

**May 22, 2025**

**Licensee(s):** Anania Fantanhun and Ayele Mekdium  
Annex, LLC, T/a Anyx Lounge  
1818 Maryland Avenue 21201

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

**Violation of Rule 4.14 – Live Entertainment without Authorization** "A Licensee shall only provide "live entertainment" or special amusement if h/she has obtained "Live Entertainment" approval by the City and this Board" on March 1, 2025 (Re: Engaging in live entertainment without authorization).

**Violation of Rule 3.08(1)(a) – Sanitation and Safety** "A licensee shall operate their establishment in compliance with the sanitation, health and safety standards of ... The Department of Housing and Community Development" on March 1, 2025 (Re: Erecting a tent on the property without proper permits).

**Violation of Rule 3.09 – Rest Room Facilities and Health Regulations** "Licensees shall comply with all applicable State and City Health Department, rules, and regulations" on March 1, 2025 (Re: Lack of Hot Water).

**March 1, 2025, SYNOPSIS**

On March 1, 2025, members of the Baltimore City Social Club Task Force ("SCTF") consisting of BLLC Agent Tudhope, Agent Perez, Inspector Jordan and staff from the Baltimore City Health Department, the Baltimore Housing Special Investigations Unit and the Baltimore City Fire Department conducted a joint inspection at Anyx Lounge located at 1818 Maryland Ave. Upon arrival, SCTF was met by the establishment operator, Mr. Menbere Hiwot. Mr. Hiwot produced all licenses and permits as requested. While conducting an inspection of the establishment, a temporary tent was observed in the patio area of the establishment. Fire Marshal's personnel instructed Mr. Hiwot to close the patio area due to general unsafe conditions. The tent was determined to be overcrowded, and no exits sign were marked. Additionally, a permit was required for the tent which was not obtained prior to the event. A disc jockey was also observed performing under the tent with full DJ equipment including turntables, a mixer, a lap top and a microphone. The establishment does not have permission for outdoor live entertainment on their license. Inside the establishment, several patrons were observed walking around while holding and drinking directly from 750ml liquor bottles. Several charcoal lit hookahs were observed to be in use on the second floor of the establishment. At the conclusion of the inspection, the Health Department issued a closure of the establishment since they had no running hot water. All violations found were explained to the operator and the SCTF left without any further issues.

**Board's Information:**

(a) **Service on Licensee(s):** Summons issued to the licensee(s) on 5/2/2025.

(b) **Service of Summonses:** Summons issued by Inspector Jordan, Agent Perez and Agent Tudhope on 5/2/2025.

(c) **Violation History of Current Corporation:** Licensee(s) accepted monetary penalty in lieu of hearing on 4/29/2025 in reference to:

- Violation of Rule 4.14 – Live Entertainment without Authorization
- Violation of Rule 3.08(1)(a) – Sanitation and Safety
- Violation of Rule 3.09 – Rest Room Facilities and Health Regulations
- \$1,500 total fine paid

(d) **License Transfer Date:** The license transferred to the above named corporation on 6/26/2019.

**Board's Decision:**

State of Maryland

Board of Liquor License Commissioners

for Baltimore City  
200 St. Paul Place, Suite 2300  
Baltimore, Maryland, 21202  
Phone: (410) 396-4377

**NOTICE: PENALTY IN LIEU OF HEARING**

*\*Sent via personal service to licensed establishment and 1<sup>st</sup> class mail to individual licensee(s)*

Anania Fantanhun  
Ayele Mekdium  
Annex, LLC  
T/a Anyx Lounge  
1818 Maryland Ave  
Baltimore, MD 21201

May 2, 2025

Dear Licensee:

You are hereby notified that you are being charged with violation(s) of the Rules and Regulations of the Board of Liquor License Commissioners for Baltimore City and/or of the Maryland Alcoholic Beverages & Cannabis Article. This offer and compromise letter is being sent to you as a way of resolving this matter without the need to attend a show cause hearing. Under this offer, you may admit your guilt, waive your right to a show cause hearing, and pay the following fine within 30 days:

**Location of Incident:** Annex, LLC, T/a Anyx Lounge, 1818 Maryland Ave, Baltimore, MD 21201 (“the establishment”)

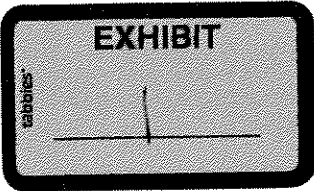
- **\$500**      **Violation of Rule 4.14 – Live Entertainment without Authorization** “A Licensee shall only provide “live entertainment” or special amusement if h/she has obtained “Live Entertainment” approval by the City and this Board” on **March 1, 2025** (Re: Engaging in live entertainment outside without authorization)
- **\$500**      **Violation of Rule 3.08(1)(a) – Sanitation and Safety** “A licensee shall operate their establishment in compliance with the sanitation, health and safety standards of... The Department of Housing and Community Development” on **March 1, 2025** (Re: Erecting a tent on the property without proper permits)
- **\$500**      **Violation of Rule 3.09 – Rest Room Facilities and Health Regulations** “Licensees shall comply with all applicable State and City Health Department laws, rules, and regulations” on **March 1, 2025** (Re: Lack of hot water)

**INSPECTION SUMMARY:** On March 1, 2025, members of the Baltimore City Social Club Task Force (“SCTF”) consisting of BLLC Agent Tudhope, Agent Perez, Inspector Jordan and staff from the Baltimore City Health Department, the Baltimore Housing Special Investigations Unit and the Baltimore City Fire Department conducted a joint inspection at Anyx Lounge located at 1818 Maryland Ave. Upon arrival, SCTF was met by the establishment operator, Mr. Menbere Hiwot. Mr. Hiwot produced all licenses and permits as requested. While conducting an inspection of the establishment, a temporary tent was observed in the patio area of the establishment. Fire Marshal’s personnel instructed Mr. Hiwot to close the patio area due to general unsafe conditions. The tent was determined to be overcrowded, and no exits sign were marked. Additionally, a permit was required for the tent which was not obtained prior to the event. A disc jockey was also observed performing under the tent with full DJ equipment including turntables, a mixer, a lap top and a microphone. The establishment does not have permission for outdoor live entertainment on their license. Inside the establishment, several patrons were observed walking around while holding and drinking directly from 750ml liquor bottles. Several charcoal lit hookahs were observed to be in use on the second floor of the establishment. At the conclusion of the inspection, the Health Department issued a closure of the establishment since they had no running hot water. All violations found were explained to the operator and the SCTF left without any further issues.

If you choose to accept this offer, write your initials on the line next to #1 on the attached form. Next, sign the form and deliver it to the BLLC office with a check for \$1,500 made payable to: Director of Finance. Your response and payment **MUST** be received by **June 2, 2025**. If you choose to have a show cause hearing, write your initials on the line next to #2 on the attached form and return the document to the BLLC office by the deadline. If we do not hear from you by **June 2, 2025**, we will issue a cease-and-desist order, and you will not be permitted to sell alcohol until the BLLC receives the signed letter indicating acceptance or rejection of the offer and the fine that is due, if applicable. If you have any questions concerning the specific rules or code cited, please refer to Rules and Regulations for the Board of Liquor License Commissioners for Baltimore City or the Alcoholic Beverages & Cannabis Article of the Annotated Code of Maryland. If you have any questions or concerns regarding this matter please contact Deputy Executive Secretary, Michelle Wirzberger, Esq. at 410-396-4377.

**Albert Matricciani, Jr., Chairman**

**BOARD OF LIQUOR LICENSE  
COMMISSIONERS FOR BALTIMORE CITY**



# Violation Report

**Location Address** 1818 MARYLAND AVENUE 21201 **Licensee Information (Trade Name)** ANYX LOUNGE **Corporation Name** ANNEX, LLC

**Type of License** Class "B" Beer, Wine and Liquor **Licensee Name**

**Bouncer/Security Name(If Applicable)** **Bouncer Date of Birth** mm/dd/yyyy **Violation Issued Date** 03/01/2025 12:00 AM

**Inspector** BALTIMORE\Andy.Perez **Submission Date** 03/03/2025

**Photo(s) Taken**  
 No file chosen

**Violation Reporting Facts**  
 On March 1, 2025, The Social Club Task Force (Housing Special Investigations, Baltimore City Fire Marshal's Office, Baltimore City Health, BLLC) conducted a joint inspection at Anyx Lounge located at 1818 Maryland Ave. Upon arrival, The Task Force was met by the Operator, Mr. Menbere Hiwot. Mr. Hiwot produced all license and permit as requested. While conducting an inspection of the establishment, a temporary tent was observed in the patio area of the establishment. While not capacity rating was listed on the fire prevention permit, Fire Marshal's personnel instructed Mr. Hiwot to close the patio area due general unsafe conditions. The tent was determined to be overcrowded, and no exits sign were marked. Additionally, a permit was required for the tent which was not obtained prior to the event. a disc jockey was also observed performing with full dj set to include turntables, mixer, lap top and a microphone under said tent. The establishment does not have outdoor live entertainment privileges on their license. Inside the establishment, several patrons were observed walking around while holding and drinking directly from 750ml liquor bottles. Several charcoal lit hookahs were observed to be in use on the second floor of the establishment. At the conclusion of the inspection the Health Department issued a closure of the establishment for no running hot water. All violations found were explained to the operator and the task force left without any further issues.





Save

Cancel

LOCATION OF INCIDENT: Annex, LLC, T/a Anyx Lounge, 1818 Maryland Ave, Baltimore, MD 21201 ("the establishment")

- **\$500**      **Violation of Rule 4.14 – Live Entertainment without Authorization** "A Licensee shall only provide "live entertainment" or special amusement if h/she has obtained "Live Entertainment" approval by the City and this Board" on **March 1, 2025** (Re: Engaging in live entertainment outside without authorization)
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- **\$500**      **Violation of Rule 3.09 – Rest Room Facilities and Health Regulations** "Licensees shall comply with all applicable State and City Health Department laws, rules, and regulations" on **March 1, 2025** (Re: Lack of hot water)

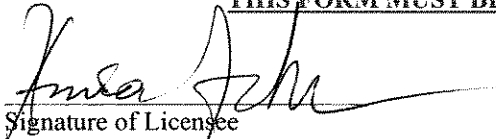
TO THE BOARD OF LICENSE COMMISSIONERS:

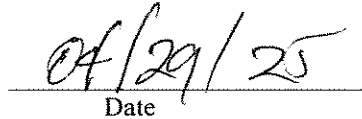
I am the sole licensee or am a co-licensee authorized to act on behalf of all of the defendant licensees. I understand the charges listed above and described in the letter, dated May 2, 2025. As such, I choose the following course of action:

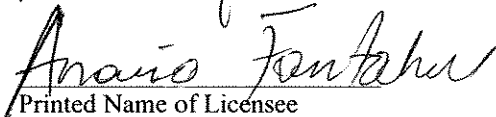
**INDICATE YOUR SELECTION OF THE FINE OR HEARING OPTION BY PLACING YOUR INITIALS NEXT TO #1 OR #2**

1. \_\_\_\_\_ I admit the violations as charged, and voluntarily waive my/our right to a show cause hearing. I enclosed a check in the amount of FIFTEEN HUNDRED dollars (\$1,500) in full payment of the fine. I understand that these charges will become part of my/our public file with the Board of Liquor License Commissioners and may be considered at any future hearings before the Board.
2. \_\_\_\_\_ I request an administrative show cause hearing before the Board.

**THIS FORM MUST BE SIGNED BY ONE OF THE LICENSEES**

  
Signature of Licensee

  
Date

  
Printed Name of Licensee

PLEASE MAKE CHECK PAYABLE TO: Director of Finance

SIGNED FORM AND CHECK MUST BE RETURNED BY **June 2, 2025**, TO:

Board of Liquor License Commissioners for Baltimore City  
200 St. Paul Place, Suite 2300  
Baltimore, Maryland, 21202

**FOR STAFF ONLY**


Admin staff member: \_\_\_\_\_

Offer accepted: \_\_\_\_\_

Date received: \_\_\_\_\_

Invoice #: \_\_\_\_\_

Announced at hearing: \_\_\_\_\_

  
\_\_\_\_\_  
#139035  
5/22/2025

Received by inspections: \_\_\_\_\_

Offer rejected: \_\_\_\_\_

Date of show cause hearing: \_\_\_\_\_

Cease & desist order posted: \_\_\_\_\_



# 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 317**

Cert Num: **1065**

Fee: **\$2,760.00** Status: **Renewed**

License Date: 5/1/2025

License Year: 2025

CR Number: 17387064

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: **ANNEX, LLC**

Trade Name: **ANYX LOUNGE**

Zone Code: 0

Phone: 301-395-8649

Block Num: 1818

City: BALTIMORE

Street: MARYLAND AVENUE

State: MD

Zip: 21201

CR Number: 17387064

Portion of Business Used:

A RESTAURANT AND LOUNGE WITH LIVE ENTERTAINMENT AND DANCING, WITH PRIVATE OUTDOOR SEATING IN REAR PATIO

Restriction:

THE MOU DATED MAY 10,2016 BETWEEN CHARLES NORTH COMMUNITY ASSOCIATION AND THE LICENSEE IS INCORPORATED INTO THE LICENSE

Edit the License Location Info

Alternate Mailing Address

### License Owners

| First Name | Last Name | Street               | City      | State | Zip   | Phone        | Email                    | Action               | Change Owner                 |
|------------|-----------|----------------------|-----------|-------|-------|--------------|--------------------------|----------------------|------------------------------|
| ANANIA     | FANTANHUN | 1818 MARYLAND AVENUE | BALTIMORE | MD    | 21201 | 410-971-0029 | ANNEXBALTIMORE@GMAIL.COM | <a href="#">Edit</a> | <a href="#">Remove Owner</a> |



|       |         |                          |                 |    |       |                      |                          |      |              |
|-------|---------|--------------------------|-----------------|----|-------|----------------------|--------------------------|------|--------------|
| AYELE | MEKDIUM | 10537<br>PUDDING<br>LANE | ELLCOTT<br>CITY | MD | 21042 | 301-<br>395-<br>8649 | ANNEXBALTIMORE@GMAIL.COM | Edit | Remove Owner |
|-------|---------|--------------------------|-----------------|----|-------|----------------------|--------------------------|------|--------------|

## Comments

| Date       | Comment   | Action |
|------------|---|--------|
| 05/05/2025 | Violation hearing notice pending for May 22 docket. MW  | Delete |
| 05/02/2025 | Violation hearing notice pending for May 22 docket. MW  | Delete |
| 04/30/2025 | MPIH Admission and payment submitted on 4/29/2025. Paid \$1500 invoice#139037..k/r  | Delete |
| 04/25/2025 | MPIH pending. Transferred license may not be issued until violations satisfied through payment of MPIH or violation hearing. MW   | Delete |
| 02/14/2025 | 2/13/2025 - Public Hearing Re: Application to transfer ownership with continuation of live entertainment and outdoor table service, requesting off-premises catering and delivery of alcoholic beverages - APPROVED (3-0 vote)..../jr   | Delete |
| 12/18/2024 | BLLC staff received transfer application on 12/3/24. Establishment was open and operating when inspected on 7/7/24 and 5/5/24. License is viable. MW  | Delete |
| 12/06/2024 | Application for transfer of ownership with continuation of live entertainment and outdoor table service, requesting off-premises catering and delivery of alcoholic beverages filed on behalf of Elements Nightlife, LLC T/a Elements Nightlife, Dwight Dexter Flowers on 12/3/2024 /kk | Delete |
| 10/29/2024 | Received Personal Property Tax Clearance...../sb  | Delete |
| 03/07/2024 | ****RELEASE STATE OF MD HOLD****....SRM   | Delete |
| 03/04/2024 | ****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb  | Delete |
| 05/12/2023 | Repayment of returned check \$50.00 (Inv.# 130415) and Bad check fee \$30.00 (Inv.# 130416).../mb   | Delete |
| 05/11/2023 | Renewal Application fee \$50.00 Inv. # 128776 was returned due to closed account. I informed the Mr. Anania to pay with two separate money order or cashier check amount \$50.00 (Application) and \$30.00 (Bad check Fee)../mb   | Delete |
| 04/28/2023 | *****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 |
| 06/07/2022 | * Licensee(s) changed during 2022 renewal period - Nebiyou Seyoum was removed as licensee *   | Delete |
| 03/29/2022 | *****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 |
| 03/09/2020 | *****RELEASED STATE TAX HOLD***** .../mb  | Delete |
| 01/28/2020 | ****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/mb   | Delete |
| 10/18/2019 | Received Certificate of Good Standing on October 18, 2019   | Delete |
| 09/27/2019 | ***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb   | Delete |
| 04/17/2019 | New Class B- "BWL" license with outdoor table service and live entertainment. Client was not able to add off- premise catering and delivery at the time of issuance, will add when proper documentation is provided...k/r   | Delete |

Print History (Print Card)

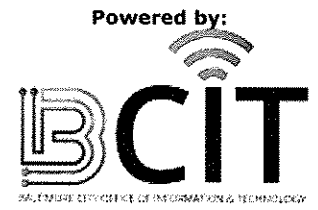
License num: LB 317  
Trade Name: ANYX LOUNGE

Address: 1818 MARYLAND AVENUE

Comment:

Add Comment

Hold Info



# ANNEX LLC: W17112483

**Department ID Number:**

W17112483

**Business Name:**

ANNEX LLC

**Principal Office:** 

1818 MARYLAND AVE  
BALTIMORE MD 21201

**Resident Agent:** 

ANANIA FANTANHUN  
10316 MALCOLM CIR  
#M  
COCKEYSVILLE MD 21030

**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:**

03/14/2016

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

**May 22, 2025**

**Applicant(s):** Surendra Banjade  
Prapti Deep, LLC, T/a Geri's Liquors  
2200 N. Charles Street 21218

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

Request for a transfer hardship extension

**Board's Information:**

(a) **Ownership Breakdown:** (1) Surendra Banjade (100%).

(b) **Corporate Standing** Prapti Deep, LLC is a MD LLC and as of 5/8/2025 is active and in good standing.

(c) **Timeline of request:** Transfer application approved by the Board on 10/24/24. On 4/21/25, BLLC staff received a transfer hardship request from attorney Stephan Fogleman. Since the request was received 18 days after the transfer, the license is valid.

**Board's Decision:**

RECEIVED: BLLC  
APR 21 2025 PM 11:12

LAW OFFICES

**STEPHAN W. FOGLEMAN, ESQUIRE**

STEPHAN W. FOGLEMAN, JR.

GENE M. RANSOM, III

1720 THAMES STREET  
BALTIMORE, MD 21231  
(410) 258-8500  
FAX: (410) 220-0726  
MARYLANDLEGAL@GMAIL.COM  
LEGALMARYLAND.COM

April 21, 2025

Board of Liquor License Commissioners  
200 St. Paul Place, Suite 2300  
Baltimore, MD 21202

RE: 2200 N. Charles Street

Dear Chairman and Commissioners:


Please be advised that I represent the applicant at 2200 N. Charles Street.

I am writing to request a 90 day transfer extension.

The Board approved the transfer on October 24, 2024 and by law, the transfer must be completed by April 22 2025. The applicant needs more time to finish inspections and requests the additional 90 days from April 22, 2025.

Thank you for your consideration of this matter.

Very truly yours,

  
Stephan W. Fogleman

SWF/kv



# 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 035**

Cert Num: **0248**

**\$2,060.00** Status: **Renewed**

License Date: 5/1/2025

License Year: 2025

Fee:

CR Number: 17752736

Payment Date: 04-29-25

2024 - 2025 TPP Paid  Y

2025 Trader's License  N

Update Info

[Click to Start License Renewal](#)

## Add Adult Entertainment License

Add New Adult Entertainment License

### Location

Corp Name: **PRAPTI DEEP, LLC**

Trade Name: **GERI'S LIQUORS**

Zone Code: 21

Phone: 410-235-6610

Block Num: 2200

City: BALTIMORE

Street: CHARLES STREET NORTH

State: MD

Zip: 21218

CR Number: 17752736

Portion of Business Used:

CONTINUE TO USE GROUND FLOOR AS A CARRY-OUT FOOD SHOP AND PACKAGED GOODS STORE (LIQUOR STORE).

Restriction:

PERMISSION GRANTED TO DISCONTINUE THE PHARMACEUTICAL DEPARTMENT & SERVICES OF A REGISTERED PHARMACIST. OTHER PHARMACEUTICAL ITEMS & PATENT MEDICINES TO BE CONTINUED. PREMISES NOT TO BE CONVERTED TO A PACKAGE GOODS STORE.

Edit the License Location Info

Alternate Mailing Address



### License Owners

| First Name | Last Name | Street             | City      | State | Zip   | Phone        | Email               | Action | Change Owner |
|------------|-----------|--------------------|-----------|-------|-------|--------------|---------------------|--------|--------------|
| ROBERT     | CLEVES    | 1353 WELDON AVENUE | BALTIMORE | MD    | 21211 | 410-790-8559 | ROBCLEVES@GMAIL.COM | Edit   | Remove Owner |

|              |        |                    |            |       |              |                          |      |              |
|--------------|--------|--------------------|------------|-------|--------------|--------------------------|------|--------------|
| YOGESH KUMAR | PRASAI | 2336 MONTAUK DRIVE | CROFTON MD | 21114 | 804-806-0914 | YOGESHPRASAI@HOTMAIL.COM | Edit | Remove Owner |
|--------------|--------|--------------------|------------|-------|--------------|--------------------------|------|--------------|

### Sunday License

License Num:

Cert Num:

Fee:

License

Dates:

### Comments

| Date       | Comment   | Action |
|------------|---|--------|
| 05/06/2025 | Transfer application approved by the Board on 10/24/24. On 4/21/25, BLLC staff received a transfer hardship request from attorney Stephan Fogleman. Since the request was received 18 days after the transfer, the license is valid. MW | Delete |
| 04/21/2025 | Received letter from Attorney, Steve Fogelman submitted letter requesting for a Transfer Hardship Extension; Invoice #138268...../sb  | Delete |
| 04/17/2025 | Received 2024-2025 Personal Property Tax Clearance.../sb  | Delete |
| 03/29/2025 | AFFIDAVIT OF COMPLIANCE FOR CAMERA WAS SUBMITTED WITH 2025-2026 RENEWAL APPLICATION...../jr   | Delete |
| 11/15/2024 | Received 2024-2025 Personal Property tax clearance..../jr   | Delete |
| 10/25/2024 | 10/24/2024 - Public Hearing Re: Application to transfer ownership requesting delivery of alcoholic beverages - APPROVED (3-0 vote)..../jr   | Delete |
| 08/08/2024 | Application for transfer of ownership requesting delivery of alcoholic beverages filed on behalf of Prapti Deep, LLC T/a Geri's Liquors, Surendra Banjade on 8/6/2024 /kk   | Delete |
| 11/27/2023 | Alcohol Awareness expires on 11/18/2027; SURENDRA BANJADE (certified by John S. Murray)..../sb  | Delete |
| 09/18/2023 | Holiday Special Sundays: 11/26/23, 12/03/23, 12/10/23, 12/17/23, 12/24/23 & 12/31/23; Invoice #131136.../sb   | Delete |
| 05/11/2023 | Requested for special Sunday, 05/14/2023 (Mother's Day); invocie#130413...k/r   | Delete |
| 05/10/2022 | 4/28/2022 - Public Hearing Re: Protest of Renewal Petition - Attorney submitted Motion to Dismiss - VOTE TO RENEW LICENSE (3-0 vote)..../jr   | Delete |
| 04/08/2022 | 2021-2022 Renewal - Protest of Renewal filed - S.R  | Delete |
| 12/14/2021 | TRANSFER COMPLETED & ISSUED Application for Transfer of Ownership issued to PRAPTI DEEP, LLC t/a GERI'S LIQUORS, ROBERT CLEVESs and YOGESH KUMAR PRASAI on December 14, 2021; Invoice #123598.... /sb                                   | Delete |
| 11/16/2021 | **{2021 Renewal Note} - 2021 renewed liquor license was released on 11/16/2021. "Good Standing Hold" remains in effect, licensee still must come into compliance. **; Invoice #122858.../sb   | Delete |
| 10/13/2021 | Holiday Special Sundays: 11/28/21, 12/05/21, 12/12/21, 12/19/21, & 12/26/21; Invoice #123294 ...../sb   | Delete |
| 10/19/2020 | Holiday Special Sundays: 11/29/20, 12/06/20, 12/13/20, 12/20/20, & 12/27/20; Invoice #120035...../sb  | Delete |
| 08/04/2020 | PAID IN FULL for Violation Hearing dated July 09, 2020; Invoice #119905.../sb   | Delete |
| 07/23/2020 | Given an Invoice to Chief Inspector John for Violation Hearing fee dated on July 9, 2020 Fine Fee to be paid \$375.00.... /mb.  | Delete |
| 07/14/2020 | 7/9/2020 - Virtual Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-fined \$250; \$250 + \$125 admin fee; \$375 total fine, 30 days to pay (3-0 vote)..../jr                            | Delete |
| 07/09/2020 | Violation hearing dated 7/9/2020 Penalty Assessment Notice mailed to atty: Frank Boozer ..../jr   | Delete |
| 05/18/2020 | 5/7/2020 - Virtual Hearing - Application to transfer ownership - APPROVED (3-0 vote)- Preliminary approval sent to attorney/applicant on 5/7/2020..../jr  | Delete |
| 04/06/2020 | Submitted 2019 Traders License with Renewal Application.../sb   | Delete |
| 03/06/2020 | Application for transfer of ownership filed on behalf of Prapti Deep, LLC T/a Geri's Liquors - Robert Cleves and Yogesh Kumar Prasai on 2/19/2020 /kk   | Delete |
| 01/15/2020 | 180 day application letter sent to applicant(s) and attorney; application for transfer has expired - can resubmit new application for transfer /kk  | Delete |

|            |   |        |
|------------|---|--------|
| 01/07/2020 | 90/150 warning transfer letter was sent to all licensee and attorney that was listed on that application  | Delete |
| 10/16/2019 | Requested for Special Sundays: 11/24 and 12/22/19; Invoice #118135..../sb   | Delete |
| 10/02/2019 | 10/02/19 - Licensee called office for Special Holiday Sundays. Told licensee that we are not accepting after the 09/30/19 deadline date has passed..... /sb   | Delete |
| 07/25/2019 | 7/18/2019 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)..../jr   | Delete |
| 07/15/2019 | Submitted 2018 Trader's License.... /sb   | Delete |
| 07/01/2019 | Application for transfer of ownership filed on behalf of Prapti Deep, LLC T/a Geri's Liquors, Robert Cleves and Yogesh Kumar Prasai on 2/26/19 - May 2019 Ad. (Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt of this application) /kk | Delete |
| 09/18/2017 | Alcohol Awareness expires 09/09/21 (Kum Sil Kim).... /sb  | Delete |

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

License num: LA 035

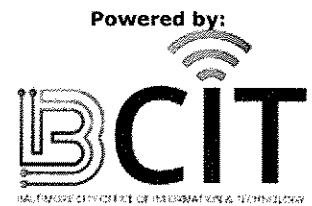
Address: 2200 CHARLES STREET NORTH

Trade Name: GERI'S LIQUORS

Comment:

[Add Comment](#)

**Hold Info**





## PRAPTI DEEP, LLC: W19200187

**Department ID Number:**

W19200187

**Business Name:**

PRAPTI DEEP, LLC

**Principal Office:** ⓘ

2200 NORTH CHARLES ST  
BALTIMORE MD 21218

**Resident Agent:** ⓘ

SURENDRA BANJADE  
7101 ROLLING BEND RD  
APT C  
BALTIMORE MD 21244

**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:**

10/31/2018

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

**May 22, 2025**

**Applicant(s):** Gurdeep Singh  
Son-Son, Inc., T/a Son Son Tavern & Liquor Store  
310 N. Eutaw Street 21201

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

Request for a transfer hardship extension

**Board's Information:**

(a) **Ownership Breakdown:** (1) Gurdeep Singh (100%).

(b) **Corporate Standing** Son-Son, Inc. is a MD Corporation and as of 5/8/2025 is active and in good standing.

(c) **Timeline of request:** Transfer application approved by the Board on 11/21/24. On 5/2/25, BLLC staff received a transfer hardship request from attorney Mel Kodenski. Since the request was received 161 days after the transfer, the license is valid.

**Board's Decision:**

LAW OFFICES  
**MELVIN J. KODENSKI, ESQUIRE**  
320 NORTH CHARLES STREET  
BALTIMORE, MARYLAND 21201

TELEPHONE (410-685-5100)  
FACSIMILE (410-685-5825)  
melvinjkodenski@hotmail.com

RECEIVED: BLLC  
MAY 2 2025 PM 12:58

May 2, 2025

Baltimore City Liquor Board  
200 St. Paul Place, Suite 200  
Baltimore, Maryland 21202  
Attn: Staci Russell

Re: Son-Son, Inc. t/a Son-Son Tavern & Gurdeep Singh  
Transfer of License from 308 N. Eutaw Street to 310 N. Eutaw Street

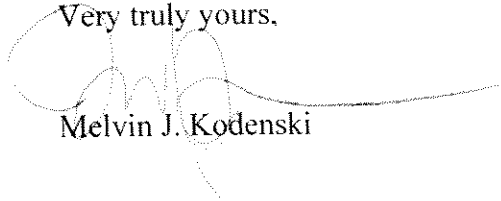
Dear Ms. Russell:

On behalf of the Licensee and applicant to move the license from 308 N. Eutaw Street to 310 N. Eutaw Street, we are hereby requesting a hardship extension as the plans have not completely been approved by the City and will need another 90 days.

I am enclosing a check for \$100 for same.

Thank you for your kind cooperation.

Very truly yours,

  
Melvin J. Kodenski

MJK:dl

cc: Gurdeep Singh  
3793



# 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 321**

Cert Num: **0865**

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

License Date: 5/1/2025

License Year: 2025

Fee:

CR Number: 12051100

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: **SON-SON, INC.**

Trade Name: **SON SON TAVERN & LIQUOR STORE**

Zone Code: 20

Phone: 410-962-1535

Block Num: 308

City: BALTIMORE

Street: EUTAW STREET NORTH

State: MD

Zip: 21201

CR Number: 12051100

Portion of Business Used:

USE FIRST FLOOR OF PREMISES AS A CARRY-OUT AND TAVERN NOT INCLUDING LIVE ENTERTAINMENT. MAY PROVIDE DELIVERY OF ALCOHOL

Restriction:

Edit the License Location Info

Alternate Mailing Address

### License Owners

| First Name | Last Name | Street                 | City      | State | Zip   | Phone        | Email                  | Action | Change Owner |
|------------|-----------|------------------------|-----------|-------|-------|--------------|------------------------|--------|--------------|
| GURDEEP    | SINGH     | 409 W. SARATOGA STREET | BALTIMORE | MD    | 21201 | 443-642-1931 | SONSONINC308@GMAIL.COM | Edit   | Remove Owner |

## Comments

| Date       | Comment  | Action |
|------------|--|--------|
| 05/06/2025 | Transfer application approved by the Board on 11/21/24. On 5/2/25, BLLC staff received a transfer hardship request from attorney Mel Kodenski. Since the request was received 161 days after the transfer, the license is valid. MW  | Delete |
| 05/03/2025 | Attorney, Mel Kodenski, submitted a letter requesting for a Transfer Hardship Extension. Gave parent file to DES Michelle Wirzberger. Invoice #139277...../sb  | Delete |
| 01/27/2025 | **** STATE OF MD TAX HOLD, letter sent to the business address on January 27,2025. .../SRM   | Delete |
| 11/22/2024 | 11/21/24 - Public Hearing Re: Application to transfer location of a Class "BD7" BWL license presently located at 308 N. Eutaw Street to 310 N. Eutaw Street with continuation of delivery of alcoholic beverages - APPROVED (3-0 vote)..../jr  | Delete |
| 09/09/2024 | Transfer application submitted to BLLC staff on 8/27/24. Establishment was open and operating during inspections on 5/24/24 and 3/14/24. License is viable. MW   | Delete |
| 09/06/2024 | Application for transfer of location of a Class "BD7" BWL license presently located at 308 N. Eutaw Street to 310 N. Eutaw Street with continuation of delivery of alcoholic beverages filed on behalf of Son-Son, Inc. T/a Son Son Tavern & Liquor Store, Gurdeep Singh on 8/27/2024 /kk                            | Delete |
| 12/04/2023 | Alcohol Awareness expires on 11/27/2027; CHARANJEET KAUR and GURDEEP SINGH (certified by John S. Murray)..../sb  | Delete |
| 06/24/2021 | Alcohol Awareness expires on 06/01/2025 Charanjeet Kaur (certified by John S. Murray)..../sb   | Delete |
| 03/26/2020 | 03/25/20 - Submitted 2019 Traders License through email..../sb   | Delete |
| 03/09/2020 | Personal Property Tax Owed to City of Baltimore was cleared and the business is in Good Standing on October 30, 2019..../mb.   | Delete |
| 10/18/2019 | Mailed letter of recognition for underage drinking compliance check on 10/16/2019 /kk  | Delete |
| 09/26/2019 | ***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb  | Delete |
| 08/07/2019 | Submitted 2018 Trader's License during renewal.... /sb   | Delete |
| 06/28/2019 | Paid in Full (\$625.00) for Violation Hearing dated 6/13/2019; Invoice #117325...../jr   | Delete |
| 06/28/2019 | Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt the fines or fees assessed to this establishment and owed to the BLLC. The fines and/or fees assessed to establishment and owed to the BLLC were received and processed by the BLLC on 6/13/2019...../jr | Delete |
| 06/28/2019 | 6/13/2019 - Public Hearing Re: Violation of Rule 3.08(a) Sanitation and Safety and Violation of Rule 3.09(b) Rest Room Facilities and Health Regulations - GUILTY - Rule 3.08(a)-Fined \$250; Rule 3.09(b)-Fined \$250; \$500 + \$125 admin fee; \$625 total fine, 30 days to pay (3-0 vote)..../jr                  | Delete |
| 03/19/2019 | ***RELEASED STATE OF MD TAX HOLD****/mb  | Delete |
| 03/04/2019 | Alcohol Awareness expires on February 25, 2023 by John S. Murray; Gurdeep singh nd Charanjeet Kaur.... /sb   | Delete |
| 01/25/2019 | ***STATE OF MD TAX HOLD, letter sent to Licensee on January 25, 2019.***/sb  | Delete |
| 02/22/2018 | PAID IN FULL \$375.00 for Violation Hearing dated February 1, 2018; Invoice #109519... /mb   | Delete |
| 02/20/2018 | Given an Invoice to Inspector John Howard Fosler for Violation Hearing fee dated on February 1, 2018; Fine Fee to be paid for \$375.00.... /mb.  | Delete |
| 02/02/2018 | 2/1/2018 - Public Hearing RE: Violation of Rule 4.20(c)(iii) Class BD7 Licensees - ADMISSION OF GUILT - Rule 4.20(c)(iii) - Fine \$250 + \$125 admin fee for a \$375 total fine, 30 days to pay (3-0 Vote)...../jr   | Delete |
| 05/06/2015 | 04/9/15 Application to transfer ownership. APPROVED (w/ restrictions removed ) \$100 PAID  | Delete |
| 05/06/2015 | Alcohol Awariness exprise on 03/27/2019 ( Gurdeep Singh, Charanjeet Kaur and Balwinder Singh)  | Delete |
| 07/07/2006 | 07/06/06 Transfer Conf.re: Application to remove restriction" nO OFF PREMISES SALE OF MINATURES,FORTIFIED WINES OR SINGLE CONTAINERS OF BEER". DECISION: DENIED.NO FEE IMPOSED.  | Delete |

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

Trade Name: SON SON TAVERN & LIQUOR STORE

Comment:

Add Comment

Hold Info



# SON-SON, INC.: D10701894

**Department ID Number:**

D10701894

**Business Name:**

SON-SON, INC.

**Principal Office:** ⓘ

308 N. EUTAW STREET  
BALTIMORE MD 21201

**Resident Agent:** ⓘ

GURDEEP SINGH  
6118 FAIRDEL AVE  
APT. 1D  
BALTIMORE MD 21206

**Status:**

INCORPORATED

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

CORPORATION

**Business Code:**

03 ORDINARY BUSINESS - STOCK

**Date of Formation/ Registration:**

06/21/2005

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

YES

**May 22, 2025**

**Applicant(s):** Grace Pilet Jacobsen  
Pusser's Landing Canton, LLC, T/a Pusser's Landing  
2711 Boston Street 21224

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

Amended application to transfer ownership with continuation of outdoor table service, requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Grace Pilet Jacobsen was born in Lexington, KY in January of 1991. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Grace Pilet Jacobsen (0%); and (2) Thomas Wood (100%).

(c) **Purchase Price of Business:** The purchase price of the business is \$16,500 down and 10% yearly.

(d) **Qualified Voters:** Michael Sweeney, Rachel Johnson, and Ben De Water 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 and delivery services with food and beverage sales inclusive of floating bar with access to commercial kitchen and restroom facilities.

(f) **Corporate Standing:** Pusser's Landing Canton, LLC is a MD LLC and as of 5/8/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 5/2/2025 and will be checked on 5/12/2025. This meets the 10-day rule. There are 10 licensed liquor establishment(s) in the 2x2 area: "B" BWL-4; and "BD7" BWL-6.

(h) **Attorney of Record:** Joseph Woolman

(i) **Timeline:** Last Inspections by BLLC was performed on 7/7/2024. At that time, the establishment was open and operating. BLLC staff received transfer application on 1/24/2025.

(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

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

EXPLANATION OF REQUEST: \_\_\_\_\_ CLASS TYPE: \_\_\_\_\_

*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: 2711 Boston Street, Balt., MD 21224

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

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

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Pusser's Landing Canton, LLC TRADE NAME: Pusser's Landing

BUSINESS PHONE NUMBER: 410-353-1448 BUSINESS EMAIL ADDRESS: jlepleypussers@gmail.com

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

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

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

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

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

1. Applicant A

(Full name) Grace Pilet Jacobsen (Telephone no.) 313-719-4787 E-mail (Required) gpilet@msi.com

(Residence) Street 103 Warren Ave City Baltimore State MD Zip Code 21230 (period of residency in Baltimore City) 4.5 years

(Month/Year of Birth) 01/1991 (Sex: Male or Female) Female (Place of Birth) Lexington, KY

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

2. Applicant B

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

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

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

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

3. Applicant C

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

| Name         | Address                        | Phone        | Email             |
|--------------|--------------------------------|--------------|-------------------|
| James Lepley | 611 Breton Pl Arnold, MD 21012 | 410-353-1448 | jlepley@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 Alc. Bev. Art. 5-4-109 (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: James Lepley ADDRESS: 611 Breton Pl Arnold MD, 21012 TITLE: Owner % OF STOCK HELD: 50
- 2) NAME: Christopher Townsend ADDRESS: 820 Ruxshire Dr Arnold, MD 21012 TITLE: Owner % OF STOCK HELD: 50
- 3) NAME: ADDRESS: TITLE: % OF STOCK HELD:
- 4) NAME: ADDRESS: TITLE: % OF STOCK HELD:

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

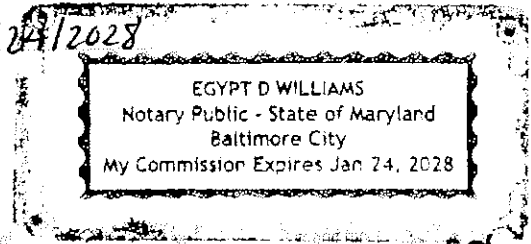
**CERTIFICATE OF APPLICANTS:** At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will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

*Greece Jacobsen*  
Signature of Applicant A

I hereby certify that on the 25 day of April, 2025 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City personally appeared Greece Jacobsen 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: Egypt D Williams

(Notary Seal) My Commission expires 01/24/2028



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: THOMAS WOOD, MD Phone Number: \_\_\_\_\_

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

(I, WE) THOMAS WOOD HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2711 BOSTON 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 of Owner of the Property

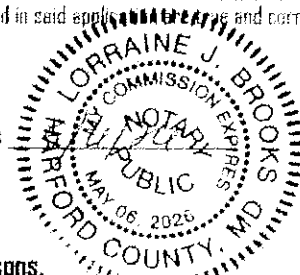
I hereby certify that on the 24<sup>th</sup> day of January, 2024 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore, personally appeared Thomas Wood the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Lorraine J. Brooks

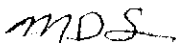
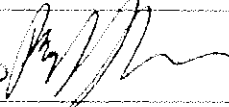
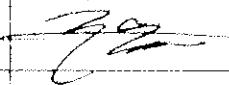
(Notary Seal) My Commission expires \_\_\_\_\_

Notary Printed Name: Lorraine J. Brooks



**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) |
|------------------|--|--|------------------|---|
| Michael Sweeney  | 111 Pilgrim Lndg<br>Baltimore Md 21230   |   | 5/1989           | 14 mos  |
| Rachel Johnson   | 1525 Marshall St,<br>Baltimore, MD 21230 |  | 02/1988          | 3.5 years                                       |
| Ben Van De Water | 1525 Marshall St.<br>Baltimore, MD 21230 |  | 11/1991          | 3 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.



**SILVERMAN  
THOMPSON**  
Silverman Thompson Slutkin White

ATTORNEYS AT LAW

*A Limited Liability Company*  
400 East Pratt Street  
9th Floor  
Baltimore, Maryland 21202  
Telephone 410.385.2225  
Facsimile 410.547.2432  
**silvermanthompson.com**

*Baltimore | Towson | Washington, DC*

Writer's Direct Contact:  
Joseph R. Woolman, III, Esq.  
443-909-7489  
jwoolman@silvermanthompson.com

April 23, 2025

**VIA EMAIL ONLY**

Michelle B. Wirzberger, Esq.  
Deputy Executive Secretary  
Board of Liquor License  
Commissioners for Baltimore City  
200 St. Paul Place  
Suite 2300  
Baltimore, MD 21202-5994

**Re: Pusser's 2711 Boston Street**

Dear Ms. Wirzberger,

Please see the revised application for the above referenced location and the corresponding Special Ad fee enclosed.

Should you have any questions or comments, or require further information at this time, please contact me at your convenience. With kind regards, I am

Very truly yours,



Joseph R. Woolman, III



# 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 184** Cert Num: **0655** Fee: **\$2,260.00** Status: **Renewed**  
License Date: 5/1/2025 License Year: 2025  
CR Number: 19452575  
Payment Date: 04-29-25

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: **PHAROS MARINE, LLC**  
Trade Name: **OASIS MARINA AT LIGHTHOUSE POINT**  
Zone Code: 0  
Phone: 410-675-8888

Block Num: 2711 Street: BOSTON STREET  
City: BALTIMORE State: MD Zip: 21224

CR Number: 19452575

#### Portion of Business Used:

USE OF SITE AS A RESTAURANT WITH OUTDOOR TABLE SERVICE AND DELIVERY SERVICES WITH FOOD AND BEVERAGE SALES INCLUSIVE OF FLOATING BAR WITH ACCESS TO COMMERCIAL KITCHEN AND RESTROOM FACILITIES.

#### Restriction:

MOU DATED AUGUST 1, 2023, BETWEEN CANTON COMMUNITY ASSOCIATION AND LICENSEE IS INCORPORATED INTO LICENSE.

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

### License Owners

| First Name | Last Name | Street                | City      | State | Zip   | Phone        | Email                 | Action               | Change Owner                 |
|------------|-----------|-----------------------|-----------|-------|-------|--------------|-----------------------|----------------------|------------------------------|
| LAURA E.   | GRETZ     | 3416 O'DONNELL STREET | BALTIMORE | MD    | 21224 | 443-787-0472 | LAURAGRETZ8@GMAIL.COM | <a href="#">Edit</a> | <a href="#">Remove Owner</a> |

## Comments

| Date       | Comment   | Action |
|------------|---|--------|
| 05/02/2025 | 4/24/2025 - Public Hearing Re: Application to transfer ownership with continuation of outdoor table service, requesting delivery of alcoholic beverages - POSTPONED...../jr   | Delete |
| 04/04/2025 | 3/27/2025 - Public Hearing Re: Application to transfer ownership with continuation of outdoor table service, requesting delivery of alcoholic beverages - POSTPONED...../jr   | Delete |
| 02/12/2025 | Transfer application submitted on 1/24/25. Establishment was open and operating when inspected on 7/7/24. License is viable. MW   | Delete |
| 02/07/2025 | Application for transfer of ownership with continuation of outdoor table service, requesting delivery of alcoholic beverages filed on behalf of Pharos Marine, LLC T/a Oasis Marina at Lighthouse Point, Grace Pilet Jacobsen on 1/24/2025 /kk  | Delete |
| 03/19/2024 | ****RELEASED STATE OF MD TAX HOLD on 03/07/2024****/sb  | Delete |
| 03/02/2024 | ****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb  | Delete |
| 08/03/2023 | Processed and Issued prorated New Class "B" BWL restaurant license to Pharos Marine, LLC t/a Oasis Marina at Lighthouse Point, Laura E. Gretz with outdoor table service ..../jr  | Delete |
| 08/03/2023 | 07/20/2023 - Public Hearing Re: Application for a new Class "B" Beer, Wine and Liquor restaurant license, requesting outdoor table service and delivery of alcoholic beverages - APPROVED (3-0 vote) *MOU to be made a part of the license* - *Applicant must present signed MOU before license is able to be issued*...../jr | Delete |

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

License num: LB 184                      Address: 2711 BOSTON STREET  
 Trade Name: OASIS MARINA AT LIGHTHOUSE POINT

Comment:

[Add Comment](#)

## Hold Info

Powered by:





# PUSSER'S LANDING CANTON, LLC: W25458951

**Department ID Number:**

W25458951

**Business Name:**

PUSSER'S LANDING CANTON, LLC

**Principal Office:** ⓘ

611 BRETON PL  
ARNOLD MD 21012

**Resident Agent:** ⓘ

CHEZ ROLEZ, INC.  
611 BRETON PL  
ARNOLD MD 21012

**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:**

10/03/2024

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 2711 Boston St

### MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 10

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

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

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

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

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

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

"B" BEER, WINE & LIQUOR 4

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

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

"BD7" BEER, WINE & LIQUOR 6

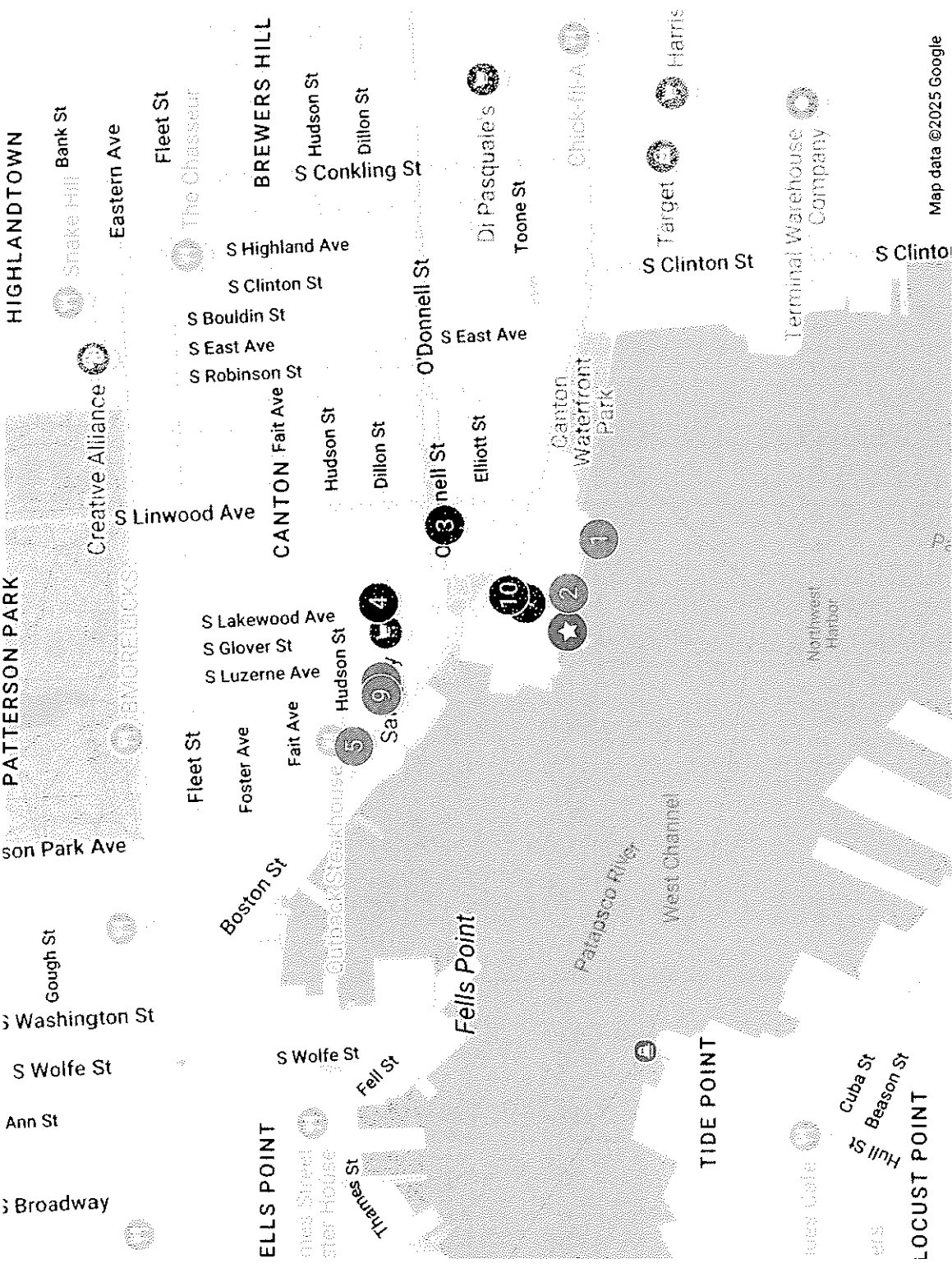
ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Agent Perez DATE: 5/8/25

# 2711 Boston St



**Proposed Location**

- ★ 2711 Boston St.

**Licensed Establishments**

- 1 Bayside Cantina LBD7
- 2 Raw & Refined LBD7
- 3 Steak N' Bone LBD7
- 4 Mahaffey's Pub LB
- 5 Outback Steakhouse LB
- 6 Chesapeake Wine Co. LBD7
- 7 Naked Grill LB
- 8 RegionAle LB
- 9 Chesapeake Wine Co. LBD7
- 10



# TRANSFERS/NEW APPLICATIONS

### Licensee Information (Trade Name)

Pusser's Landing

### Corporation Name

Pusser's Landing Canton LLC

### Location Address

2711 Boston St.

### License Type

Class "B" Beer, Wine and Liquor

### Date Posted?

05/02/2025

### Estimated Date of Removal?

05/12/2025

### 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

See attached map

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

Application filed for transfer of ownership with continuation of outdoor table service, requesting delivery of alcoholic beverages (amended)

### Licensee Name

Laura Gretz

### Inspector Name

BALTIMORE Andy Perez

### Photo(s) Taken

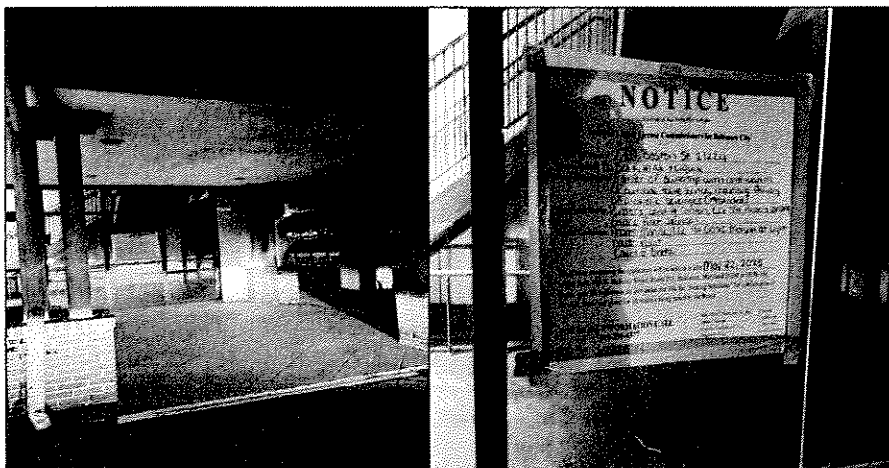
Choose Files

No file chosen

### Submission Date

05/08/2025

12:09 PM



Done

Cancel

# NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 2711 Boston St. 21224  
Type of License: B-Beer, Wine & Liquor  
Scope of Application: Transfer of ownership with continuation  
of outdoor table service, requesting delivery  
of alcoholic beverages (non-iced)  
Application filed by: Pussers Landing Cantina, LLC The Pussers Landing  
Grace Rilet Jacobson  
Present Licensee(s): Pussers Marine, LLC The Oasis Marina at Light  
House Point  
Laura E. Gritz

The hearing concerning this application will be held on or after **May 22, 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. Allen J. Marziano, Jr. (Chair)  
Joseph Bennett  
Gwendolyn Thompson, III (Vice Chair)  
Dorothy K. Price

Chairman  
Commissioner  
Commissioner  
Commissioner

## BLLC Routine Inspection

|                                      |   |  |
|--------------------------------------|---|--|
| <b>Address</b>                       | <b>Trade Name</b>                       | <b>Corporation Name</b>                            |
| 2711 BOSTON STREET 21224             | ✓ OASIS MARINA AT LIGHTHOUSE POINT      | PHAROS MARINE, LLC                                 |
| <b>Type of License</b>               | <b>Inspection Date/Time</b>             | <b>Manager/Licensee</b>                            |
| Class 'B' Beer, Wine and Liquor      | ✓ 07/07/2024<br>06:30 PM                | Kristin Kirce                                      |
| <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>                |
| Center                               | ✓ Rectangle                             | 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>                                  |
| Throughout                           | Satisfactory                            | ✓ Satisfactory ✓                                   |
| <b>Menu</b>                          | <b>Traders License</b>                  | <b>Alcohol Awareness Certification Date Issued</b> |
| Yes                                  | ✓ Yes                                   | ✓ 06/10/2024                                       |
| <b>Employee Records</b>              | <b>Alcohol Beverage Invoice Numbers</b> | <b>Invoice Date</b>                                |
| Yes                                  | ✓ Breakthru Cust#700347077, Inv#116171  | 06/06/2024   |

**Inspector Kitchen Comments**

**Inspector Restroom Comments**

Front satisfactory condition

Rear satisfactory condition

**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)**

No

**Outdoor Table Service**

Yes

▼

**Violations Noted**

**Violation Issued**

No

▼

**Instructions Given to Licensee**

**Inspector's Comments**

Health permit expires 7/9/25. Routine inspection conducted with satisfactory results.

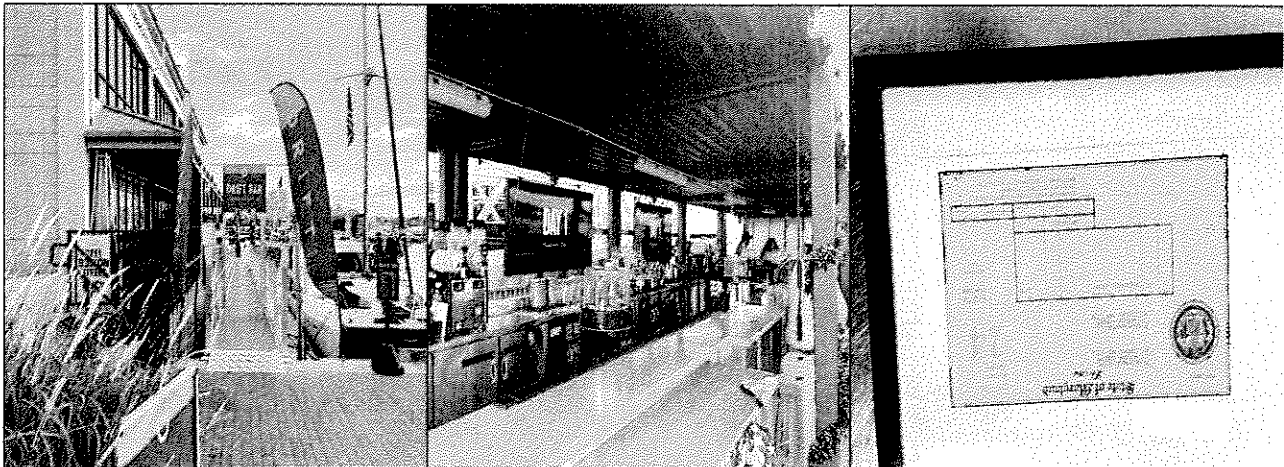
**Photo(s) Taken**

**Owner Email**

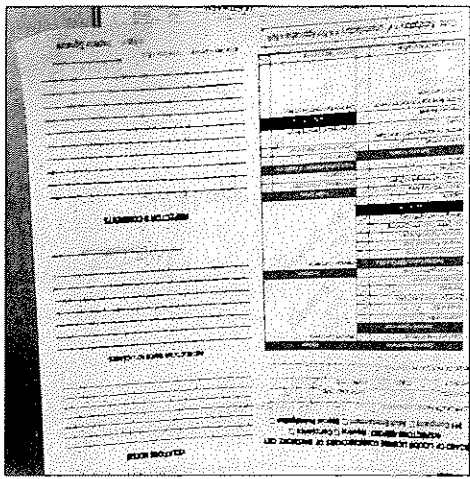
**Submitted by Inspector**

Choose Files No file chosen

BALTIMORE\regina.brown







Cancel

# Certificate of Occupancy

THIS WRITTEN INSTRUMENT, WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY AND ALL THINGS TO BE DONE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICATION HEREOFORÉ FILED IN THIS DEPARTMENT FOR THE AUTHORITY CONTAINED HEREIN, INCLUDING ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED THERETO, AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND 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 500 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 | DISTRICT |
|------|------|-------|-----|------------|----------|
| 01   | 09   | 1902E | 010 | 7/10/23    | 202      |

PROPERTY ADDRESS: 2711 BOSTON ST

OWNER: PHAROS MARINE, LLC ADDR: 6 E. EAGER STREET BALTIMORE M

LESSEE: ADDR:

## LAND USE CODES 4-06

USE OF SITE AS A RESTAURANT WITH OUTDOOR TABLE SERVICE AND DELIVERY SERVICES WITH FOOD AND BEVERAGE SALES INCLUSIVE OF FLOATING BAR WITH ACCESS TO COMMERCIAL KITCHEN AND RESTROOM FACILITIES.

|   |  |  |  |  |
|---|--|--|--|--|
| 1001-000000-2600-158000-400480<br>PER INSP    | 1001-000000-2600-158000-400480<br>MISC     | 1001-000000-2600-158000-400480<br>CHL USE                        | 1001-000000-2600-158001-400490<br>NEW BLDG | 1001-000000-2600-158002-400500<br>ALTERATIONS            |
|   |  | 45.00  |  |  |
| 1001-000000-2600-158002-400490<br>ALTERATIONS | 1001-000000-2600-158003-400500<br>REPAIRS  | 1001-000000-2600-158004-400510<br>MISC CONSL                     | 1001-000000-2600-158005-400520<br>ELECT.   | 1001-000000-2600-158006-400530<br>(HYDRONIC)STEAM HEAT   |
| 1001-000000-2600-158002-400510<br>DISTRIBEXH  | 1001-000000-2600-158003-400520<br>AIR COND | 1001-000000-2600-158002-400510<br>USE TAXES                      | 1001-000000-2600-158005-400510<br>FR       | 1001-000000-2600-158006-400510<br>PUBL HEATING EQUIPMENT |
| 1001-000000-2600-158003-400510<br>ELEVATOR    | 1001-000000-2600-158003-400520<br>PLUMBING | 1001-000000-2600-158003-400520<br>S & E CONTROL                  | 1001-000000-2600-158001-400480<br>I        | 1001-000000-2600-102800-400230<br>TAX                    |
|   | 0.00                                       |  |  | 3.00   |
| 1001-000000-2600-158006-400490<br>RAZING      | 1001-000000-2600-158003-400540<br>PENALTY  | 1001-000000-2600-158003-400540<br>LOW VOLTAGE TELECOMMUNICATIONS | 1001-000000-2600-158009-400480<br>PENALTY  | 1001-000000-2600-158009-400480<br>PENALTY                |
|   | 50.00                                      |  |  | 98.00  |

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



DEPARTMENT OF  
HOUSING & COMMUNITY  
DEVELOPMENT

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

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

**May 22, 2025**

**Applicant(s):** Timothy Langford Conder  
1502 Clipper Road, LLC, T/a Trade Name Pending  
1502 Clipper Road 21211

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

Application to transfer ownership and location of a Class "BD7" BWL License presently located at 1014 W. 36th Street to 1502 Clipper Road requesting outdoor table service.

(a) **Applicant(s) Information:** (1) Timothy Langford Conder was born in Baltimore, MD in June of 1967. He lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Timothy Langford Conder (100%)

(c) **Purchase Price of Business:** The purchase price of the business is \$650,000.

(d) **Qualified Voters:** Leslie Stevenson, William Severson, and Timothy Munn are qualified Baltimore City voters.

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

(f) **Corporate Standing:** 1502 Clipper Road, LLC is a MD LLC and as of 5/8/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 4/24/2025 and checked on 5/4/2025. This meets the 10-day rule. There are 2 licensed liquor establishment(s) in the 2x2 area: "B" BWL-2.

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

(i) **Timeline:** Last Inspections by BLLC was performed on 10/25/2024 and 7/26/2024. At those times, the establishment was open and operating. Transfer application received by BLLC staff on 11/25/2024.

(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

1502 CLIPPER RD

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

EXPLANATION OF REQUEST: TRANSFER OF OWNERSHIP AND LOCATION CLASS TYPE: BD7

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

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: \_\_\_\_\_

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 1014 W 36TH STREET BALTIMORE MD 21211  
 TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 1502 CLIPPER ROAD BALTIMORE MD 21211

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: 1502 CLIPPER ROAD LLC TRADE NAME: TBD

BUSINESS PHONE NUMBER: 443.790.0431 BUSINESS EMAIL ADDRESS: timconder@mac.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 FLOOR Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No  
 Live Entertainment provided?  Yes  No What Kind (Ex. DJ Band Etc.)? \_\_\_\_\_ Off Premise Catering of Food and Alcohol?  Yes  No  
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application?  Yes  No Estimated Seating Capacity: 99

*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

TIMOTHY LANGFORD CONDER 443.790.0431 timconder@mac.com  
 (Full name) (Telephone no.) E-mail (Required)  
 783 PURITAN STREET BALTIMORE MD 21211 30 YEARS  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 06/1967 M BALTIMORE MD  
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)  
 Check:  Yes  No Are you currently a resident of the City of Baltimore?

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

CURRENT LICENSEE HAMPDEN YARDS 1014 W 36TH STREET

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             |
|------------|--------------------|--------------|-------------------|
| TIM CONDER | 783 PURITAN STREET | 443.790.0431 | timconder@mac.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 Als. 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: TIM CONDER ADDRESS: 783 PURITAN STREET TITLE: PRINCIPAL %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.

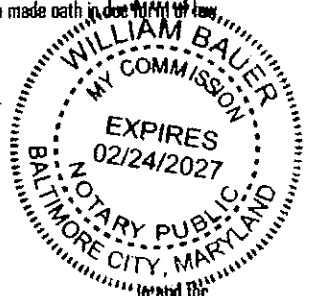
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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

Tim Conder x **TIMOTHY LANGFORD CONDER**  
Signature of Applicant A

I hereby certify that on the 22 day of NOV, 2024 before me, the subscriber, a notary public of the State of MARYLAND in and for BALTIMORE CITY, personally appeared TIMOTHY LANGFORD CONDER 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 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: \_\_\_\_\_

TIMOTHY LANGFORD CONDER

Name and Address of the owners of the premise/landlord: CLIPPER ROAD LLC Phone Number: 443.790.0431  
P.O. BOX 13182  
BALTIMORE MD 21203

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

(I, WE) CLIPPER ROAD LLC c/o TIMOTHY LANGFORD CONDER HEREBY CERTIFY,  
 That (I am, we are) the owner(s) of the property located at 1502 CLIPPER ROAD, 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 hours.

Tim Conder x TIMOTHY LANGFORD CONDER  
 Signature of Owner of the Property

I hereby certify that on the 22 day of NOV, 2024, before me, the subscriber, a notary public of the State of MARYLAND, in and for BALTIMORE CITY, personally appeared TIMOTHY LANGFORD CONDER the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.  
 Notary Signature: [Signature]  
 Notary Printed Name: WILLIAM BAUER

(Notary Seal) My Commission expires 02/24/2027



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

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

| Names                    | Address                   | Signature          | DOB (Month/Year) | Length of time Acquainted with the Applicant(s) |
|--------------------------|---------------------------|--------------------|------------------|---|
| <u>WU CUI ZHEN</u>       | <u>703 W. MELROSE AVE</u> | <u>[Signature]</u> | <u>1/1970</u>    | <u>25 YEARS</u>                                 |
| <u>William Stevenson</u> | <u>703 W. MELROSE AVE</u> | <u>[Signature]</u> | <u>3/1964</u>    | <u>35 YEARS</u>                                 |
| <u>WU CUI ZHEN</u>       | <u>3672 FALLS RD</u>      | <u>[Signature]</u> | <u>11/1981</u>   | <u>18 YEARS</u>                                 |
|                          |                           |                    |                  |   |
|                          |                           |                    |                  |   |

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.

TIMOTHY LANGFORD CONDER

Name and Address of the owners of the premise/landlord: CLIPPER ROAD LLC Phone Number: 443.790.0431  
P.O. BOX 13182  
BALTIMORE MD 21203

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

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That (I am, we are) the owner(s) of the property located at 1502 CLIPPER ROAD, 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 hours.

x TIMOTHY LANGFORD CONDER

Signature of Owner of the Property

I hereby certify that on the 22 day of NOV, 2024, before me, the subscriber, a notary public of the State of MARYLAND, in and for BALTIMORE CITY, personally appeared TIMOTHY LANGFORD CONDER 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 02/24/2027

Notary Printed Name: WILLIAM BAUER

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

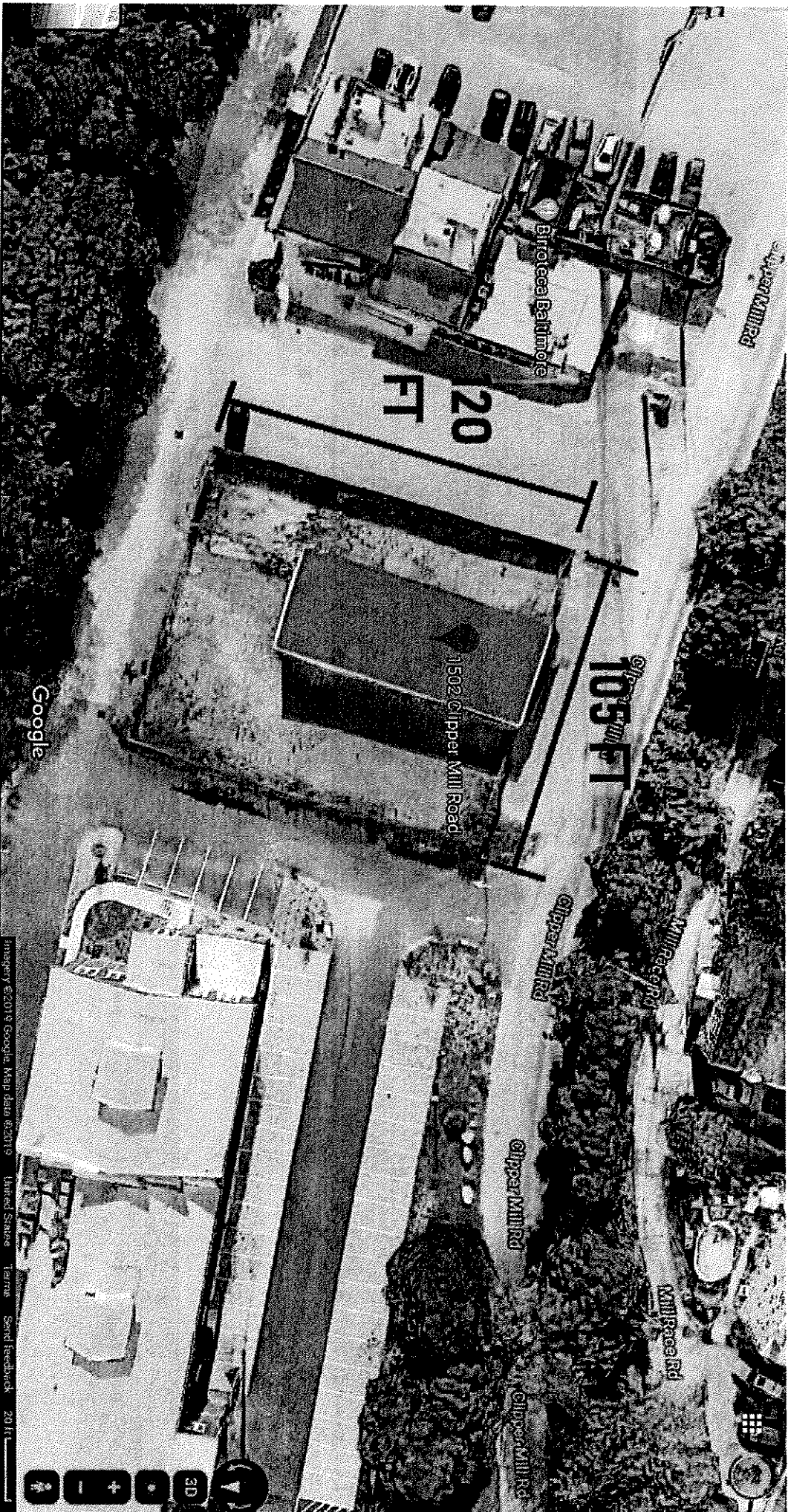
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the business covered by the present application is to be conducted. We certify that the qualifying applicant(s) is/are personally known to us and is a resident of Baltimore City and a resident of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

| Names                   | Address               | Signature   | DOB (Month/Year) | Length of time Acquainted with the Applicant(s) |
|-------------------------|-----------------------|-------------|------------------|---|
| TIMOTHY LANGFORD CONDER | 315 E. 36th BALTIMORE | [Signature] | 10/63            | 3 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

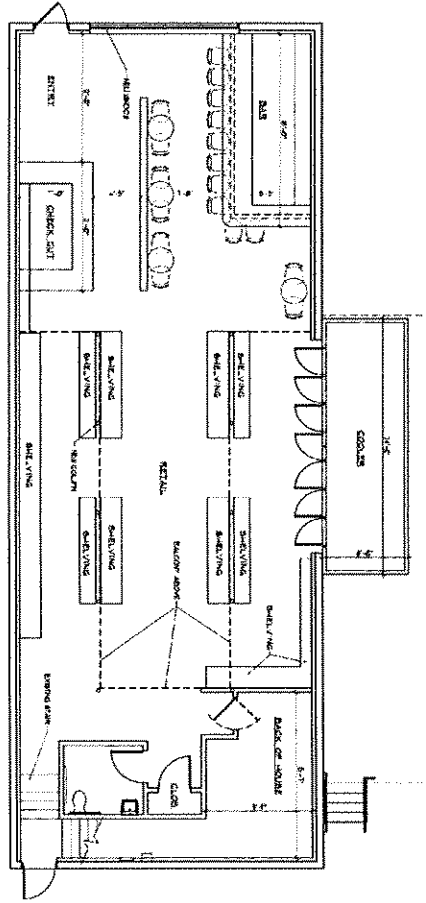
Please note that this is a public document and upon request will be provided to the general members of the public.





Google

PROPOSED FIRST FLOOR PLAN



A11

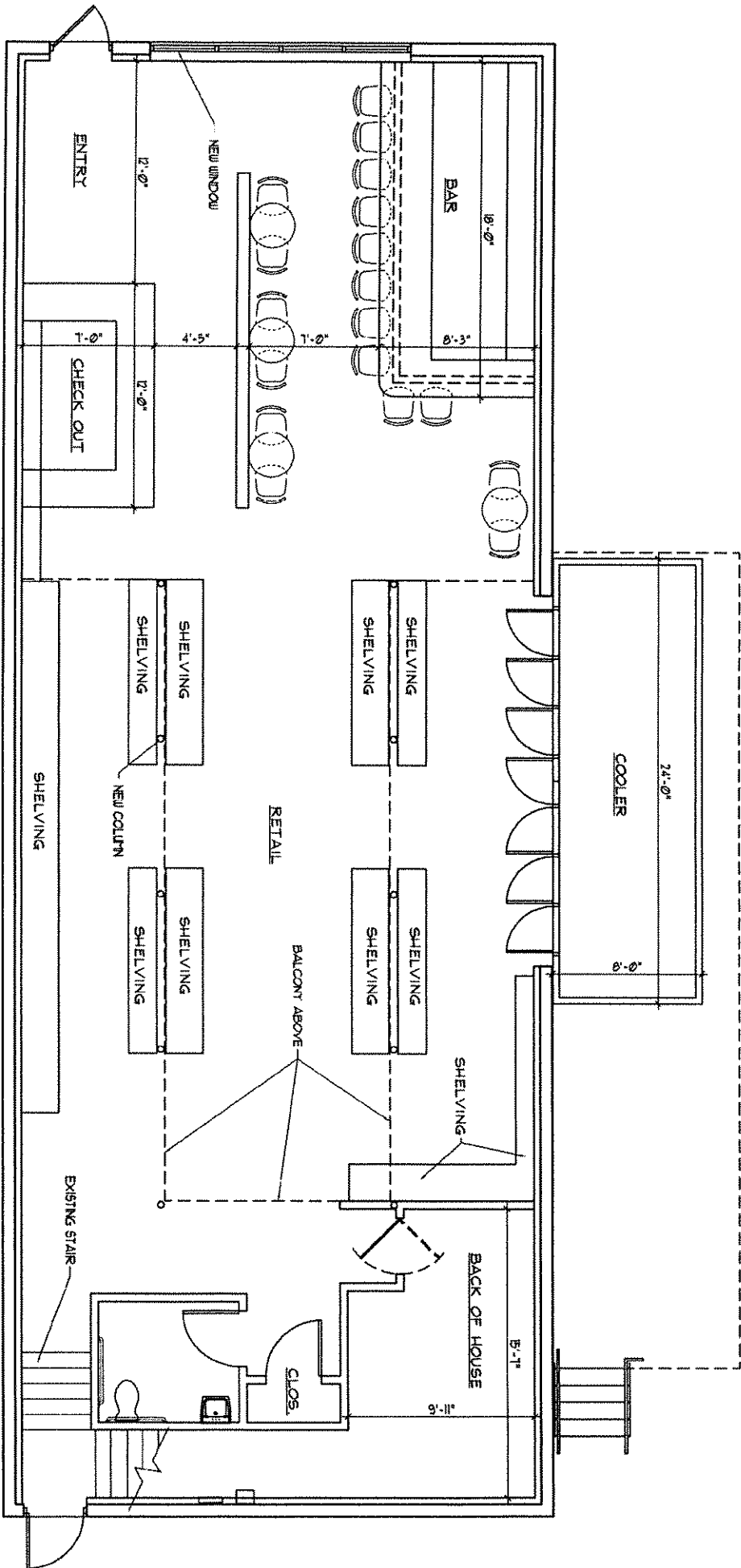
© Design Evolution Architecture, LLC 2018  
 Project Number: 2018-01

PROPOSED  
 FLOOR  
 PLANS

|      |             |
|------|-------------|
| DATE | DESCRIPTION |
|      |             |
|      |             |
|      |             |

1502 CLIPPER MILL RD.  
 BALTIMORE, MD





LAW OFFICES

**STEPHAN W. FOGLEMAN, ESQUIRE**

STEPHAN W. FOGLEMAN, JR.

GENE M. RANSOM, III

1720 THAMES STREET  
BALTIMORE, MD 21231  
(410) 258-8500  
MARYLANDLEGAL@GMAIL.COM  
LEGALMARYLAND.COM

November 27, 2024

Board of Liquor License Commissioners  
200 St. Paul Place, Suite 2300  
Baltimore, MD 21202

RE: Transfer from 861 Washington Boulevard to 1014 W. 36<sup>th</sup> Street and transfer  
from 1014 W. 36<sup>th</sup> Street to 1502 Clipper Road

Dear Chairman and Commissioners:

This morning, we filed an amended application for transfer of the BD-7 license currently at 861 Washington Boulevard. An original application was previously filed to transfer the license to 10-14 W. North Avenue, but the applicant entered into a contract for the sale of that license to the new applicant at 1014 W. 36<sup>th</sup> Street. Additionally, we filed an application to transfer the BD-7 license currently at 1014 W. 36<sup>th</sup> Street to 1502 Clipper Road. These transfers are expected to be completed simultaneously. Please let me know if you have any questions.

Please feel free to contact me should you have any questions. Thank you.

Very truly yours,

  
Stephan W. Fogleman

SWF/kv



# 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 182**

Cert Num: **0488**

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

License Date: 5/1/2025

License Year: 2025

Fee:

CR Number: 19694423

Payment Date: 04-23-25

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: **HAMPDEN EVENTS, LLC**

Trade Name: **HAMPDEN YARDS**

Zone Code: 38

Phone: 443-790-0431

Block Num: 1014

City: BALTIMORE

Street: 36TH STREET WEST

State: MD

Zip: 21211

CR Number: 19694423

Portion of Business Used:

CONTINUE TO USE PORTION OF PREMISES KNOWN AS PARSONAGE A RESTAURANT WITH A BD7 LIQUOR LICENSE WITH OUTDOOR SEATING PER BMZA2022-414 ALL ON PRIVATE PROPERTY NO MINOR PRIVILEGE REQUIRED

Restriction:

Edit the License Location Info

Alternate Mailing Address

### License Owners

| First Name       | Last Name | Street             | City      | State | Zip   | Phone        | Email             | Action | Change Owner |
|------------------|-----------|--------------------|-----------|-------|-------|--------------|-------------------|--------|--------------|
| TIMOTHY LANGFORD | CONDER    | 738 PURITAN STREET | BALTIMORE | MD    | 21211 | 443-790-0431 | TIMCONDER@MAC.COM | Edit   | Remove Owner |

## Comments

| Date       | Comment  | Action |
|------------|--|--------|
| 12/18/2024 | BLLC staff received transfer application on 11/25/24. Establishment at 1014 W 36th St was open and operating when inspected on 10/25/24 and 7/26/24. License is viable. MW   | Delete |
| 12/06/2024 | Application for transfer of ownership and location of a Class "BD7" BWL License presently located at 1014 W. 36th Street to 1502 Clipper Road requesting outdoor table service filed on behalf of 1502 Clipper Road, LLC T/a Trade Name Pending, Timothy Langford Conder on 11/25/2024 /kk   | Delete |
| 10/25/2024 | Received 2023-2024 Personal Property tax clearance...../jr   | Delete |
| 05/05/2023 | Application for transfer of ownership with outdoor table service issued to 3602 Hickory Avenue to 1014 W. 36th Street requesting outdoor table service filed on behalf of Hampden Events, LLC T/a Hampden yards, Timothy Langford Conder on 05/05/2023; see invoice# 130349...k/r  | Delete |
| 03/27/2023 | 3/23/2023 - Public Hearing Re: Amended application to transfer ownership and location of a Class "BD7" BWL License presently located at 3602 Hickory Avenue to 1014 W. 36th Street requesting outdoor table service - APPROVED (3-0 vote)..../jr   | Delete |
| 02/10/2023 | Application for transfer of ownership and location of a Class "BD7" BWL License presently located at 3602 Hickory Avenue to 1014 W. 36th Street requesting outdoor table service filed on behalf of Hampden Events, LLC T/a Trade Name Pending, Timothy Langford Conder on 1/9/2023 /kk  | Delete |
| 10/20/2022 | 10/6/2022 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote)..../jr   | Delete |
| 10/20/2022 | 9/19/2022 REQUEST FOR A TRANSFER HARDSHIP FOR PENDING APPLICATION; SEE INVOICE#127203...K/R  | Delete |
| 07/21/2022 | 90 Day pending Transfer letter sent to all listed applicant's and attorney's on 7/19/2022...k/r  | Delete |
| 04/14/2022 | 4/14/2022 - Virtual Public Hearing Re: Amended application to transfer ownership and location of a Class "BD7" BWL license presently located at 3602 Hickory Avenue to 1014 W. 36th Street, requesting outdoor table service and delivery of alcoholic beverages - APPROVED (3-0 vote)..../jr  | Delete |
| 03/07/2022 | (Amended) Application for transfer of ownership and location of a Class "BD7" BWL license presently located at 3602 Hickory Avenue to 1014 W. 36th Street, requesting outdoor table service and delivery of alcoholic beverages filed on behalf of Up De Abenue, LLC T/a Trade Name Pending, Timothy Langford Conder on 12/13/2021 /kk | Delete |
| 05/15/2021 | Received and Processed \$50 check with 2021-2022 Renewal Application; Invoice #121878.../jr  | Delete |
| 10/03/2019 | Submitted 2019 Trader's License..... /sb   | Delete |
| 09/13/2019 | 9/12/2019 - Public Hearing Re: Application for a new Class "B" Beer, Wine and Liquor restaurant license requesting live entertainment - APPROVED (3-0 vote) *Agreed to waive capital investment and seating capacity per Article 12-609(e)...../jr   | Delete |
| 08/15/2019 | Received Management agreement between licensee of establishment and operator of the establishment. Operator owns bluebird café on 3rd and 1st floor. Will operate a different concept in this space. Copy to file. TRA.  | Delete |
| 08/14/2019 | Submitted 2018 Trader's License during renewal.... /sb   | Delete |
| 08/09/2019 | Amended application for transfer of ownership and location of a Class "BD7" BWL License presently located at 3602 Hickory Avenue to 1502 Clipper Road filed on behalf of Up De Abenue, LLC T/a The Mishmash, Timothy Conder on 8/5/19 /kk  | Delete |
| 07/01/2019 | Application for transfer of ownership with continuation of live entertainment filed on behalf of Up De Abenue, LLC T/a The Mishmash, Timothy Conder on 5/31/19, June 2019 Ad. (Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to enter receipt of this application) /kk                    | Delete |
| 04/18/2018 | Alcohol Awareness expires 04/10/22 (De Kleine Duivel).... /sb  | Delete |
| 02/06/2017 | 2/2/17- Public Hearing re: Request to add live entertainment.APPROVED (3-0 vote)   | Delete |
| 12/22/2016 | Maryland relase letter (CR#14071179-Live Entertainment )....k/r  | Delete |
| 07/31/2013 | 07/25/2013-Public Hearing re: Application to transfer location of a Class " BD7" BWL presently located at 3520 Chestnut Avenue to 3602 Hickory Avenue. Board APPROVED transfer.  | Delete |
| 06/11/2013 | 06/06/13 Public Hearing re: Application to transfer ownership and location of a Class "BD7" BWL presently located at 3520 Chestnut Avenue to 3602 Hickory Avenue. POSTPONEMENT granted by the Board.   | Delete |

|            |   |        |
|------------|---|--------|
| 05/24/2013 | 4/4/2013 Public Hearing re: Status of license. LICENSE VIABLE. Ordered to pay 2012 license before close of business on 4/5/13 and to submit appropriate documentation to void the pending transfer of this license.   | Delete |
| 07/18/2011 | 7/14/11 Public Hearing re: Hardship extension request under the provisions of Article 2B section 10-504(d). GRANTED 180 days extension from 7/14/11   | Delete |
| 06/20/2011 | 6/16/11 Public Hearing re: Review of a transfer pending for more than 180 days under the provisions of Article 2B section 10-503(d)(4) "A transfer of any license shall be completed not more than 180 days after the Board approves the transfer" (Re: Transfer of ownership approved on May 4, 2010) EXTENSION OF 180 DAYS GRANTED. | Delete |
| 06/02/2010 | 05/04/10 \$100 (5/4/10)CONF PAID #74002   | Delete |
| 04/12/2010 | 4/10 Transfer of ownership, BD7-BWL, Paul Kopchinski, Leslie Kopchinski, CZYN, LLC  | Delete |

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

License num: LBD7 182

Address: 1014 36TH STREET WEST

Trade Name: HAMPDEN YARDS

Comment:

[Add Comment](#)

### Hold Info

Powered by:



## 1502 CLIPPER ROAD LLC: W25589169

**Department ID Number:**

W25589169

**Business Name:**

1502 CLIPPER ROAD LLC

**Principal Office:** ⓘ

1502 CLIPPER ROAD  
BALTIMORE MD 21211

**Resident Agent:** ⓘ

TIM CONDER  
738 PURITAN 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:**

11/23/2024

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A



PROPOSED LOCATION: 1502 Clipper Rd

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 2

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

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

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

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

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

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

"B" BEER, WINE & LIQUOR 2

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

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

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

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Agent Perez DATE: 5/8/24

# 1502 Clipper Rd

Proposed Location



1502 Clipper Rd

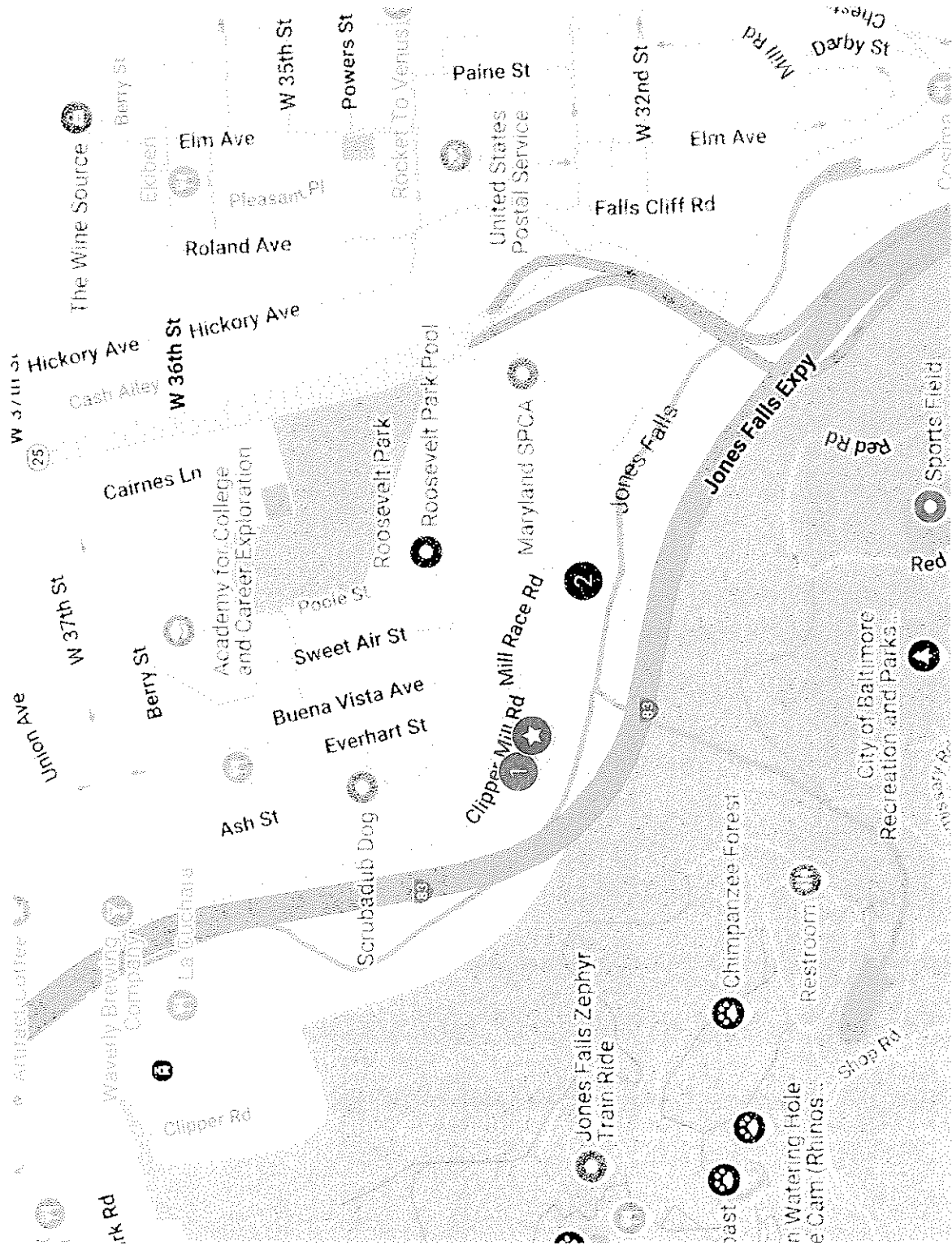
Licensed Establishment



Birroteca Baltimore - LB



True Chesapeake - LB



## TRANSFERS/NEW APPLICATIONS

|   |   |   |
|---|---|---|
| <b>Licensee Information (Trade Name)</b>                        | <b>Corporation Name</b>   | <b>Location Address</b>   |
| Trade Name Pending  | 1502 Clipper Road, LLC  | 1502 Clipper Rd   |
| <b>License Type</b>   | <b>Date Posted?</b>   | <b>Estimated Date of Removal?</b>   |
| Class "BD7" Beer, Wine and Liquor                               | 04/24/2025  | 05/04/2025  |
| <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 and location of a class BD7 (BWL) license presently located at 1014 W. 36th St. to 1502 Clipper Rd, requesting outdoor table service.

**Licensee Name**

Timothy Conder

**Inspector Name**

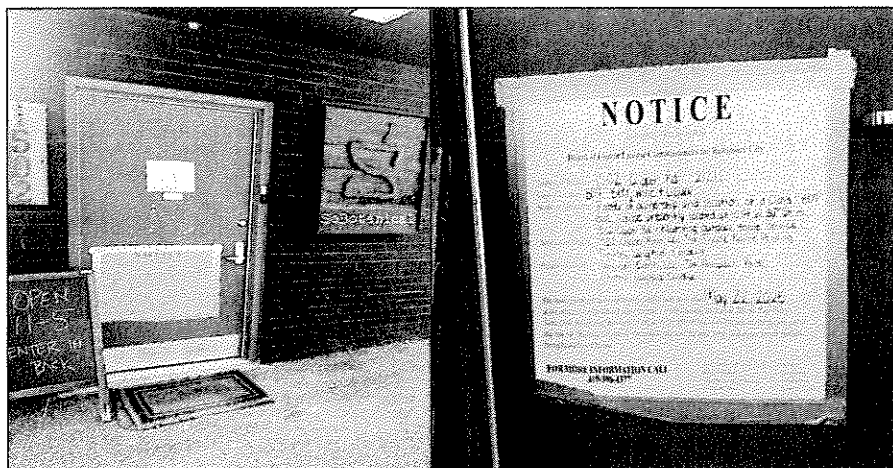
SALTIMORE Andy Perez

**Photo(s) Taken**

Choose Files No file chosen

**Submission Date**

04/30/2025 10:24 PM



APA

Cancel

# Posting Sign Report

**Applicants Name**

Timothy Langford Conder

**Premises Address**

1502 Clipper Rd

**Inspector Name**

BALTIMORE/Andy Perez

**Posted Date/Time**

04/24/2025

05:00 PM

**Rechecked Date/Time**

05/05/2025

07:00 PM

**Manager**

n/a

**Posted Summary**

Sign posted on front door facing Clipper Mill Rd

**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: 1502 Clipper Rd. 21211  
Class of License: BDT - Beer, Wine + Liquor  
Scope of Application: Transfer of ownership and location of a Class "BDT"  
BWL license presently located at 1014 W. 31<sup>st</sup> St to  
1502 Clipper Rd requesting outdoor table service  
Application filed by: 1502 Clipper Road, LLC T/A Trade Name Pending  
Timothy Langford Condon  
Present License(s): Hampden Events, LLC T/A Hampden Yards  
Timothy Langford Condon

The hearing concerning this application will be held on or after **May 22, 2025**  
at the office of the Board of Liquor License Commissioners, located at 200 St. Paul Place,  
Suite 2300, 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. Mitraciani, Jr. (Ret.) | Chairman            |
| Edward L. Resmer                      | Commissioner        |
| Graciville Templeton, III, Esq.       | Commissioner        |
| Douglas K. Pargo                      | Executive Secretary |

## BLLC Routine Inspection

|                                      |   |  |
|--------------------------------------|---|--|
| <b>Address</b>                       | <b>Trade Name</b>                       | <b>Corporation Name</b>                            |
| 1014 36TH STREET WEST 21211          | HAMPDEN YARDS                           | HAMPDEN EVENTS LLC                                 |
| <b>Type of License</b>               | <b>Inspection Date/Time</b>             | <b>Manager/Licensee</b>                            |
| Class "BD7" Beer, Wine and Liquor    | 10/25/2024<br>07:11 PM                  | Patrick Turner                                     |
| <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>                |
| Rear                                 | straight                                | Satisfactory                                       |
| <b>Hot Water</b>                     | <b>Disinfectant Solution</b>            | <b>Three Compartment/Washer</b>                    |
| N/A                                  | N/A                                     | 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>                                  |
|                                      | N/A                                     | N/A  |
| <b>Menu</b>                          | <b>Traders License</b>                  | <b>Alcohol Awareness Certification Date Issued</b> |
| N/A                                  | Yes                                     | 03/27/2024   |
| <b>Employee Records</b>              | <b>Alcohol Beverage Invoice Numbers</b> | <b>Invoice Date</b>                                |
| Yes                                  | South Glazer 2505892                    | 10/10/2024   |

Inspector Kitchen Comments

Inspector Restroom Comments

**Exits Marked, Unobstructed**

yes

**Fire Capacity**

85

**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**

Yes

**Violations Noted**

**Violation Issued**

N/A

**Instructions Given to Licensee**

**Inspector's Comments**

health permit 4/19/2025

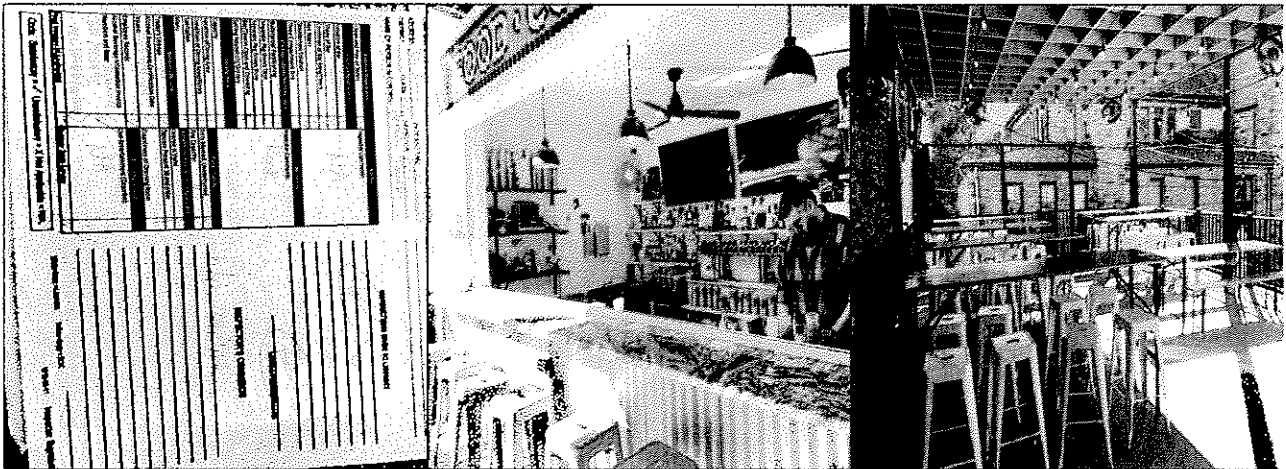
**Photo(s) Taken**

**Owner Email**

**Submitted by Inspector**

Choose Files No file chosen

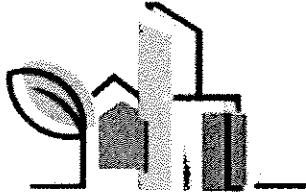
BALTIMORE\Steven Han





Cancel





BALTIMORE CITY  
DEPARTMENT OF HOUSING &  
COMMUNITY DEVELOPMENT



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

Account: [loucatelli@gmail.com](#)

[Back](#)

[Logout](#)

**Project Name: 1502 CLIPPER TAVERN**

[Guest Access](#)

USE PREMISES AS A TAVERN

**USE2024-56247 1502 CLIPPER TAVERN**



Mayor Brandon M. Scott & Alice Kennedy, Commissioner

\*\*\*\*\*  
IN THE MATTER OF THE  
PETITION OF: TIM CONDER

Baltimore City Board of Municipal  
& Zoning Appeals

**1502 Clipper Rd  
(BLOCK 3525B, LOT 011)**



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

Appeal No. **2024-302**  
Hearing Date: **February 18, 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 Tim Conder (“Appellant”) to use the premises as a tavern, requiring conditional use approval, at 1502 Clipper Rd (“Property”).

Appellant filed this appeal to the Board on November 29, 2024 and appeared for a public hearing on February 18, 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 use the premises as a tavern, requiring conditional use approval, by a 5-0 vote.

Board members James Fields, Victor Clark, Leland Shelton, David Marcozzi, and Elizabeth Cornish participated in the hearing and deliberation. Chair 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**

Art. 32, Table 10-301 lists a tavern as a conditional use in an I-2 district. Use standards for taverns are outlined in Art. 32 §14-337. A tavern must hold a valid license from the Baltimore City Board of Liquor License Commissioners. Taverns may sell alcohol for off-premises consumption only if: (1) More than 50% of the establishment’s total average daily receipts come from on-premises alcohol sales, excluding novelty items, vending machine income, cover charges, or other non-food/beverage receipts; and (2) More than 50% of the public floor space is designated for on-premises consumption. Taverns must maintain accurate records of all alcohol sales, distinguishing between on- and off-premises consumption, and these records must be available for inspection to ensure compliance.

The Property is a rectangular corner lot measuring approximately 60’10” by 134’11”, totaling 8,207 square feet. It is improved with a one-story, 2,400-square-foot brick commercial building, built around 1973, with associated facilities including a surface parking lot. There are no records indicating the last authorized use of the premises.

Appellant proposes a tavern with accessory retail sales, which is a conditional use in an I-2 district. Appellant states that the existing parking will be used for the tavern, and that the proposed use aligns with similar businesses in the neighborhood.

The Department of Planning, in its memorandum, recommended approval of the appeal.

**Support:** Mr. Abraham Hurdle proffered the case on behalf of Appellant, his client. He proffered that the proposed establishment would be a small tavern with approximately 46 seats and a fire capacity well below 100. Appellant does not anticipate adding live entertainment and intends to comply with city security requirements, including participation in the CitiWatch program and adequate exterior lighting. The proposed use as a tavern would involve only minor modifications to the existing building.

Hurdle highlighted that ample parking is available on-site and that, therefore, the business would not create traffic or safety concerns. While prior approvals allowed hours of operation from 11 AM to 9 PM, Appellant requested hours extending until 2 AM, though they anticipate closing earlier on most nights. The additional hours would allow flexibility for events, such as Ravens games. Hurdle assured the Board that potential tenants are experienced operators, and that the establishment would not host disruptive activities.

No urban renewal restrictions preclude the proposed use, and Appellant argued that the tavern serves the public interest by offering another option for dining and socializing. No evidence was presented indicating that the conditional use would harm public health, safety, or welfare.

**Opposition:** There was no opposition to this 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 Article 32 and Maryland law.

The Board found that the proposed tavern use at the subject property was a conditional use permitted in an I-2 district under Art. 32, Table 10-301, and that Appellant had demonstrated compliance with the applicable use standards outlined in Art. 32 § 14-337. The Board determined that Appellant intended to obtain the necessary liquor license and comply with all requirements regarding on-premises and off-premises alcohol sales, including maintaining accurate records for inspection.

The Board found that the Property, a rectangular corner lot improved with a one-story commercial building and a surface parking lot, was suitable for the proposed use. The Board considered Appellant’s representations that the tavern would have approximately 46 seats, a fire capacity well below 100, and no live entertainment. The Board further found that Appellant had committed to participating in the CitiWatch security program and installing adequate exterior lighting, which would enhance public safety.

The Board determined that the proposed tavern use was consistent with similar businesses in the surrounding area and that ample on-site parking would mitigate any potential traffic or parking concerns. The Board found that the requested hours of operation, extending to 2 AM, were reasonable and consistent with the needs of patrons, particularly considering late events such as Ravens games, and that Appellant anticipated closing earlier on most nights.

The Board considered the lack of opposition to the appeal and found no evidence indicating that the establishment, location, maintenance, or operation of the tavern would harm public health, safety, or welfare. The Board further found that no urban renewal restrictions prohibited the use and that the proposed tavern was in the public interest by providing an additional dining and socializing option in the area.

Based on these findings, the Board concluded that Appellant had met the requirements for conditional use approval and that any potential adverse effects associated with the tavern would not exceed those typically expected for such a use, under the *Schultz v. Pritts* standard.

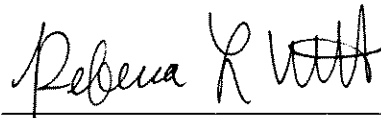
### Conclusion

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 Article 32, it is this **31st day of March 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 Appellant to use the premises as a tavern, requiring conditional use approval; and it is further,

**RESOLVED**, that Appeal No. 2024-302 is **GRANTED**.

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.



Rebecca Witt  
Executive Director



**May 22, 2025**

**Licensee(s):** Seung Cho and Nicolette P. Basiliere  
Portriver, Inc., T/a Outpost Tavern  
1030-32 Riverside Avenue 21230

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

Request to add outdoor table service.

(a) **Applicant(s) Information:** (1) Seung Cho was born in Korea in March of 1968. She lives in Woodstock, MD; and (2) Nicolette P. Basiliere was born in Maryland in May of 1992. She lives in Baltimore, MD. Ms. Basiliere was previously a licensee at 38 E. Cross Street T/a One Star Country Club from 2018-2021.

(b) **Ownership Breakdown:** (1) Seung Cho (50%); and (2) Nicolette P. Basiliere (50%).

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

(d) **Qualified Voters:** Matthew Lasinski, Peter Pliva, and Naima Pliva are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use of premises as a restaurant with outdoor dining per BMZA2024-310 with conditions.

(f) **Corporate Standing:** Portriver, Inc. is an MD Corporation and as of 5/8/2025 is active and in good standing.

(g) **Posting Report:** The location was posted on 5/2/2025 and will be checked on 5/12/2025. This meets the 10-day rule. There is 1 licensed liquor establishment(s) in the 2x2 area: "D" BW-1.

(h) **Attorney of Record:** Joseph Woolman

(i) **Timeline:** Last Inspections by BLLC were performed on 4/3/2025. At that time, 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: Expansion to include Outdoor Table service per BMZA Resolution 2024-310- License LBD7 346 CLASS TYPE: BD7

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

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 1032 Riverside Ave Baltimore, MD 21230

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: Expansion to permit outdoor table service- License LBD7 346- 1032 Riverside Ave.

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Portriver, Inc. TRADE NAME: Outpost Tavern

BUSINESS PHONE NUMBER: 443-388-9113 BUSINESS EMAIL ADDRESS: info@theoutpostbaltimore.com

ATTORNEY FOR THE APPLICANT: Joseph R Woolman ADDRESS: 400 East Pratt Street, Suite 900 PHONE: 410-385-2225

Part of Premises Used (Note: Floors and Areas for Storage): 1st Floor, basement storage 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: 86

Please note that as per Alc. Bev. Art. 5 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

Seung Cho 443-600-0323 jsi010@hotmail.com  
 (Full name) (Telephone no.) E-mail (Required)  
 2100 Ganton Green Apt 104 Woodstock MD 21163  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 March 1968 Female  
 (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

Nicolette P. Basiliere 410-861-3105 nbasiliere@gmail.com  
 (Full name) (Telephone no.) E-mail (Required)  
 1032 Riverside Ave Apt A Baltimore MD 21230 3 years  
 (Residence) Street City State Zip Code (period of residency in Baltimore City)  
 May 1992 Female  
 (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: LLC  
 APR 4 2025 9:49:05

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

Nicolette P. Basiliere was on the liquor licenses at One Star Country Club located at 38 E Cross St Baltimore MD 21230 from 2018 - 2021

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                        |
|-----------|---------------------------------------|--------------|------------------------------|
| Yoli Reid | 1032 Riverside Ave Baltimore MD 21230 | 443-388-9113 | info@theoutpostbaltimore.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. 8-4-03 (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: Seung Cho ADDRESS: 2100 Ganton Green Apt 104 Woodstock MD 21163 TITLE: President %OF STOCK HELD: 50%
- 2) NAME: Nicolette P. Basiliere ADDRESS: 1032 Riverside Ave Apt A Baltimore MD 21230 TITLE: Secretary %OF STOCK HELD: 50%
- 3) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_
- 4) NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_ TITLE: \_\_\_\_\_ %OF STOCK HELD: \_\_\_\_\_

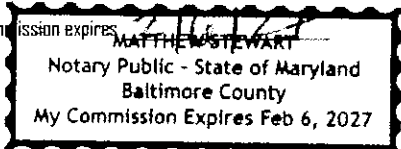
**\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.**

CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she 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 3 day of APRIL 2025 before me, the subscriber, a notary public of the State of MARYLAND in and for BALTIMORE COUNTY personally appeared SEUNG CHO 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.

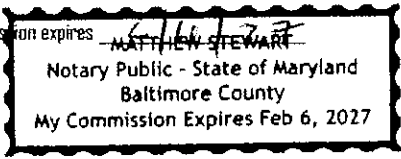
Signature: [Signature]  
Printed Name: MATT STEWART

(Notary Seal) My Commission expires 2/6/27  


[Signature]  
Signature of Applicant B

I hereby certify that on the 3 day of APRIL 2025 before me, the subscriber, a notary public of the State of MARYLAND in and for BALTIMORE COUNTY personally appeared NICOLETTE BASILIERE 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: MATT STEWART

(Notary Seal) My Commission expires 2/6/27  


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: \_\_\_\_\_

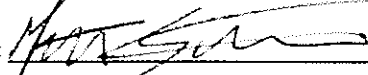
**STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND**

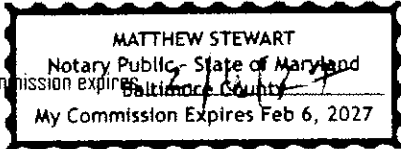
(I, WE) Rivermat LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1032 Riverside Ave, Baltimore, City with a Zip Code of 21230, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws 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 3 day of APRIL, 2025, before me, the subscriber, a notary public of the State of MARYLAND, in and for BALTIMORE COUNTY, personally appeared MATTHEW LASINSKI 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.


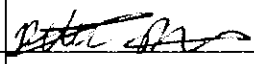
As witness, my hand and notarial seal.

Notary Signature:   
 Notary Printed Name: MATT STEWART

[Notary Seal] My Commission expires Baltimore County  


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

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

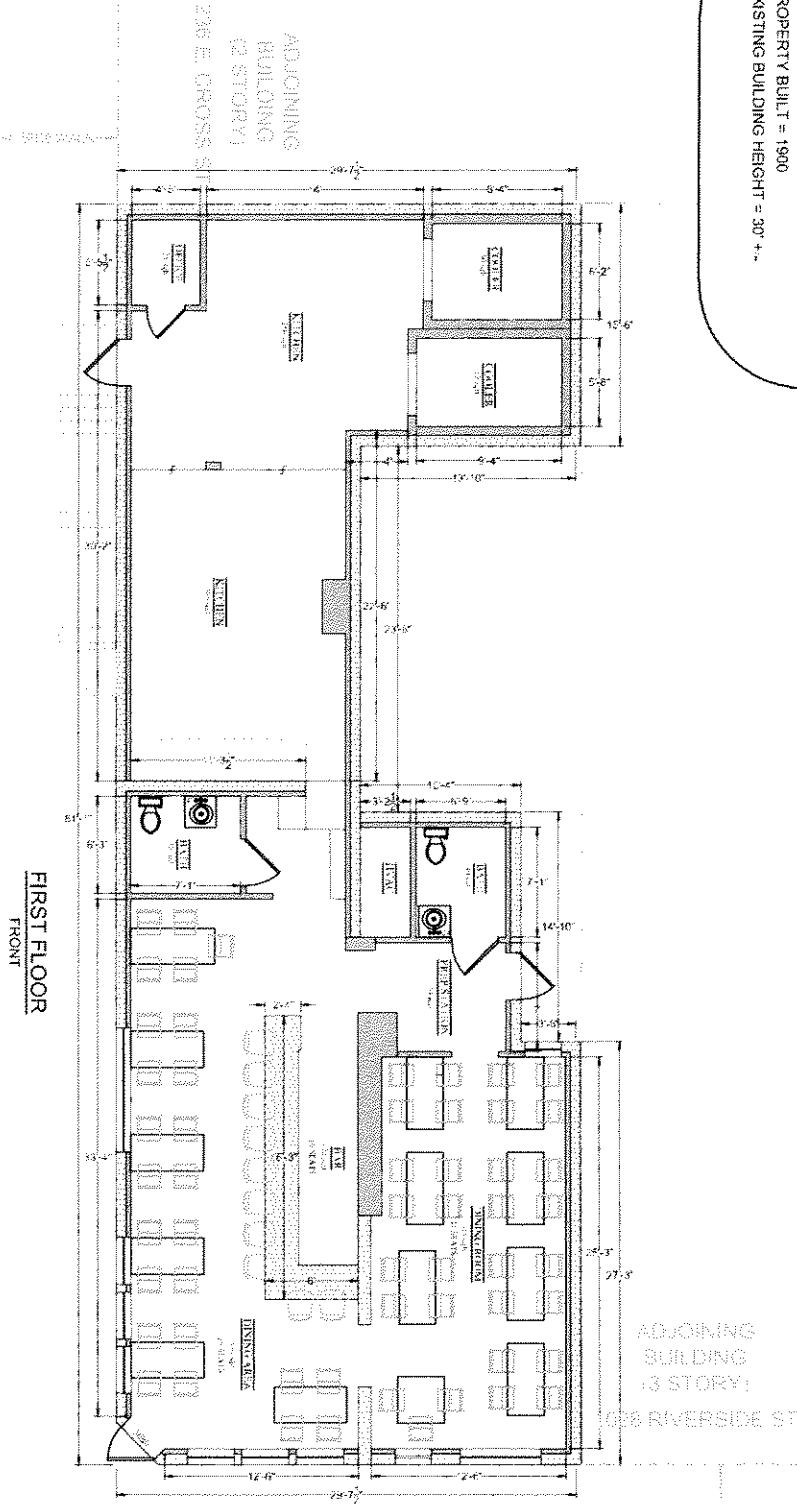
| Names                   | Address                                       | Signature  | DOB (Month/Year) | Length of time Acquainted with the Applicant(s) |
|-------------------------|---|--|------------------|---|
| <u>Matthew Lasinski</u> | <u>1104 E Fort Ave<br/>Baltimore MD 21230</u> |  | <u>4/23</u>      | <u>10 years</u>                                 |
| <u>PETER PLIUA</u>      | <u>1321 S HANOVER ST BALTIMORE MD 21230</u>   |  | <u>6/53</u>      | <u>10 yr</u>                                    |
| <u>NAIMA PLIUA</u>      | <u>1321 S HANOVER ST BALTIMORE MD 21230</u>   | <u>NAIMA PLIUA</u>   | <u>12/60</u>     | <u>10 yr</u>                                    |
|                         |   |  |                  |   |
|                         |   |  |                  |   |

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.

**LOT INFORMATION:**

- ZONE = R-4
- MAP = 0024
- GRID = 0000
- PARCEL = 0000
- SECTION = 01
- BLOCK = 0937
- LOT = 041
- BUILDING CLASSIFICATION = COMMERCIAL
- BUILDING USE = MIX-USE
- LOT SIZE = 30' x 80'
- PROPERTY BUILT = 1900
- EXISTING BUILDING HEIGHT = 30' +/-



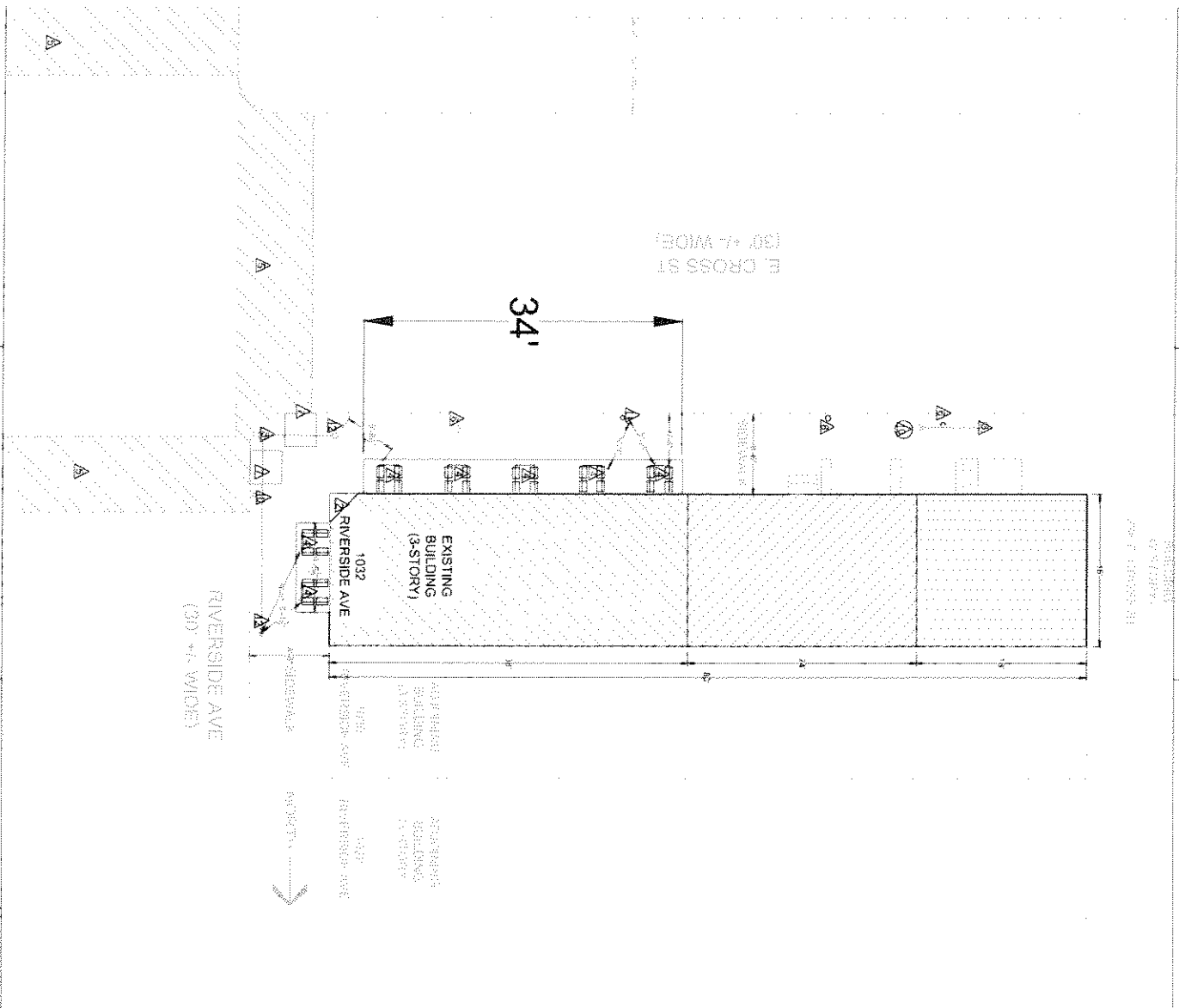
E. CROSS ST  
(30' +/- WIDE)

FRONT  
FIRST FLOOR

RIVERSIDE AVE  
(30' +/- WIDE)

NORTH →

|             |           |
|-------------|-----------|
| DESIGNED BY | CD        |
| DRAWN BY    | CD        |
| REVIEWED BY | JN        |
| DATE        | 2-28-2023 |



### LEGEND

- EXISTING BUILDING
- OUTSIDE DINING

- NOTES:**
- ▲ ALL TABLES ADA ACCESSIBLE
  - ▲ MAIN ENTRY
  - ▲ EXISTING UTILITY POLE
  - ▲ PORTABLE TABLES
  - ▲ CROSSWALK
  - ▲ GAS
  - ▲ EXISTING ADA CURB CUT
  - ▲ PARKING SIGNS
  - ▲ WATER
  - ▲ ONE-WAY/DO NOT ENTER SIGN
  - ▲ NO TRUCKS 3/4 TON SIGN
  - ▲ TENSION CABLES FROM UTILITY POLE

- SITE FEATURES:**
- SPEED LIMIT: NA
  - SIDEWALK GRADE: 3%
  - SIDEWALK WIDTH: 10' +
  - PAVEMENT TYPE: CONCRETE
  - PARKING RESTRICTIONS: NA
  - UTILITY ACCESS: ELECTRIC

| DIMENSIONS |  | 2/11/25 |
|------------|--|---------|
|            |  |         |
|            |  |         |
|            |  |         |



# 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 101**

Cert Num: **0324**

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

License Date: 5/1/2025

License Year: 2025

CR Number: 16625565

Payment Date: 04-22-25

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: **PORTRIVER, INC.**

Trade Name: **OUTPOST TAVERN**

Zone Code: 8

Phone: 443-414-2902

Block Num: 1030-32

City: BALTIMORE

Street: RIVERSIDE AVENUE

State: MD

Zip: 21230

CR Number: 16625565

Portion of Business Used:

(USE) CONTINUE TO USE 1ST FLOOR AS A TAVERN AND RESTURANT WITHOUT LIVE ENTERTAINMENT

Restriction:

THE MOU DATED OCTOBER 16,2016 BETWEEN FEDERAL HILL NEIGHBORHOOD ASSOCIATION THE LICENSEE IS INCORPORATED INTO THE LICENSE

Edit the License Location Info

Alternate Mailing Address

### License Owners

| First Name   | Last Name | Street                | City      | State | Zip   | Phone        | Email                | Action | Change Owner |
|--------------|-----------|-----------------------|-----------|-------|-------|--------------|----------------------|--------|--------------|
| NICOLETTE P. | BASILIERE | 1032 RIVERSIDE AVENUE | BALTIMORE | MD    | 21230 | 410-861-3105 | NBASILIERE@GMAIL.COM | Edit   | Remove Owner |

|       |     |                                     |              |       |                      |                    |      |              |
|-------|-----|-------------------------------------|--------------|-------|----------------------|--------------------|------|--------------|
| SEUNG | CHO | 2100<br>GANTON<br>GREEN<br>UNIT 104 | WOODSTOCK MD | 21163 | 443-<br>600-<br>0323 | JSI010@HOTMAIL.COM | Edit | Remove Owner |
|-------|-----|-------------------------------------|--------------|-------|----------------------|--------------------|------|--------------|

## Comments

| Date       | Comment  | Action |
|------------|--|--------|
| 04/30/2025 | Outdoor Extension issued under BUSE-25-001579 and BMZA2024-310 for May 1, 2025 - May 31, 2025 per DKP /kk  | Delete |
| 01/02/2025 | PAID \$275.00 for Violation Hearing dated December 05, 2024; Invoice #13572...../sb  | Delete |
| 12/06/2024 | 12/5/2024 - Public Hearing Re: Violation of Rule 4.07(3) Open Containers and Illegal Possession and Consumption of Alcoholic Beverages - ADMISSION - Rule 4.07(3)-Fined \$150; \$150 + \$125 admin fee = \$275, 30 days to pay (3-0 vote)..../jr | Delete |
| 11/12/2024 | 11/7/2024 - Public Hearing Re: Violation of Rule 4.07(3) Open Containers and Illegal Possession and Consumption of Alcoholic Beverages - POSTPONED..../jr  | Delete |
| 10/26/2024 | Received 2024-2025 Personal Property Tax Clearance..../sb  | Delete |
| 09/06/2024 | Alcohol Awareness expires on 03/03/2028 YOLANDA D. REID (certified by TIPS)..../sb   | Delete |
| 09/06/2024 | Provided 2024 Traders License .../sb   | Delete |
| 04/29/2024 | * Licensee(s) changed during 2024 renewal period - Nicolette P. Basiliere replaced Christopher Frisone * /kk   | Delete |
| 10/27/2022 | Agent Steve Han has submitted 2022 Trader's License..../sb   | Delete |
| 06/19/2020 | Issued Outdoor License extension starting from June 19, 2020 until the governor has lifted his executive order; Housing permit #TMP2020-50059...../sb  | Delete |
| 12/29/2016 | 9/1/16-Public Hearing re: Application to transfer ownership- APPROVED (3-0 vote)   | Delete |
| 09/06/2016 | Alcohol Awareness expires on 08/28/20 ( Seung Cho)   | Delete |
| 09/01/2016 | Hearing dated 09/01/16: Paid \$100.00 fee for Transfer Ownership; Invoice #104035... /sb   | Delete |
| 08/18/2016 | 11/19/15-Re: hardship extension- granted.3-0 vote. SR  | Delete |
| 03/22/2016 | review of 2016 renewal application-application not notarized, application returned to licensee. ND   | Delete |
| 03/09/2016 | Money owed to Chesapeake Beverage for the amount of \$337.41 account # 12453   | Delete |
| 02/03/2016 | State of MD Tax Hold, letter sent to merchant on (CR#13970198- TRANSFER )on 1/28/2016  | Delete |
| 01/29/2016 | RELEASED STATE OF MD TAX HOLD.... /sb  | Delete |
| 01/19/2016 | State of MD Tax Hold, letter sent... /sb   | Delete |
| 11/20/2015 | PAID \$100.00 for Hearing Dated 11/19/15, Invoice #100034. /sb   | Delete |
| 08/06/2015 | Kevin Cooper (410) 591-4744 called about 2015-2016 Renewal License. May request hardship case... /sb   | Delete |
| 07/28/2015 | Sent letters out to business & licensees' home addresses about "Failure to Pay 2015-2016 Renewal Fee".... /sb  | Delete |
| 02/03/2015 | State of MD Tax Hold, letter sent to merchant on January 23, 2015.   | Delete |
| 12/30/2009 | 12/21/09 Transfer of ownership, BD7-BWL, Kevin M. Cooper, Kevin D. Thompson, DKJC, LLC   | Delete |

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

License num: LBD7 101

Address: 1030-32 RIVERSIDE AVENUE

Trade Name: OUTPOST TAVERN

Comment:

# PORTRIVER, INC.: D17059239

**Department ID Number:**

D17059239

**Business Name:**

PORTRIVER, INC.

**Principal Office:** ⓘ

841 FORT AVE

#235

BALTIMORE MD 21230

**Resident Agent:** ⓘ

FRANK R. SHAULIS

6230 HOLABIRD AVENUE

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:**

02/19/2016

**State of Formation:**

MD

**Stock Status:**

STOCK

**Close Status:**

YES

PROPOSED LOCATION: 1030-32 RIVERSIDE AVENUE 21230

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 1

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

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

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

"D" BEER & WINE 1 \_\_\_\_\_

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

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

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

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

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

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

ARENA \_\_\_\_\_

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

RACING \_\_\_\_\_

PREPARED BY: Inspector Jordan DATE: 05/08/2025



# I 030-32 RIVERSIDE AVENUE 21230

Proposed Location

📍 Outpost Tavern LBD7

Licensed Locations

📍 Kiku Sushi WD



## TRANSFERS/NEW APPLICATIONS

### Licensee Information (Trade Name)

OUTPOST TAVERN

### Corporation Name

PORTRIVER, INC

### Location Address

1030-32 RIVERSIDE AVENUE 21230

### License Type

Class"BD7" Beer, Wine and Liquor

### Date Posted?

05/02/2025

### Estimated Date of Removal?

05/11/2025

### 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

Refer to the attached map for other licensed locations.

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

Explanation of Request: Expansion to include outdoor table service per BMZA Resolution 2024-310- License LBD7 346.

### Licensee Name

SEUNG CHO

### Inspector Name

BALTIMORE\Rosalba Jordan

### Photo(s) Taken

Choose Files

No file chosen

### Submission Date

05/08/2025

11:40 AM

# NOTICE

*Application has been filed with the Board*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1030 Riverside Ave. 21230  
Class of License: BBT - Beer, Wine, & Liquor  
Scope of Application: Request to add outdoor

Application filed by: Patmore, Inc. The Outdoor Taverns  
Sung Cho and Nicole P. Bosliere  
Licenses to: Patmore, Inc. The Outdoor Taverns  
Sung Cho and Nicole P. Bosliere

Hearing concerning this application will be held on or after **May 22, 2025**  
at the office of the Board of Liquor License Commissioners, located at 200 St. Paul Place,  
Suite 2100, Baltimore, Maryland 21202 at 10:30 AM. Please visit [bh.baltimorecity.gov](http://bh.baltimorecity.gov) or  
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

Patmore, Inc. The Outdoor Taverns  
Sung Cho and Nicole P. Bosliere

Save

Cancel

# NOTICE

*Application has been filed with the*

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1030 Riverside Ave. 21230  
Class of License: BDF - Beer, Wine & Liquor  
Scope of Application: Request to add outdoor

Application filed by: Partners, Inc. T/A Outpost Tavern  
Seung Cho and Nicolette P. Basiliere  
Licensee(s): Partners, Inc. T/A Outpost Tavern  
Seung Cho and Nicolette P. Basiliere

Hearing concerning this application will be held on or after May 22, 2025  
at the office of the Board of Liquor License Commissioners, located at 200 St. Paul Place,  
Suite 2300, 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.)  
Edward L. Reisinger  
Granville Templeton, III, Esq.

Chairman  
Commissioner  
Commissioner  
Executive Secretary

## BLLC Routine Inspection

|                                      |  |  |
|--------------------------------------|--|--|
| <b>Address</b>                       | <b>Trade Name</b>                      | <b>Corporation Name</b>                            |
| 1030-32 RIVERSIDE AVENUE 21230       | OUTPOST TAVERN                         | PORTRIVER, INC.                                    |
| <b>Type of License</b>               | <b>Inspection Date/Time</b>            | <b>Manager/Licensee</b>                            |
| Class"BD7" Beer, Wine and Liquor     | 04/03/2025<br>05:45 PM                 | Matt Borgerding                                    |
| <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                                    | 55   |
| <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                                    | 05/20/2022   |

**Employee Records**

Yes

**Alcohol Beverage Invoice Numbers**
 Chesapeake In# 4217314
**Invoice Date**

04/03/2025

**Inspector Kitchen Comments**

Rear, clean, in use/ Satisfactory condition

**Inspector Restroom Comments**

Rear, clean, have all required products/ Satisfactory condition

**Exits Marked, Unobstructed**

Yes

**Fire Capacity**
 55
**Outdoor Seating Capacity****License is Valid**

No

**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****Violation Issued**

N/A

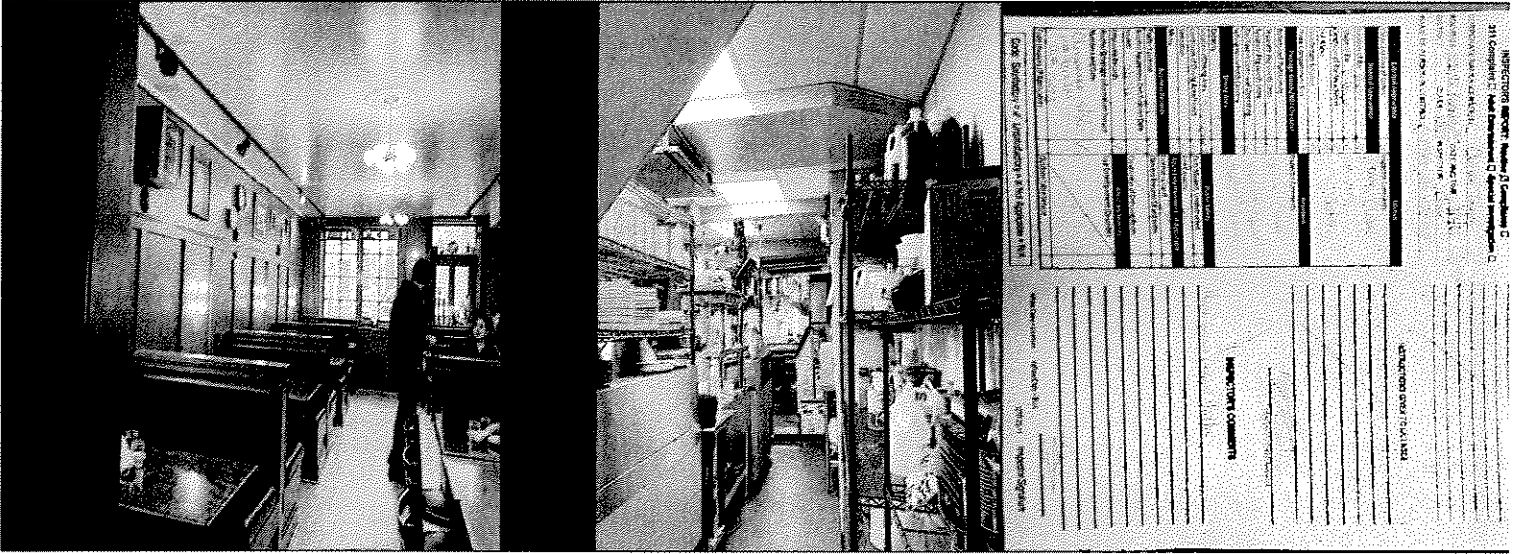
**Instructions Given to Licensee****Inspector's Comments**

Health permit expires 1/27/26. Inspected on 4/3/25 by Chase

**Photo(s) Taken**
 No file chosen
**Owner Email****Submitted by Inspector**

BALTIMORE\Terri.Chase





Cancel





\* \* \* \* \*

IN THE MATTER OF THE  
PETITION OF: JOSEPH R.  
WOOLMAN, ESQ.

Baltimore City Board of Municipal  
& Zoning Appeals

**1032 Riverside Ave  
(BLOCK 0937, LOT 041)**



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

Appeal No. **2024-310**  
Hearing Date: **March 18, 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 Joseph R. Woolman, Esq. (“Appellant”) to use the first floor as a restaurant with outdoor dining, requiring conditional use approval at 1032 Riverside Ave (“Property”).

Appellant filed this appeal to the Board on December 11, 2024 and appeared for a public hearing on March 18, 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 use the first floor as a restaurant with outdoor dining, requiring conditional use approval by a 4-0 vote.

Board members James Fields, Leland Shelton, Victor Clark, and David Marcozzi participated in the hearing and deliberation. Board member Liz Cornish recused herself from this matter. 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**

Appellant, on behalf of his client, The Outpost, seeks conditional use approval to convert the first floor of the Property, located in an R-8 zoning district, from a nonconforming tavern to a conforming restaurant with outdoor dining. The Property had previously operated with outdoor seating under a temporary COVID-era permit. However, when that permit expired, The Outpost continued to use outdoor tables without the required approvals. This led to a notice of violation issued by the Department of Housing and Community Development (DHCD), followed by a District Court judgment against The Outpost that included a \$10,000 fine and an injunction. The Outpost subsequently brought the tables indoors.

The Board heard from city staff and the Department of Planning. Staff clarified that while the tavern use was nonconforming, the proposed restaurant would conform with the Zoning Code’s Neighborhood Commercial Establishment (NCE) regulations. This change would also allow for outdoor dining, which would not be permissible under a nonconforming tavern use. Staff noted one letter of opposition from a neighbor who argued that outdoor seating, heaters, umbrellas, and signage obstructed the sidewalk and failed to preserve the required 5-foot pedestrian clearance. However, staff also reported support for the project from community members and the district’s City Council representative.

The Department of Planning supported the application, specifically the transition to a conforming restaurant use. Planning's primary concern related to maintaining accessibility by ensuring a 5-foot clear path on the sidewalk for pedestrians and wheelchair users. With that condition, Planning recommended approval.

Appellant presented the case to the Board on behalf of his client, The Outpost. He submitted a memorandum of law and emphasized unprecedented community support for the business, including 127 letters from neighbors and stakeholders. Woolman, who resides in the neighborhood himself, described the business as a valued community asset. He argued that under the standard established by *Schultz v. Pritts*, any adverse impacts from outdoor dining at this location were not above and beyond what one would normally expect from similar uses elsewhere in the district. He stressed the business had previously operated with outdoor tables without generating public complaints and maintained that the high level of community and political support evidenced the minimal impact.

A Board member questioned the Appellant directly about the delay in complying with the original violation notice. Mr. Matthew Lasinski, on behalf of The Outpost, testified there had been confusion about which city agency had jurisdiction over the outdoor seating, which contributed to the delay. Woolman added that Mr. Lasinski had been working with the Department of Transportation's Right-of-Way Section to secure a minor privilege permit and was awaiting the Board's approval before finalizing the application. He also confirmed that the restaurant had removed the outdoor seating and would not reinstall tables until all required approvals were secured.

**Support:** Appellant submitted 127 signed form letters from neighbors and others in support of the appeal. Letters of support from City Council Member Zac Blanchard and from the Federal Hill Neighborhood Association were also received.

**Opposition:** There was one letter of opposition submitted by a neighbor, who stated that the sidewalks adjacent to the Outpost are not wide enough to support outdoor tables while maintaining a safe pedestrian right of way of at least 5 feet. The letter stated that the sidewalk often contains additional objects like umbrellas and space heaters, which were not included in the site plan presented to the Board.

### 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 Article 32 and Maryland law.

Based on the evidence and testimony presented, the Board concluded that the proposed use satisfied the requirements for conditional use approval under § 5-406 of the City Code. The proposed conversion of the Property from a nonconforming tavern to a conforming restaurant with outdoor dining did not endanger public health, safety, or welfare. The change in use aligned with the City's zoning framework by bringing the Property into conformity with the Neighborhood Commercial Establishment (NCE) regulations, which expressly permit outdoor dining when properly permitted. Testimony and materials submitted at the hearing demonstrated strong community and political support for the use, including endorsements from the Federal Hill Neighborhood Association and the district's City Council representative.

The Board found that the authorization was not precluded by any other law or Urban Renewal Plan and determined that the request was consistent with the purpose and intent of the Zoning Code. The proposed restaurant would occupy a site previously used for similar purposes, and there was no evidence that the restaurant use would impair the future development of the surrounding area or compromise public infrastructure. On the contrary, the proposed use had the potential to enhance the vitality of the neighborhood, and the building itself had already been improved to accommodate indoor dining.

In considering the *Schultz v. Pritts* standard, the Board found no credible evidence that the outdoor dining would generate adverse effects above and beyond those typically associated with

restaurant uses in similar zoning districts. While a letter of opposition raised concerns regarding sidewalk obstructions and compliance with the 5-foot pedestrian clearance, Appellant confirmed that the proposed use *could* comply with all applicable standards if the restaurant maintained a 5-foot clear pedestrian path and obtained the necessary minor privilege permits.

Furthermore, the Board considered the nature of the surrounding area and the character of the neighborhood. The Outpost was located on a commercial corridor within a mixed-use neighborhood where restaurant uses were customary and compatible. The Board determined that the proposal would not impair access to light or air, emergency services, or utilities, and that adequate infrastructure was in place to support the proposed use.

Accordingly, the Board concluded that the requested conditional use met the standards of review under both City Code Article 32 and the guiding principles established in Maryland case law.

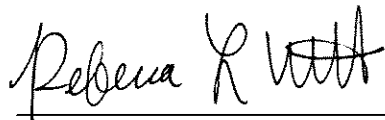
**Conclusion**

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 Article 32, it is this **17<sup>th</sup> day of April, 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 Appellant to use the first floor as a restaurant with outdoor dining, requiring conditional use approval; and it is further

**RESOLVED**, that Appeal No. 2024-310 is **GRANTED**, subject to the **CONDITION** that Appellant must maintain a five-foot-wide sidewalk clearance for pedestrian access at all times.

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.

  
\_\_\_\_\_  
Rebecca Witt  
Executive Director

