

**May 23, 2024**

**Applicant(s):** Darin Mislan  
Thames Street Venture, LLC, T/a Trade Name Pending  
1704 Thames Street 21231

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

Application to transfer ownership and location from a secured creditor of a Class "BD7" BWL license presently located at 2501-03 Fleet Street to 1704 Thames Street requesting live entertainment and outdoor table service.

**(a) Applicant(s) Information:** (1) Darin Mislan was born in Trenton, NJ in May of 1969. He lives in Baltimore, MD. Mr. Mislan is presently the licensee with financial interest at 31-33 Cross Street t/a No Way Rose since 2018. Mr. Mislan also has financial interest at 1710 Thames Street t/a Waterfront Hotel.

**(b) Ownership Breakdown:** (1) Darin Mislan (5%); (2) Vader R. LLC (60%); (3) R2 Properties, LLC (20%); and Eric Mathias (15%). See attachment for full LLC breakdown.

**(c) Purchase Price of Business:** The purchase price of the business is \$125,000, to be paid at settlement.

**(d) Qualified Voters:** Megan Easter, Margaret Argent, and Sima Fried are qualified Baltimore City voters.

**(e) Zoning:** Applicant has applied for a USE permit, for the use of the premises 1<sup>st</sup> and ground floor as a restaurant/tavern with outdoor table service and live entertainment.

**(f) Corporate Standing:** Thames Street Venture, LLC is a MD LLC and as of 5/9/2024 is active and in good standing.

**(g) Posting Report:** The location was posted on 2/29/2024 and will be checked on 3/11/2024. This meets the 10-day rule. There are 48 licensed liquor establishment(s) in the 2x2 area: "D" BW-1; "A" BWL-1; "B" BWL-23; "C" BWL-1; "D" BWL-1; "BD7" BWL-19; and "Hotel/Motel"-1.

**(h) Attorney of Record:** Anastasia Nardangeli

**(i) Timeline:** On 6/6/2022, staff received an application to substitute the name of the licensee of the ownership of the Class "BD7" BWL license to the name of a Secured Creditor, which indicated that active alcoholic beverages operations ceased on or about April 30, 2023. On 8/22/2023, staff received a request for a 180 day hardship extension. Board granted hardship request on 10/5/2023, within the 180 day timeframe. On 2/21/2024, staff received an application for transfer of ownership and location. As transfer of ownership and location application was received within the 360 day allowed. License is valid.

**(j) Letters of Support/Opposition:** Opponents have submitted affidavits in accordance with MD Alcoholic Beverages and Cannabis Article § 12- 1508 and BLLC Rule 2.06.

In considering this request, under the provisions of Alcohol Beverages Article § 12-508 and BLLC Rule 2.06, the Board first must determine whether: 1. More than 50% of the owners of real or leasehold property within 200 feet of the location described in the application oppose the issuing of the license; or 2. More than 50% of those owners and tenants, in combination, of real or leasehold property located within 200 feet of the location described in the application oppose the issuing of the license.

If the Board decides that neither standard above has been met, then under the provisions of Alcohol Beverages Article § 4-210(a) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

**Board's Decision:**

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

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

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

EXPLANATION OF REQUEST: transfer of ownership and location CLASS TYPE: BD7

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

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: n/a

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

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 2501-03 Fleet Street

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 1704 Thames Street

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

---

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Thames Street Venture, LLC TRADE NAME: n/a

BUSINESS PHONE NUMBER: 443-433-8532 BUSINESS EMAIL ADDRESS: darin@theadmiralscup.com

ATTORNEY FOR THE APPLICANT: Anastasia T. Nardangeli ADDRESS: 25 S Charles St., Ste 2015, Baltimore, MD 21201 PHONE: 410-916-2638

Part of Premises Used (Note: Floors and Areas for Storage): 1st and 2nd floors and basement for storage Outdoor Table Service Provided?  Yes  No Delivery of alcohol?  Yes  No

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

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

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

### 1. Applicant A

Darin Mistan [REDACTED] [REDACTED]

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

4509 Wilmslow Road Baltimore MD 21210 3+ years

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

May 1969 M Trenton, NJ

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

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

RECEIVED: BLLC  
FEB 03 2024 PM 2:21

### 2. Applicant B

n/a

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

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

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

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

### 3. Applicant C

n/a

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

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

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

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

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]

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]

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]

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

Applicant A  B  C

Applicant used to be the individual named on the BD-7 license for use at 31 East Cross Street, Baltimore, MD 21230 (since July 2018, when he was added to the license for "No Way Rose"), and he was removed as an individual and owns no interest in such license as of a hearing which took place on February 8, 2024.

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]

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

Applicant has an indirect minority interest in the liquor license used at the Admiral's Cup in Fells Point 1647 Thames Street and also the Waterfront Hotel in Fells Point (1710 Thames Street).

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]

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

See response to item 6 above.

9. Is the licensed premise currently open and operating?  Yes  No If no, then provide date of last day of operation of the establishment. The current location is shut down, and the current owner of the license, John Zorzit, procured ownership via foreclosure. This is a request for a transfer of location AND owner. The license (see attached) is currently alive via a hardship extension granted at a hearing on October 5, 2023.

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]

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

Name	Address	Phone	Email
Darin Mislán	4509 Wilmslow Road	[REDACTED]	[REDACTED]

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

- 1) NAME: Vander II, LLC (Use attached ownership breakdown) ADDRESS: 650 S. Exeter St., Ste. 1095, Baltimore, MD 21202 TITLE: Member %OF STOCK HELD: 60%
- 2) NAME: Darin Mislán ADDRESS: 4509 Wilmslow Road Baltimore, MD 21210 TITLE: Member %OF STOCK HELD: 5%
- 3) NAME: R2 Properties, LLC ADDRESS: 1420 Knecht Ave. Halethorpe, MD 21227 TITLE: Member %OF STOCK HELD: 20%
- 4) NAME: Eric Mathias ADDRESS: 3400 Dillon St., Baltimore, MD 21224 TITLE: Member %OF STOCK HELD: 15%

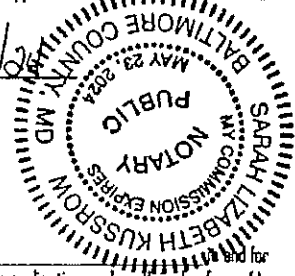
\*Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.

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 duty authorized deputies, inspectors and clerks, The Board of License Commissioners for Baltimore City, its duty 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 5 day of February, 2021 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore Co., personally appeared Darin Mislán the applicant(s) named in this application made on this 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 05/23/22  
Printed Name: Sarah L. Kussrow



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: \_\_\_\_\_

**Vader II, LLC Ownership**

Alexander F. Smith – 40%

Eric G. Smith – 40%

Vasilios G. Tserkis – 10%

Nicholas J. Sfakianos Revocable Trust, u/a/d August 31, 2020 – 5%

Brian McCormack – 5%

Name and Address of the owners of the premise/landlord: Fells Point Acquisitions, LLC Phone Number: [REDACTED]

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

(I, WE) 1704 Thames Street, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1704 Thames Street, Baltimore, City with a Zip Code of 21231, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]  
Signature of Owner of the Property

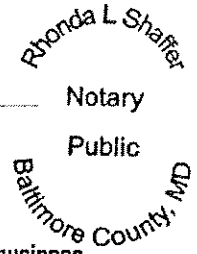
Charles Duff Hughes, Managing Member of 1704 Thames Street, I hereby certify that on the 26 day of December, 2023 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Charles Duff Hughes the landlord/property owner named in this application made 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: Rhonda L. Shaffer

(Notary Seal) My Commission expires 3/25/2024

Notary Printed Name: Rhonda L. Shaffer



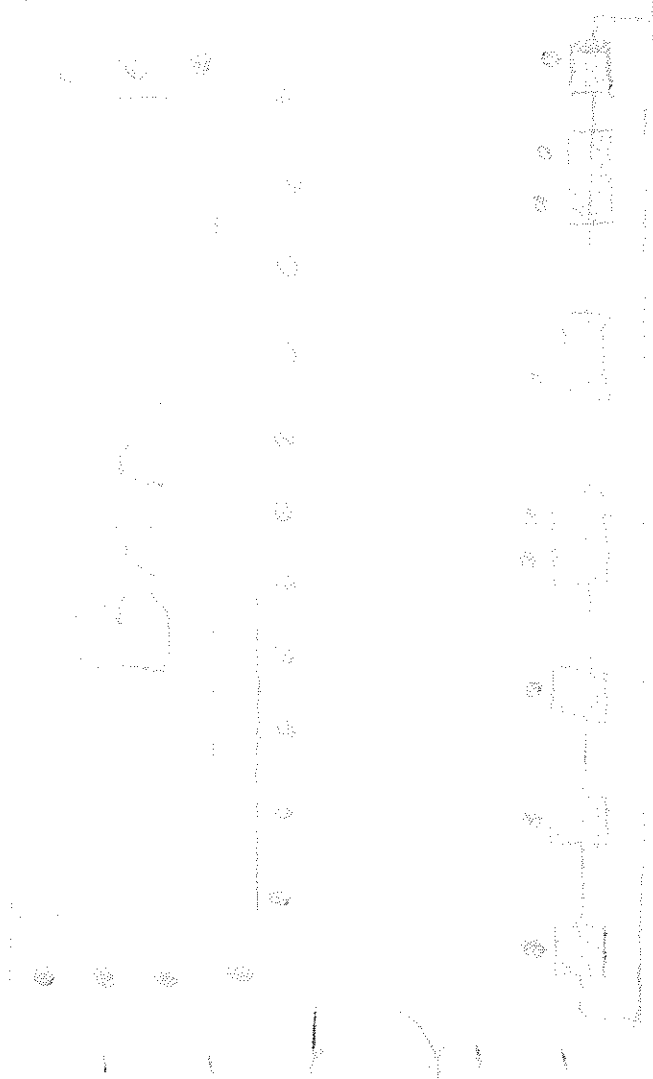
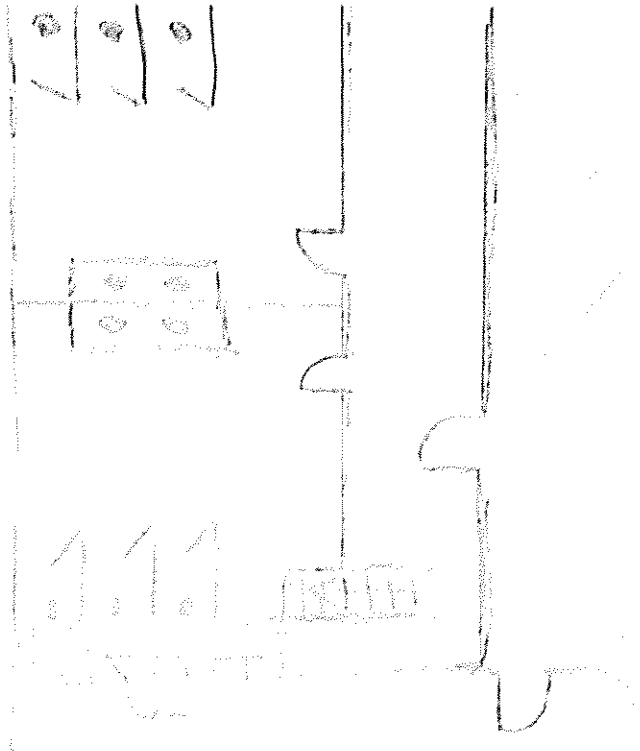
The following certificates must be signed by at least 3 persons.

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)
Megan Easter	1517 William St. Baltimore, MD 21230	<u>[Signature]</u>	5/89	4 yrs.
Margaret Argent	2117 Sulgrave Ave. Baltimore, MD 21209	<u>Margaret Argent</u>	3/59	8 yrs.
Sima Fried	1800 Jackson St. Baltimore, MD 21230	<u>Sima G. Fried</u>	5/82	9 yrs.

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

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



Handwritten text, possibly a signature or a note, located at the bottom right of the page. The text is faint and difficult to read, but it appears to be a name or a set of initials.





# 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 400**

Cert Num: **1131**

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

License Date: 5/1/2023

License Year: 2023

CR Number: 15629625

Payment Date: 09-11-23

2022 - 2023 TPP Paid

2023 Trader's License

Update Info

Click to Start License Renewal

## Add Adult Entertainment License

Add New Adult Entertainment License

### Location

Corp Name: **SECURED CREDITOR**

Trade Name: **N/A**

Zone Code: 13

Phone: 443-683-0198

Block Num: 2501-03

Street: **FLEET STREET**

City: **BALTIMORE**

State: **MD**

Zip: 21224

CR Number: 15629625

Portion of Business Used:

USE TAVERN SERVING FINGER FOOD CONSUMED ON PREMISES

Restriction:

Edit the License Location Info

Alternate Mailing Address

### License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JOHN	ZORZIT	10 WARREN ROAD, STE 130	COCKEYSVILLE	MD	21030	Edit	Remove Owner

## Comments

Date	Comment	Action
04/05/2024	4/4/2024 - Public Hearing Re: Application to transfer ownership and location from a secured creditor of a Class "BD7" BWL license presently located at 2501-03 Fleet Street to 1704 Thames Street requesting live entertainment and outdoor table service - POSTPONED..../jr	Delete
03/25/2024	3/21/2024 - Public Hearing Re: Application to transfer ownership and location from a secured creditor of a Class "BD7" BWL license presently located at 2501-03 Fleet Street to 1704 Thames Street requesting live entertainment and outdoor table service - POSTPONED..../jr	Delete
03/07/2024	Mail Returned: 2024 Renewal Application.../sb	Delete
03/04/2024	****STATE OF MD TAX HOLD, letter sent to Business address on February 28, 2024...../sb	Delete
02/28/2024	Application for transfer of ownership and location of a Class "BD7" BWL license presently located at 2501-03 Fleet Street to 1704 Thames Street requesting live entertainment and outdoor table service filed on behalf of Thames Street Ventures, LLC T/a Trade Name Pending, Darin Mislán on 2/21/2024 (Special Ad) /kk	Delete
10/06/2023	10/5/2023 - Public Hearing Re: Request for a hardship extension - GRANTED (3-0 vote)..../jr	Delete
09/11/2023	PAID \$1,320.00 FOR 2023 Annual Liquor License Fee; Invoice #131090..../sb	Delete
08/23/2023	08/22/2023 Attorney Shawn R. Harby submitted a hardship request; see invoice#130990..k/r	Delete
06/22/2023	Per DES Nicholas Blendy approval, Processed substitute application into the name of secured creditor John Zorzit; Invoice #130750..../jr	Delete
06/22/2023	Received Substitute Application to remove current licensee's Chaser's, LLC t/a Chaser's, David Hitchner and Substitute secured creditor John Zorzit, Trustee; Invoice #130747..../jr	Delete
06/06/2023	Received copies of UCC-1 paperwork from attorney Shawn Harby; Copies placed in file..../jr	Delete
01/30/2023	***STATE OF MD TAX HOLD, letter sent to the Business address on January 30, 2023.****/mb	Delete
08/31/2022	****RELEASED STATE OF MD TAX HOLD**** ..../mb	Delete
07/22/2022	Mailed letter of recognition for underage drinking compliance check on 7/21/2022 /kk	Delete
02/01/2022	****STATE OF MD TAX HOLD, letter sent to the Business address on January 27, 2022.****/mb	Delete
01/27/2022	1/27/2022 - Virtual Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) **Additional 90 days granted for transfer** ..../jr	Delete
12/27/2021	Letter from Attorney Steve Fogleman requesting Transfer Hardship; Invoice #123656..../sb	Delete
11/04/2021	01/06/2020 - REQUEST HAD EXPIRED..../sb	Delete
01/14/2021	***** RELEASED STATE TAX HOLD ***** /mb	Delete
06/26/2020	6/25/2020 - Virtual Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)...../jr	Delete
06/25/2020	Mailed preliminary approval letter to atty. Steve Fogleman from 6/25/2020 hearing..../jr	Delete
06/12/2020	Issued Outdoor License extension starting from June 12, 2020 until the governor has lifted his executive order; Housing permit#TMP2020-50035..../jr	Delete
03/06/2020	Application for transfer of ownership filed on behalf of So Philly, LLC T/a Chaser's - Anne Curci on 2/27/2020 /kk	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/sb	Delete
01/15/2020	270 transfer application letter sent to applicant(s) & attorney; application has expired - can resubmit new application for transfer /kk	Delete
12/23/2019	Called and Spoke with Atty Steve Fogleman regarding status of transfer application. Mr. Fogleman advised me that he and his client was aware of the deadline of January 6, 2020 to complete the transfer, But however his client was still working on it...../jr	Delete
11/20/2019	230 day pending letter sent to applicant(s) & attorney on 11/20/19 /kk	Delete
10/25/2019	10/24/2019 - Public Hearing Re: Request for a transfer hardship extension - GRANTED (3-0 vote) *Additional 90 days granted for transfer* ..../jr	Delete
09/24/2019	Requested for Transfer Hardship Extension; Invoice #117982.... /sb	Delete
09/11/2019	09/10/2019 90/150 day transfer pending letter was sent to all applicants...k/r	Delete
09/09/2019	Attorney Stephan W. Fogleman office was contacted in reference to 90/ 150 day transfer pending notice hard copies will be sent via email to applicant(s) and Attorney(s)..k/r	Delete
08/07/2019	Submitted 2019 Trader's License..... /sb	Delete
04/12/2019	4/11/2019 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)...../jr	Delete

03/11/2019	Application for transfer of ownership filed on behalf of So Philly, LLC T/a Chaser's - Anne Curci on 3/1/19 /kk	Delete
01/02/2019	Personal Property Tax Owed to City of Baltimore was cleared as per the email received from Law Department on January 2, 2019..../mb.	Delete
12/05/2018	PAID IN FULL \$425.00 for Violation Hearing dated November 08, 2018; Invoice #113845.... /sb	Delete
11/29/2018	Given an Invoice to Chief Inspector M. Foster for Violation Hearing fee dated on November 8,2018; Fine Fee to be paid \$425.00.... /mb.	Delete
11/23/2018	Personal Property tax letter mailed to Licensee(s) Home Address on 11/19/18../mb	Delete
11/09/2018	11/8/2018 - Public Hearing RE: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$300; \$300 + \$125 admin fee; \$425 total fine, 30 days to pay (3-0 vote)...../jr	Delete
05/04/2016	***** RELEASED STATE TAX HOLD ***** /sb	Delete
05/04/2016	Submitted statement "Good Standing".... /sb	Delete
05/03/2016	LICENSEE PAID FOR APPLICATION FEE, LATE FEE AND LICENSE FEE ( INVOICE# 103243, 103246 AND 103244) CORPORATION WAS NOT IN GOOD STANDING SO WAS NOT ABLE TO ISSUE LICENSE TO DAY 05/03/2016 UNTIL CLIENT BRING IN LETTER.....K/R	Delete
03/14/2016	RELEASED STATE TAX HOLD.... /sb	Delete
01/19/2016	*****State of MD Tax Hold, letter sent... /sb	Delete
05/06/2015	RELEASED STATE OF MD TAX HOLD.... /sb	Delete
05/06/2015	4/16/2015 Application to transfer ownership APPROVED 3-0 vote \$100 PAID	Delete
05/06/2015	4/16/2015 Public Hearing re: Application to transfer ownership APPROVED \$100 PAID	Delete
04/16/2015	***HOLD*** from Republic National Distributing Company,LLC having an account with presnt covering the sales alcoholic beverages in the sum of \$99.21	Delete
03/17/2015	*****03/02/2015 LICENSE JAMES CASPER wants his name removed from license. If renewal is submitted with Mr. Casper name please dont process and notify the licensee	Delete
03/02/2015	03/02/2015 LICENSE JAMES CASPER wants his name removed from license. If renewal is submitted with Mr. Casper name please dont process and notify the licensee	Delete
02/24/2015	10/15/14 HOLD (Grier Law Office)	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
10/28/2014	10/23/2014 Public Hearing re: Application to transfer ownership. POSTPONED	Delete
11/09/2011	11/11 Transfer of ownership, BD7-BWL, Candace M. Schaech, Scott S. Copinger, Jr., GVSG, Inc.	Delete

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

License num: LBD7 400  
Trade Name: N/A

Address: 2501-03 FLEET STREET

Comment:

[Add Comment](#)

## Hold Info

# THAMES STREET VENTURE, LLC: W24474058

**Department ID Number:**

W24474058

**Business Name:**

THAMES STREET VENTURE, LLC

**Principal Office:** 

650 S EXETER STREET

SUITE 1095

BALTIMORE MD 21202

**Resident Agent:** 

ANASTASIA THOMAS NARDANGELI

THOMAS & LIBOWITZ, P.A.

25 S. CHARLES STREET, SUITE 2015

BALTIMORE MD 21201

**Status:**

ACTIVE

**Good Standing:**

THIS BUSINESS IS IN GOOD STANDING

**Business Type:**

DOMESTIC LLC

**Business Code:**

20 ENTITIES OTHER THAN CORPORATIONS

**Date of Formation/ Registration:**

10/23/2023

**State of Formation:**

MD

**Stock Status:**

N/A

**Close Status:**

N/A

PROPOSED LOCATION: 1704 Thames St.

## MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 48

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

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

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

"D" BEER & WINE 1

"A" BEER, WINE & LIQUOR 1

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

"B" BEER, WINE & LIQUOR 23

"C" BEER, WINE & LIQUOR 1

"D" BEER, WINE & LIQUOR 1

"BD7" BEER, WINE & LIQUOR 19

ARENA \_\_\_\_\_












HOTEL/MOTEL 1

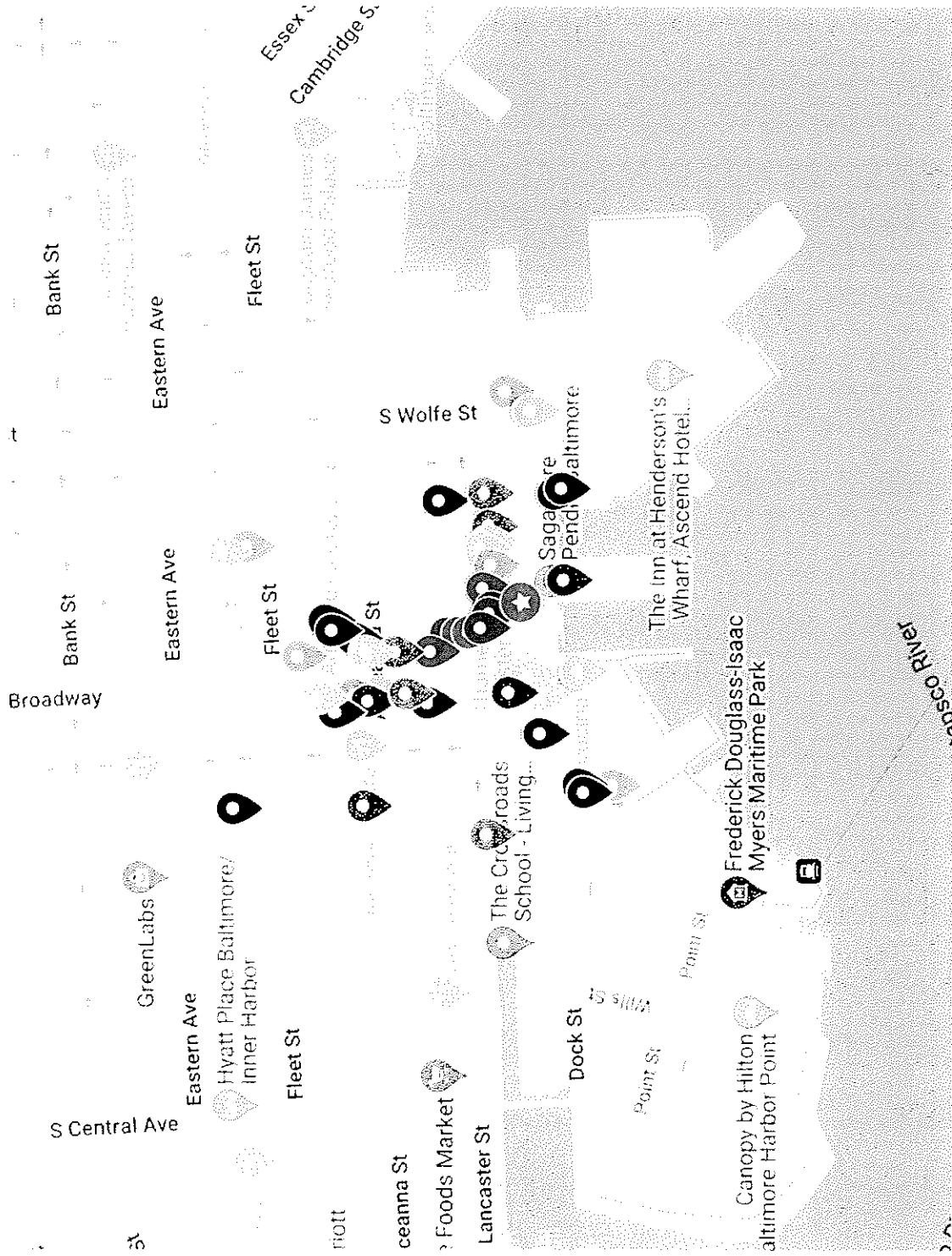
RACING \_\_\_\_\_

PREPARED BY: Chase DATE: 3/5/24

# 1704 Thames St.

## Licensed Establishments

- 
 N/A LBD7
- 
 The Port Comedy Club LBD7
- 
 Sammy's Enoteca-LB
- 
 Broadway Liquors-LA
- 
 DogWatch Tavern BD7
- 
 Moby Dick's BD7
- 
 Max's Taphouse BD7
- 
 Bertha's LB
- 
 Louisiana Restaurant LB
- 
 Birds of A Feather-LD
- 
 Sticky Rice LB





Papi's Tacos LB



Blamey Stone Pub BD7



Todd Conner's BD7

Alexander's Tavern LB

The Rockwell BD7

Sajhoma Restaurant-LBD7

American Legion-LC



Ze Mean Bean Cafe-LB



Rodos Bar-LBD7



The Abbey Burger-LB



El Coyote Bar-LBD7



Admiral Fell Inn-LB



Full Moon Saloon-LBD7



Santa Clara-LBD7



One-Eyed Mike's-LB



Black Olive-LB



Slainte Irish Pub-LB



Kooper's Tavern-LB



Waterfront Hotel-LB



Riptide By The Bay-LB

Thames St Oyster House-LB

Cat's Eye Pub-LBD7



The Point In Fells-LB



Penny Black-LB



The Wharf Rat-LBD7



Nanami Cafe-WD



V-NO Wine Bar-LBD7



TheHorse You Came In-LBD7





Dudas Tavern-LD



Kali's Court-LBD7



Bond Street Social-LB

Barcocina-LB

Leadbetters-LBD7

The Admiral's Cup-LBD7



Red Star-LB



Modern Cook Shop-LB



Sagamore Pendry- LBHM



Denzel's Shark Bar and Grill LB

## TRANSFERS/NEW APPLICATIONS

<b>Licensee Information (Trade Name)</b>	<b>Corporation Name</b>	<b>Location Address</b>
N/A	Thames Street Venture, LLC	1704 Thames St
<b>License Type</b>	<b>Date Posted?</b>	<b>Estimated Date of Removal?</b>
Class: BD7: Beer, Wine and Liquor	02/29/2024	03/11/2024
<b>Is the location within 300 feet of Church and/or School?</b>	<b>Are there any other licensed establishments within a two block radius?</b>	<b>Is the establishment open and operating in a safe and sanitary manner? (If not open, note in comments - CLOSED or NOT OPERATING)</b>
No	Yes	No

**Other licensed locations - Describe/Note**

Please see maps for additional locations

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

Filed application for a transfer of ownership and location from 2501-03 Fleet St to 2501 Thames St. The proposed location will have outdoor table service and live entertainment which includes live acoustic and DJ. The establishment is closed and under construction.

**Licensee Name**

N/A

**Inspector Name**

BALTIMORE Terri Chase

**Photo(s) Taken**

Choose Files No file chosen

**Submission Date**

02/29/2024 03:28 PM



Cancel

Cancel

# Posting Sign Report

**Applicants Name**

Darin Mislan

**Premises Address**

1704 Thames St.

**Inspector Name**

BALTIMORE Terri Chase

**Posted Date/Time**

02/29/2024

05:30 PM

**Rechecked Date/Time**

03/11/2024

01:00 PM

**Manager**

N/A

**Posted Summary**

The sign is posted on the front door.

**Rechecked Summary**

The sign is still posted on the front door.

**Photo(s) Taken**

Choose Files

No file chosen



Cancel

# NOTICE

Application has been filed with the

## Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1704 Thames St. 21231

Class of License: BD7 - Beer, Wine & Liquor

Scope of Application: Transfer of ownership and location of a class "BD7" Beer License  
presently located at 2501-03 Fleet Street to 1704 Thames Street, request

Application filed by: Thames Street Ventures, LLC T/A Trade Name Pending

Darin Mislán

Present Licensee(s): Secured Creditors (John Zarzitz)

The hearing concerning this application will be held on or after March 14, 2024 in City Hall; 100 N. Holliday Street, Room 215, Baltimore, Maryland 21202 at 10:30 AM. Please visit [lb.baltimorecity.gov](http://lb.baltimorecity.gov) under the link for "Hearing Schedules" for confirmation of the date, time, and place for all matters being heard by the Board.

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

Hon. Albert J. Matriaciani, Jr., (Ret.)

Chairman

Edward L. Reisinger

Commissioner

Granville Templeton, III, Esq.

Commissioner

Douglas K. Paige

Executive Secretary



MAYOR AND CITY COUNCIL OF BALTIMORE  
DEPARTMENT OF FINANCE  
BUREAU OF REVENUE COLLECTIONS  
COLLECTION DIVISION  
LIEN UNIT  
410-396-3991  
200 HOLLIDAY STREET  
BALTIMORE, MARYLAND 21202

# DOT CONSOLIDATION REQUEST # \_\_\_\_\_

(For Office Use Only)

1. PRINT OR TYPE THE INFORMATION REQUESTED ON THIS FORM.
2. PRINT IN THE SPACES PROVIDED THE EXACT BLOCK AND LOT AND PROPERTY ADDRESS AS RECORDED IN THE BOOKS OF THE MARYLAND DEPARTMENT OF ASSESSMENTS & TAXATION.  
\*\*\*IF THE ADDRESS AND THE BLOCK AND LOT PROVIDED DO NOT MATCH THE SEARCH WILL BE DONE USING THE PROPERTY ADDRESS PROVIDED ON THE APPLICATION.
3. THIS OFFICE WILL NOT BE RESPONSIBLE FOR ERRORS DUE TO IMPROPER OR INCOMPLETE DESCRIPTION.
4. A SEPARATE APPLICATION MUST BE FILED AND A FEE OF \$55.00 FOR EACH PROPERTY OR LOT SEPARATELY ASSESSED IN THE BOOKS OF THE MARYLAND DEPARTMENT OF ASSESSMENTS.

BLOCK LOT

1861 014

FEE \$55.00 PER PROPERTY

LOT AND IMPROVEMENT KNOWN AS:

DATE:

03/12/2024

ADDRESS or DESCRIPTION: 1706 Thames Street, Baltimore, MD 21231

OWNER: 1704 Thames Street LLC

IS CURRENT OWNER SUBJECT TO A MARYLAND INDIVIDUAL BUSINESS OR CORPORATE PERSONAL PROPERTY TAX?

YES

NO

APPLICANT INFORMATION: HOLD FOR PICKUP: YES  NO  RELEASE TO DOT

APPLICANT NAME: Rosenberg Martin Greenberg, LLP

MAILING ADDRESS: 25 S. Charles Street, 21st Floor

ATTENTION: Maggie Giordano

CITY, STATE Baltimore, MD

ZIP CODE 21201

PHONE # 4107276600

EMAIL ADDRESS: mgiordano@rosenbergmartin.com

MAKE ALL CHECKS PAYABLE TO: "DIRECTOR OF FINANCE"

MAIL ALL LIEN APPLICATIONS TO: BUREAU OF REVENUE COLLECTIONS  
LIENS UNIT  
ABEL WOLMAN MUNICIPAL BUILDING  
200 HOLLIDAY STREET, ROOM 1  
BALTIMORE, MARYLAND 21202

**NOTICE:** The request for the consolidation of multiple real property accounts **WILL NOT BE PROCESSED** until all taxes and other liens are paid. A return check charge of \$30.00 will be assessed on each bill which is paid with a check that is returned by the bank or other financial institution on which it is drawn.

**CITY OF BALTIMORE  
DEPARTMENT OF TRANSPORTATION  
Right-of-Way Services Division  
Property Location Section  
The Councilman Harry S. Cummings Building  
401 East Fayette Street, Suite 101  
Baltimore, MD 21202**

**CONSOLIDATION REQUEST**

Property Location Section  
Attn: Dawn Flanary  
The Councilman Harry S. Cummings Bldg.  
401 East Fayette Street, Suite 101  
Baltimore, Maryland 21202  
(410) 396-3800

Date: 03/12/2024

Please consolidate my 2 Tax Lots into one so I may receive only one Tax Bill.

The properties are currently known as:

(Current Addresses) 1704 & 1706 Thames Street, Baltimore, MD 21226

The current Tax I.D. no.'s are: Ward 02 Section 06 Block 1861 Lots 013 & 014

I am requesting the consolidated properties to now be known as: 1704 Thames Street

I understand the properties requested to be consolidated into (1) tax lot, must be owned in fee simple, have title vested in the same person, persons or corporation, be adjoining tax lots, have any and all municipal liens levied against any of the affected properties posted paid within the Bureau of Revenue Collections records. In addition, the consolidation of the requested properties must not violate any building code or zoning code. It is further understood that the division of an existing tax lot or the re-establishment of a previously consolidated property into two (2) or more lots will require either a Subdivision or Minor Subdivision submission to the Department of Planning regardless if it is supported by Land Records or not.

A one-time administrative fee of \$80.00 is required to file the Consolidation Request. In addition, the Department of Finance requires a valid lien certificate be obtained for each of the properties requested to be consolidated. The cost of a lien certificate is \$55.00 per property. Your submitted package must contain one Lien Sheet request form for each property and a completed Consolidation Request form along with Cash, Check or Money Order made payable to the "Director of Finance." One single Check or Money Order may be sent for the combined total of all fees.

**Agency Approvals**

Property Location Section: \_\_\_\_\_

Collections: \_\_\_\_\_

Building Inspection: \_\_\_\_\_

\_\_\_\_\_

Zoning: \_\_\_\_\_

\_\_\_\_\_

(Please give explanation for denial)

1704 Thames Street LLC

Address: 2100 Frankfurst Avenue

City, State, Zip: Baltimore, MD 21226

Phone:  

Email:  

  
 Signature of Owner

**Construction permit filing**  
(Please give explanation of why this consolidation is occurring)  
 Example: Tax Purposes, Permit Filing, etc.

**\*NOTE: If you are making application by mail, please be sure to include all applicable fees as described above.  
(NO REQUESTS FOR CONSOLIDATION WILL BE ACCEPTED MAY 1 THROUGH JULY 1)**

Received from: \_\_\_\_\_ Cash: \_\_\_\_\_ Check: \_\_\_\_\_ Money Order: \_\_\_\_\_ Exempt: \_\_\_\_\_  
 Amount: \$ \_\_\_\_\_ Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Change Sheet: \_\_\_\_\_ Date: \_\_\_\_\_ New Lot # \_\_\_\_\_

MAYOR AND CITY COUNCIL OF BALTIMORE  
DEPARTMENT OF FINANCE  
BUREAU OF REVENUE COLLECTIONS  
COLLECTION DIVISION  
LIEN UNIT  
410-396-3991  
200 HOLLIDAY STREET  
BALTIMORE, MARYLAND 21202

# DOT CONSOLIDATION REQUEST # \_\_\_\_\_

(For Office Use Only)

1. PRINT OR TYPE THE INFORMATION REQUESTED ON THIS FORM.
2. PRINT IN THE SPACES PROVIDED THE EXACT BLOCK AND LOT AND PROPERTY ADDRESS AS RECORDED IN THE BOOKS OF THE MARYLAND DEPARTMENT OF ASSESSMENTS & TAXATION.  
\*\*\*\*IF THE ADDRESS AND THE BLOCK AND LOT PROVIDED DO NOT MATCH THE SEARCH WILL BE DONE USING THE PROPERTY ADDRESS PROVIDED ON THE APPLICATION.
3. THIS OFFICE WILL NOT BE RESPONSIBLE FOR ERRORS DUE TO IMPROPER OR INCOMPLETE DESCRIPTION.
4. A SEPARATE APPLICATION MUST BE FILED AND A FEE OF \$55.00 FOR EACH PROPERTY OR LOT SEPARATELY ASSESSED IN THE BOOKS OF THE MARYLAND DEPARTMENT OF ASSESSMENTS.

BLOCK LOT

1861 013

FEE \$55.00 PER PROPERTY

LOT AND IMPROVEMENT KNOWN AS:

DATE:

03/12/2024

ADDRESS or DESCRIPTION: 1704 Thames Street, Baltimore, MD 21231

OWNER:

1704 Thames Street LLC

IS CURRENT OWNER SUBJECT TO A MARYLAND INDIVIDUAL BUSINESS OR CORPORATE PERSONAL PROPERTY TAX?

YES

NO

APPLICANT INFORMATION: HOLD FOR PICKUP: YES  NO  RELEASE TO DOT

APPLICANT NAME: Rosenberg Martin Greenberg, LLP

MAILING ADDRESS: 25 S. Charles Street, 21st Floor

ATTENTION: Maggie Giordano

CITY, STATE: Baltimore, MD

ZIP CODE: 21201

PHONE #: 4107276600

EMAIL ADDRESS: mgiordano@rosenbergmartin.com

MAKE ALL CHECKS PAYABLE TO: "DIRECTOR OF FINANCE"

MAIL ALL LIEN APPLICATIONS TO: BUREAU OF REVENUE COLLECTIONS  
LIENS UNIT  
ABEL WOLMAN MUNICIPAL BUILDING  
200 HOLLIDAY STREET, ROOM 1  
BALTIMORE, MARYLAND 21202

**NOTICE:** The request for the consolidation of multiple real property accounts **WILL NOT BE PROCESSED** until all taxes and other liens are paid. A return check charge of \$30.00 will be assessed on each bill which is paid with a check that is returned by the bank or other financial institution on which it is drawn.



**CITY OF BALTIMORE  
DEPARTMENT OF TRANSPORTATION  
Right-of-Way Services Division  
Property Location Section  
The Councilman Harry S. Cummings Building  
401 East Fayette Street, Suite 101  
Baltimore, MD 21202**

**CONSOLIDATION REQUEST**

Property Location Section  
Attn: Dawn Flanary  
The Councilman Harry S. Cummings Bldg.  
401 East Fayette Street, Suite 101  
Baltimore, Maryland 21202  
(410) 396-3800

Date: 03/12/2024

Please consolidate my 2 Tax Lots into one so I may receive only one Tax Bill.

The properties are currently known as:

(Current Addresses) 1704 & 1706 Thames Street, Baltimore, MD 21226

The current Tax I.D. no.'s are: Ward 02 Section 06 Block 1861 Lots 013 & 014

I am requesting the consolidated properties to now be known as: 1704 Thames Street

I understand the properties requested to be consolidated into (1) tax lot, **must be owned in fee simple**, have title vested in the **same person, persons or corporation**, be **adjoining tax lots**, have **any and all municipal liens levied against any of the affected properties posted paid within the Bureau of Revenue Collections records**. In addition, the consolidation of the requested properties **must not violate any building code or zoning code**. It is further understood that the division of an existing tax lot or the re-establishment of a previously consolidated property into two (2) or more lots will require either a Subdivision or Minor Subdivision submission to the Department of Planning regardless if it is supported by Land Records or not.

A one-time administrative fee of \$80.00 is required to file the Consolidation Request. In addition, the Department of Finance requires a valid lien certificate be obtained for each of the properties requested to be consolidated. The cost of a lien certificate is \$55.00 **per property**. Your submitted package must contain one Lien Sheet request form for each property and a completed Consolidation Request form along with Cash, Check or Money Order made payable to the "Director of Finance." One single Check or Money Order may be sent for the combined total of all fees.

<b><u>Agency Approvals</u></b>	
Property Location Section: _____	
Collections: _____	
Building Inspection: _____	
_____	
Zoning: _____	
_____	
_____	
<b>(Please give explanation for denial)</b>	

	<span style="border: 1px solid black; padding: 2px;">1704 Thames Street LLC</span>
Address:	<span style="border: 1px solid black; padding: 2px;">2100 Frankfurst Avenue</span>
City, State, Zip:	<span style="border: 1px solid black; padding: 2px;">Baltimore, MD 21226</span>
Phone:	<span style="border: 1px solid black; padding: 2px;"> </span>
Email:	<span style="border: 1px solid black; padding: 2px;"> </span>
<span style="border: 1px solid black; padding: 2px; display: block; margin: 0 auto; width: 80%;"> </span>	

Signature of Owner

Construction permit filing

(Please give explanation of why this consolidation is occurring)  
Example: Tax Purposes, Permit Filing, etc.

**\*NOTE:** If you are making application by mail, please be sure to include all applicable fees as described above.  
(NO REQUESTS FOR CONSOLIDATION WILL BE ACCEPTED MAY 1 THROUGH JULY 1)

Received from: \_\_\_\_\_ Cash: \_\_\_\_\_ Check: \_\_\_\_\_ Money Order: \_\_\_\_\_ Exempt: \_\_\_\_\_  
Amount: \$ \_\_\_\_\_ Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Change Sheet: \_\_\_\_\_ Date: \_\_\_\_\_ New Lot # \_\_\_\_\_

MAYOR AND CITY COUNCIL OF BALTIMORE  
DEPARTMENT OF FINANCE  
BUREAU OF REVENUE COLLECTIONS  
COLLECTION DIVISION  
LIEN UNIT  
410-396-3991  
200 HOLLIDAY STREET  
BALTIMORE, MARYLAND 21202

# DOT CONSOLIDATION REQUEST # \_\_\_\_\_

(For Office Use Only)

1. PRINT OR TYPE THE INFORMATION REQUESTED ON THIS FORM.
2. PRINT IN THE SPACES PROVIDED THE EXACT BLOCK AND LOT AND PROPERTY ADDRESS AS RECORDED IN THE BOOKS OF THE MARYLAND DEPARTMENT OF ASSESSMENTS & TAXATION.  
\*\*\*\*IF THE ADDRESS AND THE BLOCK AND LOT PROVIDED DO NOT MATCH THE SEARCH WILL BE DONE USING THE PROPERTY ADDRESS PROVIDED ON THE APPLICATION.
3. THIS OFFICE WILL NOT BE RESPONSIBLE FOR ERRORS DUE TO IMPROPER OR INCOMPLETE DESCRIPTION.
4. A SEPARATE APPLICATION MUST BE FILED AND A FEE OF \$55.00 FOR EACH PROPERTY OR LOT SEPARATELY ASSESSED IN THE BOOKS OF THE MARYLAND DEPARTMENT OF ASSESSMENTS.

BLOCK LOT

1861	013
------	-----

**FEE \$55.00 PER PROPERTY**

LOT AND IMPROVEMENT KNOWN AS:

DATE:

03/12/2024

ADDRESS or DESCRIPTION: 1704 Thames Street, Baltimore, MD 21231

OWNER: 1704 Thames Street LLC

IS CURRENT OWNER SUBJECT TO A MARYLAND INDIVIDUAL BUSINESS OR CORPORATE PERSONAL PROPERTY TAX?

YES

NO

APPLICANT INFORMATION: HOLD FOR PICKUP: YES  NO  RELEASE TO DOT

APPLICANT NAME: Rosenberg Martin Greenberg, LLP

MAILING ADDRESS: 25 S. Charles Street, 21st Floor

ATTENTION: Maggie Giordano

CITY, STATE Baltimore, MD

ZIP CODE 21201

PHONE # 4107276600

EMAIL ADDRESS: mgiordano@rosenbergmartin.com

MAKE ALL CHECKS PAYABLE TO: "DIRECTOR OF FINANCE"

MAIL ALL LIEN APPLICATIONS TO: BUREAU OF REVENUE COLLECTIONS  
LIENS UNIT  
ABEL WOLMAN MUNICIPAL BUILDING  
200 HOLLIDAY STREET, ROOM 1  
BALTIMORE, MARYLAND 21202

**NOTICE:** The request for the consolidation of multiple real property accounts **WILL NOT BE PROCESSED** until all taxes and other liens are paid. A return check charge of \$30.00 will be assessed on each bill which is paid with a check that is returned by the bank or other financial institution on which it is drawn.

MAYOR AND CITY COUNCIL OF BALTIMORE  
DEPARTMENT OF FINANCE  
BUREAU OF REVENUE COLLECTIONS  
COLLECTION DIVISION  
LIEN UNIT  
410-396-3991  
200 HOLLIDAY STREET  
BALTIMORE, MARYLAND 21202

# DOT CONSOLIDATION REQUEST # \_\_\_\_\_

(For Office Use Only)

1. PRINT OR TYPE THE INFORMATION REQUESTED ON THIS FORM.
2. PRINT IN THE SPACES PROVIDED THE EXACT BLOCK AND LOT AND PROPERTY ADDRESS AS RECORDED IN THE BOOKS OF THE MARYLAND DEPARTMENT OF ASSESSMENTS & TAXATION.  
\*\*\*IF THE ADDRESS AND THE BLOCK AND LOT PROVIDED DO NOT MATCH THE SEARCH WILL BE DONE USING THE PROPERTY ADDRESS PROVIDED ON THE APPLICATION.
3. THIS OFFICE WILL NOT BE RESPONSIBLE FOR ERRORS DUE TO IMPROPER OR INCOMPLETE DESCRIPTION.
4. A SEPARATE APPLICATION MUST BE FILED AND A FEE OF \$55.00 FOR EACH PROPERTY OR LOT SEPARATELY ASSESSED IN THE BOOKS OF THE MARYLAND DEPARTMENT OF ASSESSMENTS.

BLOCK LOT

1861 014

FEE \$55.00 PER PROPERTY

LOT AND IMPROVEMENT KNOWN AS:

DATE:

03/12/2024

ADDRESS or DESCRIPTION: 1706 Thames Street, Baltimore, MD 21231

OWNER: 1704 Thames Street LLC

IS CURRENT OWNER SUBJECT TO A MARYLAND INDIVIDUAL BUSINESS OR CORPORATE PERSONAL PROPERTY TAX?

YES

NO

APPLICANT INFORMATION: HOLD FOR PICKUP: YES  NO  RELEASE TO DOT

APPLICANT NAME: Rosenberg Martin Greenberg, LLP

MAILING ADDRESS: 25 S. Charles Street, 21st Floor

ATTENTION: Maggie Giordano

CITY, STATE Baltimore, MD

ZIP CODE 21201

PHONE # 4107276600

EMAIL ADDRESS: mgiordano@rosenbergmartin.com

MAKE ALL CHECKS PAYABLE TO: "DIRECTOR OF FINANCE"

MAIL ALL LIEN APPLICATIONS TO: BUREAU OF REVENUE COLLECTIONS  
LIENS UNIT  
ABEL WOLMAN MUNICIPAL BUILDING  
200 HOLLIDAY STREET, ROOM 1  
BALTIMORE, MARYLAND 21202

**NOTICE:** The request for the consolidation of multiple real property accounts **WILL NOT BE PROCESSED** until all taxes and other liens are paid. A return check charge of \$30.00 will be assessed on each bill which is paid with a check that is returned by the bank or other financial institution on which it is drawn.

Affidavits submitted in accordance with MD Alcoholic Beverages and Cannabis Article § 12-1508 and BLLC Rule 2.06.

**1704 Thames Street 50% protest**

All affidavits in this package are original except for the following:

1723 Lancaster: The original affidavit was delivered to 1719 Lancaster but stolen, per Eben Hansel. (He has a video of the thief taking it.) The owners of 1723 Lancaster express-mailed a second original on 05/07 (see receipt), but Eben is not sure it will arrive in time for him to deliver it to you by the 4:30 P.M. deadline. Thus we are enclosing the copy that the owners sent to Eben.

**AFFIDAVIT CONCERNING TRANSFER OF LIQUOR LICENSE**

**Regarding Property Described as 1704 Thames Street**

We/I, G. H. ASADY, being over eighteen (18) years of age and competent to testify, hereby state the following facts

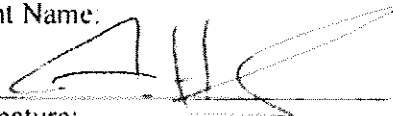
1. We/I are/am the owner[s] of the property located at 1703 Lancaster st., Baltimore, Maryland 21231.
2. It is my/our understanding that an application has been made to transfer a Class "BD7" beer, wine & liquor license to the property known as 1704 Thames Street, Baltimore, Maryland 21231.
3. We/I oppose the transfer of the liquor license to the address known as 1704 Thames Street, Baltimore, Maryland 21231

We/I solemnly swear and affirm that the contents of the foregoing Affidavit are true and correct to the best of my/our knowledge, information and belief.

Dated: 4/29/24, 2024

G. H. ASADY

Print Name:

Signature: 

Dated: \_\_\_\_\_, 2024

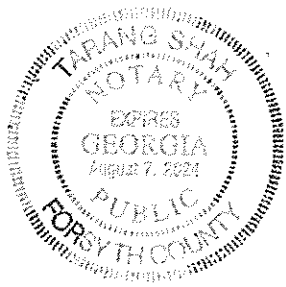
Print Name: \_\_\_\_\_

Signature: \_\_\_\_\_

STATE OF GEORGIA )  
CITY OF Marietta ) SS.

I hereby certify that on this 29 day of April, 2024 before me, a Notary Public of said State and County/City, personally appeared Golden H. Asady Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief

As WITNESS My Hand and Notarial Seal:



Signature: [Handwritten Signature]

Printed Name: TARANG SHAH

NOTARY PUBLIC

(Notary Seal)  
My Commission Expires: 08/07/2024

STATE OF \_\_\_\_\_ )  
CITY OF \_\_\_\_\_ ) SS.

I hereby certify that on this \_\_\_\_ day of \_\_\_\_\_, 2024 before me, a Notary Public of said State and County/City, personally appeared \_\_\_\_\_ Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief

As WITNESS My Hand and Notarial Seal

Signature: \_\_\_\_\_

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

NOTARY PUBLIC

(Notary Seal)  
My Commission Expires

**AFFIDAVIT CONCERNING TRANSFER OF LIQUOR LICENSE**

**Regarding Property Described as 1704 Thames Street**

We/I, John V. Trautwein, being over eighteen (18) years of age and competent to testify, hereby state the following facts:

1. We/I are/am the owner[s] of the property located at 1704 LANCASTER Baltimore, Maryland 21231.
2. It is my/our understanding that an application has been made to transfer a Class "BD7" beer, wine & liquor license to the property known as 1704 Thames Street, Baltimore, Maryland 21231.
3. We/I oppose the transfer of the liquor license to the address known as 1704 Thames Street, Baltimore, Maryland 21231.

We/I solemnly swear and affirm that the contents of the foregoing Affidavit are true and correct to the best of my/our knowledge, information and belief.

Dated: May 2, 2024

John V Trautwein  
Print Name:

John V Trautwein  
Signature:

Dated: \_\_\_\_\_, 2024

\_\_\_\_\_  
Print Name:

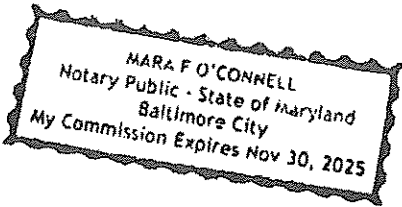
\_\_\_\_\_  
Signature:



STATE OF MARYLAND )  
 )  
CITY OF BALTIMORE ) SS.

I hereby certify that on this 2 day of MAY, 2024 before me, a Notary Public of said State and County/City, personally appeared JOHN TRAVI WEIN, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:



Signature: \_\_\_\_\_  
Printed Name: MARA O'CONNELL  
NOTARY PUBLIC  
(Notary Seal)  
My Commission Expires:

STATE OF \_\_\_\_\_ )  
 )  
CITY OF \_\_\_\_\_ ) SS.

I hereby certify that on this \_\_\_\_ day of \_\_\_\_\_, 2024 before me, a Notary Public of said State and County/City, personally appeared \_\_\_\_\_, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
NOTARY PUBLIC  
(Notary Seal)  
My Commission Expires:

**AFFIDAVIT CONCERNING TRANSFER OF LIQUOR LICENSE**

**Regarding Property Described as 1704 Thames Street**

We/I, Mary Sapdunakis, being over eighteen (18) years of age and competent to testify, hereby state the following facts:

1. We/I are/am the owner[s] of the property located at 1705 Lancaster St. Baltimore, Maryland 21231.
2. It is my/our understanding that an application has been made to transfer a Class "BD7" beer, wine & liquor license to the property known as 1704 Thames Street, Baltimore, Maryland 21231.
3. We/I oppose the transfer of the liquor license to the address known as 1704 Thames Street, Baltimore, Maryland 21231.

We/I solemnly swear and affirm that the contents of the foregoing Affidavit are true and correct to the best of my/our knowledge, information and belief.

Dated: 5-6-2024, 2024

MARY SAPDUNAKIS  
Print Name:  
Mary Sapdunakis  
Signature

Dated: \_\_\_\_\_, 2024

\_\_\_\_\_  
Print Name:  
\_\_\_\_\_  
Signature:

STATE OF Maryland )  
 )  
CITY OF Baltimore ) SS.

I hereby certify that on this 6<sup>th</sup> day of May, 2024 before me, a Notary Public of said State and County/City, personally appeared Mary Sapounaki, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

Signature: [Handwritten Signature]  
Printed Name: Christie F Thompson

NOTARY PUBLIC

(Notary Seal) 8/5/2027  
My Commission Expires:



STATE OF \_\_\_\_\_ )  
 )  
CITY OF \_\_\_\_\_ ) SS.

I hereby certify that on this \_\_\_\_ day of \_\_\_\_\_, 2024 before me, a Notary Public of said State and County/City, personally appeared \_\_\_\_\_, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

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

NOTARY PUBLIC

(Notary Seal)  
My Commission Expires:

**AFFIDAVIT CONCERNING TRANSFER OF LIQUOR LICENSE**

**Regarding Property Described as 1704 Thames Street**

We/I, Kenneth Quang, being over eighteen (18) years of age and competent to testify, hereby state the following facts:

1. We/I are/am the owner[s] of the property located at 1710 LANCASTER ST. Baltimore, Maryland 21231.
2. It is my/our understanding that an application has been made to transfer a Class "BD7" beer, wine & liquor license to the property known as 1704 Thames Street, Baltimore, Maryland 21231.
3. We/I oppose the transfer of the liquor license to the address known as 1704 Thames Street, Baltimore, Maryland 21231.

We/I solemnly swear and affirm that the contents of the foregoing Affidavit are true and correct to the best of my/our knowledge, information and belief.

Dated: May 06, 2024

Kenneth Quang  
Print Name:

[Signature]  
Signature:

Dated: \_\_\_\_\_, 2024


\_\_\_\_\_  
Print Name:

\_\_\_\_\_  
Signature:

STATE OF Florida )  
 )  
CITY OF Orange ) SS.

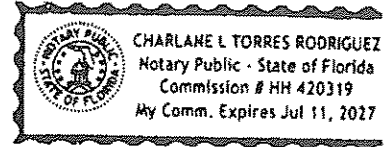
I hereby certify that on this 16<sup>th</sup> day of May, 2024 before me, a Notary Public of said State and County/City, personally appeared Kenneth Quany, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief. By means of physical presence.

As WITNESS My Hand and Notarial Seal:

Signature:   
Printed Name: Charlane Torres

NOTARY PUBLIC

(Notary Seal)  
My Commission Expires:  
July 11, 2027



STATE OF \_\_\_\_\_ )  
 )  
CITY OF \_\_\_\_\_ ) SS.

I hereby certify that on this \_\_\_\_ day of \_\_\_\_\_, 2024 before me, a Notary Public of said State and County/City, personally appeared \_\_\_\_\_, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

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

NOTARY PUBLIC

(Notary Seal)  
My Commission Expires:

**AFFIDAVIT CONCERNING TRANSFER OF LIQUOR LICENSE**

**Regarding Property Described as 1704 Thames Street**

CHRISTOPHER G. CHUTE

We/I, JEANNE NEVIN, being over eighteen (18) years of age and

competent to testify, hereby state the following facts:

1. We/I are/am the owner[s] of the property located at 1711 LANCASTER ST.  
Baltimore, Maryland 21231.
2. It is my/our understanding that an application has been made to transfer a Class  
"BD7" beer, wine & liquor license to the property known as 1704 Thames Street, Baltimore,  
Maryland 21231.
3. We/I oppose the transfer of the liquor license to the address known as 1704  
Thames Street, Baltimore, Maryland 21231.

We/I solemnly swear and affirm that the contents of the foregoing Affidavit are true and correct to the best of my/our knowledge, information and belief.

Dated: 25 April, 2024

Christopher G Chute  
Print Name:

[Signature]  
Signature:

Dated: APRIL 25, 2024

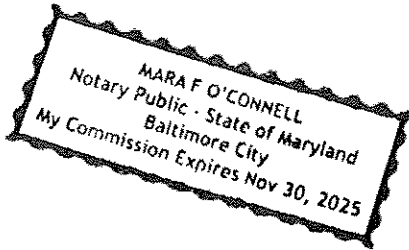
JEANNE NEVIN  
Print Name:

[Signature]  
Signature:

STATE OF MARYLAND )  
 ) SS.  
CITY OF BALTIMORE )

I hereby certify that on this 25 day of APRIL, 2024 before me, a Notary Public of said State and County/City, personally appeared CHRIS CHUTE, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

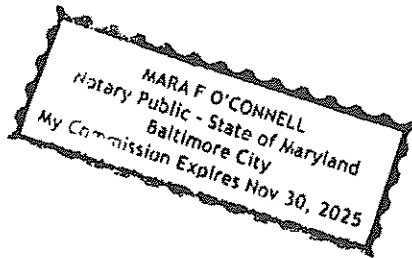


Signature: [Signature]  
Printed Name: MARA O'CONNELL  
NOTARY PUBLIC  
(Notary Seal)  
My Commission Expires:

STATE OF MARYLAND )  
 ) SS.  
CITY OF BALTIMORE )

I hereby certify that on this 25 day of APRIL, 2024 before me, a Notary Public of said State and County/City, personally appeared YAN SENKIN, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:



Signature: [Signature]  
Printed Name: MARA O'CONNELL  
NOTARY PUBLIC  
(Notary Seal)  
My Commission Expires:

**AFFIDAVIT CONCERNING TRANSFER OF LIQUOR LICENSE**

**Regarding Property Described as 1704 Thames Street**

We/I, Bryan E. Taylor, being over eighteen (18) years of age and competent to testify, hereby state the following facts:

1. We/I are/am the owner[s] of the property located at 1712 Lancaster St, Baltimore, Maryland 21231.
2. It is my/our understanding that an application has been made to transfer a Class "BD7" beer, wine & liquor license to the property known as 1704 Thames Street, Baltimore, Maryland 21231.
3. We/I oppose the transfer of the liquor license to the address known as 1704 Thames Street, Baltimore, Maryland 21231.

We/I solemnly swear and affirm that the contents of the foregoing Affidavit are true and correct to the best of my/our knowledge, information and belief.

Dated: 4. 21. 24, 2024

Bryan E. Taylor  
Print Name:

Dated: \_\_\_\_\_, 2024

[Signature]  
Print Name:



STATE OF MARYLAND )  
 )  
CITY OF BALTIMORE )

SS.

I hereby certify that on this 21 day of April, 2024 before me, a Notary Public of said State and County/City, personally appeared ROYA TAYLOR Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

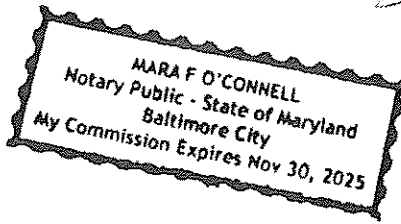
Printed Name: \_\_\_\_\_

NOTARY PUBLIC

MARA O'CONNELL

(Notary Seal)

My Commission Expires: \_\_\_\_\_



STATE OF \_\_\_\_\_ )  
 )  
CITY OF \_\_\_\_\_ )

SS.

I hereby certify that on this \_\_\_\_ day of \_\_\_\_\_, 2024 before me, a Notary Public of said State and County/City, personally appeared \_\_\_\_\_, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

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

NOTARY PUBLIC

(Notary Seal)

My Commission Expires: \_\_\_\_\_

AFFIDAVIT CONCERNING TRANSFER OF LIQUOR LICENSE

Regarding Property Described as 1704 Thames Street

We/I, Dan + Heather Tamez, being over eighteen (18) years of age and competent to testify, hereby state the following facts:

1. We/I are/am the owner[s] of the property located at 1713 Lancaster St Baltimore, Maryland 21231.
2. It is my/our understanding that an application has been made to transfer a Class "BD7" beer, wine & liquor license to the property known as 1704 Thames Street, Baltimore, Maryland 21231.
3. We/I oppose the transfer of the liquor license to the address known as 1704 Thames Street, Baltimore, Maryland 21231.

We/I solemnly swear and affirm that the contents of the foregoing Affidavit are true and correct to the best of my/our knowledge, information and belief.

Dated: April 25, 2024

Daniel Tamez  
Print Name:

[Signature]  
Signature:

Dated: April 25, 2024

Heather Tamez  
Print Name:

[Signature]  
Signature:

STATE OF MARYLAND )  
 ) SS.  
CITY OF BALTIMORE )

I hereby certify that on this 25 day of APRIL, 2024 before me, a Notary Public of said State and County/City, personally appeared HEATHER JAMES, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:



Signature: [Handwritten Signature]

Printed Name: MARA O'CONNELL

NOTARY PUBLIC

(Notary Seal)  
My Commission Expires:

STATE OF MARYLAND )  
 ) SS.  
CITY OF BALTIMORE )

I hereby certify that on this 25 day of APRIL, 2024 before me, a Notary Public of said State and County/City, personally appeared DANIEL JAMES, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:



Signature: [Handwritten Signature]

Printed Name: MARA O'CONNELL

NOTARY PUBLIC

(Notary Seal)  
My Commission Expires:

**AFFIDAVIT CONCERNING TRANSFER OF LIQUOR LICENSE**

**Regarding Property Described as 1704 Thames Street**

We/I, Michael Mulshine, being over eighteen (18) years of age and competent to testify, hereby state the following facts:

1. We/I are/am the owner[s] of the property located at 1715 Lanyard St, Baltimore, Maryland 21231.
2. It is my/our understanding that an application has been made to transfer a Class "BD7" beer, wine & liquor license to the property known as 1704 Thames Street, Baltimore, Maryland 21231.
3. We/I oppose the transfer of the liquor license to the address known as 1704 Thames Street, Baltimore, Maryland 21231.

We/I solemnly swear and affirm that the contents of the foregoing Affidavit are true and correct to the best of my/our knowledge, information and belief.

Dated: April 25, 2024

Michael Mulshine  
Print Name:

[Signature]  
Signature:

Dated: \_\_\_\_\_, 2024

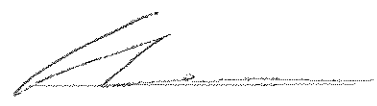
\_\_\_\_\_  
Print Name:

\_\_\_\_\_  
Signature:

STATE OF MARYLAND )  
 )  
CITY OF BALTIMORE ) SS.

I hereby certify that on this 25 day of APRIL, 2024 before me, a Notary Public of said State and County/City, personally appeared M. HEALMUSINE, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

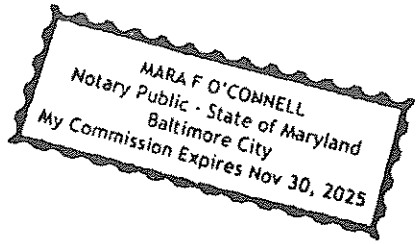
As WITNESS My Hand and Notarial Seal:

Signature: 

Printed Name: MARA F O'CONNELL

NOTARY PUBLIC

(Notary Seal)  
My Commission Expires:



STATE OF \_\_\_\_\_ )  
 )  
CITY OF \_\_\_\_\_ ) SS.

I hereby certify that on this \_\_\_\_ day of \_\_\_\_\_, 2024 before me, a Notary Public of said State and County/City, personally appeared \_\_\_\_\_, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

Signature: \_\_\_\_\_

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

NOTARY PUBLIC

(Notary Seal)  
My Commission Expires:

**AFFIDAVIT CONCERNING TRANSFER OF LIQUOR LICENSE**

**Regarding Property Described as 1704 Thames Street**

We/I, James Janowski, being over eighteen (18) years of age and competent to testify, hereby state the following facts:

1. We/I are/am the owner[s] of the property located at 1716 LANCYER ST Baltimore, Maryland 21231.
2. It is my/our understanding that an application has been made to transfer a Class "BD7" beer, wine & liquor license to the property known as 1704 Thames Street, Baltimore, Maryland 21231.
3. We/I oppose the transfer of the liquor license to the address known as 1704 Thames Street, Baltimore, Maryland 21231.

We/I solemnly swear and affirm that the contents of the foregoing Affidavit are true and correct to the best of my/our knowledge, information and belief.

Dated: 4/25, 2024

JAMES JANOWSKI  
Print Name:

[Signature]  
Signature:

Dated: \_\_\_\_\_, 2024

\_\_\_\_\_  
Print Name:

\_\_\_\_\_  
Signature:

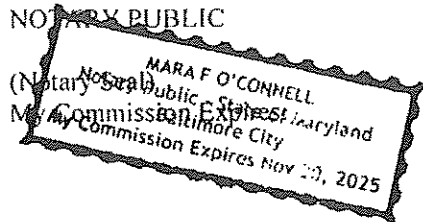
STATE OF MARYLAND )  
 ) SS.  
CITY OF BALTIMORE )

I hereby certify that on this 25 day of APRIL, 2024 before me, a Notary Public of said State and County/City, personally appeared JAMES JANOWSKI Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

Signature: [Handwritten Signature]

Printed Name: MARA O'CONNELL



STATE OF \_\_\_\_\_ )  
 ) SS.  
CITY OF \_\_\_\_\_ )

I hereby certify that on this \_\_\_\_ day of \_\_\_\_\_, 2024 before me, a Notary Public of said State and County/City, personally appeared \_\_\_\_\_, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

Signature: \_\_\_\_\_

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

NOTARY PUBLIC

(Notary Seal)  
My Commission Expires:

**AFFIDAVIT CONCERNING TRANSFER OF LIQUOR LICENSE**

**Regarding Property Described as 1704 Thames Street**

Mark  
We/I, Corinne Scheitler, being over eighteen (18) years of age and

competent to testify, hereby state the following facts:

1. We/I are/am the owner[s] of the property located at 1717 Lancaster St  
Baltimore, Maryland 21231.
2. It is my/our understanding that an application has been made to transfer a Class  
"BD7" beer, wine & liquor license to the property known as 1704 Thames Street, Baltimore,  
Maryland 21231.
3. We/I oppose the transfer of the liquor license to the address known as 1704  
Thames Street, Baltimore, Maryland 21231.

We/I solemnly swear and affirm that the contents of the foregoing Affidavit are true and correct to the best of my/our knowledge, information and belief.

Dated: 25 April, 2024

Corinne Scheitler

Print Name:

Corinne Scheitler

Signature:

Dated: 25 April, 2024

MARK SCHEITLER

Print Name:

Mark Scheitler

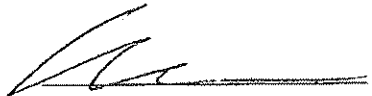
Signature:



STATE OF MARYLAND )  
 )  
CITY OF BALTIMORE ) SS.

I hereby certify that on this 25 day of APRIL, 2024 before me, a Notary Public of said State and County/City, personally appeared DAVID SHERIDAN, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

Signature: 

Printed Name: MARA O'CONNELL

NOTARY PUBLIC

(Notary Seal)  
My Commission Expires:



STATE OF MARYLAND )  
 )  
CITY OF BALTIMORE ) SS.

I hereby certify that on this 25 day of APRIL, 2024 before me, a Notary Public of said State and County/City, personally appeared DAVID SHERIDAN, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

Signature: 

Printed Name: MARA O'CONNELL

NOTARY PUBLIC

(Notary Seal)  
My Commission Expires:



**AFFIDAVIT CONCERNING TRANSFER OF LIQUOR LICENSE**

**Regarding Property Described as 1704 Thames Street**

We/I, Eben Hansel, being over eighteen (18) years of age and competent to testify, hereby state the following facts:

1. We/I are/am the owner[s] of the property located at 1719 Lancaster St., Baltimore, Maryland 21231.
2. It is my/our understanding that an application has been made to transfer a Class "BD7" beer, wine & liquor license to the property known as 1704 Thames Street, Baltimore, Maryland 21231.
3. We/I oppose the transfer of the liquor license to the address known as 1704 Thames Street, Baltimore, Maryland 21231.

We/I solemnly swear and affirm that the contents of the foregoing Affidavit are true and correct to the best of my/our knowledge, information and belief.

Dated: May 3, 2024

Eben Hansel  
Print Name:  
[Signature]  
Signature:

Dated: \_\_\_\_\_, 2024

\_\_\_\_\_  
Print Name:  
\_\_\_\_\_  
Signature:

STATE OF MARYLAND )  
 )  
CITY OF BALTIMORE ) SS.

I hereby certify that on this 3 day of MAY, 2024 before me, a Notary Public of said State and County/City, personally appeared ERIK HANSEN, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

Signature: [Signature]  
Printed Name: MARA F O'CONNELL

NOTARY PUBLIC  
(Notary Seal)  
My Commission Expires:



STATE OF \_\_\_\_\_ )  
 )  
CITY OF \_\_\_\_\_ ) SS.

I hereby certify that on this \_\_\_\_ day of \_\_\_\_\_, 2024 before me, a Notary Public of said State and County/City, personally appeared \_\_\_\_\_, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
NOTARY PUBLIC  
(Notary Seal)  
My Commission Expires:

**AFFIDAVIT CONCERNING TRANSFER OF LIQUOR LICENSE**

**Regarding Property Described as 1704 Thames Street**

We/I, Brooke Lierman, being over eighteen (18) years of age and competent to testify, hereby state the following facts:

1. We/I are/am the owner[s] of the property located at 1714 Lancaster St., Baltimore, Maryland 21231.

2. It is my/our understanding that an application has been made to transfer a Class "BD7" beer, wine & liquor license to the property known as 1704 Thames Street, Baltimore, Maryland 21231.

3. We/I oppose the transfer of the liquor license to the address known as 1704 Thames Street, Baltimore, Maryland 21231.

We/I solemnly swear and affirm that the contents of the foregoing Affidavit are true and correct to the best of my/our knowledge, information and belief.

Dated: 5/7, 2024

Brooke Lierman  
Print Name:  
Brooke Lierman  
Signature:

Dated: \_\_\_\_\_, 2024

\_\_\_\_\_  
Print Name:  
\_\_\_\_\_  
Signature:



STATE OF Maryland )  
CITY OF Annapolis )

SS.

I hereby certify that on this 7 day of May, 2024 before me, a Notary Public of said State and County/City, personally appeared Barbara Lerman, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

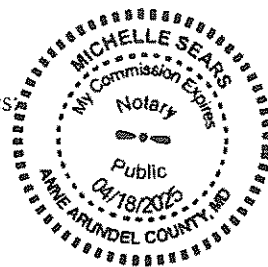
As WITNESS My Hand and Notarial Seal:

Signature: Michelle Sears

Printed Name: Michelle Sears

NOTARY PUBLIC

(Notary Seal)  
My Commission Expires: 4/18/25



STATE OF \_\_\_\_\_ )  
CITY OF \_\_\_\_\_ )

SS.

I hereby certify that on this \_\_\_\_ day of \_\_\_\_\_, 2024 before me, a Notary Public of said State and County/City, personally appeared \_\_\_\_\_, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

Signature: \_\_\_\_\_

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

NOTARY PUBLIC

(Notary Seal)  
My Commission Expires

**AFFIDAVIT CONCERNING TRANSFER OF LIQUOR LICENSE**

**Regarding Property Described as 1704 Thames Street**

We/I, Claudia Towles, being over eighteen (18) years of age and competent to testify, hereby state the following facts:

1. We/I are/am the owner[s] of the property located at 1720 Lancaster St Baltimore, Maryland 21231.
2. It is my/our understanding that an application has been made to transfer a Class "BD7" beer, wine & liquor license to the property known as 1704 Thames Street, Baltimore, Maryland 21231.
3. We/I oppose the transfer of the liquor license to the address known as 1704 Thames Street, Baltimore, Maryland 21231.

We/I solemnly swear and affirm that the contents of the foregoing Affidavit are true and correct to the best of my/our knowledge, information and belief.

Dated: 5/3, 2024

Claudia Towles

Print Name:

Claudia Towles

Signature:

Dated: \_\_\_\_\_, 2024

Print Name:

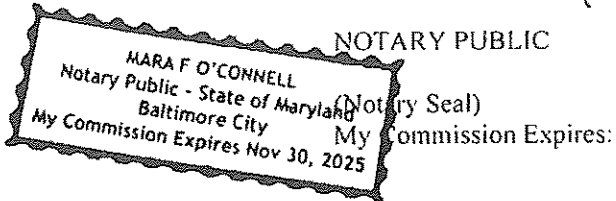
Signature:

STATE OF MARYLAND )  
 ) SS.  
CITY OF BALTIMORE )

I hereby certify that on this 3 day of MAY, 2024 before me, a Notary Public of said State and County/City, personally appeared CHRISTOPHER. Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

Signature: \_\_\_\_\_  
Printed Name: MARA O'CONNELL



STATE OF \_\_\_\_\_ )  
 ) SS.  
CITY OF \_\_\_\_\_ )

I hereby certify that on this \_\_\_\_ day of \_\_\_\_\_, 2024 before me, a Notary Public of said State and County/City, personally appeared \_\_\_\_\_, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
NOTARY PUBLIC  
(Notary Seal)  
My Commission Expires: \_\_\_\_\_

709-920-6199

Terminal.....: POS6199C

Date.: 5/7/2024

Employee.....: 306100

Time.: 05:48 PM

Cashier's Name Lisa

ITEM NAME	QTY	PRICE	TOTAL
-----------	-----	-------	-------

Priority Mail			\$19.11
---------------	--	--	---------

	1 @	\$19.11	
--	-----	---------	--

Tax			\$0.00
-----	--	--	--------

NNK5NHY075TNE

Tracking Number - 9405511206210727743020

Subtotal			\$19.11
----------	--	--	---------

Shipping/Other Charges			\$0.00
------------------------	--	--	--------

Total tax			\$0.00
-----------	--	--	--------

Total			\$19.11
-------	--	--	---------

Cards			\$19.11
-------	--	--	---------

=====  
 Items Designated NR are NOT eligible  
 for Returns, Refunds or Exchanges.

US Postal Rates Are Subject to Surcharge.

RECEIVED: BILL  
MAY 08 2024 5:49:01





**AFFIDAVIT CONCERNING TRANSFER OF LIQUOR LICENSE**

**Regarding Property Described as 1704 Thames Street**

We/I, Kai Li & Mina Hong, being over eighteen (18) years of age and competent to testify, hereby state the following facts:

1. We/I are/am the owner[s] of the property located at 1723 Lancaster St, Baltimore, Maryland 21231.

2. It is my/our understanding that an application has been made to transfer a Class "BD7" beer, wine & liquor license to the property known as 1704 Thames Street, Baltimore, Maryland 21231.

3. We/I oppose the transfer of the liquor license to the address known as 1704 Thames Street, Baltimore, Maryland 21231.

We/I solemnly swear and affirm that the contents of the foregoing Affidavit are true and correct to the best of my/our knowledge, information and belief.

Dated: 5/7, 2024

Mina Hong  
Print Name:

[Signature]  
Signature:

Dated: 5/7, 2024

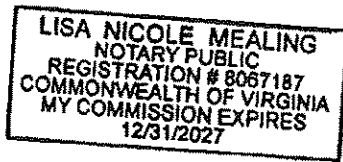
Kai Li  
Print Name:

[Signature]  
Signature:

STATE OF Virginia )  
CITY OF Arlington ) SS.

I hereby certify that on this 17<sup>th</sup> day of May, 2024 before me, a Notary Public of said State and County/City, personally appeared \_\_\_\_\_, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:



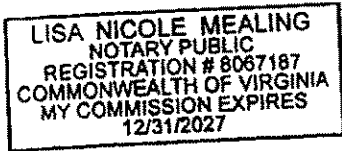
Signature: [Handwritten Signature]  
Printed Name: Lisa Nicole Mealing  
NOTARY PUBLIC

(Notary Seal)  
My Commission Expires: 12/31/2027

STATE OF Virginia )  
CITY OF Arlington ) SS.

I hereby certify that on this 17<sup>th</sup> day of May, 2024 before me, a Notary Public of said State and County/City, personally appeared \_\_\_\_\_, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:



Signature: [Handwritten Signature]  
Printed Name: Lisa Nicole Mealing  
NOTARY PUBLIC

(Notary Seal)  
My Commission Expires: 12/31/2027

**AFFIDAVIT CONCERNING TRANSFER OF LIQUOR LICENSE**

**Regarding Property Described as 1704 Thames Street**

We/I, Brian Wix, being over eighteen (18) years of age and competent to testify, hereby state the following facts:

1. We/I are/am the owner[s] of the property located at 1724 Lancaster ST Baltimore, Maryland 21231.
2. It is my/our understanding that an application has been made to transfer a Class "BD7" beer, wine & liquor license to the property known as 1704 Thames Street, Baltimore, Maryland 21231.
3. We/I oppose the transfer of the liquor license to the address known as 1704 Thames Street, Baltimore, Maryland 21231.

We/I solemnly swear and affirm that the contents of the foregoing Affidavit are true and correct to the best of my/our knowledge, information and belief.

Dated: May 3, 2024

Brian Wix  
Print Name:

Brian Wix  
Signature:

Dated: \_\_\_\_\_, 2024

\_\_\_\_\_  
Print Name:

\_\_\_\_\_  
Signature:

STATE OF MARYLAND )  
 )  
CITY OF BALTIMORE ) SS.

I hereby certify that on this 3 day of MAY, 2024 before me, a Notary Public of said State and County/City, personally appeared BRAD WILK, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

Signature: \_\_\_\_\_

Printed Name: MARA O'CONNELL

NOTARY PUBLIC

(Notary Seal)  
My Commission Expires:



STATE OF \_\_\_\_\_ )  
 )  
CITY OF \_\_\_\_\_ ) SS.

I hereby certify that on this \_\_\_\_ day of \_\_\_\_\_, 2024 before me, a Notary Public of said State and County/City, personally appeared \_\_\_\_\_, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

Signature: \_\_\_\_\_

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

NOTARY PUBLIC

(Notary Seal)  
My Commission Expires:

**AFFIDAVIT CONCERNING TRANSFER OF LIQUOR LICENSE**  
**Regarding Property Described as 1704 Thames Street**

We/I, JUSTIN MCCORMACK, being over eighteen (18) years of age and competent to testify, hereby state the following facts:

1. We/I are/am the owner[s] of the property located at 1704 Thames Street Baltimore, Maryland 21231.
2. It is my/our understanding that an application has been made to transfer a Class "BD7" beer, wine & liquor license to the property known as 1704 Thames Street, Baltimore, Maryland 21231.
3. We/I oppose the transfer of the liquor license to the address known as 1704 Thames Street, Baltimore, Maryland 21231.

We/I solemnly swear and affirm that the contents of the foregoing Affidavit are true and correct to the best of my/our knowledge, information and belief.

Dated: 7/26, 2024

Justin McCormack  
Print Name:

[Signature]  
Signature:

Dated: \_\_\_\_\_, 2024

\_\_\_\_\_  
Print Name:

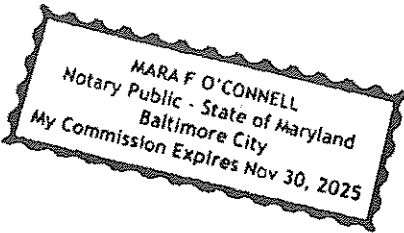
\_\_\_\_\_  
Signature:

STATE OF MARYLAND )  
 )  
CITY OF BALTIMORE ) SS.

I hereby certify that on this 25 day of April, 2024 before me, a Notary Public of said State and County/City, personally appeared Kevin McCreary, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

Signature: [Signature]  
Printed Name: MARA O'CONNELL



NOTARY PUBLIC  
(Notary Seal)  
My Commission Expires:

STATE OF \_\_\_\_\_ )  
 )  
CITY OF \_\_\_\_\_ ) SS.

I hereby certify that on this \_\_\_\_ day of \_\_\_\_\_, 2024 before me, a Notary Public of said State and County/City, personally appeared \_\_\_\_\_, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

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

NOTARY PUBLIC  
(Notary Seal)  
My Commission Expires:

**AFFIDAVIT CONCERNING TRANSFER OF LIQUOR LICENSE**

**Regarding Property Described as 1704 Thames Street**

We/I, WILLIAM PEARSON, being over eighteen (18) years of age and competent to testify, hereby state the following facts:

1. We/I are/am the owner[s] of the property located at 1728 LANCASTER ST. Baltimore, Maryland 21231.

2. It is my/our understanding that an application has been made to transfer a Class "BD7" beer, wine & liquor license to the property known as 1704 Thames Street, Baltimore, Maryland 21231.

3. We/I oppose the transfer of the liquor license to the address known as 1704 Thames Street, Baltimore, Maryland 21231.

We/I solemnly swear and affirm that the contents of the foregoing Affidavit are true and correct to the best of my/our knowledge, information and belief.

Dated: May 2, 2024

WILLIAM PEARSON  
Print Name:

Will Pearson  
Signature:

Dated: \_\_\_\_\_, 2024

\_\_\_\_\_  
Print Name:

\_\_\_\_\_  
Signature:

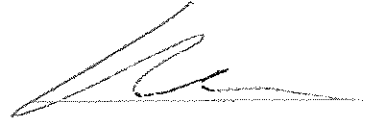
STATE OF MARYLAND )  
 )  
CITY OF BALTIMORE )

SS.

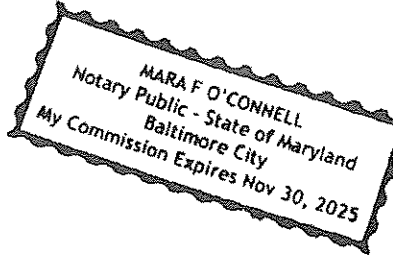
I hereby certify that on this 2 day of May, 2024 before me, a Notary Public of said State and County/City, personally appeared WILLIAM PEARSON, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

Signature: \_\_\_\_\_



Printed Name: MARA F O'CONNELL



NOTARY PUBLIC

(Notary Seal)

My Commission Expires: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 )  
CITY OF \_\_\_\_\_ )

SS.

I hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 2024 before me, a Notary Public of said State and County/City, personally appeared \_\_\_\_\_, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

Signature: \_\_\_\_\_

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

NOTARY PUBLIC

(Notary Seal)

My Commission Expires: \_\_\_\_\_



**AFFIDAVIT CONCERNING TRANSFER OF LIQUOR LICENSE**

**Regarding Property Described as 1704 Thames Street**

We/I, Linda Giovanni, being over eighteen (18) years of age and competent to testify, hereby state the following facts:

1. We/I are/am the owner[s] of the property located at 1730 Lancaster St, Baltimore, Maryland 21231.

2. It is my/our understanding that an application has been made to transfer a Class "BD7" beer, wine & liquor license to the property known as 1704 Thames Street, Baltimore, Maryland 21231.

3. We/I oppose the transfer of the liquor license to the address known as 1704 Thames Street, Baltimore, Maryland 21231.

We/I solemnly swear and affirm that the contents of the foregoing Affidavit are true and correct to the best of my/our knowledge, information and belief.

Dated: April 29, 2024

Linda Giovanni  
Print Name:

[Signature]  
Signature:

Dated: \_\_\_\_\_, 2024

\_\_\_\_\_  
Print Name:

\_\_\_\_\_  
Signature:

STATE OF MARYLAND )  
 ) SS.  
CITY OF BALTIMORE )

I hereby certify that on this 29 day of APRIL, 2024 before me, a Notary Public of said State and County/City, personally appeared LINDA GIOVANNI Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

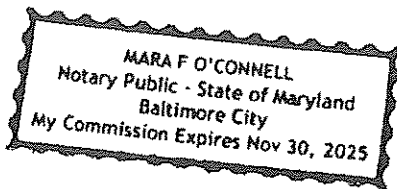
As WITNESS My Hand and Notarial Seal:

Signature: 

Printed Name: MARA O'CONNELL

NOTARY PUBLIC

(Notary Seal)  
My Commission Expires:



STATE OF \_\_\_\_\_ )  
 ) SS.  
CITY OF \_\_\_\_\_ )

I hereby certify that on this \_\_\_\_ day of \_\_\_\_\_, 2024 before me, a Notary Public of said State and County/City, personally appeared \_\_\_\_\_ Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

Signature: \_\_\_\_\_

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

NOTARY PUBLIC

(Notary Seal)  
My Commission Expires:

**AFFIDAVIT CONCERNING TRANSFER OF LIQUOR LICENSE**

**Regarding Property Described as 1704 Thames Street**

We/I, Catherine T. Battaglia, being over eighteen (18) years of age and competent to testify, hereby state the following facts:

1. We/I are/am a tenant renting and residing at the property located at 1731 Newcastle St, Baltimore, Maryland 21231. The foregoing property is a single-family dwelling, and we/I have resided there for more than one (1) year.

2. It is my/our understanding that an application has been made to transfer a Class "BD7" beer, wine & liquor license to the property known as 1704 Thames Street, Baltimore, Maryland 21231.

3. We/I oppose the transfer of the liquor license to the address known as 1704 Thames Street, Baltimore, Maryland 21231.

We/I solemnly swear and affirm that the contents of the foregoing Affidavit are true and correct to the best of my/our knowledge, information and belief.

Dated: April 25, 2024

Catherine T. Battaglia

Print Name:

[Signature]  
Signature:

Dated: \_\_\_\_\_, 2024

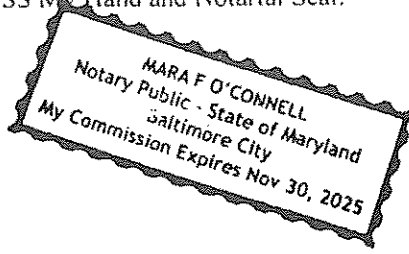
Print Name:

Signature:

STATE OF MARLAND )  
 )  
 ) SS.  
CITY OF BALTIMORE )  
STATE OF \_\_\_\_\_ )  
 ) SS.  
CITY OF \_\_\_\_\_ )

I hereby certify that on this 25 day of April, 2024 before me, a Notary Public of said State and County/City, personally appeared CATHERINE BAIDU Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:



Signature: \_\_\_\_\_  
Printed Name: MARA O'CONNELL  
NOTARY PUBLIC  
(Notary Seal)  
My Commission Expires:

STATE OF \_\_\_\_\_ )  
 )  
 ) SS.  
CITY OF \_\_\_\_\_ )

I hereby certify that on this \_\_\_\_ day of \_\_\_\_\_, 2024 before me, a Notary Public of said State and County/City, personally appeared \_\_\_\_\_, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
NOTARY PUBLIC  
(Notary Seal)  
My Commission Expires:

AFFIDAVIT CONCERNING TRANSFER OF LIQUOR LICENSE

Regarding Property Described as 1704 Thames Street

We/I, DIANE M. SANCILIO being over eighteen (18) years of age and competent to testify, hereby state the following facts:

1. We/I are/am the owner[s] of the property located at 1732 LANCASTER ST Baltimore, Maryland 21231.
2. It is my/our understanding that an application has been made to transfer a Class "BD7" beer, wine & liquor license to the property known as 1704 Thames Street, Baltimore, Maryland 21231.
3. We/I oppose the transfer of the liquor license to the address known as 1704 Thames Street, Baltimore, Maryland 21231.

We/I solemnly swear and affirm that the contents of the foregoing Affidavit are true and correct to the best of my/our knowledge, information and belief.

Dated: APRIL 29, 2024

DIANE M. SANCILIO  
Print Name:  
DIANE M. SANCILIO  
Signature:

Dated: \_\_\_\_\_, 2024

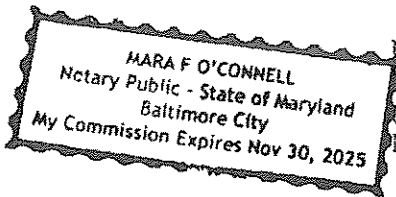
\_\_\_\_\_  
Print Name:  
\_\_\_\_\_  
Signature:

STATE OF MARYLAND )  
 ) SS.  
CITY OF BALTIMORE )

I hereby certify that on this 29 day of APRIL, 2024 before me, a Notary Public of said State and County/City, personally appeared DIANE SANCHEZ Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

Signature: [Signature]  
Printed Name: MARA O'CONNELL



NOTARY PUBLIC  
(Notary Seal)  
My Commission Expires:

STATE OF \_\_\_\_\_ )  
 ) SS.  
CITY OF \_\_\_\_\_ )

I hereby certify that on this \_\_\_\_ day of \_\_\_\_\_, 2024 before me, a Notary Public of said State and County/City, personally appeared \_\_\_\_\_, Affiant, and made the oath in due form of law that the matters and facts hereinabove set forth are true to the best of his/her knowledge, information and belief.

As WITNESS My Hand and Notarial Seal:

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

NOTARY PUBLIC  
(Notary Seal)  
My Commission Expires:

## **Ramsey, Jared (LLB)**

---

**Subject:** FW: Hearing for Transfer of Class BD7 License to 1704 Thames Street  
**Attachments:** Letter of Support - Duff.pdf; Letter of Support - Prima Dopo.pdf; Letter of Support - Su Casa.jpg; Letter of Support - Bauer.pdf; Letter of Support - Riptide.pdf; Letters of Support all except Sagamore, Ted and Riptide.pdf; Sagamore Ventures 1715 LOS Pendry.pdf; Sagamore Ventures Letter of Support Office Building.pdf; 30a45f1b-4aef-4422-9829-cb3e40949cff.pdf; c49416e9-b9c1-481c-9720-6b23baaab1a9.pdf; Photo of Courtyard.jpg; Photo of Wall Restoration.jpg; Letter of Support - Pretty Please.pdf; Letter of Support - Beth Hawks.odt

Ms. Wirzberger:

I am sending you this email in response to the telephone call I received from you this morning regarding the pending application (the "Application") for the transfer of a BD7 beer, wine, and liquor license (the "License") to Thames Street Venture, LLC (the "Applicant") for use at 1704 Thames Street. As you know, the hearing for the Application was originally scheduled to take place on March 21, 2024. The Applicant submitted the Application and paid for special advertising so that the hearing would take place in March, as the Applicant has been, and continues to be, eager to take advantage of the spring weather and the start of the professional baseball season. As you also know, the original hearing was postponed by the Liquor Board after receiving a request for a postponement from the Fells Point Residents Association on or about March 12, 2024. After considering the matter, the Liquor Board decided to postpone the original hearing until this Thursday, April 4, 2024.

When you called me this morning, you suggested that certain members of the Fells Point community had indicated to the Liquor Board that they would be protesting the proposed transfer of the License to Applicant pursuant to MD AL BEV § 12-1508 (the "Threatened Protest"). I asked if you would provide me with a copy of any documentation regarding the Threatened Protest, which I assumed would become part of the Application file, and you told me that you would consider what, if any, documentation with which you could provide me access. I have not received any documentation concerning the Threatened Protest as of the date and time of this email. You also suggested that the Threatened Protest was connected in some way with the Fells Point Residents Association. I am not aware of any formal action taken by the Fells Point Residents Association concerning the Application to date, nor am I aware of any documentation in support of the Threatened Protest.

For well over a year, the Applicant has been communicating directly with members of the Fells Point community, including, but not limited to the Fells Point Residents Association, about its intended use of 1704 Thames Street as a new dining venue to be operated by Atlas Restaurant Group. The Applicant has received nothing but positive feedback from members of the community. In fact, just today, the Applicant attended a meeting of Fells Point Main Street (the other neighborhood association located within the relevant area), and Fells Point Main Street has endorsed the Application and will be providing the Applicant with a letter of support sometime tomorrow. In addition, the Applicant has the support of countless residents and business owners in Fells Point for the issuance of the License to the Applicant. As evidenced by the attached photographs, and by letters of support and signatures (which I am also attaching to this email), the Applicant has taken a vacant lot (which remained in unsightly disrepair for decades and which detracted from the overall safety of the neighborhood by providing an unmonitored sanctuary for criminal activity) and the Applicant

has invested well over \$750,000 to convert said vacant lot into a beautiful courtyard to be part of yet another Atlas-managed upscale dining experience. Among other benefits to the community, the Applicant's use of the License at the proposed location will attract commerce, provide private security to the surrounding area, and create new job opportunities. To say the least, it is hard to understand why any member of the Fells Point community would protest the transfer of the License to Applicant, unless such protest was part of a negative campaign unrelated to the betterment of the neighborhood and initiated by a business competitor and/or someone who may have a personal vendetta against individual members or associates of the Applicant.

For the same reasons set forth last month when I wrote to you in connection with the proposed postponement of the March 21 hearing, it would be overly burdensome and would cause irreparable harm to the Applicant to postpone the April 4 hearing. Moreover, I cannot advise the Applicant to agree to postpone the April 4 hearing without receiving more information surrounding the Threatened Protest. Given the information I do have, there appears to be an impossibility of the existence of enough votes necessary to successfully oppose the Application. Under MD AL BEV § 12-1508, a protest requires the vote of more than 50% of the owners or owners and tenants, in combination, of real or leasehold property located within 200 feet of the location described in the application.

The location consists of real property located on two lots recently consolidated as 1704 Thames Street (in particular, the first floor of the structure and the courtyard located at 1704). In response to your call concerning the Threatened Protest, the Applicant has taken the initiative of personally contacting those owners/tenants of property located within 200 feet of 1704 Thames Street. Based upon the initial responses received from Applicant over the course of just the past several hours, the Applicant believes it would not be possible for any group opposed to the Application to secure the necessary votes to successfully protest the Application under MD AL BEV § 12-1508. The Applicant is currently procuring written support to evidence such impossibility of success by any opposing party. Consequently, the Applicant must question the intent of anyone attempting to bring the Threatened Protest just two days prior to the scheduled hearing. To do so at this last-minute before the hearing date appears to be nothing more than a last-ditch effort to sabotage a business which continues to contribute to this community, and I question whether such a protest would not be brought in good faith, not to mention the administrative burden and costs it would present to the Applicant and to the City of Baltimore.

Thank you for your consideration.

Stasia

ANASTASIA (STASIA) THOMAS NARDANGELI

MEMBER

office 410.752.2468 | fax 410.752.2046

direct 443.927.2110 | mobile 410.916.2638

THOMAS & LIBOWITZ, P.A.

25 SOUTH CHARLES STREET, SUITE 2015

BALTIMORE, MARYLAND 21201

[ATHOMAS@TANDLLAW.COM](mailto:ATHOMAS@TANDLLAW.COM) | [WWW.TANDLLAW.COM](http://WWW.TANDLLAW.COM)

LEGAL NOTICE



**Letter of Support**  
**From**

**Charles Duff Hughes**  
**2/2/2024**

Mr. Alex Smith  
Thames Street Venture, LLC  
650 S. Exeter Street  
Suite 1095  
Baltimore, Maryland 21202  
[afsmith11@gmail.com](mailto:afsmith11@gmail.com)

***Re: Application by Thames Street Venture, LLC for Transfer Class  
“B” Beer, Wine for Use at 1704 Thames Street***

Dear Alex:

I am the owner of certain real property located at 1704/1706/1708 Thames Street located within Baltimore, Maryland 21231. I am also familiar with Thames Street Venture, LLC (the “Applicant”), the owner of the restaurant and tavern (the “Restaurant”) located at 1704 Thames Street (the “Location”) and am familiar with the Applicant’s proposed plan to operate the Restaurant. I am also aware of the Applicant’s pending application (the “Application”) to the Baltimore City Liquor Board to acquire by transfer the Class “BD7” beer, wine and liquor license for use by the Restaurant at the Location.

As an owner/tenant located within 200 feet of the Location, I support the Application and have no objection to the granting of the Application.

Very truly yours.

Charles Duff Hughes

A handwritten signature in blue ink, appearing to read 'CDH', is written over a horizontal line. The signature is stylized and cursive.

Letter of Support  
from  
Prima Dopa

4/2/2024

Mr. Alex Smith  
Thames Street Venture, LLC  
650 S. Exeter Street  
Suite 1095  
Baltimore, Maryland 21202  
[afsmith11@gmail.com](mailto:afsmith11@gmail.com)

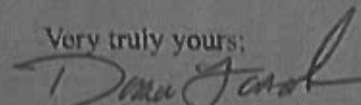
*Re: Application by Thames Street Venture, LLC for Transfer Class "B"  
Beer, Wine for Use at 1704 Thames Street*

Dear Alex:

I am the Owner of Prima Dopa, and of certain real property located at 1724 Thames St, located within Baltimore, Maryland 21231. I am also familiar with Thames Street Venture, LLC (the "Applicant"), the owner of the restaurant and tavern (the "Restaurant") located at 1704 Thames Street (the "Location") and am familiar with the Applicant's proposed plan to operate the Restaurant. I am also aware of the Applicant's pending application (the "Application") to the Baltimore City Liquor Board to acquire by transfer the Class "BD7" beer, wine and liquor license for use by the Restaurant at the Location.

As an owner/tenant located within 200 feet of the Location, I support the Application and have no objection to the granting of the Application.

Very truly yours;



Dominic Lascola

**Nicholas Johnson  
Su Casa Furniture  
901 S Bond St  
Baltimore, Maryland 21231**

04/01/2024

Mr. Alex Smith  
Thames Street Venture, LLC  
650 S. Exeter Street  
Suite 1095  
Baltimore, Maryland 21202  
afsmith11@gmail.com

***Re: Application by Thames Street Venture, LLC for Transfer Class  
"B" Beer, Wine for Use at 1704 Thames Street***

Dear Alex:

I have been a resident of Fells Point since 1996 and a business owner in the community since 1991. I am also familiar with Thames Street Venture, LLC (the "Applicant"), the owner of the restaurant and tavern (the "Restaurant") located at 1704 Thames Street (the "Location") and am familiar with the Applicant's proposed plan to operate the Restaurant. I am also aware of the Applicant's pending application (the "Application") to the Baltimore City Liquor Board to acquire by transfer the Class "BD7" beer, wine and liquor license for use by the Restaurant at the Location.

From my familiarity with Fells Point and/or Baltimore City development, and the location of the Restaurant within Fells Point, I support the Application, and do hereby state in my personal opinion as well as that of my business:

1. The public will be well-served by the granting of the Application.
2. The Restaurant is unique to the area and serves a need in the area for residents and visitors for a restaurant of its kind, size, price-points, menu, and location.

**Letter of Support**

**from**

Theodore Bauer [Name of Individual or Entity]

4/2/2024 [date]

Mr. Alex Smith  
Thames Street Venture, LLC  
650 S. Exeter Street  
Suite 1095  
Baltimore, Maryland 21202  
[afsmith11@gmail.com](mailto:afsmith11@gmail.com)

***Re: Application by Thames Street Venture, LLC for Transfer Class  
“B” Beer, Wine for Use at 1704 Thames Street***

Dear Alex:

I am the owner [owner or tenant], of certain real property located at 1712 Thames Street [street address], located within Baltimore, Maryland 21231. I am also familiar with Thames Street Venture, LLC (the “Applicant”), the owner of the restaurant and tavern (the “Restaurant”) located at 1704 Thames Street (the “Location”) and am familiar with the Applicant’s proposed plan to operate the Restaurant. I am also aware of the Applicant’s pending application (the “Application”) to the Baltimore City Liquor Board to acquire by transfer the Class “BD7” beer, wine and liquor license for use by the Restaurant at the Location.

As an owner/tenant located within 200 feet of the Location, I support the Application and have no objection to the granting of the Application.

Very truly yours;

Theodore Bauer

\_\_\_\_\_  
Name of individual or entity

DocuSigned by:  


\_\_\_\_\_  
Signature

**Letter of Support**

**from**

Joe Brockmeyer Riptide [Name of Individual or Entity]

4/2/2024 [date]

Mr. Alex Smith  
Thames Street Venture, LLC  
650 S. Exeter Street  
Suite 1095  
Baltimore, Maryland 21202  
[afsmith11@gmail.com](mailto:afsmith11@gmail.com)

**Re: *Application by Thames Street Venture, LLC for Transfer Class  
“B” Beer, Wine for Use at 1704 Thames Street***

Dear Alex:

I am the Tenant [owner or tenant], of certain real property located at 1718 Thames st [street address], located within Baltimore, Maryland 21231. I am also familiar with Thames Street Venture, LLC (the “Applicant”), the owner of the restaurant and tavern (the “Restaurant”) located at 1704 Thames Street (the “Location”) and am familiar with the Applicant’s proposed plan to operate the Restaurant. I am also aware of the Applicant’s pending application (the “Application”) to the Baltimore City Liquor Board to acquire by transfer the Class “BD7” beer, wine and liquor license for use by the Restaurant at the Location.

As an owner/tenant located within 200 feet of the Location, I support the Application and have no objection to the granting of the Application.

Very truly yours;

Joe Brockmeyer

\_\_\_\_\_  
Name of individual or entity

DocuSigned by:  


\_\_\_\_\_  
Signature

**Letter of Support**  
**from**  
**Fells Point Venture LLC**

04/02/2024

Mr. Alex Smith  
Thames Street Venture, LLC  
650 S. Exeter Street  
Suite 1095  
Baltimore, Maryland 21202  
afsmith11@gmail.com

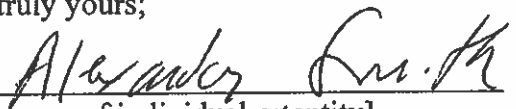
***Re: Application by Thames Street Venture, LLC for Transfer Class  
“B” Beer, Wine for Use at 1704 Thames Street***

Dear Alex:

I am the tenant , of certain real property located at 1641 Aliceanna Street located within Baltimore, Maryland 21231. I am also familiar with Thames Street Venture, LLC (the “Applicant”), the owner of the restaurant and tavern (the “Restaurant”) located at 1704 Thames Street (the “Location”) and am familiar with the Applicant’s proposed plan to operate the Restaurant. I am also aware of the Applicant’s pending application (the “Application”) to the Baltimore City Liquor Board to acquire by transfer the Class “BD7” beer, wine and liquor license for use by the Restaurant at the Location.

As an owner/tenant located within 200 feet of the Location, I support the Application and have no objection to the granting of the Application.

Very truly yours;

  
\_\_\_\_\_  
[print name of individual or entity]

  
\_\_\_\_\_  
[insert signature]

**Letter of Support**  
from  
**Admirals of Thames LLC**

04/02/2024

Mr. Alex Smith  
Thames Street Venture, LLC  
650 S. Exeter Street  
Suite 1095  
Baltimore, Maryland 21202  
[afsmith11@gmail.com](mailto:afsmith11@gmail.com)

***Re: Application by Thames Street Venture, LLC for Transfer Class  
“B” Beer, Wine for Use at 1704 Thames Street***


Dear Alex:

I am the tenant, of certain real property located at 1710 Thames Street, located within Baltimore, Maryland 21231. I am also familiar with Thames Street Venture, LLC (the “Applicant”), the owner of the restaurant and tavern (the “Restaurant”) located at 1704 Thames Street (the “Location”) and am familiar with the Applicant’s proposed plan to operate the Restaurant. I am also aware of the Applicant’s pending application (the “Application”) to the Baltimore City Liquor Board to acquire by transfer the Class “BD7” beer, wine and liquor license for use by the Restaurant at the Location.

As an owner/tenant located within 200 feet of the Location, I support the Application and have no objection to the granting of the Application.

Very truly yours;

  
\_\_\_\_\_  
[print name of individual or entity]

  
\_\_\_\_\_  
[insert signature]

**Letter of Support**  
**from**  
**Atlas Restaurant Group LLC**

04/02/2024

Mr. Alex Smith  
Thames Street Venture, LLC  
650 S. Exeter Street  
Suite 1095  
Baltimore, Maryland 21202  
[afsmith11@gmail.com](mailto:afsmith11@gmail.com)

***Re: Application by Thames Street Venture, LLC for Transfer Class  
“B” Beer, Wine for Use at 1704 Thames Street***

Dear Alex:

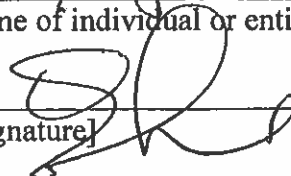
I am the tenant, of certain real property located at 1712 Thames Street Apartment 1, located within Baltimore, Maryland 21231. I am also familiar with Thames Street Venture, LLC (the “Applicant”), the owner of the restaurant and tavern (the “Restaurant”) located at 1704 Thames Street (the “Location”) and am familiar with the Applicant’s proposed plan to operate the Restaurant. I am also aware of the Applicant’s pending application (the “Application”) to the Baltimore City Liquor Board to acquire by transfer the Class “BD7” beer, wine and liquor license for use by the Restaurant at the Location.

As an owner/tenant located within 200 feet of the Location, I support the Application and have no objection to the granting of the Application.

Very truly yours;

Tracey English  
[print name of individual or entity]

[insert signature]





**Letter of Support**  
**from**  
**Admirals of Thames LLC**

04/02/2024

Mr. Alex Smith  
Thames Street Venture, LLC  
650 S. Exeter Street  
Suite 1095  
Baltimore, Maryland 21202  
[afsmith11@gmail.com](mailto:afsmith11@gmail.com)

***Re: Application by Thames Street Venture, LLC for Transfer Class  
“B” Beer, Wine for Use at 1704 Thames Street***

Dear Alex:

I am the tenant , of certain real property located at 1712 Thames Street Apartment 2 located within Baltimore, Maryland 21231. I am also familiar with Thames Street Venture, LLC (the “Applicant”), the owner of the restaurant and tavern (the “Restaurant”) located at 1704 Thames Street (the “Location”) and am familiar with the Applicant’s proposed plan to operate the Restaurant. I am also aware of the Applicant’s pending application (the “Application”) to the Baltimore City Liquor Board to acquire by transfer the Class “BD7” beer, wine and liquor license for use by the Restaurant at the Location.

As an owner/tenant located within 200 feet of the Location, I support the Application and have no objection to the granting of the Application.

Very truly yours;

Tracey English  
[print name of individual or entity]

  
[insert signature]

**Letter of Support**  
**from**  
**723 S Broadway Acquisition LLC**

04/02/2024

Mr. Alex Smith  
Thames Street Venture, LLC  
650 S. Exeter Street  
Suite 1095  
Baltimore, Maryland 21202  
[afsmith11@gmail.com](mailto:afsmith11@gmail.com)

***Re: Application by Thames Street Venture, LLC for Transfer Class  
“B” Beer, Wine for Use at 1704 Thames Street***

Dear Alex:

I am the owner , of certain real property located at 723 S Broadway Street , located within Baltimore, Maryland 21231. I am also familiar with Thames Street Venture, LLC (the “Applicant”), the owner of the restaurant and tavern (the “Restaurant”) located at 1704 Thames Street (the “Location”) and am familiar with the Applicant’s proposed plan to operate the Restaurant. I am also aware of the Applicant’s pending application (the “Application”) to the Baltimore City Liquor Board to acquire by transfer the Class “BD7” beer, wine and liquor license for use by the Restaurant at the Location.

As an owner/tenant located within 200 feet of the Location, I support the Application and have no objection to the granting of the Application.

Very truly yours;



\_\_\_\_\_  
[print name of individual or entity]

\_\_\_\_\_  
[insert signature]

**Letter of Support**  
**from**  
**Thames Street Acquisitions LLC**

04/02/2024

Mr. Alex Smith  
Thames Street Venture, LLC  
650 S. Exeter Street  
Suite 1095  
Baltimore, Maryland 21202  
[afsmith11@gmail.com](mailto:afsmith11@gmail.com)

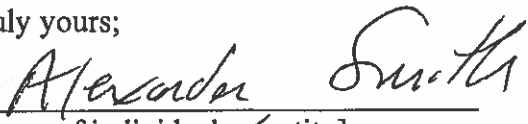
***Re: Application by Thames Street Venture, LLC for Transfer Class  
"B" Beer, Wine for Use at 1704 Thames Street***

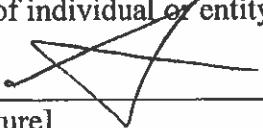
Dear Alex:

I am the owner, of certain real property located at 1710 Thames Street, located within Baltimore, Maryland 21231. I am also familiar with Thames Street Venture, LLC (the "Applicant"), the owner of the restaurant and tavern (the "Restaurant") located at 1704 Thames Street (the "Location") and am familiar with the Applicant's proposed plan to operate the Restaurant. I am also aware of the Applicant's pending application (the "Application") to the Baltimore City Liquor Board to acquire by transfer the Class "BD7" beer, wine and liquor license for use by the Restaurant at the Location.

As an owner/tenant located within 200 feet of the Location, I support the Application and have no objection to the granting of the Application.

Very truly yours;

  
\_\_\_\_\_  
[print name of individual or entity]

  
\_\_\_\_\_  
[insert signature]

**Letter of Support**

**from**

\_\_\_\_\_ [Name of Individual or Entity]

\_\_\_\_\_ [date]

Mr. Alex Smith  
Thames Street Venture, LLC  
650 S. Exeter Street  
Suite 1095  
Baltimore, Maryland 21202  
[afsmith11@gmail.com](mailto:afsmith11@gmail.com)

**Re: *Application by Thames Street Venture, LLC for Transfer Class  
"B" Beer, Wine for Use at 1704 Thames Street***

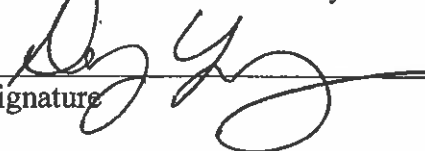
Dear Alex:

I am the owner [owner or tenant], of certain real property located at 723 S. Broadway, Baltimore MD 21231 [street address], located within Baltimore, Maryland 21231. I am also familiar with Thames Street Venture, LLC (the "Applicant"), the owner of the restaurant and tavern (the "Restaurant") located at 1704 Thames Street (the "Location") and am familiar with the Applicant's proposed plan to operate the Restaurant. I am also aware of the Applicant's pending application (the "Application") to the Baltimore City Liquor Board to acquire by transfer the Class "BD7" beer, wine and liquor license for use by the Restaurant at the Location.

As an owner/tenant located within 200 feet of the Location, I support the Application and have no objection to the granting of the Application.

Very truly yours;

EC Pops Inc.  
Name of individual or entity

  
Signature

**Letter of Support**

from

Daniel L. CLARK [Name of Individual or Entity]

4/2/24 [date]

Mr. Alex Smith  
Thames Street Venture, LLC  
650 S. Exeter Street  
Suite 1095  
Baltimore, Maryland 21202  
[afsmith11@gmail.com](mailto:afsmith11@gmail.com)


**Re: *Application by Thames Street Venture, LLC for Transfer Class  
"B" Beer, Wine for Use at 1704 Thames Street***

Dear Alex:

I am the Waterfront Partnerships [owner or tenant], of certain real property located at 806 S. yonk st [street address], located within Baltimore, Maryland 21231. I am also familiar with Thames Street Venture, LLC (the "Applicant"), the owner of the restaurant and tavern (the "Restaurant") located at 1704 Thames Street (the "Location") and am familiar with the Applicant's proposed plan to operate the Restaurant. I am also aware of the Applicant's pending application (the "Application") to the Baltimore City Liquor Board to acquire by transfer the Class "BD7" beer, wine and liquor license for use by the Restaurant at the Location.

As an owner/tenant located within 200 feet of the Location, I support the Application and have no objection to the granting of the Application.

Very truly yours;

  
Name of individual or entity

Daniel L. CLARK  
Signature

**Letter of Support**

from

\_\_\_\_\_ [Name of Individual or Entity]

\_\_\_\_\_ [date]

Mr. Alex Smith  
Thames Street Venture, LLC  
650 S. Exeter Street  
Suite 1095  
Baltimore, Maryland 21202  
[afsmith11@gmail.com](mailto:afsmith11@gmail.com)

**Re: Application by Thames Street Venture, LLC for Transfer Class  
"B" Beer, Wine for Use at 1704 Thames Street**

Dear Alex:

I am the Sam Henis [owner or tenant], of certain real property located at Clippert City Barber Company 1716 Thames St [street address], located within Baltimore, Maryland 21231. I am also familiar with Thames Street Venture, LLC (the "Applicant"), the owner of the restaurant and tavern (the "Restaurant") located at 1704 Thames Street (the "Location") and am familiar with the Applicant's proposed plan to operate the Restaurant. I am also aware of the Applicant's pending application (the "Application") to the Baltimore City Liquor Board to acquire by transfer the Class "BD7" beer, wine and liquor license for use by the Restaurant at the Location.

As an owner/tenant located within 200 feet of the Location, I support the Application and have no objection to the granting of the Application.

Very truly yours;

Sam Henis  
Name of individual or entity  
[Signature]  
Signature

Letter of Support

from

Daily Grind

\_\_\_\_\_[Name of Individual or Entity]

4/2/24 [date]

Mr. Alex Smith  
Thames Street Venture, LLC  
650 S. Exeter Street  
Suite 1095  
Baltimore, Maryland 21202  
afsmith11@gmail.com

**Re: Application by Thames Street Venture, LLC for Transfer Class  
"B" Beer, Wine for Use at 1704 Thames Street**

Dear Alex:

I am the manager [owner or tenant], of certain real property located at 1720 Thames St [street address], located within Baltimore, Maryland 21231. I am also familiar with Thames Street Venture, LLC (the "Applicant"), the owner of the restaurant and tavern (the "Restaurant") located at 1704 Thames Street (the "Location") and am familiar with the Applicant's proposed plan to operate the Restaurant. I am also aware of the Applicant's pending application (the "Application") to the Baltimore City Liquor Board to acquire by transfer the Class "BD7" beer, wine and liquor license for use by the Restaurant at the Location.

As an owner/tenant located within 200 feet of the Location, I support the Application and have no objection to the granting of the Application.

Very truly yours;

Daily Grind

\_\_\_\_\_[Name of individual or entity]

Evon Lesaway

\_\_\_\_\_[Signature]

**Letter of Support**

**from**

\_\_\_\_\_ [Name of Individual or Entity]

\_\_\_\_\_ [date]

Mr. Alex Smith  
Thames Street Venture, LLC  
650 S. Exeter Street  
Suite 1095  
Baltimore, Maryland 21202  
[afsmith11@gmail.com](mailto:afsmith11@gmail.com)

**Re:    *Application by Thames Street Venture, LLC for Transfer Class  
      "B" Beer, Wine for Use at 1704 Thames Street***

Dear Alex:

I am the Luis Medina [owner or tenant], of certain real property located at 813 S BROADWAY [street address], located within Baltimore, Maryland 21231. I am also familiar with Thames Street Venture, LLC (the "Applicant"), the owner of the restaurant and tavern (the "Restaurant") located at 1704 Thames Street (the "Location") and am familiar with the Applicant's proposed plan to operate the Restaurant. I am also aware of the Applicant's pending application (the "Application") to the Baltimore City Liquor Board to acquire by transfer the Class "BD7" beer, wine and liquor license for use by the Restaurant at the Location.

As an owner/tenant located within 200 feet of the Location, I support the Application and have no objection to the granting of the Application.

Very truly yours;

LUIS MEDINA

\_\_\_\_\_  
Name of individual or entity

  
Signature



**Letter of Support**

from

The Seasoned Olive

[Name of Individual or Entity]

4/2/24

[date]

Mr. Alex Smith  
Thames Street Venture, LLC  
650 S. Exeter Street  
Suite 1095  
Baltimore, Maryland 21202  
[afsmith11@gmail.com](mailto:afsmith11@gmail.com)

**Re: *Application by Thames Street Venture, LLC for Transfer Class  
"B" Beer, Wine for Use at 1704 Thames Street***

Dear Alex:

I am the Kathy Davis [owner or tenant], of certain real property located at 805 S Broadway [street address], located within Baltimore, Maryland 21231. I am also familiar with Thames Street Venture, LLC (the "Applicant"), the owner of the restaurant and tavern (the "Restaurant") located at 1704 Thames Street (the "Location") and am familiar with the Applicant's proposed plan to operate the Restaurant. I am also aware of the Applicant's pending application (the "Application") to the Baltimore City Liquor Board to acquire by transfer the Class "BD7" beer, wine and liquor license for use by the Restaurant at the Location.

As an owner/tenant located within 200 feet of the Location, I support the Application and have no objection to the granting of the Application.

Very truly yours;

The Seasoned Olive

Name of individual or entity

Kathy Davis

Signature



**Letter of Support**  
**from**  
**Fells Point Investments, LLC**

April 2, 2024

Mr. Alex Smith  
Thames Street Venture, LLC  
650 S. Exeter Street  
Suite 1095  
Baltimore, Maryland 21202  
[afsmith11@gmail.com](mailto:afsmith11@gmail.com)

***Re: Application by Thames Street Venture, LLC for Transfer Class "B" Beer, Wine  
for Use at 1704 Thames Street***

Dear Alex:

I am the authorized signatory of the Owner of certain real property located at 1715 Thames Steet, located within Baltimore, Maryland 21231. I am also familiar with Thames Street Venture, LLC (the "Applicant"), the owner of the restaurant and tavern (the "Restaurant") located at 1704 Thames Street (the "Location") and am familiar with the Applicant's proposed plan to operate the Restaurant. I am also aware of the Applicant's pending application (the "Application") to the Baltimore City Liquor Board to acquire by transfer the Class "BD7" beer, wine and liquor license for use by the Restaurant at the Location.

As an Owner located within 200 feet of the Location, I support the Application and have no objection to the granting of the Application.

Very truly yours,

**Fells Point Investments, LLC**

By:                     Greg Resh                    

Name:                                         

Title:           EVP / CFO, Sagamore Ventures          

1030 Hull Street  
Cascade Building, 4<sup>th</sup> Floor  
Baltimore, MD 21230



**Letter of Support**  
**from**  
**1715 Thames Street, LLC**

April 2, 2024

Mr. Alex Smith  
Thames Street Venture, LLC  
650 S. Exeter Street  
Suite 1095  
Baltimore, Maryland 21202  
[afsmith11@gmail.com](mailto:afsmith11@gmail.com)

***Re: Application by Thames Street Venture, LLC for Transfer Class "B" Beer, Wine  
for Use at 1704 Thames Street***

Dear Alex:

I am the authorized signatory of the Owner of certain real property located at 1715 Thames Street, located within Baltimore, Maryland 21231. I am also familiar with Thames Street Venture, LLC (the "Applicant"), the owner of the restaurant and tavern (the "Restaurant") located at 1704 Thames Street (the "Location") and am familiar with the Applicant's proposed plan to operate the Restaurant. I am also aware of the Applicant's pending application (the "Application") to the Baltimore City Liquor Board to acquire by transfer the Class "BD7" beer, wine and liquor license for use by the Restaurant at the Location.

As an Owner located within 200 feet of the Location, I support the Application and have no objection to the granting of the Application.

Very truly yours,

1715 Thames Street, LLC

By: Greg Resh

Name: 

Title: EVP / CFO, Sagamore Ventures

1030 Hull Street  
Cascade Building, 4<sup>th</sup> Floor  
Baltimore, MD 21230

**Nicholas Johnson  
Su Casa Furniture  
901 S Bond St  
Baltimore, Maryland 21231**

04/01/2024

Mr. Alex Smith  
Thames Street Venture, LLC  
650 S. Exeter Street  
Suite 1095  
Baltimore, Maryland 21202  
[afsmith11@gmail.com](mailto:afsmith11@gmail.com)

***Re: Application by Thames Street Venture, LLC for Transfer Class  
“B” Beer, Wine for Use at 1704 Thames Street***

Dear Alex:

I have been a resident of Fells Point since 1996 and a business owner in the community since 1991. I am also familiar with Thames Street Venture, LLC (the “Applicant”), the owner of the restaurant and tavern (the “Restaurant”) located at 1704 Thames Street (the “Location”) and am familiar with the Applicant’s proposed plan to operate the Restaurant. I am also aware of the Applicant’s pending application (the “Application”) to the Baltimore City Liquor Board to acquire by transfer the Class “BD7” beer, wine and liquor license for use by the Restaurant at the Location.

From my familiarity with Fells Point and/or Baltimore City development, and the location of the Restaurant within Fells Point, I support the Application, and do hereby state in my personal opinion as well as that of my business:

1. The public will be well-served by the granting of the Application.
2. The Restaurant is unique to the area and serves a need in the area for residents and visitors for a restaurant of its kind, size, price-points, menu, and location.

**Baltimore City Liquor Board,**

**04/01/24**

**I am writing to support the application for THAMES STREET VENTURES, LLC for the transfer Class "B" beer, wine for use at 1704 Thames Street, Fell's Point, Maryland 21231.**

**I am so impressed with the investment time after time that this group has taken on and how they restore buildings vs knock them down.**

**They are wonderful employers to their staff, they organize city wide staff clean up days + are incredible neighbors to the retail, residential & business community in Fell's Point.**

**They also, donate immediately when there is a tragedy like the recent Key Bridge collapse.**

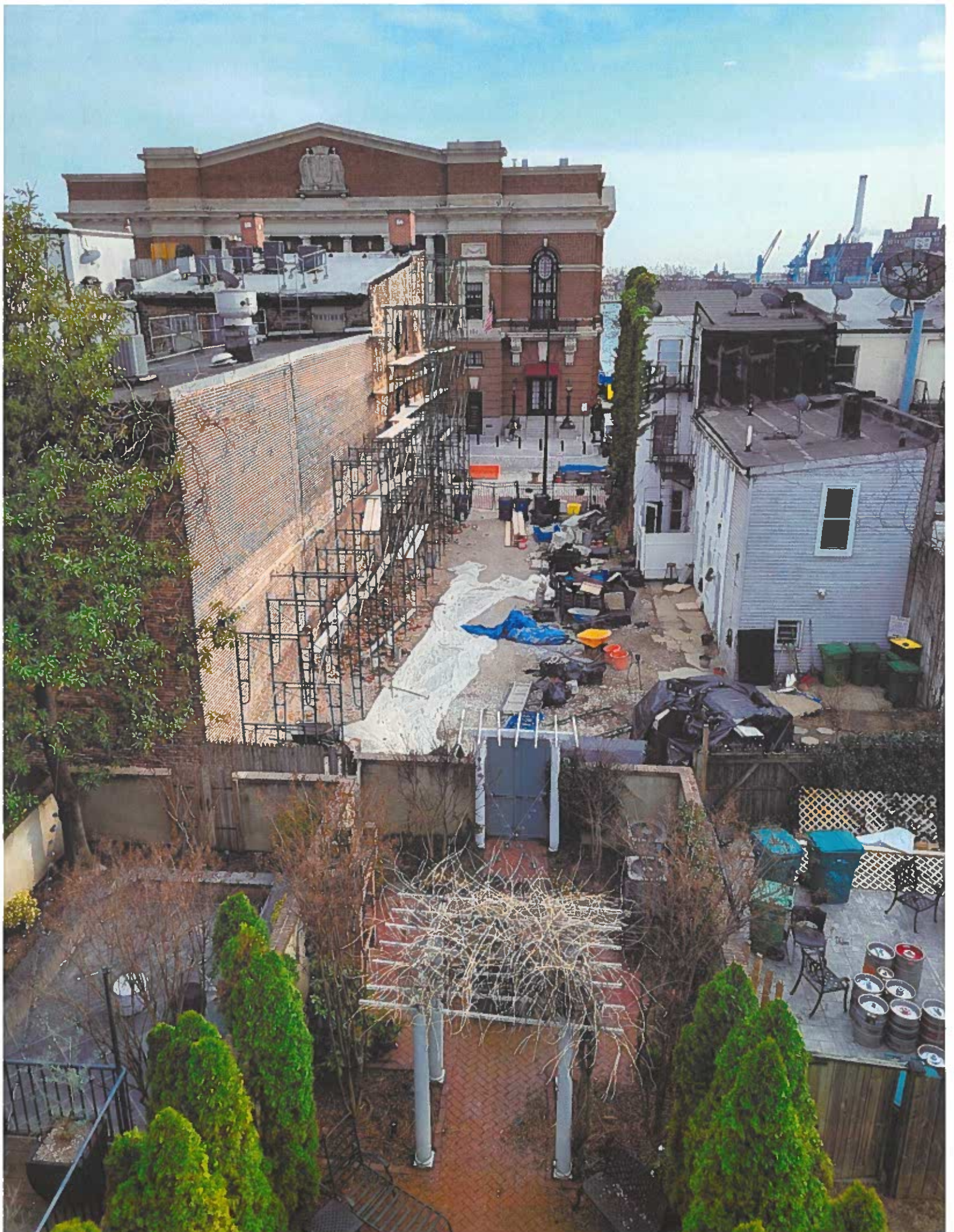
**Also, they beautify this historic neighborhood & add excitement with their establishments that make Fell's Point thrive.**

**I'm looking forward to a business in a building that had been dormant for many, many years.**

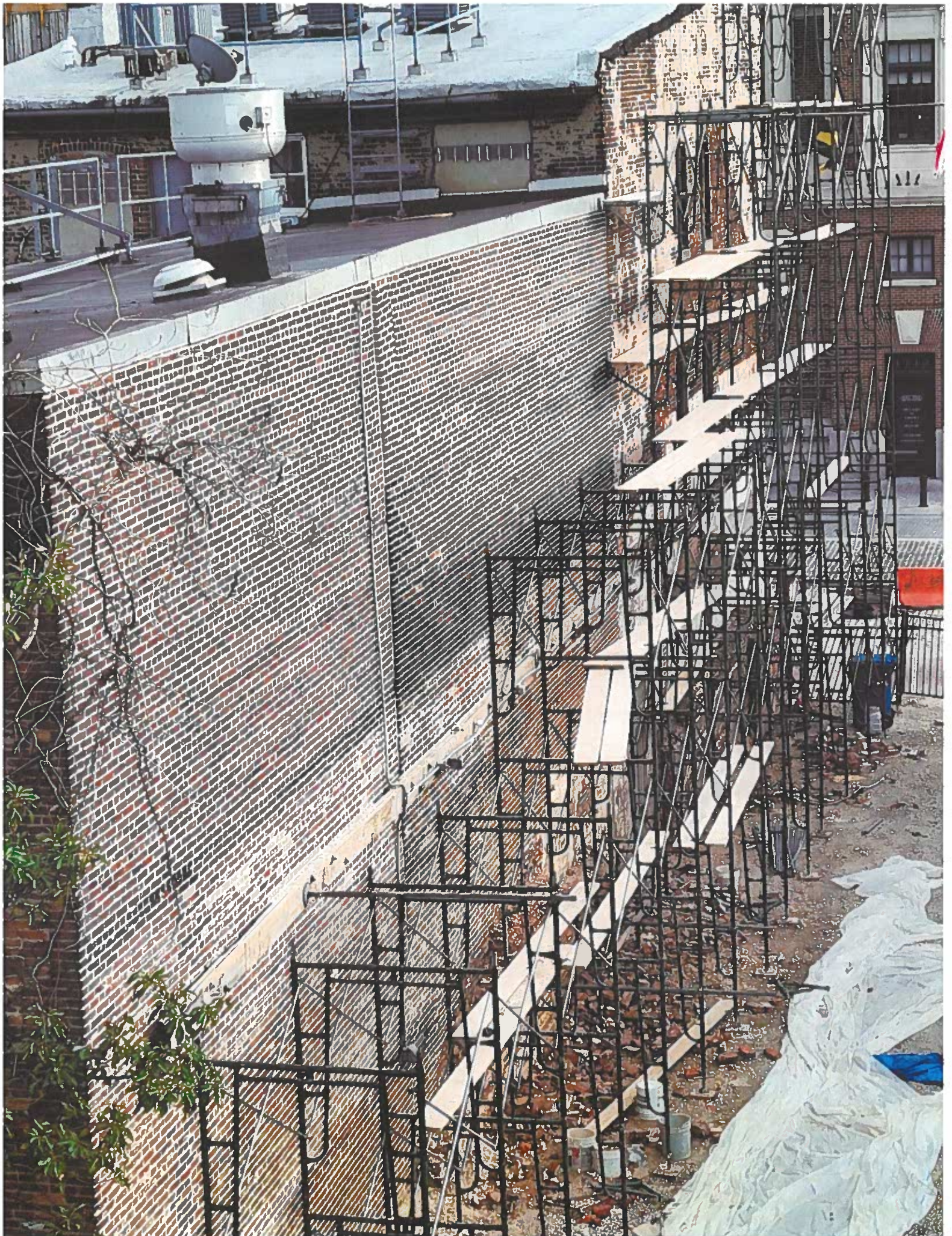
**Thank you,**

**Beth Hawks  
ZELDA ZEN  
1634 Thames Street  
Baltimore, Maryland 21231  
beth@zeldazen.com  
443-540-8822**















# REVISIONS

BLK REVISED PER DEED'S, C.S.H. 81-360-81-363

LOT 38 PER DEED CH. SH. 84-107

LOTS 23 & 36/37 PER O.O.P.L.S. C.S.H. 90-148

LOT 18 DIV. PER DEED & SURVEY C.S.H. 90-232

LOTS 18 & 42A DIV PER SUB-DIV. C.S.H. 95-011

LOTS 21 & 22 CONSID' PER O.O. ; C.S.H. 98-098

LOTS 43-46 & 47A CONSID' & DIV. PER S.D. ; CH. SH. 00022

LOT 18 & 42A CORR. PER DEED ; CH. SH. 01-046

LOTS 18 & 42B CONSID' PER DEED & SUB. DIV.

& ADDRESS CORR. LOTS 45, 44, 43, 42A CH. SH. 01-172

LOTS 27, 28 & 29 CONSID' PER O.O. C.S.H. 07-007

LANCASTER

1719

1721

21'

42A

0.039

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

Ac.

0.060

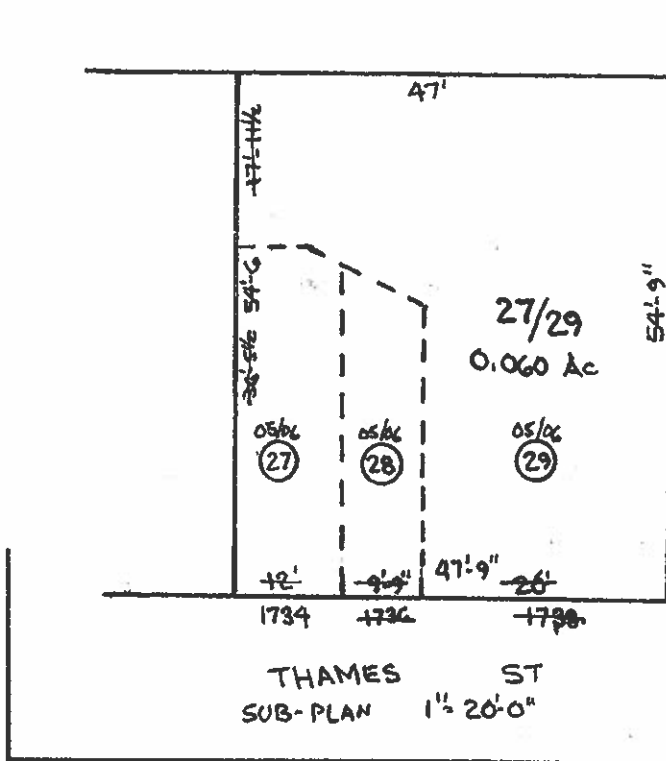
Ac.

0.060

Ac.

0.060

Ac.

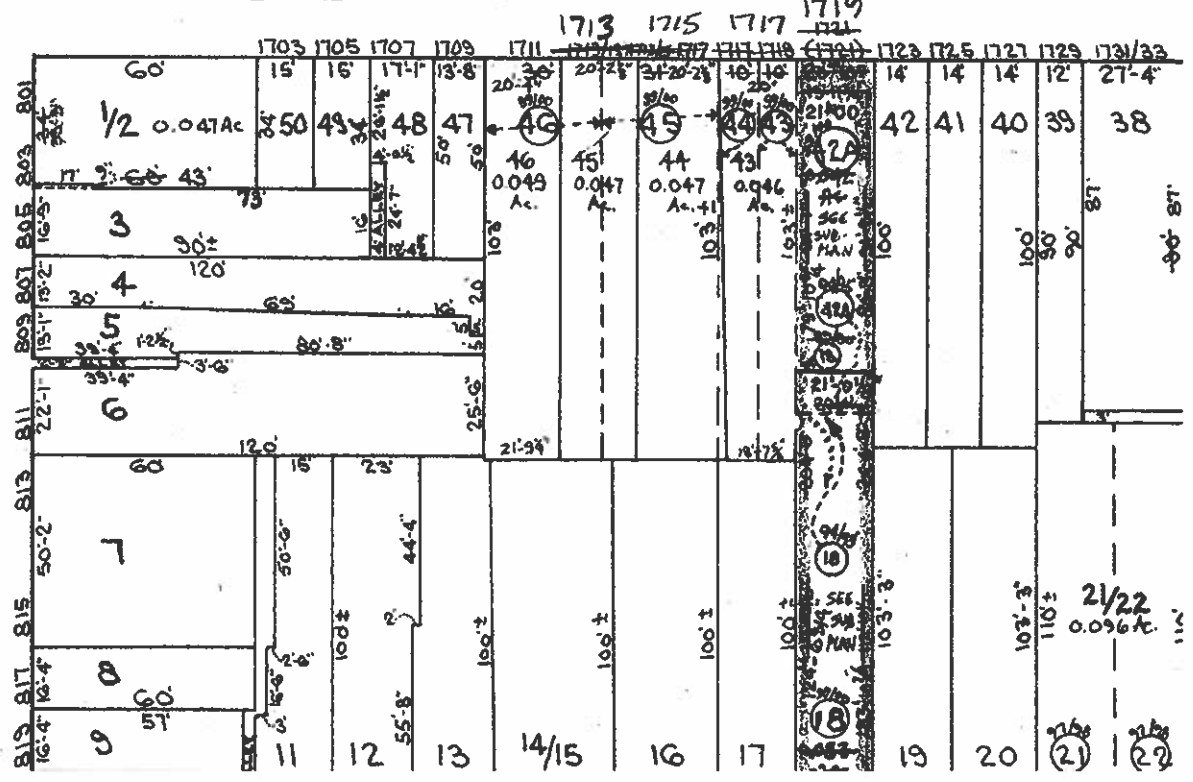


THAMES ST  
SUB-PLAN 1" = 20'-0"

1845

THAMES  
(SUBPLAN:

# LANCASTER



S. BROADWAY

1812

**Branch, Shena A. (LLB)**

---

**From:** Hearing Exhibits (BLLC)  
**Sent:** Monday, April 8, 2024 6:37 AM  
**To:** Branch, Shena A. (LLB)  
**Subject:** Fwd: 1704 Thames Street \_04 04 2024 hearing\_petition  
**Attachments:** 1704 Thames 04 04 2024 Petition.pdf

4 copies please

Thank you

---

Get [Outlook for iOS](#)

---

**From:** Jeanne Nevin <nevinj@catsouks.com>  
**Sent:** Tuesday, April 2, 2024 10:47:51 AM  
**To:** Hearing Exhibits (BLLC) <BLLC.Hearings@baltimorecity.gov>  
**Subject:** 1704 Thames Street \_04 04 2024 hearing\_petition

**CAUTION:** This email originated from outside of Baltimore City IT Network Systems.  
**Reminder:** DO NOT click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to [Phishing@baltimorecity.gov](mailto:Phishing@baltimorecity.gov)

I am attaching the petition for 1704 Thames Street (04 04 2024 hearing).

Jeanne Nevin

PETITION OF OPPOSITION

We, the undersigned, hereby oppose the application of Darin Mislan, Thames Street Venture, LLC, T/a Trade Name Pending, 1704 Thames Street, Baltimore, MD 21231 to transfer ownership and location from a secured creditor of a Class BD-7 Beer, Wine & Liquor license presently located at 2501-03 Fleet Street to 1704 Thames Street requesting live entertainment and outdoor table service. This application is on the docket for the April 4, 2024 hearing of the Board of Liquor License Commissioners for Baltimore City.

NAME (PRINTED)

SIGNATURE

ADDRESS

Michael J. Mulshine      Michael Mulshine      1713 Lancaster St., Baltimore 21231

Corinne Scheitler      Corinne Scheitler      1717 Lancaster St

Christopher Chute      [Signature]      1711 Lancaster St

JEANNE NEVIN      Jeanne Nevin      1711 LANCASTER

MARK SCHEITLER      Mark Scheitler      1717 LANCASTER ST

Heather M. Tamez      [Signature]      1713 Lancaster St

Eben Hansel      [Signature]      1719 Lancaster St.

Emilie Folsom      Emilie Folsom      1705 Lancaster St

Victoria Nunn      [Signature]      1714 Lancaster St

Thomas Weibel      Thomas Weibel      1714 Lancaster St

RECEIVED: BLLC  
APR 8 2024 AM 8:49

**Branch, Shena A. (LLB)**

---

**From:** Hearing Exhibits (BLLC)  
**Sent:** Monday, April 8, 2024 6:37 AM  
**To:** Branch, Shena A. (LLB)  
**Subject:** Fwd: 1704 Thames Street \_04 04 2024 hearing\_letters of opposition  
**Attachments:** 1704 Thames St\_2024 04 04 LB hearing Nevin Letter of Opposition.pdf; 1704 Thames St\_2024 04 04 LB hearing Chute Letter of Opposition.pdf; 1704 Thames St\_2024 04 04 LB hearing Mulshine Letter of Opposition.pdf; 1704 Thames St\_2024 04 04 LB hearing Scheitler Letter of Opposition.pdf; 1704 Thames St\_2024 04 04 LB hearing Hansel Letter of Opposition.pdf

Please make 4 copies

Thank you

Get [Outlook for iOS](#)

---

**From:** Jeanne Nevin <nevinj@catsouks.com>  
**Sent:** Tuesday, April 2, 2024 10:50:06 AM  
**To:** Hearing Exhibits (BLLC) <BLLC.Hearings@baltimorecity.gov>  
**Subject:** 1704 Thames Street \_04 04 2024 hearing\_letters of opposition

**CAUTION:** This email originated from outside of Baltimore City IT Network Systems.  
**Reminder:** **DO NOT** click links or open attachments unless you recognize the sender and know that the content is safe. Report any suspicious activities using the Report Phishing Email Button, or by emailing to [Phishing@baltimorecity.gov](mailto:Phishing@baltimorecity.gov)

I am attaching the letters of opposition for 1704 Thames Street (04 04 2024 hearing).

Jeanne Nevin

April 2, 2024

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

Re: Letter of opposition to 1704 Thames Street (Darin Mislán/Thames Street Venture LLC) application on April 4, 2024 Liquor Board docket

Dear members of the Board:

My husband and I live in the residential property directly behind 1706 Thames Street. We moved to Baltimore from Rochester, MN, where we were both employed by Mayo Clinic (following retirement, we are emeritus/-a staff). We looked at properties in many neighborhoods, but like many of our neighbors, we were drawn to Fell's Point by its historic nature and charm, as well as its many independent restaurants and quirky small businesses. My husband wanted to walk to work, and I do not drive. The neighborhood met our criteria from the standpoint of walkability.

Our real estate agent warned us that Fell's Point could occasionally be noisy and rowdy—for example, for neighborhood festivals a couple of times per year. When we moved into our house in November 2016, 1706 Thames Street was a peaceful (if sometimes overgrown) vacant lot with large trees and a neighborhood tomcat who took care of the rodents that lived there. The lot had been vacant at least since our house was built in 2000. We were told that several people, including two of our neighbors, had offered to buy the lot, but the owner, Duff Hughes, wanted it to be used in a way that would have a positive impact on the neighborhood, and had declined to sell it.

We loved our property and considered ourselves fortunate to have found it on the market when we were looking. We were delighted to have a small courtyard at the rear and three decks, from which we can see the Sagamore Pendry Hotel (beautifully restored not long after we moved in) and even a small slice of the Patapsco River.

We try to be good neighbors. In 2018 we agreed to have our house on the Preservation Society's annual house tour. I worked to establish pollinator-friendly plants in large pots on our decks and was thrilled when I was able to donate Eastern Black Swallowtail larvae to the science teacher at the local elementary school. When the pandemic hit in 2020, I started baking weekly for six couples who live in the neighborhood and work primarily in health care; everyone was stressed, and we would either deliver baked goods to them or invite them to share the treats in our courtyard. The courtyard was a respite for us, too, as my husband, whose team was establishing the national COVID patient data registry, often worked 16-hour days from home and was on near-constant Zoom calls at his desk in our fourth floor loft. I moved my desk from the loft to the ground floor. We both overlook the courtyard, and he overlooks 1706 Thames, too.

We had misgivings when we learned of discussions between Alex Smith and FPRA, when he presented to the February 2022 FPRA meeting, and again when he presented his "vision" to a group of neighbors at a March 2022 "walk-through" in the lot at 1706 Thames. However, friends urged us to give it a try, especially given that so many restaurant workers had been negatively affected by COVID. In the face of problems like the pandemic and gun violence, our NIMBY concerns seemed inconsequential. Mr. Smith and Mr. Mislán seemed reasonable and accommodating, and we thought, "What could go wrong?"

That is how the deterioration of our quality of life began. I believe that my neighbors, in their letters of opposition to the application, will address many of the frustrations and concerns that we have had in dealing

with the Atlas Restaurant Group over the past two years, though the location of our properties means we have each had somewhat different experiences. For example, we had never seen a rat in our courtyard, but the rats that moved from 1706 Thames destroyed our landscaping, requiring thousands of dollars in pest control and landscaping to destroy burrows and replant ground cover. The rats crawling all over the back of our house forced us to empty the large pots in which I had been cultivating native plants for years.

The most frustrating thing for us, though, was the noise bombarding us at all hours from the three Atlas restaurants near us (Admiral's Cup, Choptank, and Waterfront Hotel). Atlas insisted on blaring music over the objections of their neighbors, and threatened to sue people when they tried to do something about it in 2021. We were unaware of this at the time.

I have been impressed by three aspects of my interactions with Atlas:

- The conviction that Atlas Restaurant Group is improving our neighborhood, they know what is best for us, and if they throw money at a problem, even if the problem is not solved, it is somehow okay, and we should be grateful to them for trying to fix the problem they created.
- Utter disregard for the concerns of neighbors, as evidenced by increasingly hostile, contemptuous, or dismissive interactions; lack of response entirely; or threats of a lawsuit.
- The disconnect between the image that Atlas tries to project through, e.g., glossy, multiple-page spreads in Baltimore Magazine, the promises made, and the behavior of Mr. Smith and Mr. Mislan.

**Thus, on behalf of my neighbors, I am submitting the first page of a petition opposing the application for 1704 Thames Street. This page includes the signatures of ten individuals (seven homeowners and three tenants) who live at 1705-1719 Lancaster Street. These residential properties are directly behind three commercial properties owned or leased by Atlas Restaurant Group:**

- **1704 Thames Street.** This is a building that I believe was until recently used as an office and at least one apartment. At the rear of 1704 Thames Atlas has installed a fence/enclosure, behind which there is a large trash receptacle used by staff of the Waterfront Hotel.
- **1706 Thames Street.** This is a previously vacant lot (owned by C. Duff Hughes since at least 2022) that the Waterfront Hotel has leased and used for outdoor dining since the pandemic, apparently without authority to do so since the COVID emergency provisions ended in 2022. I have not been able to ascertain whether Atlas has Use and Occupancy approval for use of the lot. In January 2022 Mr. Smith had a discussion with Scott Seiler, then secretary of FPRA and co-owner with his wife of 1715 Lancaster (they have since sold the property and moved out of Baltimore), about Mr. Smith's plans for 1706 Thames Street. Mr. Seiler documented the discussion. Among other things, Mr. Smith told Mr. Seiler that there would be no bar and no speakers in the lot. Examples of Atlas's actions since taking over the lot include the following:
  - At the request of the Lancaster Street property owners affected by Atlas's takeover of the lot, given that there is no alley between 1706 Thames (commercial) and Lancaster Street (residential) properties, installed a "greenway" between the properties.
  - Built a large bar on the Thames Street side of the lot.
  - Broadcast music from the Waterfront Hotel through outdoor speakers mounted on the west side of 1710 Thames Street from 2022 until as recently as March 16, 2024, when someone apparently made a 311 service request and I understand that a violation was issued. This appears to have shut down outdoor dining and music in the lot for the time being, for which we are grateful.

- **1710 Thames Street (Waterfront Hotel).** This is purportedly the second oldest brick building in Baltimore, after the Thomas Long House at 812 S. Ann Street. Ann Giles, the wife of Edward Fell, leased the lot to Thomas Long, who had the original structure erected. At the February 2, 2022 FPRA meeting Mr. Smith and Mr. Mislán of Atlas presented plans for the Waterfront Hotel and 1706 Thames Street. The video link is at the following address:  
[https://us02web.zoom.us/rec/play/sCL9ZgHlcchQCJpg9n9uvklfnpbuEDL8Os3kApki1zKHnL2XeMMWaY5LV5upJMQJQAClympcp7dalSQH.0SiHSyF3W2bidVoB?canPlayFromShare=true&from=share\\_recording\\_detail&continueMode=true&componentName=rec-play&originRequestUrl=https%3A%2F%2Fus02web.zoom.us%2Frec%2Fshare%2FssvoijXO2d530fNsCdyzZ-vXaEOIwa207IlxZ7vPEUxo2YSEC5o7i7maKI54OoXK.VuhJAaHUMPTHOVMB..](https://us02web.zoom.us/rec/play/sCL9ZgHlcchQCJpg9n9uvklfnpbuEDL8Os3kApki1zKHnL2XeMMWaY5LV5upJMQJQAClympcp7dalSQH.0SiHSyF3W2bidVoB?canPlayFromShare=true&from=share_recording_detail&continueMode=true&componentName=rec-play&originRequestUrl=https%3A%2F%2Fus02web.zoom.us%2Frec%2Fshare%2FssvoijXO2d530fNsCdyzZ-vXaEOIwa207IlxZ7vPEUxo2YSEC5o7i7maKI54OoXK.VuhJAaHUMPTHOVMB..) The Atlas discussion goes from the beginning to approximately 23:25 minutes. During this meeting Mr. Smith made inaccurate claims about Lancaster Street homeowners' property lines, implying that the homeowners were trespassing on his property when in fact the opposite was the case. Quotes from Atlas at this meeting included, "The last thing I want to do is upset you." "I obviously don't want your fence or your gate to be disturbed." "We're going to work with everybody."

The building now has a door in the west side, through which servers and other staff from the Waterfront Hotel come and go into the lot at 1706 Thames Street. The door is visible from Thames Street. I do not know whether there was CHAP approval to create the door.

Examples of Atlas's actions include the following:

- Did extensive work on the exterior, which has improved the integrity and appearance of the building.
- Mounted noisy HVAC equipment on the back of the building, projecting into the sally port space, until the Lancaster Street property owner most affected threatened litigation to force Atlas to remove it from his property.
- Tore down the fence between the lot and their Lancaster Street neighbors' properties, said they would replace it, and failed to do so, even going so far as to deny that there ever was a fence.
- Used the Lancaster Street property owners' sally port space to store chairs, etc., blocking access to the sally port by its owners.

When a neighbor and I went door to door to collect signatures on the petition, some residents at Lancaster Street addresses were not at home, but we will return for their signatures. We will also continue to collect signatures until more than 50% of the owners within 200 feet of the property sign the petition, as required under article/section 12-1508 of the Maryland Code. Although we will make a good faith effort to obtain signatures by the time of the April 4 Liquor Board hearing, it is unlikely that we will get to 51% by that time. For certain categories of properties (e.g., residential properties for which the SDAT database has only a mailing address, or commercial properties for which the owner is an LLC) we are uncertain how to get the information we need to reach the owners. I will reach out for help on this, particularly as it seems that the LLCs may have multiple owners, which would obviously make the threshold difficult to meet in an area like ours where there are many commercial properties.

Given the difficulties that we have had with Atlas, described in the letters of opposition written by several homeowners, and the fact that the community has not discussed his plans, on April 1 we asked to have the April 4 Liquor Board hearing postponed to allow time for FPRA to negotiate a signed memorandum of understanding (MoU). In collecting signatures, it was apparent to me that the nearby neighbors do not trust Atlas and believe that they "make up rules" concerning their properties, which unfortunately surround us.

Given that Mr. Mislan has not yet shared his plans with the community, a group of immediate neighbors requested a postponement of the April 4 Liquor Board hearing date for which this application is on the docket. As of this time, I have not received a response to this request, so I do not know whether this case will be postponed.

Mr. Mislan is scheduled to present at tomorrow's (April 3, 2024) meeting of the Fell's Point Residents' Association (FPRA), during which my understanding is that a vote will be taken to determine community support for or opposition to the applicant's plans. Depending on the outcome of the meeting, FPRA is prepared to attempt to negotiate an MoU on behalf of neighbors.

**Given the lack of postponement of the hearing date, presentation to the community, and a signed MoU, we are also invoking article/section 12-1508 of the Maryland Code in anticipation of being able to obtain the signatures of 51% of owners within 200 feet of the property. We would not be invoking this article/section if our April 1 request to postpone the hearing to allow time for FPRA to work with the applicant and residential property owners to negotiate an MoU had been granted. However, we feel that we have no choice but to do so, given that the applicants' plans will not be discussed with community members until tomorrow's FPRA meeting. Otherwise, we fear that the application will be approved before it has even been discussed by community members.**

**Several property owners describe their collective experience with the Atlas in letters of opposition also submitted this morning.**

Of the signatures gathered on the petition thus far, all are those of Lancaster Street neighbors of 1704 Thames Street. Only one person has declined to sign thus far; she seemed concerned about her potential legal exposure and possible harassment if she were to sign a petition where her opposition would be public knowledge. I believe the community is well aware of the January 2021 experience related to another Atlas property in Fell's Point, Choptank, and the threats of an attorney representing Atlas, Scott H. Marder. From my perspective, it is a sad day for our democracy when people are afraid to express their opinions. This is not the way neighbors should act. It is also an interesting choice for a restaurant owner to make.

I have had increasingly negative interactions with Mr. Smith and Mr. Mislan and have trouble comprehending their indifference to my concerns. My experience collecting signatures for this petition has made it obvious that I am not alone among community members in feeling anger and frustration over this situation. My neighbors have made clear that Atlas Restaurant Group has been so difficult to deal with that they do not want any expansion until all prior issues have been resolved and until Atlas signs an MoU negotiated by FPRA.

We are also concerned about the precedent that approval of this application would set for other restaurants with adjacent vacant lots adjoining residential properties.

Sincerely,



Jeanne Nevin  
1711 Lancaster Street  
Baltimore, MD 21231



RECEIVED: BLLC  
APR 8 2024 AM 8:50

CHRISTOPHER G CHUTE  
1711 LANCASTER ST.  
BALTIMORE, MD 21231  
chute@jhu.edu

April 2, 2024

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

Re: Letter of opposition to 1704 Thames Street (Darin Mislan/Thames Street Venture LLC) application on April 4, 2024 Liquor Board docket

Board Members:

I wish to express my concerns about the patterns of behavior that I, as a resident of Lancaster Street, have experienced from Atlas Restaurant Group, which includes Darin Mislan. These behaviors have badly eroded our quality of life, the ambiance of our home and courtyard, our ability to enjoy our outdoor space, and our property values. This is not the Fell's Point that we moved into in 2016. It is becoming overwhelmed by loud music and noise, led by the Atlas Restaurant Group at three locations around Broadway Square (Choptank, Admiral's Cup, and Waterfront Hotel).

Following are examples of some of my concerns, based on my experience with Atlas Restaurant Group in Fell's Point:

- They destroyed a fence on our property that blocked access to the sally port passages behind our courtyards, making these passages open to the public. The initial reason, to gain access to the rear of the Waterfront Hotel for brick and pointing repair, was legitimate. However,
  - They used the space in our sally port passages to store chairs, blocking access to workers seeking to use the sally port to access our courtyards.
  - They mounted loud air conditioning machinery on the back of 1710 Thames Street.
  - They promised to replace the fence. They did not do so. We (the neighbors) had to install a replacement fence at our own expense (more than \$2,500).
  - Most recently, they denied the fence was ever there.
- They promised us that the noise levels in the previously vacant lot at 1706 Thames Street that they wanted to use for dining during the pandemic (and have continued to use since then) would be subdued, and they would not have any outdoor live music. Instead,
  - They installed large speakers at 20 feet above the space, where they blast DJ and live music at significant volumes (90+db).
  - This sound reverberates significantly in the closed spaces between buildings and among the canyons of our homes' decks and courtyards.
  - They initially would turn off the speakers when we requested, but then they started to assert that they had the right to play that music.
- They promised that the 1706 Thames Street space would not become, in their words, a "beer garden" but would have only dinner diners. Then they built a huge bar there.
  - The use of 1706 Thame Street without agreement on terms for its use makes it impossible for us to entertain in our courtyard or to enjoy it ourselves.
  - They have had multiple events where beer was apparently served at the outside bar, most recently the Saturday before St. Patrick's Day last month.

- The crowds during such special events are loud and boisterous.
- They installed a sound stage on the second floor of 1710 Thames Street (the Waterfront Hotel), with the band location adjacent to our property lines. In fairness, they told us that they spent resources attempting to mitigate the sound. We, in turn, replaced our windows, doors, and skylights with new Pella products designed in part to block sound. at considerable expense. However,
  - The noise level is still 75db at our property line. Every time they have a band, I hear loud bass through our recently replaced deck doors as I try to go to sleep.
  - They actually installed a separate power station on 1706 Thames Street to provide enough electricity to over-power this sound stage system.
  - They illegally placed a large, industrial diesel generator on the street to power the sound system until they built the new power station/junction on the lot.
  - Predictably, the thin brick walls around the sound stage act like an amplifying membrane, broadcasting the sound through the canyon-like space of our decks and courtyards.

Given these concerns, based on our neighbors' and my collective experience, I urge Liquor Board members not to approve this application without a robust MoU negotiated by FPRA in place.

Thank you for your consideration.

Sincerely,



Christopher G. Chute

April 2, 2024

Board of Liquor License Commissioners  
for Baltimore City  
200 St. Paul Place, Suite 2300  
Baltimore, Maryland 21202-5994

RE: 1704 Thames Street 21231 (**Opposition to Licenses transfer to Atlas Group**)

To the Commissioners;

Recently, I was made aware of a hearing to grant the Atlas Group transfer of an additional liquor license for the property adjoining its footprint at the Waterfront Hotel. I am writing this letter to request the denial of this transfer. I reside at 1715 Lancaster St, Baltimore, Maryland, a property directly adjoining the Waterfront Hotel.

Issues related to the Waterfront Hotel have been a nuisance since shortly after I moved to the property. Having resided in the area previously, I was aware that I was moving to a neighborhood that can be boisterous and am undisturbed by that reality. However, I will note that the volume of noise did increase substantially when the Waterfront Hotel reopened after the Atlas Group takeover. While problematic, that is not the main source of my opposition. My out-of-pocket expenses due to the Waterfront Hotel's repeated and potentially ongoing trespass onto my property is the basis for my opposition. Until they can remedy the issues with their current operations, I do not believe it is appropriate to approve expanded operations.

I am not an acoustic engineer, but I cannot imagine this conforms to any noise restrictions related to residential properties in Baltimore City. As I expect this letter to be accompanied by several others detailing issues related to noise from their music, I will not address it in further detail here. I was also stunned to find out they were not permitted for outdoor service in the previously vacant lot at 1706 Thames, as it appeared to be in use on any nice day for the entirety of 2023, including use of an outdoor sound system by the Waterfront Hotel.

However, **my opposition arises from the direct out of pocket costs, in both time and money, I have had to incur due to the Waterfront Hotel's repeated trespasses onto my property**, which is likely ongoing. In dealing with these issues, the Atlas Group has repeatedly failed to comport themselves with any veracity.

Shortly after moving in, a scaffold was erected for months on my property without so much as a request for permission. As it was temporary, I did not contest the scaffold, as doing so seemed unneighborly. However, the hostile and threatening tone from the Atlas Group caused me to abandon any hopes of a cordial relationship based on a mutual respect for my neighbors and their property. During construction my property was regularly covered with debris. My tree was damaged, on more than one occasion, by tarps that weren't properly secured, and would get stuck in its canopy. When I had regularly interacted with the construction crew to have the tarp removed, I began to become wary of the Atlas Group. There are still splatters all over my yard from the stucco or other coating they put on the back of the building. This only foreshadowed the disregard for others' property that was coming.

RECEIVED: BLLC  
APR 8 2024 AMB:50

Following the removal of the scaffold, HVAC and refrigeration equipment was installed on my property, creating a trespassing nuisance, generating mechanical noise which was loud enough to wake me up inside my home, particularly in relation to the refrigeration condenser, which ran 24/7/365. While in operation, the refrigeration condenser itself seemed to generate noise in excess of local ordinances, given its floating mount, as measured by my phone.

After reviewing the public records to confirm the property line, I contacted Atlas to inform them of their trespass. Their response was to threaten that my house was encroaching on their property, and to make related threats about needing to move my own fence, which has been in place for over 20 years. They also promised to get a survey done, share the results with the neighbors and abide by the results of the survey.

**Unsurprisingly, a survey was never forthcoming from Atlas Group. Additionally, they were not able to provide evidence of any kind to support their claims about the property line.** This is particularly reflective of their dishonesty, as I have been provided video where they assert the encroachment claim in a neighborhood meeting. **Again, Atlas Group has never produced any evidence to substantiate their claim.** After a month of no updates regarding a survey, I had a survey conducted on my own. This was unnecessary as the documents in the public record regarding the property lines clearly established the trespass, and these had been provided to the Atlas Group, along with information about how they could pull the records for themselves to confirm.

Ultimately, the survey, which was shared with the Atlas Group, shows that the back wall of the Waterfront Hotel is the property line. That being the case, it stands to reason, that anything placed on that back wall, which protrudes, would be over the property line. As such, it would seem that all the lines they have run on the back of their building constitute an ongoing trespass. For this reason, I ask you to deny the transfer, at least until the trespass is remedied or the Atlas Group can demonstrate their existing footprint is entirely within the property lines.

Once I had provided a survey, further establishing that their refrigeration condenser was a trespassing nuisance, I generously agreed to provide the Atlas Group over 90 days to have it remedied. Any follow-up during this time was met either with hostility or with assurances they would get it moved before the deadline. Needless to say, **it was not moved before the deadline.** It seems the Atlas Group only moved the condenser once it became clear that litigation was imminent. Additionally, Atlas Group never provided any compensation of any kind, not even for the cost of the survey they insisted on unnecessarily.

The trespassing nuisance described above and the scaffold is not the only time the Atlas Group has trespassed or vandalized a neighboring property. When I purchased my home, there was a fence clearly separating t1706 Thames Street (the previously vacant lot rented and used by the Waterfront Hotel for outdoor dining) from our properties. This fence was located on our properties. Again, the Atlas Group removed this fence without any request for permission. They then claimed they would replace the fence at their cost, which did not happen for a period exceeding a year. The Atlas Group's approach to this issue highlights their willingness to say anything to mollify concerns, without any regard for the veracity of their statements.

Ultimately, I had to contract directly with a fencing company to have the fence replaced. In consultation with my neighbors, it was determined it was unwise to replace the fence myself, so I used a licensed contractor to complete the work and all related permitting, to ensure the replacement

conformed to all relevant requirements. Despite Atlas Group's assurances they would replace the fence, they have not provided any compensation for the costs to replace the fence. As such, they have continued to face no real consequences for their wanton disregard for property lines and the willful destruction of others' property. **I don't believe groups that engage in vandalism of neighboring properties should be granted additional privileges, and request the Board deny the transfer of the license.**

Practically speaking, it seems the removal of the fence was required to run the lines, which continue to extend beyond the Waterfront Hotel's property boundary.

Without the fence I became acutely aware there was service in the garden all last summer (2023) as Waterfront Hotel patrons would regularly stroll through the area of my backyard, which was previously blocked by the fence.

In summary, the Waterfront Hotel has been the worst neighbor I have ever had the displeasure of having to interact with. I ask that the Board deny the transfer, at least until the Waterfront Hotel can:

1. demonstrate it is no longer trespassing on adjoining properties,  
AND
2. provides compensation for, at minimum, direct costs incurred to remedy their repeated trespass and destruction of property.

Sincerely,



Michael J. Mulshine

Owner & Resident

1715 Lancaster Street

Baltimore, Maryland 21231

April 1, 2024

Mark and Corinne Scheitler  
1717 Lancaster St.  
Baltimore, Md 21231

Baltimore City Liquor Board  
Regarding: April 4 2024 Hearing on 1704 Thames St

Esteemed Board:

We write this letter to communicate our opposition to a liquor license with outdoor seating and entertainment that's to be heard on April 4<sup>th</sup> for the current office building property at 1704 that's also proposed to be merged with the empty lot at 1706 Thames St. Having little time to agree to an MOU with an applicant that is leasing these properties and who has not yet briefed their plans to the community, we join our neighbors in support of exercising Article 12-1508 of Maryland code to deny this license.

Specifically, the application would allow outdoor drinking and music on a property that is overwhelmingly bordered by residential neighbors. Our estimate is that more than 2/3 of the properties within 200 ft of the applicant's properties are residential properties along our block of Lancaster St. None of the neighbors we've spoken with desire a large outdoor bar, in a neighborhood that already offers so many tavern options.

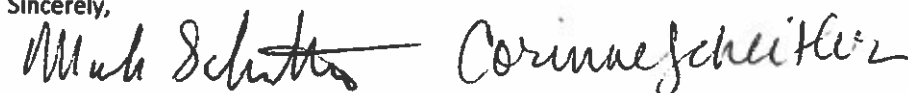
Authorization of outdoor drinking and amplified entertainment at 1706 Thames St. will permanently degrade our home's value and our quality of life. Our rear yards are spaces that we've invested in as homeowners and we collectively take care to be respectful of one another, limiting our outdoor noise, music and language so that everyone can comfortably enjoy their small neighboring yards and keep their windows open.

We also have repeatedly struggled with noise from another business run by the applicant, the Waterfront Hotel at 1710 Thames St. (immediately next door to 1706). We regularly hear the Waterfront's "WTF WKNTS", "WTF WKND" and "WTF Sunday" indoor music events inside our homes, late into the night, and they've failed to control the noise.

The large outdoor bar the applicant constructed on 1706 during COVID includes no provision to prevent noise from regularly exceeding the 58dB (daytime) limit required by Title 9 of Baltimore's code on our property—we experienced this on St Patrick's Day when the applicants (illegally) used 1706 for pub-crawl overflow customers from their Waterfront hotel business. Without significant construction for noise abatement, authorizing outdoor music or DJ entertainment is certain to exceed the limit (53dB- equal to "rainfall") required after 9PM at our property.

Allowing outdoor patio drinking and entertainment at 1704 and 1706 Thames St. hurts our investment in the community as well as the quality of life for us and our many residential neighbors—who we join in opposing the granting of a license for this purpose.

Sincerely,



Mark and Corinne Scheitler

RECEIVED: BLLC  
APR 8 2024 AM 8:50

April 1, 2024

Mark and Corinne Scheitler  
1717 Lancaster St.  
Baltimore, Md 21231

Baltimore City Liquor Board  
Regarding: April 4 2024 Hearing on 1704 Thames St

Esteemed Board:

We write this letter to communicate our opposition to a liquor license with outdoor seating and entertainment that's to be heard on April 4<sup>th</sup> for the current office building property at 1704 that's also proposed to be merged with the empty lot at 1706 Thames St. Having little time to agree to an MOU with an applicant that is leasing these properties and who has not yet briefed their plans to the community, we join our neighbors in support of exercising Article 12-1508 of Maryland code to deny this license.

Specifically, the application would allow outdoor drinking and music on a property that is overwhelmingly bordered by residential neighbors. Our estimate is that more than 2/3 of the properties within 200 ft of the applicant's properties are residential properties along our block of Lancaster St. None of the neighbors we've spoken with desire a large outdoor bar, in a neighborhood that already offers so many tavern options.

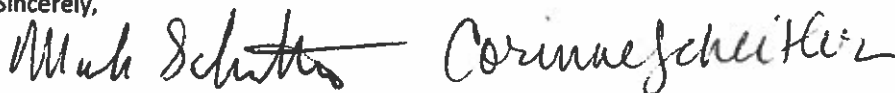
Authorization of outdoor drinking and amplified entertainment at 1706 Thames St. will permanently degrade our home's value and our quality of life. Our rear yards are spaces that we've invested in as homeowners and we collectively take care to be respectful of one another, limiting our outdoor noise, music and language so that everyone can comfortably enjoy their small neighboring yards and keep their windows open.

We also have repeatedly struggled with noise from another business run by the applicant, the Waterfront Hotel at 1710 Thames St. (immediately next door to 1706). We regularly hear the Waterfront's "WTF WKNTS", "WTF WKND\$" and "WTF Sunday" indoor music events inside our homes, late into the night, and they've failed to control the noise.

The large outdoor bar the applicant constructed on 1706 during COVID includes no provision to prevent noise from regularly exceeding the 58dB (daytime) limit required by Title 9 of Baltimore's code on our property—we experienced this on St Patrick's Day when the applicants (illegally) used 1706 for pub-crawl overflow customers from their Waterfront hotel business. Without significant construction for noise abatement, authorizing outdoor music or DJ entertainment is certain to exceed the limit (53dB- equal to "rainfall") required after 9PM at our property.

Allowing *outdoor* patio drinking and entertainment at 1704 and 1706 Thames St. hurts our investment in the community as well as the quality of life for us and our many residential neighbors—who we join in opposing the granting of a license for this purpose.

Sincerely,



Mark and Corinne Scheitler

April 2, 2024

Baltimore City Board of Liquor License Commissioners  
1 N. Charles Street, Suite 1500  
Baltimore, MD 21201

Re: Darin Mislan, Thames Street Ventures, LLC, T/a Trade Name Pending, 1704 Thames Street (the "Premises") – License Transfer Application – Hearing Date April 4, 2024

Dear Board of Liquor License Commissioners:

I am the owner and a resident of 1719 Lancaster Street in Fell's Point, along with my wife and two young children. Our home, and several others along Lancaster Street, share a common courtyard with several bars along Thames Street, including the Premises at 1704 Thames Street and the Waterfront Hotel at 1710 Thames Street, which is under affiliated ownership with the Premises.

**I am opposed to the transfer of a license to the Premises without a memorandum of understanding ("MOU") in place to address and manage the potential impacts on neighboring residential properties.** I am particularly concerned about the use of the courtyard space located at 1706 Thames Street (the "Courtyard Premises"), which I understand will be consolidated with the Premises and used for outdoor dining, including outdoor bar service at the existing outdoor bar.

The Courtyard Premises is a unique property, in that it is a large outdoor licensed premises that directly abuts several residential properties. It is located on a very active strip of bars, and between two licensed establishments under common ownership. To my knowledge, there is no comparable property in the City. Because of its unique location and layout, the Courtyard Premises has the potential to become a large outdoor bar/party space that would have severe adverse effects on residential neighbors. An MOU is necessary to manage several potential adverse impacts, including **(a) noise and outdoor music; (b) crowd size; (c) hours of operation; and (d) setbacks from residential property lines.** We have had repeated difficulty over the last two years with the noise levels from live music at the Waterfront Hotel and the existing outdoor speakers at the Courtyard Premises, which reverberate throughout the common courtyard. Without reasonable limitations in place, these adverse impacts will be expanded as the Courtyard Premises is activated as an outdoor bar.

I have had an initial conversation with Darin Mislan about entering into an MOU, and I believe we can find mutually agreeable terms. Unfortunately, the short timeframe for the license transfer hearing makes it impossible to complete an MOU prior to the hearing. Accordingly, **I request that the transfer hearing be delayed to allow time to discuss an MOU; or, alternatively, that any approval of the license transfer to the Premises be conditioned on the licensee entering into an MOU with the community to address these concerns.**

Thank you for your consideration.



Eben Hansel