N/A

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

Mr. Smith - TGI Friday's located at 2435 Liberty Heights Avenue, Baltimore, MD 21215.

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

N/A

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

Mr. Smith - TGI Friday's located at 2435 Liberty Heights Avenue, Baltimore, MD 21215.

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

N/A

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

N/A

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

Name	Address	Phone	Email
Teaon Everage	17130 Old Frederick Road, Mount Airy, MD 21771	[REDACTED]	[REDACTED]

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

- 1) NAME: Trevor White ADDRESS: 1316 Lakeside Avenue, Baltimore, MD 21218 TITLE: Authorized Person %OF STOCK HELD: 1
- 2) NAME: Teaon Everage ADDRESS: 17130 Old Frederick Road, Mt. Airy, MD 21771 TITLE: Authorized Person %OF STOCK HELD: 1
- 3) NAME: Derek Smith ADDRESS: 228 Stonecroft Road, Baltimore, MD 21229 TITLE: Authorized Person %OF STOCK HELD: 1
- 4) NAME: n/a 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] Trevor White  
Signature of Applicant A

I hereby certify that on the 24 day of November, 2020, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Trevor White 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 12/12/2021  
Printed Name: WILMA M. GARDNER

[Signature] Teaon Everage  
Signature of Applicant B

I hereby certify that on the 24 day of November, 2020, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Teaon Everage 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 12/12/2021  
Printed Name: WILMA M. GARDNER

[Signature] Derek Smith  
Signature of Applicant C

I hereby certify that on the 24 day of November, 2020, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Derek Smith 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 12/12/2021  
Printed Name: WILMA M. GARDNER

**RYMKS BAR & GRILLE, LLC,**  
a Maryland limited Liability Company

Exhibit A  
to  
Operating Agreement  
List of Members, Class, and Percentages

<b>Name, Address, &amp; Taxpayer Identification Number</b>	<b>Percentage</b>	<b>Class of Interest Owned</b>
EWS Restaurant Group Inc. 1318 Lakeside Avenue Baltimore, Maryland 21218	97	A
Teaon Everage 17130 Old Frederick Road Mount Airy, Maryland 21771	1	B
Derek Smith 228 Stonecroft Road Baltimore, Maryland 21229	1	B
Trevor White 1318 Lakeside Avenue Baltimore, Maryland 21218	1	B

Name and Address of the owners of the premise/landlord: 204 S. High, LLC, 204 S. High Street, Baltimore, MD 21202 Phone Number: [REDACTED]

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

(I, WE) 204 S. High, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 819 East Pratt Street, Baltimore, City with a Zip Code of 21202, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Joseph Zuramski  
Signature of Owner of the Property  
Joseph Zuramski, President

I hereby certify that on the 24 day of November, 2020, before me, the subscriber, a notary public of the State of Maryland, in and for Balt. City, personally appeared Joseph Zuramski 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: Wilma M. Gardner (Notary Seal) My Commission expires 12/12/2021  
Notary Printed Name: WILMA M. GARDNER

**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(s)	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Kelly Fox	3716 Yolando Rd Baltimore MD 21218	<u>Kelly Fox</u>	11/01/72	9
Aaron Robinson	3509 Woodlea Ave Baltimore MD 21214	<u>Aaron Robinson</u>	6/10/80	25
Wilma Gardner	<sup>BALTD</sup> 2902 Ellicott Dr 21216	<u>Wilma Gardner</u>	9/01/49	9
JOE ZURAMSKI	204 S. HIGH ST. BALT MD 21202	<u>Joseph Zuramski</u>	3/01/68	1
Mike Davis	2701 ROSYHN BALT, Md. 21216	<u>Mike Davis</u>	2/01/71	10
<u>Terrisha Phatton</u>	<u>310 N. Monastery Ave Baltimore MD 21224</u>	<u>Terrisha Phatton</u>	<u>10/01/84</u>	<u>3</u>

Board of Liquor License Commissioners for the City of Baltimore  
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201  
Phone: 410-386-4377 Fax: 410-386-4382

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



# MENU

## Spreads

Chicken salad, egg salad, tuna salad, and onion dip with toast points, and crossing

## Acarajé

3 blackeye pea fritters with Vatapá, grilled shrimp, and jollof sauce

## Yam Balls

Ghanaian yellow yam croquettes served with jollof sauce

## Suya Cheesesteak Eggrolls

Harissa ketchup, mango chutney

## Piripiri Wings

Lemon herb pepper (mild), mango pepper (medium), suya bbq (hot) or xtra hot pepper sauce with blue cheese dressing

## Seafood Stack

Poached shrimp, bluecrab, truffle aioli, Poached egg, crossing

## Mini patties

Braised beef, curry chicken, and or veggie

## Pepper Shrimp

Seared jumbo shrimp in scotch bonnet sauce w plantain chips

## Flatbread

Jerk Chicken

Suya Shrimp

Mushroom & red onion

Shortrib

Cheese

## Salads

Caribbean Cobb

Spring mix, romaine, culantro, hard boiled eggs, avocado, plantain, black beans, cheese, chicharones, add chicken or shrimp

Caesar

House



## RYMKS BAR & GRILLE, LLC: W21075122

**Department ID Number:**

W21075122

**Business Name:**

RYMKS BAR & GRILLE, LLC

**Principal Office:** ⓘ

1318 LAKESIDE AVENUE

BALTIMORE MD 21218

**Resident Agent:** ⓘ

TREVOR WHITE

1318 LAKESIDE AVENUE

BALTIMORE MD 21218

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

10/29/2020

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 819 E. Pratt St

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 9

"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 7

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

"D" BEER, WINE & LIQUOR 1

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

ARENA \_\_\_\_\_

HOTEL/MOTEL 1

RACING \_\_\_\_\_

PREPARED BY: Walter Roberson DATE: 3/3/21



Board of Liquor License Commissioners

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

**INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS**

Licensee Information (Trade Name):	Rymks Bar and Grille
Corporation Name:	Rymks Bar and Grille, LLC
Location Address:	819 E Pratt St
License Type:	Class "B" Beer, Wine and Liquor <input type="checkbox"/>
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No <input type="checkbox"/>
Is the location within 300 feet of Church and/or School?	No <input type="checkbox"/>
Date Posted?	3/2/2021 <input type="checkbox"/>
Estimated Date of Removal?	3/11/2021 <input type="checkbox"/>
Are there any other licensed establishments within a two block radius?	Yes <input type="checkbox"/>

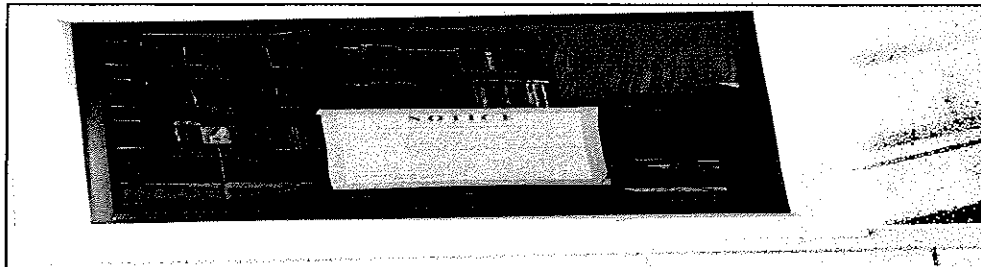
Other licensed locations - Describe/Note:

See attached map

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

Filing for New Beer, Wine, and Liquor License with outdoor table service, delivery of alcohol, and off premise catering.

Insert Photo of Sign and location:



Attach Additional Photos

Inspector Name	Date and Time	
<i>i:\0#.w\baltimore\walter.farley-robins</i>	3/3/2021	1:46:31 PM
Name of Licensee (if present)		
<input type="button" value="Approve"/> <input type="button" value="Disapprove"/>		

# Board of Liquor License Commissioners

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

## POSTING SIGNS REPORT

Applicant(s) Name: Trevor Scott Ivan White, Tealon Veras Everage, Derek Regin...

Address of Premises: 819 E Pratt St

Inspector: i:0#.w|baltimore\walter.farley-robins

Date Posted: 3/2/2021

Time Posted: 3:00 PM

Date Rechecked: 3/11/2021

Time Rechecked: 5:35 PM

Manager or Owner when sign posted:

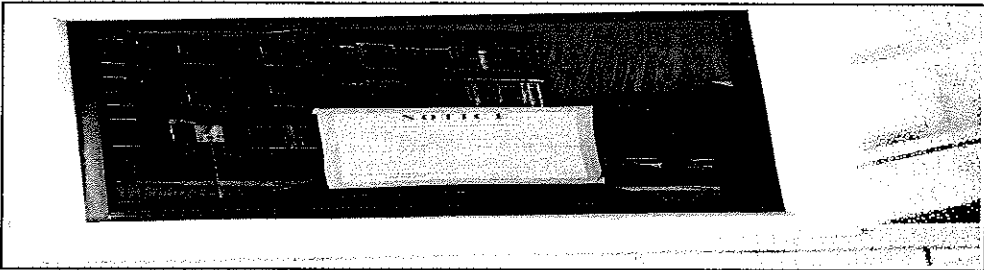
### Summary on location of sign posted:

Posted on front window

### Summary on location of sign rechecked:

Sign has been posted for 10 days

### Insert Photo of Sign and location:



# NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 819 E. Pratt Street 21202  
Class of License: Class "B" Beer, Wine & Liquor License  
Scope of Application: New restaurant license requesting outdoor table service, off-premise catering, and delivery of alcoholic beverages  
Application filed by: Ryatts Bar & Grille, LLC, T/A Ryatts Bar & Grille  
Trever Scott Iron White, Teon Vegas Everase and Donk Reynolds  
Present Licensee(s): N/A

The hearing concerning this application will be held after March 11, 2002  
Persons who oppose this application should send their written protest to the office of the Board at 1 N. Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be acknowledged and protestants will be notified of the hearing date and time.

Hon. Albert J. Maricicani, Jr., Esq. Chairman  
Aaron J. Greenfield, Esq. Commiss  
Robert E. Guye. Commis

**FOR MORE INFORMATION CALL**

**410-396-4377**

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

Permit No.: COM2016-27446

THIS PERMIT IS VALID ONLY WHEN PROPERLY MAINTAINED. IT CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY AND ALL THINGS TO BE DONE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICATION HEREIN SO FORTH RECORDED IN THIS DEPARTMENT FOR THE AUTHORITY CITED HEREIN INCLUDING ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED HERETO, AND IS SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND REGULATIONS IN EFFECT IN THE CITY OF BALTIMORE AND THE STATE OF MARYLAND. WARNING: IT IS UNLAWFUL TO WORK BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM WITHIN 50 FEET OF A DWELLING.

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	EXP. DATE	DISTRICT	MINOR PRIVILEGE	DRAWINGS ATTACHED	PLANS NO.
03	05	1407	001	12/2/16	12/2/18	201		Y	2016-2447

PROPERTY ADDRESS: 204 S HIGH ST  
TRA ADDRESS:

OWNER: 204 S. HIGH LLC	ADDR: 204 S. HIGH ST BALTIMORE	PHONE:
LESSEE:	ADDR:	PHONE:
PRIME CONTR: FORSYTH CONSTRUCTION, LLC	PHONE: 410-919-3828	LIC. NO.: 93827
ELECTRICAL CONTRACTOR: PAUL E MULLINS	PHONE:	LIC. NO.: M5741
PLUMBING CONTRACTOR: JONATHAN D CECIL	PHONE:	LIC. NO.: 23793
PLUMBING FITTER: JONATHAN D CECIL	PHONE: 443-846-2424	LIC. NO. M11805
VAC & R CONTR.: SCOTT A HAGA	PHONE: 443-350-6930	LIC. NO. 47774
ARCHITECT:	PHONE:	LIC. NO.:
ENGINEER:	PHONE:	LIC. NO.:

WORK COST: \$500,000.00	LAND USE CODES: 5810 0000 0000 0000	UNDERPINNING: N	INTERIOR DEMOLITION: N
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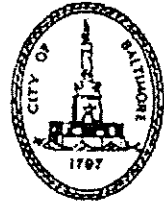
RENOVATION OF EXISTING RESTAURANT AND BAR (TENANT SPACE FRONTS E. PRATT ST. WHOSE ADDRESS IS SHOWN AS 819 E. PRATT ST., EXISTING BUILDING CONTAINS OFFICE USE ABOVE THE TENANT SPACE) RENOVATION OF THE EXISTING BAR, KITCHEN, AND DINING AREAS (EXISTING RESTROOMS WILL SERVE THE RESTAURANT USE). THE RESTAURANT CONNECTS TO THE STREET FROM APPROXIMATELY AT GRADE. THE RESTAURANT USE REMAINS UNCHANGED (D DOES NOT CHANGE) AS PER PLANS AS PER CODE..

Property site must be kept clean of trash & debris & maintained secured as per code for the duration of the construction project. This building permit DOES NOT constitute approval by or compliance with any deed restrictions, covenants, easements, or funding sources.

PERMITS	MISC	CH USE	NEW BLDG	ADDITIONS
OPERATIONS	REPAIRS	MISC CONST	ELECT	HYDRONIC STEAM HEAT
STR. EXH	AIR COND	DISP. TRASH	FIRE	FUEL-BURNING EQUIPMENT
ELEVATOR	PLUMBING	S & E CONTROL	CHAP	TAX
LANDING	GUARANTY FUND AND FILING FEE	LOW VOLTAGE/TELECOMM	PENALTY	TOTAL FEES:
	2,660.00	50.00	708.00	380.00
	155.00			240.00
	815.00	25.00		5,183.00

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

PLEASE BE ADVISED THAT THERE IS A PRESUMPTION OF LEAD-BASED PAINT IN PROPERTIES CONSTRUCTED PRIOR TO 1950. PROTECT WORKERS AND TENANTS BY USING THE LEAD-SAFE WORK PRACTICES FOUND IN THE CODE OF MARYLAND REGULATIONS SECTION 26.02.07.



*Michael Braverman*  
MICHAEL BRAVERMAN  
BUILDING OFFICIAL

THE AUTHORITY CONTAINED HEREIN DOES NOT AUTHORIZE THE PERFORMANCE OF ANY WORK IN, ON, UNDER OR OVER ANY STREET, HIGHWAY, ALLEY, SIDEWALK OR ANY OTHER PUBLIC WAY, UNLESS PERMISSION TO DO SO HAS BEEN FIRST SECURED FROM THE PROPER AUTHORITY. FOR MORE INFORMATION ABOUT RIGHT-OF-WAY PERMITS, TO ACQUIRE ONE, OR TO REPORT AN EMERGENCY EXCAVATION CALL 410-396-2889, EMAIL STREETCUTS@BALTIMORECITY.GOV, OR VISIT 200 N. HOLLIDAY STREET - LOBBY COUNTER 4.



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IN THE MATTER OF THE  
PETITION OF: FERESHTEH OREIZI

204 SOUTH HIGH STREET

Appeal No. 2017-28  
Hearing Date: February 14, 2017



FEB 15 2017

Baltimore City Board of Municipal  
& Zoning Appeals

David C. Tanner  
Executive Director  
417 E. Fayette Street, 14th floor  
Baltimore, MD 21202  
Phone: 410-396-4301

\*\*\*\*\*

RESOLUTION

After giving public notice, reviewing the zoning records, holding a public hearing on February 14, 2017, and considering all materials submitted, it is by the authority of Ordinance No. 1051, approved April 21, 1971, known as the Zoning Code of Baltimore City, on this 15<sup>th</sup> day of February, 2017, that Appeal No. 2017-028, upon finding sufficient evidence in the record to support Fereshteh Oreizi's ("Appellant") application to add outdoor table service to the existing restaurant, is hereby

**GRANTED**, by unanimous consent of the Board of Municipal and Zoning Appeals subject to the following **CONDITION(S)**:

- (1) A minimum of eight (8) feet of sidewalk must remain clear and unobstructed for pedestrian use;
- (2) The capacity of the outdoor seating area will not be more than ten (10) tables and twenty-nine (29) patrons;
- (3) The tables will be limited to those shown on the site plan approved by the Planning Department and are to be kept against the wall of the building or as shown on the site plan;
- (4) There will be nor outdoor bar, outdoor music, jukebox, or other form of entertainment;
- (5) All patrons must be seated for dining and served by wait staff; and
- (6) The fence or wall separating the outdoor seating area from the public sidewalk will be constructed according to a design approved by the Planning Department.

**DO NOT START WORK OR USE THE PROPERTY UNTIL YOU OBTAIN A BUILDING OR A USE & OCCUPANCY PERMIT FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT. YOU HAVE ONE YEAR FROM THE DATE OF THIS RESOLUTION TO OBTAIN A BUILDING PERMIT OR A USE & OCCUPANCY PERMIT.**



David C. Tanner  
Executive Director  
Board of Municipal & Zoning Appeals



May 13, 2021

**Applicant(s):** German Bahena Torres and Robert Cook  
Obsession Bar, LLC, T/a Obsession Bar  
701 S. Curley Street 21224

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

Application to transfer ownership; Board to rehear matter concerning an issue identified during issuance process.

(a) **Applicant(s) Information:** (1) German Bahena Torres was born in Mexico in November of 1976. He lives in Baltimore, MD.; and (2) Robert Cook was born in Maryland in August of 1955. He lives in Baltimore; MD.

(b) **Ownership Breakdown:** (1) German Bahena Torres (100%); and (2) Robert Cook (0%).

(c) **Purchase Price of Business:** Purchase price is \$100 to be paid at settlement.

(d) **Qualified Voters:** Michael Day, David Jackson and Shirley Smith are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Obsession Bar, LLC is a MD LLC and as of 4/29/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 3/27/2020, and checked on 4/6/2020. This meets the 10-day rule. There are 4 licensed liquor establishment(s) in the 2x2 area "BD7" BWL-4.

(h) **Timeline:** Per, email from the attorney for the applicants, according to the property owners, an agreement of sale was signed on 1/5/2020, and the seller was in possession of the business at that time. The property was sold on 1/16/2020 by the property owner to the applicants. According to the attorney, he has no contact with the seller and the establishment closed around 11/10/2019, and prior to that the seller opened on a very periodic basis (see attached email).

(i) **Hearing Timeline:** 5/21/2020 - Public Hearing - Board approved amended application for transfer of ownership.  
- 10/15/2020 - Public Hearing – Board reheard matter concerning an issue identified during issuance process.

(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:**

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

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

INDICATE TYPE OF LICENSE APPLICATION: TRANSFER  NEW  EXPANSION OF PREMISES  AMENDMENT(S)   
 EXPLANATION OF REQUEST: transfer of ownership CLASS TYPE: LBD7

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: \_\_\_\_\_  
 B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 701 S. Curley Street, 21224  
 C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: \_\_\_\_\_  
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: \_\_\_\_\_  
 D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: \_\_\_\_\_

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Obsession Bar, LLC TRADE NAME: Obsession Bar  
 BUSINESS PHONE NUMBER: pending BUSINESS EMAIL ADDRESS: \_\_\_\_\_  
 ATTORNEY FOR THE APPLICANT: Melvin J Kodeski ADDRESS: 320 N. Charles St PHONE: 410 685-5100

Part of Premises Used (Note: Floors and Areas for Storage): Placed BSMT for storage Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex. DJ, Band, Etc.): \_\_\_\_\_ Off Premise Catering of Food and Alcohol?  Yes  No

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 45

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

German Bahena Jones \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
839 W Cross ST Baltimore MD 21230 2 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
11-1976 MALE MEXICO  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

2. Applicant B

Robert D Cook \_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
3931 Lonsdon Ave Baltimore MD 21224 2 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
08-1955 MALE USA Maryland  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

3. Applicant C

\_\_\_\_\_  
 (Full name) (Telephone no.) E-mail (Required)  
 \_\_\_\_\_  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 \_\_\_\_\_  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Have you been a resident and taxpayer of the City of Baltimore for 2 years preceding this application?  
 Yes  No Are you a registered voter in the City of Baltimore?

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

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

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

*Minor misdemeanor charges from 1970-1980 (see criminal background) Robert Cook*

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

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

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

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

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

9. Is the licensed premise currently open and operating?  Yes  No If no, then provide date of last day of operation of the establishment.  
*Nov 10, 2019.*

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

RECEIVED

SEP 22 2019

Baltimore City  
Liquor Board

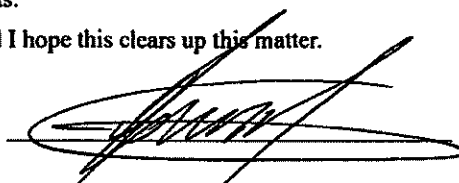
**AMENDMENT TO ANSWER  
TO QUESTION 3 ON LIQUOR APPLICATION  
FOR 701 S. CURLEY STREET MADE BY  
OBSESSION BAR, LLC**

I, GERMAN BAHENA TORRES, hereby file an amendment to my answer to Question 3 in the liquor license application about whether or not I was found guilty of any offenses against the laws of the State of Maryland or any other state in the United States and would I indicate that in 2006, there was a violation of Family Law Article which I had deemed to be a civil matter and not a criminal matter.

I apologize.

The case was disposed of for only court costs.

This was an inadvertent overlook by me and I hope this clears up this matter.

A handwritten signature in black ink, appearing to read "German Bahena Torres", is written over a horizontal line. The signature is stylized and somewhat cursive.

German Bahena Torres

Date: 04/28/2021

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. B 4-109 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.

- 1) NAME: German Bahena Torres ADDRESS: 837 N. Cross St. TITLE: Member %OF STOCK HELD: 100%
- 2) NAME: Robert D. Cook ADDRESS: 3431 Leverton Ave TITLE: Sec %OF STOCK HELD: 0%
- 3) NAME: \_\_\_\_\_ ADDRESS: 21224 TITLE: \_\_\_\_\_ %OF STOCK HELD: being compensated monthly.
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

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

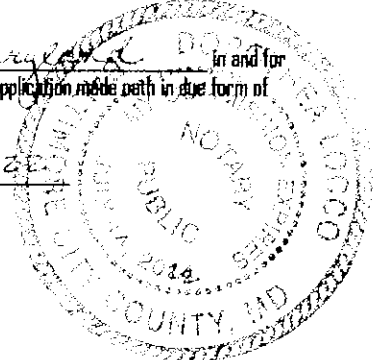
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she has been a resident and taxpayer of Baltimore City, Maryland for at least two years preceding the filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform to all State and County laws and regulations relating to the sale of alcoholic beverages, as well as to the rules and regulations of the Board of License Commissioners for Baltimore City, and 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.

[Signature]  
Signature of Applicant A

I hereby certify that on the 29 day of January, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared German Bahena Torres the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Dorothea Locco  
Printed Name: Dorothea Locco

(Notary Seal) My Commission expires 7-14-22

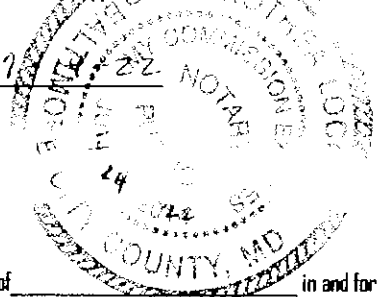


Signature of Applicant B

I hereby certify that on the 29 day of January, 2022, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Robert D Cook 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: Robert D. Cook

(Notary Seal) My Commission expires 7-14-22



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: \_\_\_\_\_

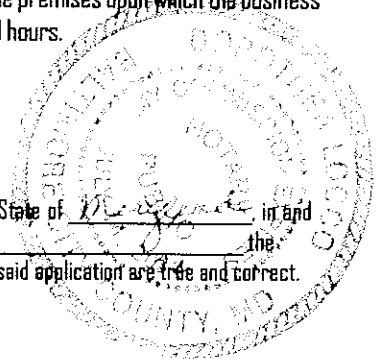
(Notary Seal) My Commission expires \_\_\_\_\_

Name and Address of the owners of the premise/landlord: Curley St Real Estate Phone Number: [REDACTED]

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

(I, WE) curley st Real Estate LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 701 S. Curley St, Baltimore, City with a Zip Code of 21224, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]  
Signature of Landlord



I hereby certify that on the 29<sup>th</sup> day of January, 2022 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore, personally appeared Fernan Behem Torres 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: Dorthea Louca [Notary Seal] My Commission expires 7-14-22

Notary Printed Name: Dorthea Louca

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

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

- 1/ ①
- 1/ ②
- 1/ ③
- ④
- ⑤

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Michael Day	1184 Nauticoke	[Signature]	4/0/62	20 YRS
DAVID JACKSON	1207 Carroll St	[Signature]	4/0/61	8 yrs
Shirley Smith	1214 W ostend	[Signature]	1/0/36	5 yrs
Mushrag Hussain Raja	1001 - W Cross St	[Signature]	12/0	5 YRS
Ashley Hume	1313 Bayard St	[Signature]	10/5/86	4 yrs

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

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



*additional signatures for 701 S. Curley St.*

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

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

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

Signature of Landlord \_\_\_\_\_

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

As witness, my hand and notarial seal.

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

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

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

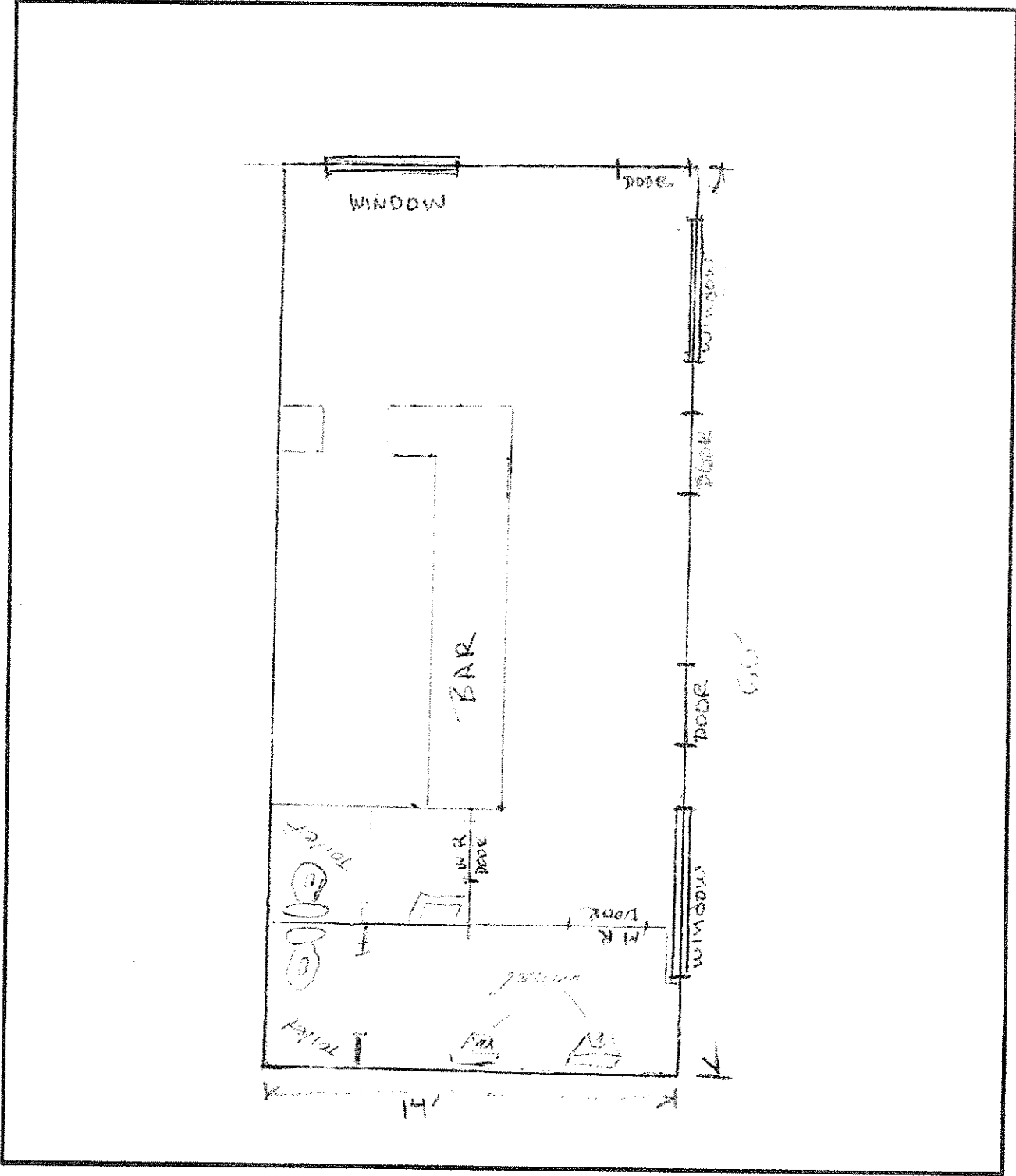
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally known to us and has been a resident or a taxpayer of Baltimore City and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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
① Alex Mandel <i>Alexander Mandel</i>	804 S Clinton	<i>[Signature]</i>	07/89	10 yrs
② Mark Sapperstein	300 International Dr	<i>[Signature]</i>	01/59	3 yrs
③				

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

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

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



## Akras, Thomas

---

**From:** Melvin Kodenski <melvinjkodenski@hotmail.com>  
**Sent:** Friday, March 27, 2020 2:44 PM  
**To:** Akras, Thomas  
**Cc:** Russell, Staci; Kerns, Kimberly (Liquor Board); Ramsey, Jared  
**Subject:** Re: 701 South Curley Street - Transfer Class BD7

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

**Reminder:** DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities to [BCIT.ServiceDesk@baltimorecity.gov](mailto:BCIT.ServiceDesk@baltimorecity.gov) / 410-396-6648.

The best information I have is information given to me by Mark Sapperstein and/or Jay Sapperstein who own the property at 701 S. Curley Street and they indicated that the agreement was signed on January 5, 2020 and the Seller, Peggy Pelant, was in possession of the business at that time. Later, the property was sold on January 16, 2020 by Mark Sapperstein to the current applicant.

I have no contact with the seller and the place has been closed sometime around November 10, 2019. Prior to that, she was just open on a very periodic basis.

I hope this gives you enough information as I have really nothing to do with the seller.

Thank you.

*Melvin J. Kodenski, Esquire*  
320 N. Charles Street, 1st Floor  
Baltimore, Maryland 21201  
410-685-5100  
410-685-5825 (fax)



# Liquor Board System

Version 1.0

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

## License Detail

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

### License Info

License Num: LBD7 021      Cert Num: 0071      Fee: \$1,320.00      Status: Renewed  
License Date: 5/1/2020      License Year: 2020  
CR Number: 08952679  
Payment Date: \*\*\*\*

2019 - 2020 TPP Paid   
2020 Trader's License

### Add Adult Entertainment License

### Location

Corp Name: N/A  
Trade Name: CURLEY STREET CAFE  
Zone Code: 12  
Phone: 410-327-0354

Block Num: 701      Street: CURLEY STREET SOUTH  
City: BALTIMORE      State: MD      Zip: 21224

CR Number: 08952679

Portion of Business Used:  
RES. APPR. FIRST FLOOR FOR BUSINESS & BASEMENT FOR STORAGE

Restriction:

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
PEGGY SUE	PELANT	701 S. CURLEY ST.- 2ND FL	BALTIMORE	MD	21224	<input type="button" value="Edit"/>	<input type="button" value="Remove Owner"/>

### Comments

Date	Comment	Action

10/27/2020	10/15/2020 - Virtual Public Hearing Re: Application to transfer ownership; Board to rehear matter concerning an issue identified during issuance process - APPROVED - Approval stands from original approval on 5/21/2020 hearing (3-0 vote)...../jr	Delete
10/15/2020	10/15/2020 - Re: Transfer of ownership Preliminary Approval Letter mailed to atty. Melvin Kodenski..../jr	Delete
06/30/2020	Temporary Outdoor Table Service letter was returned...../sb	Delete
05/22/2020	5/21/2020 - Virtual Public Hearing - Application to transfer ownership - APPROVED (3-0 vote)...../jr	Delete
05/21/2020	Preliminary approval sent to attorney/applicant on 5/21/2020..../kr	Delete
03/06/2020	Application for transfer of ownership filed on behalf of Obsession Bar, LLC T/a Obsession Bar - German Bahena Torres and Robert Cook on 2/13/2020 /kk	Delete
07/25/2019	Submitted 2019 Trader's License..... /sb	Delete
02/08/2019	Personal Property Tax Owed to City of Baltimore was cleared on February 4, 2019..../mb.	Delete
02/04/2019	Received a PPT clearance letter but the Law Department informed me that the Business is not cleared for renewal on February 2, 2019.../mb	Delete
01/10/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE, 2nd Letter sent to Licensee/s Home Address on January 09, 2019.*** /mb	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/19/18../mb	Delete
04/23/2018	Alcohol Awareness expires 04/18/22 (Brenda Dillinger).... /sb	Delete
12/28/2017	12/07/17 - Public Hearing RE: Violation of Rule 4.16 Illegal Conduct. Fined \$150.00 + \$125.00 Admin fee = \$275.00 Total. 30 Days to pay. (3-0 VOTE).... /sb	Delete
12/21/2017	PAID IN FULL \$275.00 for Violation Hearing dated December 07, 2017; Invoice #109221... /sb	Delete
03/22/2017	Alcohol Awareness expires 04/29/18 (Lindsey Lewis).... /sb	Delete

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

License num: LBD7 021                      Address: 701 CURLEY STREET SOUTH  
Trade Name: CURLEY STREET CAFE

Comment:

[Add Comment](#)

**Hold Info**

Powered by:



# OBSESSION BAR LLC: W20172425

**Department ID Number:**

W20172425

**Business Name:**

OBSESSION BAR LLC

**Principal Office:** ⓘ

839 W CROSS ST

BALTIMORE MD 21230

**Resident Agent:** ⓘ

GERMAN BAHENA TORRES

839 W CROSS ST

BALTIMORE MD 21230

**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:**

01/02/2020

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 701 S Curley St

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 4

"A" BEER & WINE 0

"B" BEER & WINE 0

"C" BEER & WINE 0

"D" BEER & WINE 0

"A" BEER, WINE & LIQUOR 0

"A-2" BEER, WINE & LIQUOR 0

"B" BEER, WINE & LIQUOR 0

"C" BEER, WINE & LIQUOR 0

"D" BEER, WINE & LIQUOR 0

"BD" BEER, WINE & LIQUOR 4

ARENA 0






HOTEL/MOTEL 0

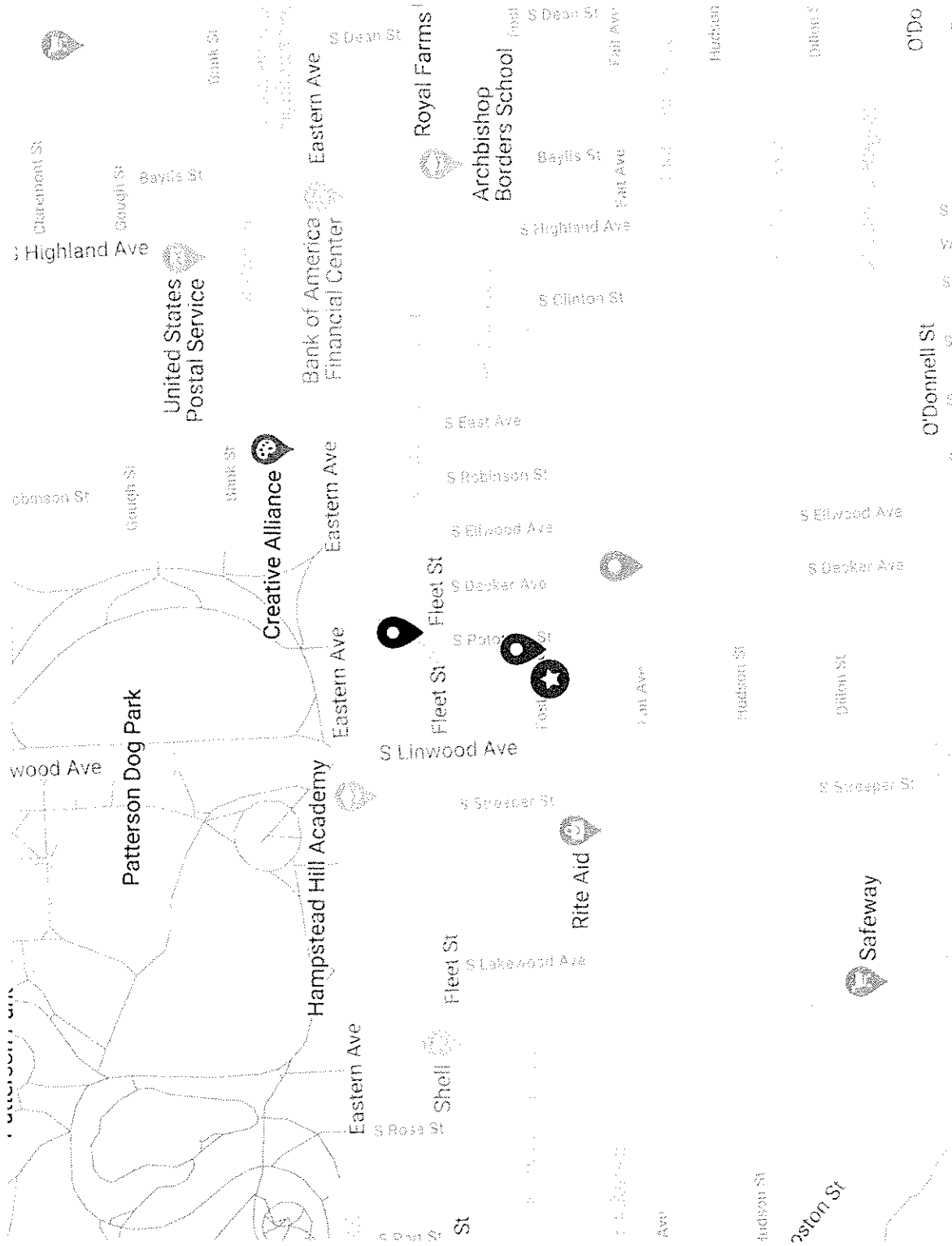
RACING 0

PREPARED BY: Walter Robinson DATE: 3/30/20

# 701 S Curley St

## Liquor Establishments

-  Obsession bar BD7
-  Pho Bac BD7
-  Baltimore Taphouse BD7
-  O'Donnell's Pub & Grille BD7
-  QuarterHouse Tavern BD7





**Board of Liquor License Commissioners**

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

**INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS**

<i>Licensee Information (Trade Name):</i>	Obsession Bar
<i>Corporation Name:</i>	Obsession Bar LLC
<i>Location Address:</i>	701 S. Curley st
<i>License Type:</i>	Class "BD7" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	No
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	3/27/2020
<i>Estimated Date of Removal?</i>	4/6/2020
<i>Are there any other licensed establishments within a two block radius?</i>	Select...

*Other licensed locations - Describe/Note:*

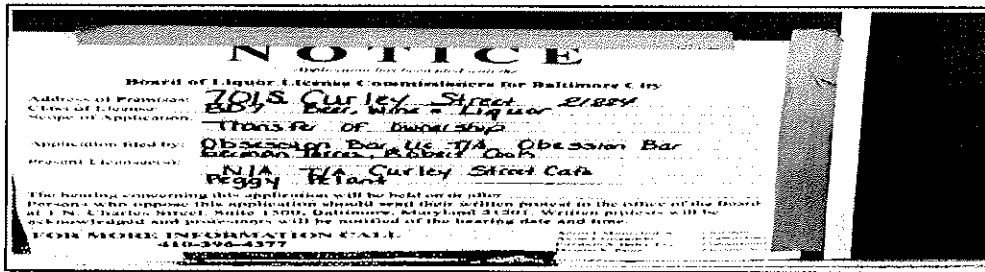
See Attached Map

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

Filed for transfer of ownership

*Insert Photo of Sign and location:*





Inspector Name	Date and Time	
<input type="text" value="i:\OH.w\baltime\darryl.clark"/>	<input type="text" value="3/30/2020"/>	<input type="text" value="11:56:02 AM"/>
Name of Licensee (if present)		
<input type="text"/>		

# Board of Liquor License Commissioners

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

## POSTING SIGNS REPORT

Applicant(s) Name:	German Bahena Torres; Robert D Cook
Address of Premises:	701 S Curley St
Inspector:	i:\0#.w\ baltimore\darryl.clark
Date Posted:	3/27/2020
Time Posted:	4:25 PM
Date Rechecked:	4/6/2020
Time Rechecked:	5:00 PM
Manager or Owner when sign posted:	

Summary on location of sign posted:

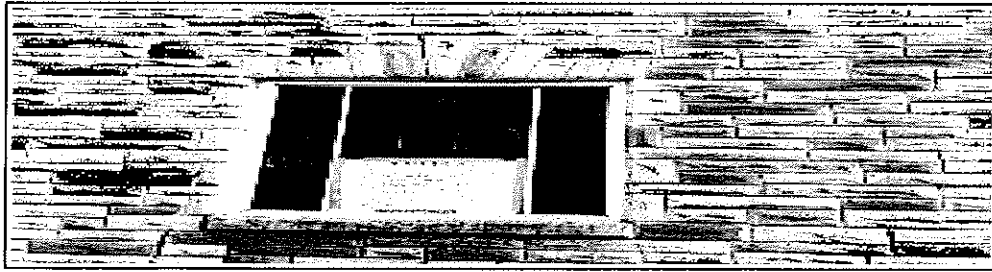
Signed posted on front window

Summary on location of sign rechecked:

sign still posted

Insert Photo of Sign and location:





Attach Additional Photos

Approve

Disapprove

# NOTICE

*Application has been filed with the*

**Board of Liquor License Commissioners for Baltimore City**

Address: 701 S. Curley Street 21224

License: BD7 Beer, Wine & Liquor

Reason: Transfer of ownership

Applicant: Obsession Bar, LLC T/A Obsession Bar  
German Torres, Robert Cook

Objector(s): N/A T/A Curley Street Cafe  
Peggy Pelant

A hearing on this application will be held on or after \_\_\_\_\_  
Those who oppose this application should send their written protest to the office of the Board  
of Liquor License Commissioners, 1500 North Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be  
reviewed and protestants will be notified of the hearing date and time.

**INFORMATION CALL**  
**410-396-4377**

Albert J. Matricciani, Jr.	<i>Chairman</i>
Aaron J. Greenfield	<i>Commissioner</i>
Elizabeth A. Hafey, Esq.	<i>Commissioner</i>
Douglas K. Paige	<i>Executive Secretary</i>

# BLLC Compliance Inspection

## Licensee Information

Address: 701 CURLEY STREET SOUTH 21224

Trade Name:

Corporation Name

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

Date/Time of Inspection:

Manager/Licensee

## Open/Closed Status

Open/Closed: Open

Closed Date:

## External Appearance

Clean and Free of Debris: Satisfactory

## Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 4/18/2018

## Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

## Adult Entertainment - If Applicable

License is Valid: N/A

## Violations

Violation Issued: No

Violations Noted:

[Empty box for notes]

Wrap-Up

Instructions Given to Licensee:

[Empty box for instructions]

Inspector's Comments:

Health permit expires 6-15-19  
On 2-1-19 staff closed establishment for failure to pay city PPT. That same evening staff was instructed

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

