June 4, 2020

Applicant(s): Leigh Hitz and Regina Merritt
LL Pro Hospitality Baltimore, LLC T/a Revival at Mount Vernon Place
612 Cathedral Street 21201

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

Application to transfer ownership with continuation of live entertainment, requesting off-premise catering.

(a) **Applicant(s) Information:** (1) Leigh Hitz was born in Morristown, NJ in September of 1961. She lives in Greenwd, Vlg, CO; and (2) Regina Merritt was born in New York in September of 1985. She lives in Baltimore, MD.

(b) **Ownership Breakdown**: (1) Leigh Hitz (100%); and (2) Regina Merritt (0%).

(c) **Purchase Price of Business:** 100% transfer of ownership of corporation from Tracy Proietti to applicant Leigh Hitz through corporate buyback of license.

(d) **Qualified Voters**: Ebony Nicholson, Charles Uttenreither, Jr., and Mary Uttenreither are qualified Baltimore City voters.

(e) **Zoning**: Applicant has applied for a USE permit, for the continued use of the property as a hotel with 107 guest rooms on the 4th through 14th floors, staff offices throughout, conference rooms, main reception area and main kitchen on the second floor. A café on the 1st floor restaurant and bar rooftop level, and indoor live entertainment.

(f) **Corporate Standing:** LL Pro Hospitality Baltimore, LLC is a MD LLC and as of 5/19/2020 is active and in good standing.

(g) **Posting Report**: The location was posted on 5/18/2020, and will be checked on 5/28/2020. This meets the 10-day rule. There are 8 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; "B" BWL-4; "C" BWL-2; and "Hotel/Motel"-1.

(h) **Timeline**: Last Inspection by BLLC was performed 2/25/2020. At that time, the establishment was open and operating.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: transfer of ownership CLASS TYPE: LBHM

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: _____

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 612 Cathedral Street, 21201

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

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

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: LL Pro Hospitality Baltimore, LLC TRADE NAME: Revival at Mount Vernon Place

BUSINESS PHONE NUMBER: 410 727-7101 BUSINESS EMAIL ADDRESS: _____

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

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

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

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

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

1. Applicant A

Leigh A. Hitz, [redacted] [redacted]

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

5402 S. Holly Street, Greenwd Vlg, CO 80111 N/A

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

09/61 F Morristown, NJ

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

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

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

2. Applicant B

Regina A. Merritt, [redacted], [redacted]

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

47 S. Popplelon Street, Baltimore, MD 21201 2 1/2 yrs.

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

09/85 F New York

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

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

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

3. Applicant C

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

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

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

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

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

RECEIVED
MAY 07 2020
Baltimore City
Liquor Board

Revised January 2019

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

Applicant A ☐ B ☐ C ☐

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

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

Applicant A ☐ B ☐ C ☐

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

Name	Address	Phone	Email

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

1) NAME: Leigh A. Heitz ADDRESS: 5402 S. Holly Street Greenwd Vlg. CO 80111 TITLE: Pres %OF STOCK HELD: 100 %

2) NAME: Regina A. Merritt ADDRESS: 47 S. Poppleton St. 21201 TITLE: Sec %OF STOCK HELD: 0 %

3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: is being compensated monthly.

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

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

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

Leigh A Heitz

Signature of Applicant A

I hereby certify that on the 21st day of Jan. 20__, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Leigh A. Hitz the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Elaine Pappas [Notary Seal] My Commission expires 11/19/22

Printed Name: Elaine Pappas

ELAINE PAPPAS NOTARY PUBLIC BALTIMORE COUNTY, MD

Signature of Applicant B

I hereby certify that on the 21st day of Jan. 20__, before me, the subscriber, a notary public of the State of Maryland in and for Balto. Co., personally appeared Regina A. Merritt the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Elaine Pappas [Notary Seal] My Commission expires 11/19/22

Printed Name: Elaine Pappas

ELAINE PAPPAS NOTARY PUBLIC BALTIMORE COUNTY, MD

Signature of Applicant C

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

Signature: _____ [Notary Seal] My Commission expires _____

Printed Name: _____

Revised January 2019

Pro Hospitality Baltimore, LLC

Name and Address of the owners of the premise/landlord: 110 NW 2nd St, Ste. 300 Phone Number: [redacted]
Bentonville, AR 72712-

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

(I, WE) Pro Hospitality Baltimore, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 612 Cathedral Street, Baltimore, City with a Zip Code of 21201, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Landlord

I hereby certify that on the 10th day of Feb, 20 20, before me, the subscriber, a notary public of the State of Maryland, in and for Balto Co., personally appeared Donte Johnson, General Manager, Agent the For LL landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: Elaine Pappas [Notary Seal] My Commission expires 11/19/22

Notary Printed Name: Elaine Pappas

ELAINE PAPPAS NOTARY PUBLIC BALTIMORE COUNTY, MD MY COMMISSION EXPIRES NOVEMBER 19, 2022

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

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

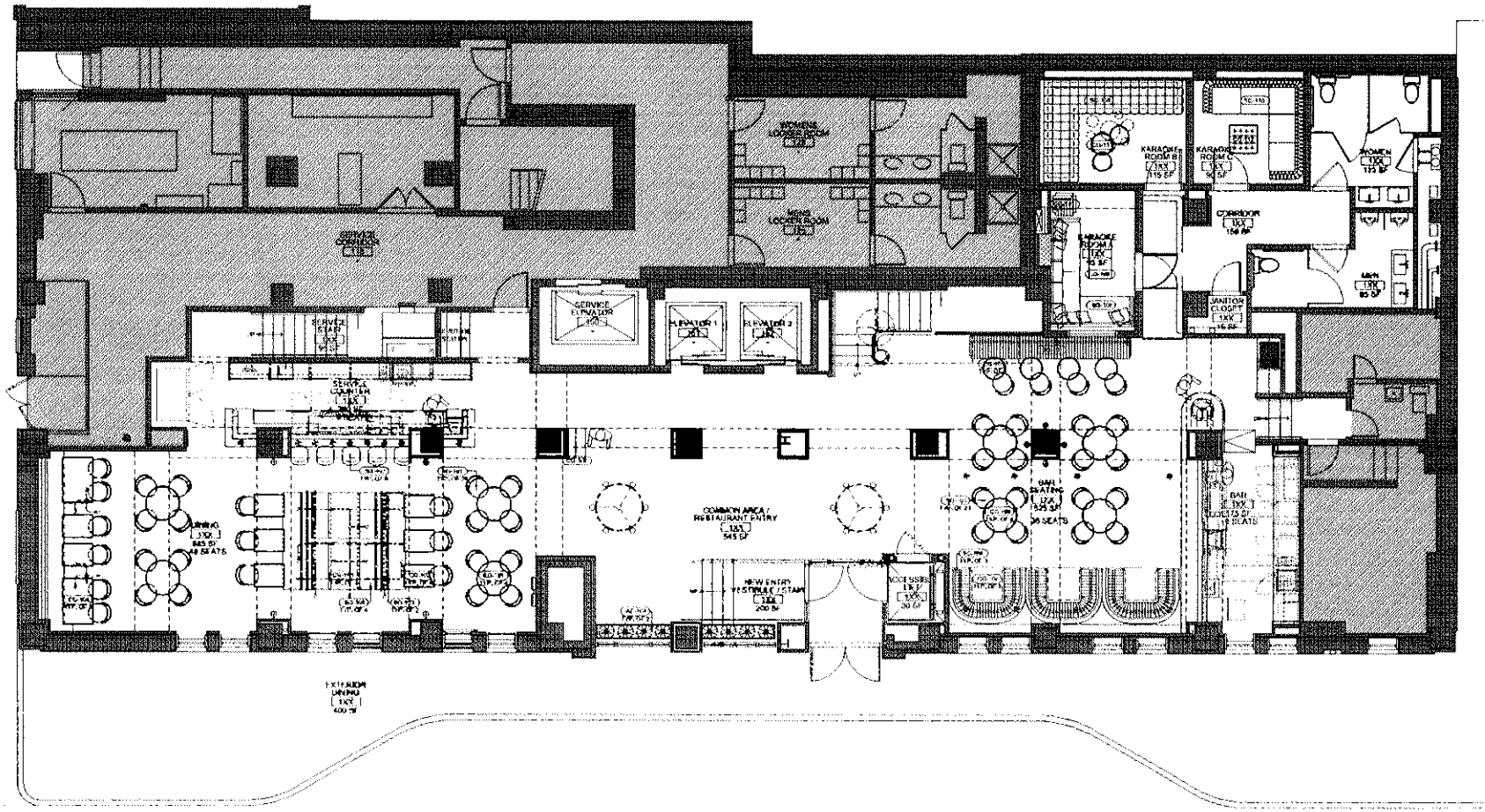
	Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
1	Venny Jy	888 W. Lombard Street Baltimore, MD 21201	✓	2/[redacted]0	8 yrs.
2	Ebony Nicholson	1131 Hollins St Baltimore, MD 21223	✓	11/[redacted]89	3 yrs.
3	Gregory Martin	352 S Woodyears St Baltimore, MD 21221	✓	5/[redacted]87	3 yrs.
4	Charles Uttenreither	626 S. Kenwood Ave Baltimore, MD 21224	✓	12/[redacted]55	3 yrs
5	Mary Uttenreither	626 S. Kenwood Ave Baltimore, MD 21224	✓	[redacted]55	3 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.

Revised January 2019

Restaurant 1st Floor



FIRST FLOOR FURNITURE PLAN

SCALE: 1/8" = 1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

LD

www.sldesign.com

3218 EMERALD STREET #1
PHILADELPHIA, PA 19125
T / 267.519.3704

JDV HOTEL / BALTIMORE
101 W. MONUMENT STEET
BALTIMORE, MD 21201

DID REVIEW	06/13/18
OWNER REVIEW	12/20/18

FIRST FLOOR FURNITURE PLAN

Scale: 1/8" = 1'-0"

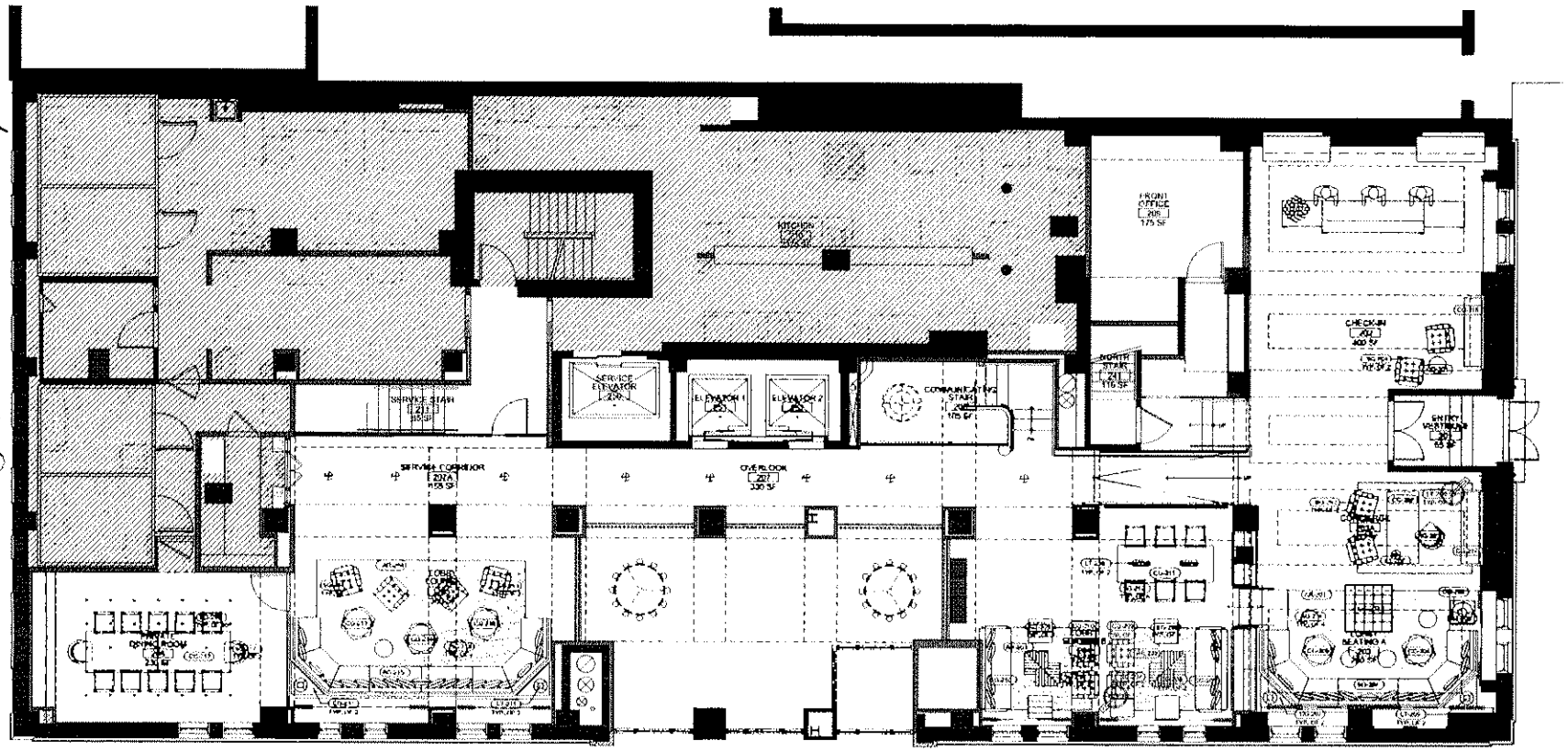
Drawn by: SLD

Checked by:

Project no. 1585

ID3.01.01

Private Dining Room Lobby 2nd Floor



SECOND FLOOR FURNITURE PLAN

SCALE: 1/8" = 1'-0"

PROGRESS PRINT - NOT FOR CONSTRUCTION

SLD

www.sldesign.com

2216 EMERALD STREET N-1
PHILADELPHIA, PA 19125
T / 267.519.3764

JDV HOTEL / BALTIMORE
101 W. MONUMENT STEET
BALTIMORE, MD 21201

DD REVIEW	10/13/16
OWNERSHIP REVIEW	11/20/16

SECOND FLOOR FURNITURE PLAN

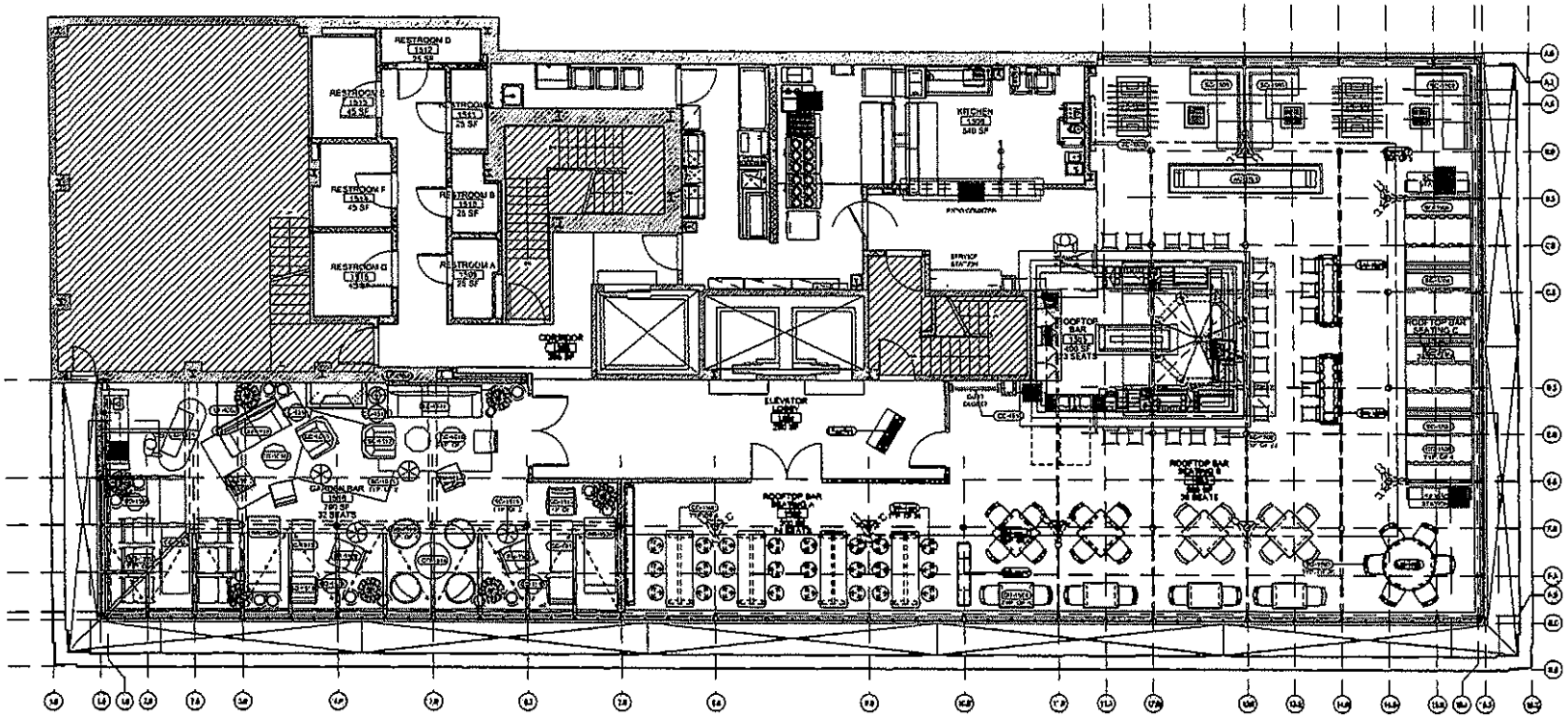
Scale: 1/8" = 1'-0"

Drawn by: SLD

Checked by: -

Project No. 1505

ID3.02.01



Roof

ROOFTOP FURNITURE PLAN / ALTERNATE SEATING OPTION A

SCALE: 1/4" = 1'-0"

REVIVAL MT. VERNON PLACE HOTEL / BALTIMORE, MD

Owner / Brand FF&E Review

15 November 2016

Rooftop Furniture Plan / REVISED

Scale: 1/4" = 1'-0"

REVIVAL

SLD

Liquor Board System

Version 1.0

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

License Detail

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

License Info

License Num: **LBHM 005** Cert Num: **0028** Fee: **$7,200.00** Status: **Renewed**

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

CR Number: 15870904

Payment Date: 04-30-19

2018 - 2019 TPP Paid ☐ N

2019 Trader's License ☑ Y Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: **LL PRO HOSPITALITY BALTIMORE, LLC**

Trade Name: **REVIVAL AT MOUNT VERNON PLACE, A JOIE DE VIVRE PRO**

Zone Code: 21

Phone: 410-727-7101

Block Num: 612 Street: CATHEDRAL STREET

City: BALTIMORE State: MD Zip: 21201

CR Number: 15870904

Portion of Business Used:

FOR USE AS A HOTEL WITH 107 GUEST ROOMS ON THE FOURTH THROUGH FOURTEENTH FLOORS (NOTE NO "THIRTEENTH" FLOOR). STAFF OFFICES THROUGHOUT, CONFERENCE ROOMS, MAIN RECEPTION AREA AND MAIN KITCHEN ON SECOND FLOOR, A CAFE ON THE FIRST FLOOR, RESTAURANT AND BAR ON THE ROOFTOP LEVEL

Restrictions:

ADDING LIVE ENTERTAINMENT AND ROOFTOP BAR TO EXISTING HOTEL/RESTAURANT

Edit the License Location Info | Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
TRACY	PROIETTI	900 N. CHARLES STREET, #401	Baltimore	MD	21201	Edit	Remove Owner

Comments

Date	Comment	Action

05/11/2020	Application for transfer of ownership with continuation of live entertainment, requesting off-premise catering filed on behalf of LL Pro Hospitality Baltimore, LLC T/a Revival at Mount Vernon Place, Leigh Hitz and Regina Merritt on 5/7/2020 /kk	Delete
04/20/2020	Alcohol Awareness certificates are attached with renewal application..../sb	Delete
07/11/2019	Submitted 2019 Trader's License..... /sb	Delete

Print History (Print Card)

License num: LBHM 005 Address: 612 CATHEDRAL STREET

Trade Name: REVIVAL AT MOUNT VERNON PLACE, A JOIE DE VIVRE PRO

Comment:

Add Comment

Hold Info

Powered by:

LL PRO HOSPITALITY BALTIMORE, LLC: W16210189

Department ID Number:

W16210189

Business Name:

LL PRO HOSPITALITY BALTIMORE, LLC

Principal Office:

900 N. CHARLES STREET

APT. 401

BALTIMORE MD 21201

Resident Agent:

TRACY PROIETTI

900 N. CHARLES STREET

APT. 401

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:

12/02/2014

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 612 Cathedral St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 8

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 4

"C" BEER, WINE & LIQUOR 2

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR _____

ARENA _____

HOTEL/MOTEL 1

RACING _____

PREPARED BY: Walter Robinson DATE: 5/19/20

612 Cathedral St

Licensed Establishments

- Revival at Mount Vernon Place
- The Walters Art Museum LB
- Helmand Restaurant LB
- Dooby's LB
- Mt Vernon Supermarket LA
- Cafe Fili LB
- Engineers Club LC
- Mt Vernon Club of Baltimore LC
- Hotel Indigo Baltimore Downtown LBHM

Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Revival at Mount Vernon Place
Corporation Name:	LL Pro Hospitality Baltimore, LLC
Location Address:	612 Cathedral St
License Type:	Hotel/Motel License
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes
Is the location within 300 feet of Church and/or School?	No
Date Posted?	5/18/2020
Estimated Date of Removal?	5/28/2020
Are there any other licensed establishments within a two block radius?	Yes

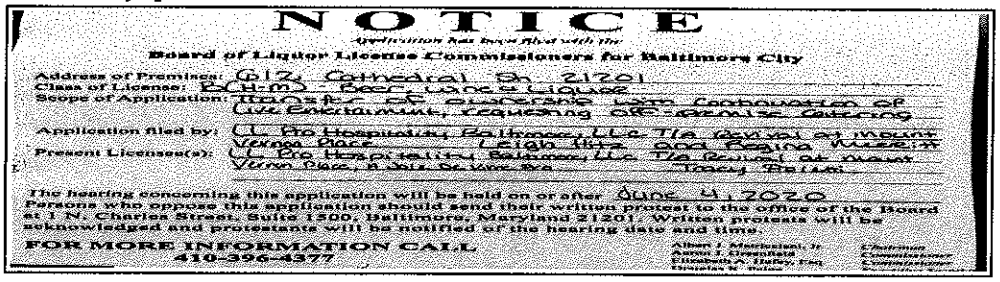
Other licensed locations - Describe/Note:

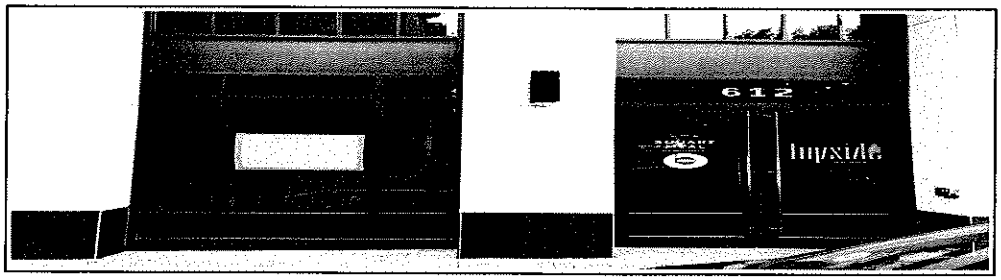
See Attached Map

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

Filed Transfer of ownership

Insert Photo of Sign and location:





☐ Attach Additional Photos

Inspector Name	Date and Time
i:0#.w|baltimore\walter.farley-robins	5/19/2020 11:48:11 AM

Name of Licensee (if present)

Approve Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 612 Cathedral St 21201

Class of License: B(H-M) - Beer, wine & Liquor

Scope of Application: Transfer of ownership with Continuation of Live Entertainment, requesting off-premise Catering

Application filed by: LL Pro Hospitality Baltimore, LLC T/A Revival at Mount Vernon Place Leigh Hitz and Regina Merritt

Present Licensee(s): LL Pro Hospitality Baltimore, LLC T/A Revival at Mount Vernon Place, A Joie De Vivre Pro Tracy Proietti

The hearing concerning this application will be held on or after June 4, 2020

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

FOR MORE INFORMATION CALL

410-396-4377

Albert J. Matricciani, Jr.	*Chairman*
Aaron J. Greenfield	*Commissioner*
Elizabeth A. Hafey, Esq.	*Commissioner*
Douglas K. Paige	*Executive Secretar*

BLLC Routine Inspection

Licensee Information

Address: 612 CATHEDRAL STREET 21201

Trade Name: *REVIVAL AT MOUNT VERNON PLACE, A JOIE DE VIVRE PRO*

Corporation Name *LL PRO HOSPITALITY BALTIMORE, LLC*

Type of License: Hotel/Motel License

Date/Time of Inspection: *2/25/2020* *10:19:49 AM*

Manager/Licensee *Doral Neilan*

Open/Closed Status

Open/Closed: Open

Closed Date:

External Appearance

Clean and Free of Debris: Satisfactory

Internal Appearance

Location of Bar: Center

Shape of Bar:

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BD7 Checklist

Bulletproof Partitioning: N/A

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: N/A

Selling Household/Grocery: N/A

Dining Area

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: *6/20/2019*

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date: *republic national 54329 3783368* *1/7/2020*

Kitchen

Inspector Comments: *satisfactory*

Restroom

Inspector Comments: *satisfactory*

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity: *225*

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Ancillary Services

Live Entertainment (Describe):

Outdoor Table Service N/A

Violations

Violation Issued: No

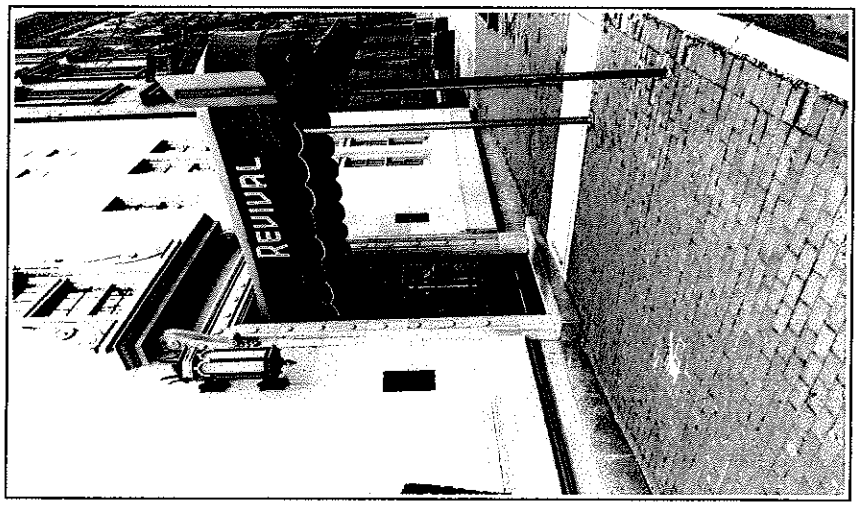
Violations Noted:

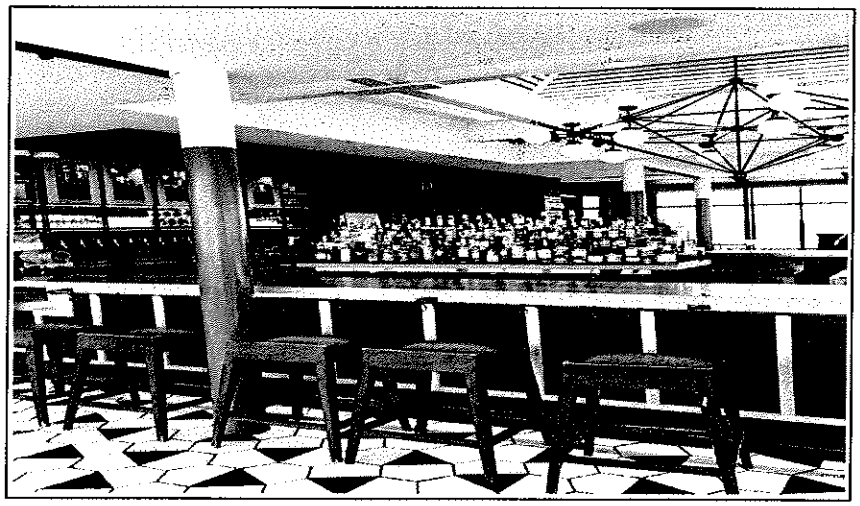
Wrap-Up

Instructions Given to Licensee:

Inspector's Comments: *establishment was inspected by Inspector Washington establishment and documents were up to date 02/21/20*

Photo Taken:





☐ Attach Additional Photos

Owner Email:

Submitted by Inspector *i:0#.w|baltimore\kenyattag.washington*

Update/Resubmit Print View

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

No: USE2018-51389

Certificate of Occupancy

THIS WRITTEN INSTRUMENT, WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY AND ALL THINGS TO BE DONE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICATION HERETOFORE FILED IN THIS DEPARTMENT FOR THE AUTHORITY CONTAINED HEREIN, INCLUDING ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED THERETO, AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND REGULATIONS IN EFFECT IN THE CITY OF BALTIMORE AND THE STATE OF MARYLAND. WARNING: IT IS UNLAWFUL TO WORK BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM WITHIN 300 FEET OF A DWELLING.

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
11	10	0532	007	4/6/18	101

PROPERTY ADDRESS: 612 CATHEDRAL ST

OWNER: PRO HOSPITALITY BALTIMORE LLC ADDR: PO BOX 1860 BENTONVILLE AR 717

LESSEE: ADDR:

LAND USE CODES 3-31

FOR USE AS A HOTEL WITH 107 GUEST ROOMS ON THE FOURTH THROUGH FOURTEENTH FLOORS (NOTE NO "THIRTEENTH" FLOOR), STAFF OFFICES THROUGHOUT, CONFERENCE ROOMS, MAIN RECEPTION AREA AND MAIN KITCHEN ON SECOND FLOOR, A CAFÉ ON THE FIRST FLOOR, RESTAURANT AND BAR ON THE ROOFTOP LEVEL

1001-000000-2600-159500-400500 PER. INSP	1001-000000-2600-158999-400490 MISC	1001-000000-2600-158999-400480 CH. USE 45.00	1001-000000-2600-158301-400490 NEW BLDG	1001-000000-2600-158302-40049 0 ADDITIONS
1001-000000-2600-158302-400499 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC CONST.	1001-000000-2600-158800-400500 ELECT	1001-000000-2600-158901-400510 HYDRONIC/STEAM HEAT
1001-000000-2600-158902-400510 DISTRIB/EXH	1001-000000-2600-158902-400510 AIR COND	1001-000000-2600-158902-400510 DISP TANKS	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-159300-400530 ELEVATOR	1001-000000-2600-159000-400520 PLUMBING 0.00	1001-000000-2600-159000-400520 S & F CONTROL	1001-000000-5700-50X802-401811 CHAP	1001-000000-1500-102800-400230 TAX 3.00
1001-000000-2600-158306-400490 RAZING	1001-000000-2600-159400-400540 FILING FEE 50.00	1001-000000-2600-159400-400540 LOW VOLTAGE/TELECOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES 98.00

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

MICHAEL BRAVERMAN
BUILDING OFFICIAL

Please be advised that there is a presumption of lead-based paint in properties constructed prior to 1950. Protect workers and tenants by using the lead-safe work practices found in the Code of Maryland Regulations Section 26.02.07.

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

		INSTALL NEW CLEAR GLASS TRANSOMS ABOVE A DARK GREY METAL BAND SPANDREL. INSTALL A DARK GRAY METAL STOREFRONT WITH DARK GRAY METAL FILIGREE AT BASE. ALL SIGNAGE MUST BE APPROVED IN A SEPARATE ATP. ALL WORK MUST MATCH DRAWINGS ON FILE WITH CHAP. *SEPARATE PERMIT REQUIRED FROM DOT FOR ALL WORK DONE IN THE RIGHT OF WAY*) Original Permit Description: (COM2016-32163) ARCHITECTURAL RENOVATIONS TO 1ST AND 2ND FLOOR, WITH MINOR STRUCTURAL AND MEP CHANGES, INSTALLATION OF NEW STOREFRONT ON CATHEDRAL STREET FAÇADE" AS PER PLANS AS PER CODES. SEPARATE PERMITS ARE REQUIRED FOR SPRINKLER AND FIRE ALARM SYSTEMS' ALTERATIONS. NOTICE TO PROCEED: REMOVE EXISTING CANOPY AND INSTALL NEW CANOPY AT HISTORIC ENTRANCE ON MONUMENT STREET. ALL CONNECTIONS TO HISTORIC BUILDING MUST BE AT MORTAR JOINTS AND NOT DAMAGE HISTORIC STONE. REMOVE EXISTING CANOPY AT CATHEDRAL STREET ENTRANCE. REPLACE EXISTING RED MARBLE WITH LIMESTONE. INSTALL NEW CLEAR GLASS TRANSOMS ABOVE A DARK GREY METAL BAND SPANDREL. INSTALL A DARK GRAY METAL STOREFRONT WITH DARK GRAY METAL FILIGREE AT BASE. ALL SIGNAGE MUST BE APPROVED IN A SEPARATE ATP. ALL WORK MUST MATCH DRAWINGS ON FILE WITH CHAP. *SEPARATE PERMIT REQUIRED FROM DOT FOR ALL WORK DONE IN THE RIGHT OF WAY*					
COM2016-13956	2016-1220	INTERIOR RENOVATION OF EXISTING HOTEL GUEST ROOMS AND CORRIDORS AS PER PLANS AS PER CODE. SEPARATE PERMITS ARE REQUIRED FOR SPRINKLER AND FIRE ALARM SYSTEMS' ALTERATIONS.	612 CATHEDRAL ST	101	11/16/2016	11/16/2018	MOUNT VERNON
USE2019-50198		CONTINUE TO USE AS AN HOTEL WITH 107 GUEST ROOMS ON THE FOURTH THROUGH FOURTEENTH FLOORS. (NOTE NO THIRTEENTH FLOOR), STAFF OFFICES THROUGHOUT, CONFERENCE ROOMS, MAIN RECEPTION AREA AND MAIN KITCHEN ON THE SECOND FLOOR. A CAFE ON THE FIRST FLOOR RESTAURANT AND BAR ON THE ROOFTOP LEVEL, AND INDOOR LIVE ENTERTAINMENT.	612 CATHEDRAL ST	101	01/29/2019		MOUNT VERNON
COM2005-12882	2005-598	RENOVATE EXIST FIRE ALARM SYSTEM, REPL CONTROL PANEL AND ALL INITATING DEVICES ON A ONE FOR ONE BASIS. THE FIREMAN'S	612 CATHEDRAL ST	101	12/16/2005	12/16/2006	MOUNT VERNON

June 4, 2020

Applicant(s): Nia Banks and Aderonke Omotade
821 Twokeys, LLC, T/a Art of Balance Wellness Spa
801 Key Highway, Unit 2 21230

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership and location of a class "BD7" Beer, Wine & Liquor License presently located at 2231 Cedley Street to 801 Key Highway, Unit 2.

(a) **Applicant(s) Information:** (1) Nina Banks was born in Winston Salem, NC in October of 1974. She lives in Baltimore, MD; and (2) Aderonke Omotade was born in New York, NY in March of 1978. She lives in Baltimore, MD.

(b) **Ownership Breakdown**: (1) Nia Banks (51%); and (2) Aderonke Omotade (49%).

(c) **Purchase Price of Business:** Purchase price is $61,500. Deposit of $5,000 was made. The remaining balance of $56,000 to be paid at settlement.

(d) **Qualified Voters**: Camilla Carr, Donna Price, and Joann Kitchen are qualified Baltimore City voters.

(e) **Zoning**: Applicant has applied for a USE permit, for the continued use of the property as a spa with the addition of a Class LBD7 Beer, Wine, and Liquor License.

(f) **Corporate Standing:** 821 Twokeys, LLC is a MD LLC and as of 5/19/20 is active and in good standing.

(g) **Posting Report**: The location was posted on 5/5/2020, and checked on 5/142020. This meets the 10-day rule. There are 4 licensed liquor establishment(s) in the 2x2 area: "B" BWL-3; "BD7" BWL-1.

(h) **Timeline**: Last Inspection by BLLC was performed 3/20/2019. At that time, the establishment was open and operating. On 3/5/2019 application #1 was filed for transfer of ownership only, and was approved by the board on 4/11/2019. On 10/24/2019 the board approved the transfer hardship. Application # 1 had until 1/6/2020 to complete the transfer. On 12/3/2019, application #2 which was amended to move location and ownership to Ward 2, Precinct 2 was filed. Upon review, it was determined to be prohibited by Alc. Bev. Art. 12-1706. On or about 1/8/2020, application #3 was amended to transfer location and ownership to Ward 3, Precinct 3. Upon review, it was determined to be prohibited by Alc. Bev. Art 12-1706. On 3/2/2020 BLLC received application #4, which amended the application to transfer location and ownership. Upon review, of this transfer application, it was determined that it was not prohibited by Alc. Bev. Art. 12-1706. Application for transfer (application 1-4) has been pending since 3/5/2019. License is valid.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: transfer of ownership and location CLASS TYPE: LBD7

Please select one option and fill out the requested information

A) NEW LICENSE REQUEST: ADDRESS OF PROPOSED LOCATION: _____

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: _____

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: 2231 Cedley Street

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: 801 Key Highway, Unit 2

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

CORPORATE/LLC/LLP/PARTNERSHIP NAME: 821 TwoKeys, LLC TRADE NAME: Art of Balance Wellness Spa

BUSINESS PHONE NUMBER: 4438385575 BUSINESS EMAIL ADDRESS: 821twokeys@gmail.com

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

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

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? ☒ Yes ☐ No Estimated Seating Capacity: n/a is a spa.

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

1. Applicant A

NIA BANKS — 4438385575 — [redacted]

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

352 KEY Hwy — Baltimore MD 21230 — 24 years

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

10/1994 — F — winston-Salem, NC

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

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

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

2. Applicant B

Aderonke Omotade, 540 7982345 — [redacted]

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

227 Grindall Street — Baltimore MD 21230 — 10 yrs

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

3/1978 — F — New York, New York

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

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

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

3. Applicant C

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

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

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

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

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

RECEIVED
2020 MAR -2 PM 3:47
BOARD OF LIQUOR LICENSING COMMISSIONERS

Revised January 2019

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

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

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

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

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

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

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

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

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

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

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

Name	Address	Phone	Email
MA BANKS	1352 KEY Hwy, B'more	443 835 5575	[redacted]

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

1) NAME: MA BANKS ADDRESS: 1352 KEY Hwy, B'more TITLE: PARTNER %OF STOCK HELD: 51 %

2) NAME: ADEWUNMI OMOTADE ADDRESS: 227 Grundel St B'more TITLE: PARTNER %OF STOCK HELD: 49 %

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

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

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

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

_____
Signature of Applicant A

I hereby certify that on the 20 day of December 2019 before me, the subscriber, a notary public of the State of Maryland in and for Howard Co, personally appeared Ma Banks 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: Markie L. Britton

_____
Signature of Applicant B

I hereby certify that on the 20 day of December 2019 before me, the subscriber, a notary public of the State of Maryland in and for Howard Co, personally appeared Adewunmi Omotade 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: Markie L. Britton

_____
Signature of Applicant C

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Name and Address of the owners of the premise/landlord: P54 LLC **Phone Number:** [redacted]

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

(I, WE) P54 LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 801 Key HWY#Comm 2, Baltimore, City with a Zip Code of 21230, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Landlord JAY SALKINI

I hereby certify that on the 18th day of December, 2019 before me, the subscriber, a notary public of the State of Maryland, in and for Howard County, personally appeared Jay Salkini, P54 LLC the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [signature] [Notary Seal] My Commission expires: Oct. 3, 2022

Notary Printed Name: Markie L. Britton

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

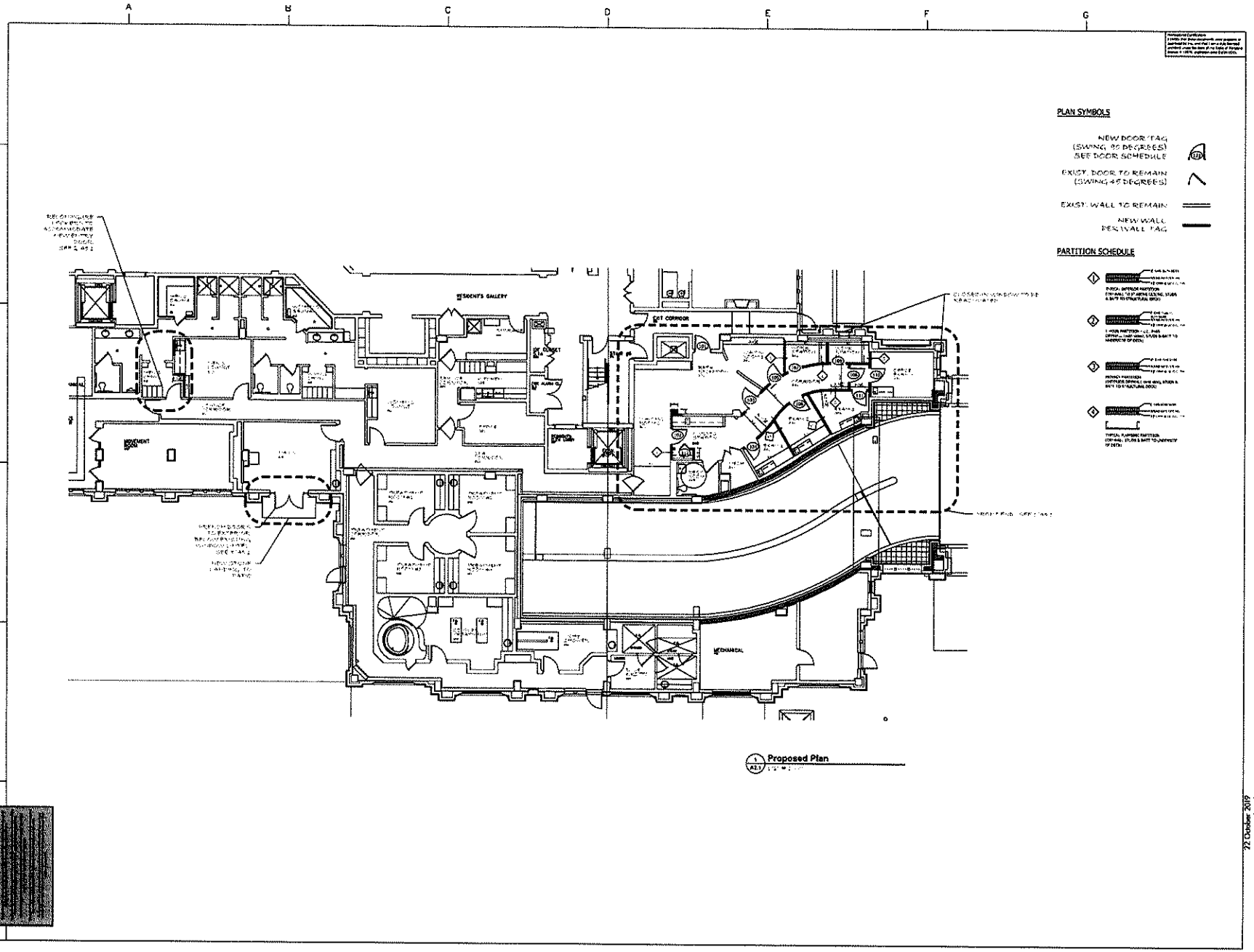
We, the undersigned citizens, real estate owners and registered voters in the City of Baltimore in which the [illegible] covered by the present application is to be conducted, certify that the qualifying applicant(s) is/are personally [illegible] us and has been a resident or a taxpayer of Baltimore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

	Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
1	Camilla Carr	15 E. Churchill ST	[signature]	2[redacted]62	10 yrs
2	DONA PRICE	233 Gindall St	[signature]	2/1988	5 yrs.
3	Joann Kitchen	36 Poultney St Poultney	[signature]	4-[redacted]-75 24	10 years
4	Nancy Gordon	38 Poultney St Poultney	[signature]	11/[redacted]/49	5 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.

Revised January 2019



22 October 2019
Permit
~~19 September 2019~~
~~Review~~

2nd Cycle ARCHITECTURE
8922 Mt Paraso Ct
elkcott city, maryland 21042
telephone 410.404.2714
mmoschel@2nd-cycle.com
contact - Matthew Moschel

821 Twokeys

Ritz Carlton Hotel, Baltimore City

2nd Cycle
architecture

A 2.2

5

Liquor Board System

Version 1.0

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

License Detail

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

License Info

License Num: **LBD7 359** Cert Num: **1042** Fee: **$1,320.00** Status: **Renewed**

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

CR Number: 00266343

Payment Date: 05-01-19

2018 - 2019 TPP Paid ☐

2019 Trader's License ☐ Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: **V.G. ENTERPRISES, INC**

Trade Name: **COLLEEN'S CORNER**

Zone Code: 4

Phone: 410-547-1136

Block Num: 2231 Street: CEDLEY STREET

City: BALTIMORE State: MD Zip: 21230

CR Number: 00266343

Portion of Business Used:

BASEMENT FOR BUSINESS

Restriction:

Edit the License Location Info | Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
COLLEEN D	VANSKIVER	844 KECOUTAN ROAD	GLEN BURNIE	MD	21060	Edit	Remove Owner

Comments

Date	Comment	Action

04/28/2020	04/17/20 - COVID-19 Letter was Returned..../sb	Delete
03/06/2020	Amended application for transfer of ownership and location of a Class "BD7" BWL license presently located at 2231 Cedley Street to 801 Key Highway, Unit 2 filed on behalf of 821 Twokeys, LLC T/a Art of Balance Wellness Spa - Nia Banks and Aderonke Omotade on 3/2/2020 /kk	Delete
02/25/2020	02/25/20-Resended 2020-2021 Renewal Applications to home address (1)..../sb	Delete
02/25/2020	02/25/20 - Return To Sender; Vacant; Unable To Forward..../sb	Delete
01/28/2020	****STATE OF MD TAX HOLD, letter sent to the Business address on January 28, 2020.****/mb	Delete
12/12/2019	Application for transfer of ownership and location of a Class "BD7" BWL License presently located at 2231 Cedley Street to 628-30 S. Broadway filed on behalf of KKarki, LLC T/a Broadway Discount Liquors, Muna Karki and Bikash Thapa on 12/3/2019 /kk	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
10/01/2019	Rec'd Transfer hardship request extension letter from atty Melvin Kodenski; Invoice #118040...../jr	Delete
09/26/2019	***PERSONAL PROPERTY TAX OWED TO CITY OF BALTIMORE Letter sent to Licensee/s Home Address on September 26, 2019.*** /mb	Delete
09/11/2019	09/10/2019 90/150 day transfer pending letter was sent to all applicants...k/r	Delete
09/09/2019	Attorney Melvin J. Kodenski 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
07/11/2019	Submitted 2018 Trader's License.... /sb	Delete
04/17/2019	Alcohol Awareness expires on 04/13/23, certified by John S Murray (Edith J. Slattery and Karen R. Mabrey).... /sb	Delete
04/12/2019	4/11/2019 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)...../jr	Delete
04/03/2019	2019 Renewal Application has been completed.	Delete
04/02/2019	2019 Renewal Application came through mail without Licensee Information #1 was blank. I called Edith Slattery and left voice message...../sb	Delete
03/11/2019	Application for transfer of ownership filed on behalf of Maplestone Sovereign, LLC T/a Trade Name Pending - Scott Evans and Danette Windsor on 3/5/19 /kk	Delete
02/27/2018	Check of %50.00 was not attached with application. I called Licensee she and she says send it back.	Delete
04/23/2016	Given Annual License to Chief Inspector, M.Fosler for delivery to establishment.... /sb	Delete
05/06/2015	Alcohol Awareness expries 03/23/2019 (Edith Slattery)	Delete
12/23/2014	12/18/2014 Public Hearing re: Request to remove and/or modify the restrictions placed on the license to change the floor plan of the establishment. APPROVED (3-0 Vote)	Delete
03/01/2004	12/16/94 Patron assaulted by another patron inside bar CC 9L-10054	Delete

Print History (Print Card)

License num: LBD7 359 Address: 2231 CEDLEY STREET

Trade Name: COLLEEN'S CORNER

Comment:

Add Comment

Hold Info

Powered by:

821 TWOKEYS LLC: W19587765

Department ID Number:

W19587765

Business Name:

821 TWOKEYS LLC

Principal Office:

821 KEY HIGHWAY
UNIT #2
BALTIMORE MD 21230

Resident Agent:

ADERONKE OMOTADE
227 GRINDALL STREET
BALTIMORE MD 21230

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

04/13/2019

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 801 Key Highway, Unit 2

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 4

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 3

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 1

ARENA _____

HOTEL/MOTEL _____

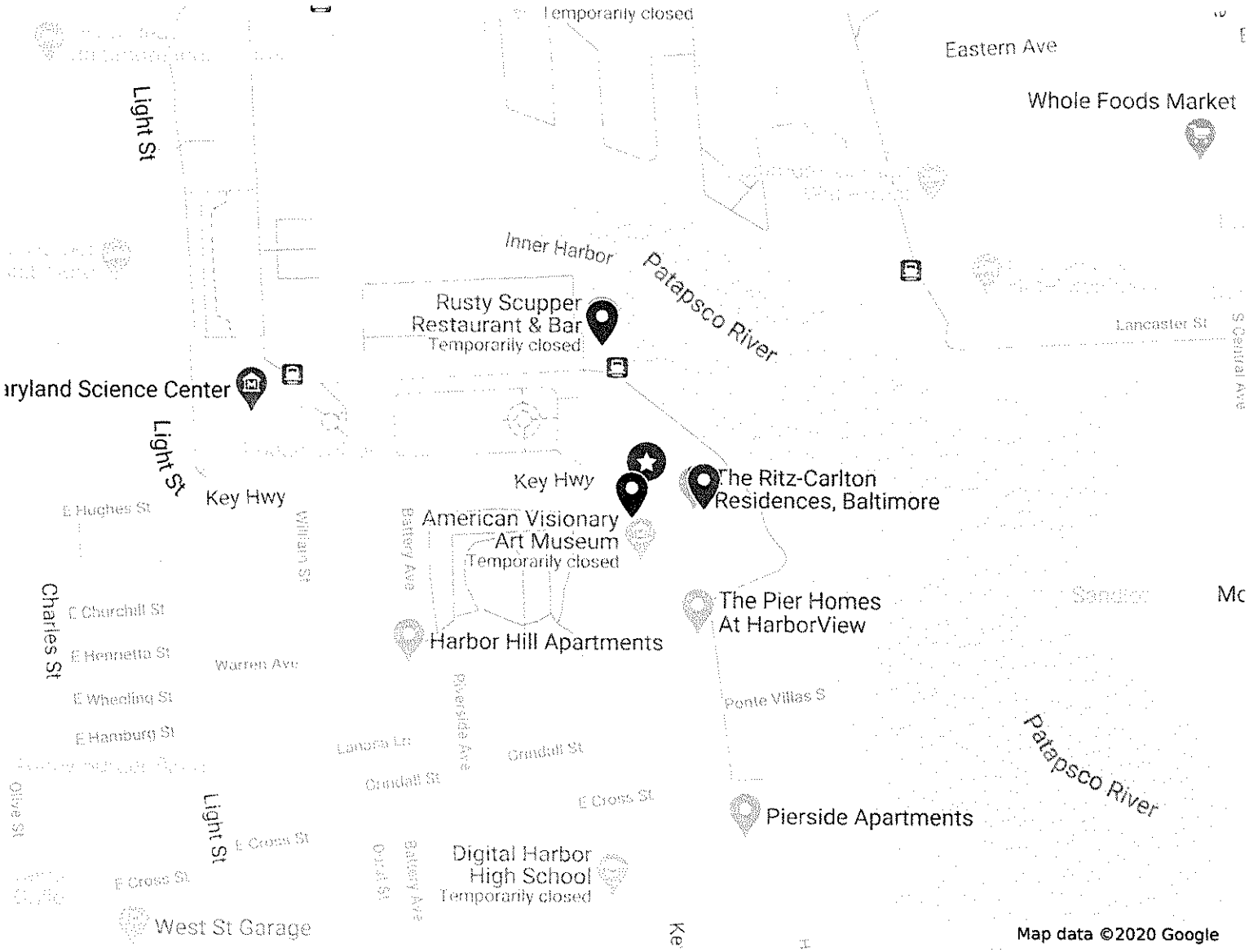
RACING _____

PREPARED BY: Steven Han DATE: 5/7/2020

801 Key Highway, unit 2

licensed establishments

- Art of Balance Wellness Spa LBD-7
- Rusty Scupper Restaurant & Bar LB
- Encantada LB
- Sip Wine LB



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Art of Balance Wellness Spa
Corporation Name:	821 Twokeys, LLC
Location Address:	801 Key Highway
License Type:	Class "BD7" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No
Is the location within 300 feet of Church and/or School?	No
Date Posted?	5/5/2020
Estimated Date of Removal?	5/14/2020
Are there any other licensed establishments within a two block radius?	Yes

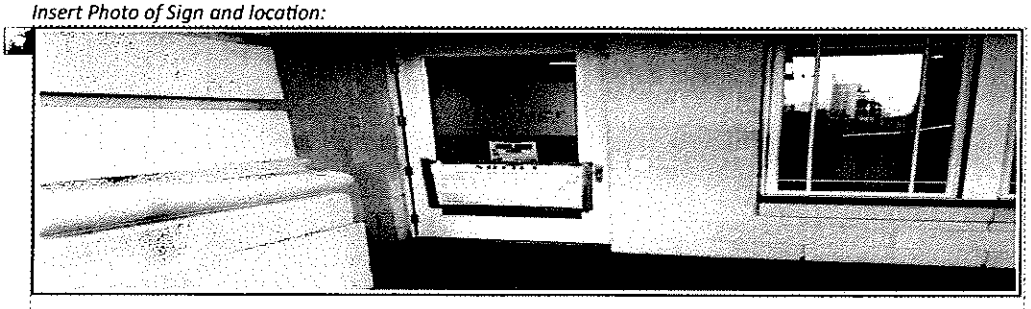
Other licensed locations - Describe/Note:

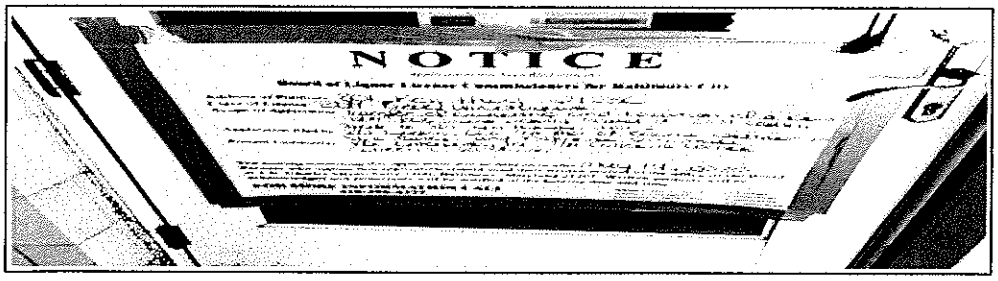
see map

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

transfer ownership and location from 2231 cedley st. to 801 key highway

Insert Photo of Sign and location:





☐ Attach Additional Photos

Inspector Name	Date and Time
i:0#.w|baltimore\steven.han	5/5/2020 12:50:01 PM

Name of Licensee (if present)

Approve Disapprove

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:	Banks
Address of Premises:	801 key highway , Unit 2
Inspector:	*i:0#.w|baltimore\steven.han*
Date Posted:	5/5/2020
Time Posted:	
Date Rechecked:	5/14/2020
Time Rechecked:	
Manager or Owner when sign posted:	

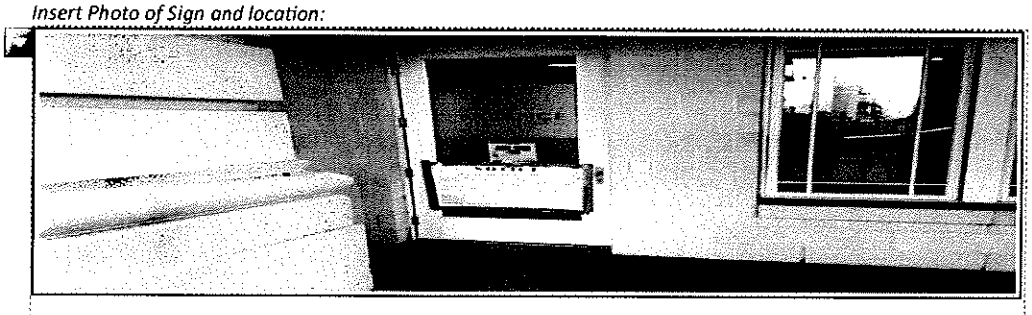
Summary on location of sign posted:

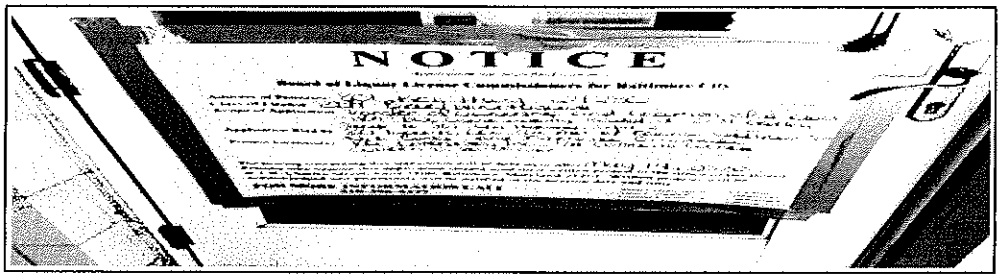
front door

Summary on location of sign rechecked:

sign was up for 10 days.

Insert Photo of Sign and location:





☐ Attach Additional Photos

Approve Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 801 Key Hwy 21230

Class of License: BDM Beer, Wine & Liquor

Scope of Application: Transfer of ownership and location of a Class "BDM" Beer, Wine & Liquor License presently located at 2031 Lechmere Street to 801 Key Highway, Unit 2

Application filed by: 801 Tuckerman, LLC T/A Art of Balance Wellness, Inc. Nick Bones and Veronica Omorachi

Present Licensee(s): VG Enterprises, Inc. T/A Collerin's Corner Colleen D. Vastine

The hearing concerning this application will be held on or after MAY 14, 2020

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

FOR MORE INFORMATION CALL
410-396-4377

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

Online Use & Occupancy Permit Application

Property Address: **Block/Lot:** 1922/003

821 KEY HWY

Applicant:

ELAINE PAPPAS

320 N. CHARLES STREET, 1ST FLO BALTIMORE MD 21201

Owner/Lessee:

Owner P54, LLC

Lessee 821 TWO KEYS, LLC

Permit No: **USE2020-51089**

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

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Personal Services Establishment

Proposed Use : (Commercial) Tavern

	Dwelling:	Roomming:	Efficiency:
Existing Count:	001	000	000
Proposed Count:	000	00	000

Description	Created	Completed	Assigned To
FIRE INSPECTION	02/28/2020		LDZI
One Stop Permit Office Review	02/28/2020		ELLY
Application Received		02/28/2020	
Zoning Sign-off	02/28/2020	02/28/2020	
PUD-PLANNED UNIT DEVELOPMENT	02/28/2020		PLAN

District:102 **MINOR PRIVILEGE:**

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

CONTINUE TO USE AS A SPA WITH THE ADDITION OF A CLASS LBD7 BEER, WINE AND LIQUOR LICENSE

AFFIDAVIT BY: ELAINE PAPPAS

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

Project Name: **SPA**

Role: **Agent**

Appicant: **PAPPAS,ELAINE**

Project Note:

Owner First Name:

Owner Last Name Or Company Name: **P54, LLC**

Phone:

Address1:

Address2:

City:

State:

Zip:

June 4, 2020

Applicant(s): Trent Waite
Red Star Fells Point, LLC T/a The Red Star
906 S. Wolfe Street 21231

Class: "B" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Trent Waite was born in Baltimore, MD in February of 1963. He lives in Baltimore, MD.

(b) **Ownership Breakdown**: (1) Kevin Havens (33 1/3%); (2) Christopher Hannan (33 1/3%); (3) James Maclaughlin (33 1/3%); and (4) Trent Waite (0%);

(c) **Purchase Price of Business:** N/A – No stock transfer; change of resident license.

(d) **Qualified Voters**: Paul Gocher, Wendell Kalehua, and Johana Stenberg are qualified Baltimore City voters.

(e) **Zoning**: Applicant has applied for a USE permit, for the continued use of the property known as 906-908 S Wolfe Street as a restaurant and tavern and 910 S Wolfe Street as on dwelling unit.

(f) **Corporate Standing:** Red Star Fells Point, LLC is a MD LLC and as of 5/19/2020 is active and in good standing.

(g) **Posting Report**: The location was posted on 5/18/2020, and will be checked on 5/27/2/020. This meets the 10-day rule There are 30 licensed liquor establishment(s) in the 2x2 area: "D" BW-2; "B" BWL- 17; "BD7" BWL-10; and "Hotel/Motel"-1.

(h) **Timeline**: Last Inspection by BLLC was performed 3/16/2020. At that time, the establishment was open and operating.

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

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

Board's Decision:

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

NEW/TRANSFER/EXPANSION/AMENDMENT(S) APPLICATION FEE - $800.00

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

EXPLANATION OF REQUEST: Transfer--Replace City Resident CLASS TYPE: B

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: 906 S. Wolfe Street, 21231

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: N/A

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: N/A

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: N/A

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Red Star Fells Point, LLC TRADE NAME: The Red Star

BUSINESS PHONE NUMBER: 410-675-0212 BUSINESS EMAIL ADDRESS: trwalte@gmail.com

ATTORNEY FOR THE APPLICANT: Stephen W. Fogleman ADDRESS: 1720 Thames Street 21231 PHONE: 410-258-8500

Part of Premises Used *(Note: Floors and Areas for Storage)*: 1st/2nd fl, basel storage **Outdoor Table Service Provided?** ☐ Yes ☑ No **Delivery of alcohol?** ☐ Yes ☑ No

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? ☑ Yes ☐ No **Estimated Seating Capacity:** 130

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

1. Applicant A

Trent Walte [redacted] [redacted]

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

126 S. Patterson Park Avenue Baltimore MD 21231 20 years

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

2/63 M Baltimore City, MD

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

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

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

2. Applicant B

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

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

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

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

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

3. Applicant C

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name	Address	Phone	Email
Nicole Sheckells	702 S. Durham Street BMD 21231	[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. § 4-405 (a)(1). If necessary, please attach a list of the names and address of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.***

1) NAME: Kevin Havens ADDRESS: 359 Prestonfield Ln, Severna Park MD 21146 TITLE: Partner %OF STOCK HELD: 33 1/3

2) NAME: Christopher Hannan ADDRESS: 906 S. Wolfe Street, BMD 21231 TITLE: Partner %OF STOCK HELD: 33 1/3

3) NAME: James MacLaughlin ADDRESS: 239 Kilmarnock Drive Millersville MD 21108 TITLE: Partner %OF STOCK HELD: 33 1/3

4 NAME: Trent Waite ADDRESS: 126 S Patterson Pk Ave BMD 21231 TITLE: Corp Secy %OF STOCK HELD: 0

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

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

original signature on application AWS

Signature of Applicant A

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 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: _____

906 S. Wolfe Parent, LLC
c/o Kevin Havens, Member

Name and Address of the owners of the premise/landlord: 906 S. Wolfe St Phone Number: [redacted]
Balt., MD 21231

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

(I, WE) 906 S. Wolfe Pt., LLC, Kevin Havens, Member HEREBY CERTIFY. That (I am, we are) the owner(s) of the property located at 906 S. Wolfe Street, Baltimore, City with a Zip Code of 21231, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Landlord Kevin W. Havens; Member, 906 S. Wolfe St, LLC

I hereby certify that on the 24th day of April, 2020 before me, the subscriber, a notary public of the State of Maryland, in and for Baltimore City, personally appeared Kevin Havens the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [signature] [Notary Seal] My Commission expires 12-3-2023

Notary Printed Name: Ellen Cherry

ELLEN CHERRY
NOTARY PUBLIC
BALTIMORE CITY COUNTY
MARYLAND
MY COMMISSION EXPIRES 12/03/2023

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Paul Gocher	2363 Boston St. Baltimore, MD 21224	[signature]	7/1973	9+ years
~~Julia Gocher~~	~~2363 Boston St. Baltimore, MD 21224~~	[signature]	~~Sep 1974~~	~~9+ years~~
Wendell Kalehua	620 S. Washington St Balt., MD 21231	Wendell Kalehua	9/1953	9+ years
Johanna Sternberg	728 S Clinton St. Balt. MD 21224	[signature]	2/1979	9+ yrs

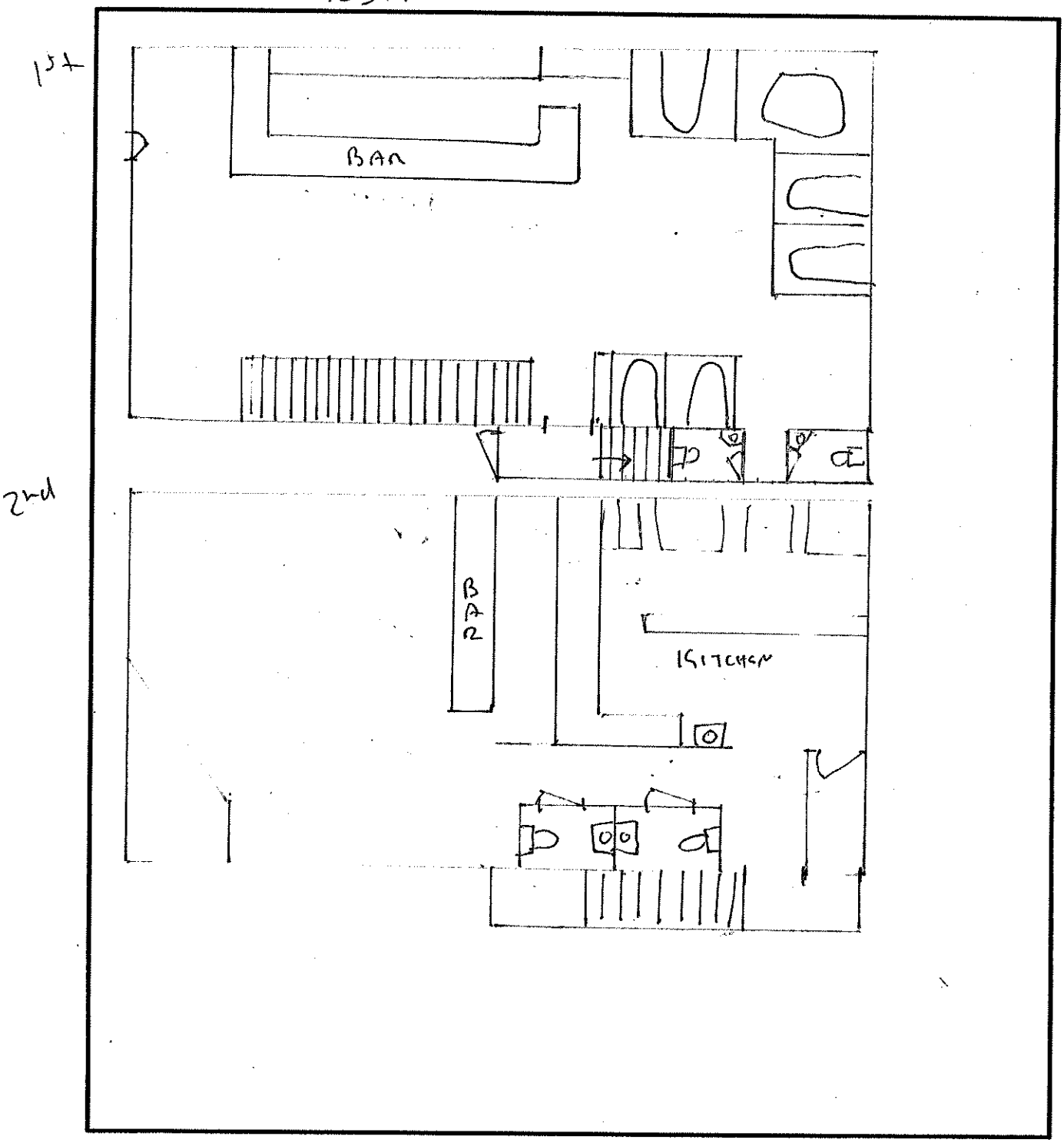
Board of Liquor License Commissioners for the City of Baltimore
1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
Phone: 410-396-4377 Fax: 410-396-4382

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

Revised January 2018

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

906 S. Wolfe St.



LAW OFFICES
STEPHAN W. FOGLEMAN, ESQUIRE
STEPHAN W. FOGLEMAN, JR. GENE M. RANSOM, III

OF COUNSEL
JANE M. SCHROEDER

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

May 18, 2020

Thomas Akras, Esquire
Deputy Executive Secretary
Board of Liquor License Commissioners
1 N. Charles Street, 15th floor
Baltimore, MD 21201

RE: 906 S. Wolfe Street Amendment

Dear Mr. Akras:

I have enclosed for filing an amendment to pages 1 and 3 of the transfer application for 906 S, Wolfe Street t/a The Red Star. It is our intention to remove applicant James MacLaughlin, leaving only Trent Waite as applicant.

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

Very truly yours,

Stephan W. Fogleman

SWF/kv

Liquor Board System

Version 1.0

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

License Detail

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

License Info

License Num: **LB 172** Cert Num: **T0320** Fee: **$200.00** Status: **Transferred**

License Date: 12/13/2019 11:01:11 AM License Year: 2019

CR Number: 17701318

Payment Date: 04-26-19

2018 - 2019 TPP Paid ☐ N

2019 Trader's License ☑ Y Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: **RED STAR FELLS POINT, LLC**

Trade Name: **RED STAR**

Zone Code: 0

Phone: 410-675-0212

Block Num: 906 Street: WOLFE STREET SOUTH

City: BALTIMORE State: MD Zip: 21231

CR Number: 17701318

Portion of Business Used:

USE K/A 906-908 S. WOLFE ST AS A RESTAURANT AND TAVERN AND K/A 910 S. WOLFE AS ONE (1) DWELLING UNIT.

Restriction:

Edit the License Location Info | Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
REHANNA	PARENT	3812 DILLON STREET	Baltimore	MD	21224	Edit	Remove Owner

Comments

Date	Comment	Action

05/11/2020	Application for transfer of ownership filed on behalf of Red Star Fells Point, LLC T/a The Red Star, Henry MacLaughlin, Jr. and Trent Waite on 5/1/2020 /kk	Delete
03/30/2020	FOOD FORM WAS SUBMITTED WITH 2020 RENEWAL APPLICATION..... /kr	Delete
02/26/2020	Application of Transfer of Ownership issued to Red Star Fells Point, LLC t/a Red Star, Rehanna Parent on 12/13/2019; Invoice #118426..../sb	Delete
11/08/2019	11/7/2019 - Public Hearing Re: Application to transfer ownership - APPROVED (3-0 vote)..../jr	Delete
10/04/2019	Application for transfer of ownership filed on behalf of Red Star Fells Point, LLC T/a Red Star, Rehanna Parent on 9/27/2019 /kk	Delete
03/26/2019	FOOD FORM WAS SUBMITTED WITH 2019-2020 RENEWAL APPLICATION..... /sb	Delete
09/18/2018	9/11/2018- New Class "B" Beer, Wine and Liquor license issued to Rehanna Parent, Red Star Bar & Grill LLC t/a Red Star Bar & Grill- K.R	Delete
09/18/2018	3/15/2018-Public Hearing Re: Application for a new Class "B" Beer, Wine & Liquor restaurant license. Approved (3-0 vote)	Delete

Print History (Print Card)

License num: LB 172

Address: 906 WOLFE STREET SOUTH

Trade Name: RED STAR

Comment:

Add Comment

Hold Info

Powered by:

RED STAR FELLS POINT, LLC: W19702711

Department ID Number:

W19702711

Business Name:

RED STAR FELLS POINT, LLC

Principal Office:

906 S. WOLFE STREET

BALTIMORE MD 21231

Resident Agent:

DAVID ADAM KATZ

2077 SOMERVILLE ROAD, SUITE 206

ANNAPOLIS MD 21401

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:

05/29/2019

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 906 S Wolfe St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 30

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 2

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 17

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 10

ARENA _____

HOTEL/MOTEL 1

RACING _____

PREPARED BY: Walter Robinson DATE: 5/19/20

906 S Wolfe St

Untitled layer

- Red Star Fells Point LB
- Waterfront Hotel BD7
- Thames Street Oyster House LB
- The Abbey Burger Bistro Fells Point LB
- Sagamore Pendry Baltimore LBHM
- Max's Taphouse BD7
- Moby Dick's BD7
- The Point In Fells LB
- The Wharf Rat BD7
- Pitango Bakery + Cafe LB
- V-NO Wine Bar and Shop BD7
- Nanami Cafe WD
- The Admiral's Cup LB
- Leadbetters BD7
- Barcocina LB
- Slainte Irish Pub LB
- Riptide LB
- Koopers Tavern LB
- Cat's Eye Pub St BD7

Horse You Came in On Saloon BD7

- Baby's On Fire WD
- Kali's Court BD7
- Bond Street Social LB
- Chilango's LB
- Jimmy's of Fells Point LB
- DogWatch Tavern BD7
- Bertha's LB
-

The Greene Turtle Sports Bar & Grille LB

- Rodo's Bar BD7
- Pie in the Sky LB
- Lil' Phils Tavern

Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Henry James MacLaughlin, Jr.
Corporation Name:	Red Star Fells Point, LLC
Location Address:	906 S. Wolfe St.
License Type:	Class "B" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	No
Is the location within 300 feet of Church and/or School?	No
Date Posted?	5/18/2020
Estimated Date of Removal?	5/27/2020
Are there any other licensed establishments within a two block radius?	Yes

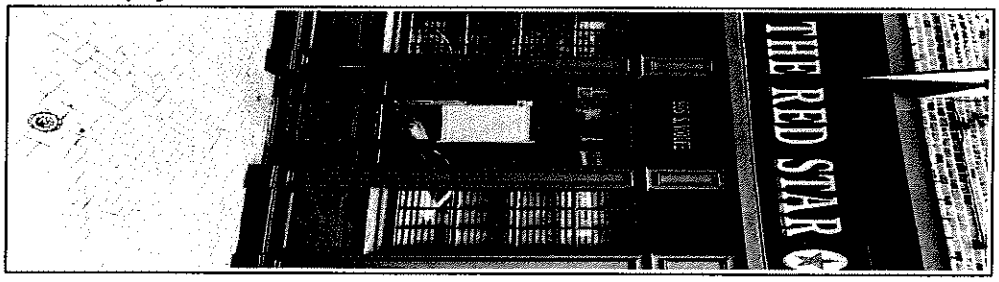
Other licensed locations - Describe/Note:

See Map

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

Application filed for transfer of ownership

Insert Photo of Sign and location:



Inspector Name	Date and Time	
i:0#.w|baltimore\joann.martin	5/19/2020	12:16:20 PM
Name of Licensee (if present)		

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

s of Premises: 906 S. WOLFE Street 21231

f License: CLASS "B" Beer, Wine & Liquor License

f Application: TRANSFER OF OWNERSHIP

tion filed by: Red Star Fells Point, LLC T/A The Red Star
Henry MacLaughlin, Jr. And Trent Waite

Licensee(s): Red Star Fells Point, LLC T/A Red Star
Rehanna Parent

ing concerning this application will be held on or after June 4, 2020

who oppose this application should send their written protest to the office of the Boar

Charles Street, Suite 1500, Baltimore, Maryland 21201. Written protests will be

edged and protestants will be notified of the hearing date and time.

BLLC Compliance Inspection

Licensee Information

Address: 906 WOLFE STREET SOUTH 21231

Trade Name: *RED STAR*

Corporation Name *RED STAR FELLS POINT, LLC*

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

Date/Time of Inspection: *3/16/2020* *11:14:14 AM*

Manager/Licensee *Kelsi Folan*

Open/Closed Status

Open/Closed: Open

Closed Date:

External Appearance

Clean and Free of Debris: Satisfactory

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: *11/4/2019*

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity: *100*

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid: N/A

Violations

Violation Issued: No

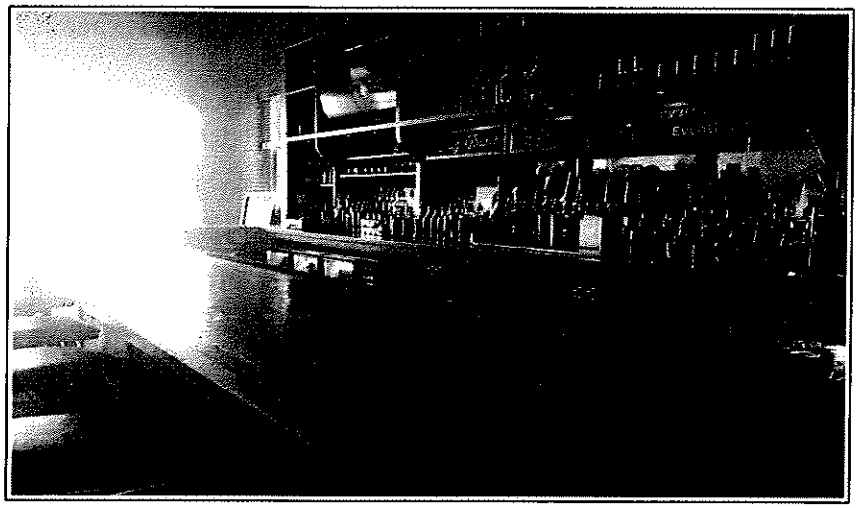
Violations Noted:

Wrap-Up

Instructions Given to Licensee:

Inspector's Comments: *Inspected on 03/14/2020 for St Patrick's weekend*

Photo Taken:



Owner Email:

Submitted by Inspector *i:0#.w|baltimore\cindy-leigh.tudhope*

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

No: USE2019-54869

Certificate of Occupancy

THIS WRITTEN INSTRUMENT, WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY AND ALL THINGS TO BE DONE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICATION HERETOFORE FILED IN THIS DEPARTMENT FOR THE AUTHORITY CONTAINED HEREIN, INCLUDING ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED THERETO, AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND REGULATIONS IN EFFECT IN THE CITY OF BALTIMORE AND THE STATE OF MARYLAND. WARNING: IT IS UNLAWFUL TO WORK BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM WITHIN 300 FEET OF A DWELLING.

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
02	06	1873	004	11/25/19	201

PROPERTY ADDRESS: 906-908 S WOLFE ST

OWNER: 906 WOLFE PARENT LLC **ADDR:** 906 S. WOLFE STREET BALTIMORE

LESSEE: RED STAR FELLS POINT LLC **ADDR:** 906 S WOLFE STREET BALTIMORE M

LAND USE CODES 3-50 1-08

USE K/A 906-908 S WOLFE ST AS A RESTAURANT AND TAVERN AND K/A 910 S WOLFE ST AS ONE (1) DWELLING UNIT.

1001-000000-2600-159600-400560 PER. INSP.	1001-000000-2600-158009-400480 MISC	1001-000000-2600-158009-400480 CH. USE 45.00	1001-000000-2600-158301-400490 NEW BLDG.	1001-000000-2600-158302-40049 0 ADDITIONS
1001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC. CONST.	1001-000000-2600-158800-400500 ELECT.	1001-000000-2600-158901-400510 HYDRONIC STEAM HEAT
1001-000000-2600-158902-400510 DISTRIB EXH	1001-000000-2600-158902-400510 AIR COND.	1001-000000-2600-158902-400510 DISP TANKS	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-159300-400530 ELEVATOR	1001-000000-2600-159000-400520 PLUMBING 0.00	1001-000000-2600-159000-400520 S & E CONTROL	1001-000000-5700-508801-401811 CHAP	1001-000000-1500-102800-400230 TAX 3.00
1001-000000-2600-158306-400490 RAZING	1001-000000-2600-159400-400540 FILING FEE 50.00	1001-000000-2600-159400-400540 LOW VOLTAGE/TELECOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES 98.00

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

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

Please be advised that there is a presumption of lead-based paint in properties constructed prior to 1950. Protect workers and tenants by using the lead-safe work practices found in the Code of Maryland Regulations Section 26.02.07.

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

June 4, 2020

Applicant(s): Ronald Howard
Waterfront Fells Point, LLC T/a Waterfront Hotel
1710 Thames Street 21231

Class: "BD7" Beer, Wine & Liquor License

Application to transfer ownership with continuation of live entertainment and outdoor table service.

(a) **Applicant(s) Information:** (1) Ronald Howard was born in Coming, NY in June of 1970. He lives in Baltimore, MD.

(b) **Ownership Breakdown**: (1) Kevin Havens (33 1/3%); (2) James Maclaughlin (33 1/3%); and (3) Christopher Hannan (33 1/3%); and (4) Ronald Howard (0%).

(c) **Purchase Price of Business:** N/A – No stock transfer; change of resident license.

(d) **Qualified Voters**: Paul Garner, Wendell Kalehua, and Johana Stenberg are qualified Baltimore City voters.

(e) **Zoning**: Applicant has applied for a USE permit, for the continued use of the property as a restaurant with outdoor table service, with conditions on 4/13/2010 per BMZA 2010-063) and live entertainment.

(f) **Corporate Standing:** Waterfront Fells Point, LLC is a MD LLC and as of 5/19/2020 is active and in good standing.

(g) **Posting Report**: The location was posted on 5/18/2020, and will be checked on 5/27/2020. This meets the 10-day rule. There are 30 licensed liquor establishment(s) in the 2x2 area: "D" BW-2; "B" BWL-17; "BD7" BWL-10; and "Hotel/Motel"-1.

(h) **Timeline**: Last Inspection by BLLC was performed 1/21/2020. At that time, the establishment was open and operating.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Transfer-Replace City Resident 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: 1710 Thames Street 21231

C) TRANSFER OF OWNERSHIP AND LOCATION: CURRENT ADDRESS OF LICENSED LOCATION: N/A

TRANSFER OF OWNERSHIP AND LOCATION: ADDRESS OF PROPOSED RELOCATION: N/A

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: N/A

CORPORATE/LLC/LLP/PARTNERSHIP NAME: Waterfront Fells Point, LLC TRADE NAME: Waterfront Hotel

BUSINESS PHONE NUMBER: 410-537-5055 BUSINESS EMAIL ADDRESS: ron@searchbaltimorerealestate.com

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

Part of Premises Used (*Note: Floors and Areas for Storage*): 1st/2nd/3rd fl, bsmt storage **Outdoor Table Service Provided?** ☑ Yes ☐ No **Delivery of alcohol?** ☐ Yes ☑ No

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

Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? ☑ Yes ☐ No **Estimated Seating Capacity:** 265

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

Ronald W. Howard [redacted] [redacted]

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

2603 Lighthouse Lane Baltimore MD 21224 20 years

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

6/70 M Corning, NY

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

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

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

2. Applicant B

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

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

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

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

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

3. Applicant C

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name	Address	Phone	Email
Lisa DeSantis	1806 Thames St #8, BMD 21231	[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 licenses MUST have a FINANCIAL INTEREST in the license applied for as per Alc. Bev. Art. § 4-408 (a)(8). 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: Kevin Havens ADDRESS: 359 Prestonfield Ln, Severna Park MD 21146 TITLE: Partner %OF STOCK HELD: 33 1/3

2) NAME: James MacLaughlin ADDRESS: 239 Kilmarnock Dr, Severna Park MD 21146 TITLE: Partner %OF STOCK HELD: 33 1/3

3) NAME: Christopher Hannan ADDRESS: 1710 Thames Street BMD 21231 TITLE: Partner %OF STOCK HELD: 33 1/3

4 NAME: Ronald Howard ADDRESS: 2603 Lighthouse Ln, BMD 21224 TITLE: Corp Secy %OF STOCK HELD: 0

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

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

Original signature on application & 421

Signature of Applicant A

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 B

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

_____

Signature of Applicant C

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

Signature: _____ (Notary Seal) My Commission expires _____

Printed Name: _____

Name and Address of the owners of the premise/landlord: 1710 Thames Parent, LLC c/o HJ MacLaughlin, Member 1710 Thames St, Balt. 21231 Phone Number: [redacted]

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

(I, WE) 1710 Thames Parent, LLC; HJ MacLaughlin, Member HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1710 Thames Street, Baltimore, City with a Zip Code of 21231, which is named in the present application made to Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Landlord HJ MacLaughlin, Member, 1710 Thames Street, LLC

I hereby certify that on the 24th day of April, 2023 before me, the subscriber, a notary public of the State of MARYLAND in and for BALTIMORE CITY, personally appeared HENRY J. MACLAUGHLIN the landlord/property owner named in this application made oath in due form of law that the matter and facts contained in said application are true and correct.

As witness, my hand and notarial seal.

Notary Signature: [signature] [Notary Seal] My Commission expires 12.3.2023

Notary Printed Name: Ellen Cherry

ELLEN CHERRY
NOTARY PUBLIC
BALTIMORE CITY COUNTY
MARYLAND
MY COMMISSION EXPIRES 12/03/2023

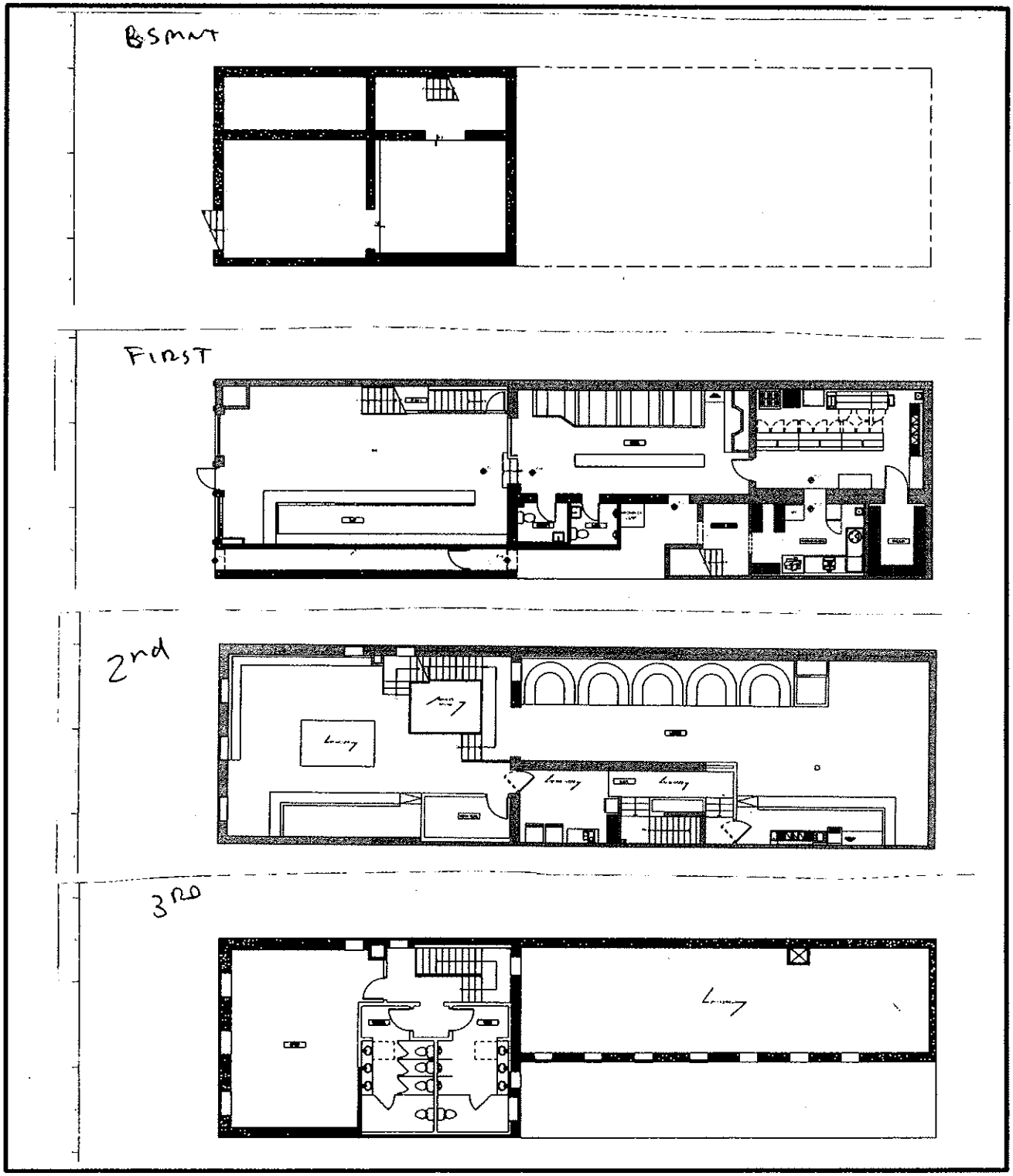
The following certificates must be signed by at least 3 persons.

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Paul Gocher	2363 Boston St Balt., MD 21224	[signature]	7/1973	9+ years
~~Julie Gocher~~	~~2363 Boston St Balt., MD 21224~~	[signature]	Sep. 1974	~~9+ years~~
Wendell Kalchra	620 S. Washington St. Balt., MD 21231	Wendell Kalchra	9/1953	9+ years
Johanna Stabey	728 S. Clinton St. Balt. MD 21224	[signature]	2/1979	9+ yrs.

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

1710 Thomas Street



LAW OFFICES
STEPHAN W. FOGLEMAN, ESQUIRE

STEPHAN W. FOGLEMAN, JR.
GENE M. RANSOM, III

OF COUNSEL
JANE M. SCHROEDER

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

May 18, 2020

Thomas Akras, Esquire
Deputy Executive Secretary
Board of Liquor License Commissioners
1 N. Charles Street, 15th floor
Baltimore, MD 21201

RE: 1710 Thames Street Amendment

Dear Mr. Akras:

I have enclosed for filing an amendment to pages 1 and 3 of the transfer application for 1710 Thames Street t/a Waterfront Hotel. It is our intention to remove applicant Kevin Havens, leaving only Ronald Howard as applicant.

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

Very truly yours,

Stephan W. Fogleman

SWF/kv

Liquor Board System

Version 1.0

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

License Detail

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

License Info

License Num: **LBD7 200** Cert Num: **T0770** Fee: **$200.00** Status: **Transferred**

License Date: 12/13/2019 10:52:10 AM License Year: 2019

CR Number: 17764555

Payment Date: 04-26-19

2018 - 2019 TPP Paid ☐ N

2019 Trader's License ☑ Y Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainement License

Location

Corp Name: **WATERFRONT FELLS POINT, LLC**

Trade Name: **WATERFRONT HOTEL**

Zone Code: 13

Phone: 410-537-5055

Block Num: 1710 Street: THAMES STREET

City: BALTIMORE State: MD Zip: 21231

CR Number: 17764555

Portion of Business Used:

CONTINUE TO USE THE PREMISE AS A RESTAURANT WITH OUTDOOR TABLE SERVICE (APPROVED WITH CONDITIONS ON 4/13/2010 PER BMZA 2010-063) AND LIVE ENTERTAINMENT.

Restriction:

MUST MAINTAIN 50% FOOD SALES IN LINE WITH AGREEMENT WITH HOMEOWNER'S ASSOCIATION

Edit the License Location Info | Alternate Mailing Address

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
MARI LISA	DESANTIS	1806 THAMES STREET UNIT 8	BALTIMORE	MD	21231	Edit	Remove Owner

Comments

Date	Comment	Action

05/11/2020	Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of Waterfront Fells Point, LLC T/a Waterfront Hotel, Kevin Havens and Ronald Howard on 5/1/2020 /kk	Delete
11/15/2019	11/14/2019 - Public Hearing Re: Application to transfer ownership with continuation of live entertainment and outdoor table service - APPROVED (3-0 vote)..../jr	Delete
10/11/2019	Requested an Extension (Fells Point Festival) for Saturday, October 12 and Sunday, October 13, 2019; Invoice #118105 and #118108.... /sb	Delete
10/04/2019	Application for transfer of ownership with continuation of live entertainment and outdoor table service filed on behalf of Waterfront Fells Point, LLC T/a Waterfront Hotel, Mari Lisa DeSantis on 9/27/2019 /kk	Delete
10/10/2018	License Extension for Saturday, October 13, 2018, Permit #ROW2018-SE1021038; Invoice #113564.... /sb	Delete
09/18/2018	Transfer of ownership and location of a Class "BD7" Beer, Wine & Liquor License presently located at 906-08 S. Wolfe Street to 1710 Thames Street requesting live entertainment and outdoor table service to Waterfront Hotel Bar & Grill, LLC T/a Waterfront Hotel Bar & Grill Mari Lisa DeSantis completed on 9/11/2018- K.R	Delete
09/18/2018	3/15/2018- Public Hearing Re: Application to transfer ownership and location of a class "BD7" Beer, Wine & Liquor License presently located at 906-08 S. Wolfe Street to 1710 Thames Street requesting live entertainment and outdoor table service- Approved (3-0 vote).	Delete
11/16/2009	11/12/09 Transfer hearing re: Application to add second floor to the existing licensed premise. DECISION: GRANTED-SUBJECT TO LETTER FROM COMMUNITY ASSOCIATION AND USE PERMIT. MUST PAY HEARING FEE $100	Delete
03/01/2004	10/17/91 Public hearing re: application to transfer ownership ì and location of Class BD7 license presently in the name of L.S. ì Deutch Inc., t/a Bernie's Bar at 1733 Bank Street to the ì applicants at location 906-08 S. Wolfe Street APPROVED	Delete

Print History (Print Card)

License num: LBD7 200 Address: 1710 THAMES STREET

Trade Name: WATERFRONT HOTEL

Comment:

Add Comment

Hold Info

Powered by:

WATERFRONT FELLS POINT, LLC: W19702810

Department ID Number:

W19702810

Business Name:

WATERFRONT FELLS POINT, LLC

Principal Office:

1710 THAMES STREET

BALTIMORE MD 21231

Resident Agent:

DAVID ADAM KATZ

2077 SOMERVILLE ROAD, SUITE 206

ANNAPOLIS MD 21401

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:

05/29/2019

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1710 Thames St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 30

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE 2

"A" BEER, WINE & LIQUOR _____

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR 17

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 10

ARENA _____

HOTEL/MOTEL 1

RACING _____

PREPARED BY: Walter Robinson DATE: 5/19/20

1710 Thames St

Untitled layer

- Waterfront Hotel BD7
- Thames Street Oyster House LB
- The Abbey Burger Bistro Fells Point LB
- Sagamore Pendry Baltimore LBHM
- Max's Taphouse BD7
- Moby Dick's BD7
- The Point In Fells LB
- The Wharf Rat BD7
- Pitango Bakery + Cafe LB
- V-NO Wine Bar and Shop BD7
- Nanami Cafe WD
- The Admiral's Cup LB
- Leadbetters BD7
- Barcocina LB
- Slainte Irish Pub LB
- Riptide LB
- Koopers Tavern LB
- Cat's Eye Pub St BD7

BD7

- Baby's On Fire WD
- Kali's Court BD7
- Bond Street Social LB
- Red Star Fells Point LB
- Chilango's LB
- Jimmy's of Fells Point LB
- DogWatch Tavern BD7
- Bertha's LB
- The Greene Turtle Sports Bar & Grille LB
- Rodo's Bar BD7
- Pie in the Sky LB
- Lil' Phils Tavern LB

Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

Licensee Information (Trade Name):	Kevin W. Havens/Ronald W. Howard
Corporation Name:	Waterfront Fellds Point, LLC
Location Address:	1710 Thames St.
License Type:	Class "BD7" Beer, Wine and Liquor
Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)	Yes
Is the location within 300 feet of Church and/or School?	No
Date Posted?	5/18/2020
Estimated Date of Removal?	5/27/2020
Are there any other licensed establishments within a two block radius?	Yes

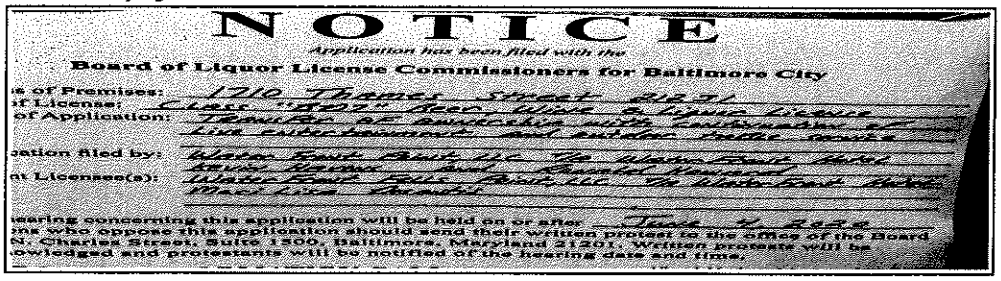
Other licensed locations - Describe/Note:

See Map

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

Filed application for expansion for outdoor table service and Live Entertainment

Insert Photo of Sign and location:



Inspector Name	Date and Time	
i:0#.w|baltimore\joann.martin	5/19/2020	12:41:29 PM

Name of Licensee (if present)

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

of Premises: 1710 Thames Street 21231

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

f Application: Transfer of ownership with continuation of Live entertainment and outdoor table service

ation filed by: Water Front Point, LLC T/A WaterFront Hotel Kevin Havens and Ronald Howard

Licensee(s): WaterFront Fells Point, LLC T/A WaterFront Hotel Mari Lisa Desantis

aring concerning this application will be held on or after June 4, 2020

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

BLLC Routine Inspection

Licensee Information

Address: 1710 THAMES STREET 21231

Trade Name: *WATERFRONT HOTEL*

Corporation Name *WATERFRONT FELLS POINT, LLC*

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

Date/Time of Inspection: *1/21/2020* *10:35:18 AM*

Manager/Licensee *Angie Callinan*

Open/Closed Status

Open/Closed: Open

Closed Date:

External Appearance

Clean and Free of Debris: Satisfactory

Internal Appearance

Location of Bar: Front

Shape of Bar: *Straight*

Condition of Bar Area/Floors: Satisfactory

Hot Water: Yes

Disinfectant Solution: Yes

Three Compartment/Washer: Yes

Package Goods/BD7 Checklist

Bulletproof Partitioning: No

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: Yes

Selling Household/Grocery: N/A

Dining Area

Capacity: 75+75+48...

Location of Dining Area: throughout

Condition of Dining Area/Floors: Satisfactory

Sanitation: Satisfactory

Menu: Yes

Business Records

Traders License: Yes

Alcohol Awareness Certification Date Issued: 11/18/2019

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date: Bond #W-16470299 $761.45 1/16/2020

Kitchen

Inspector Comments:
Health expires 12/3/20
Back/satisfactory

Restroom

Inspector Comments:
Back/satisfactory

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity: 270

Outdoor Seating Capacity: 12

Adult Entertainment - If Applicable

License is Valid: N/A

Dancers Present 18 and older: N/A

Cleanliness of Dressing Room: N/A

Ancillary Services

Live Entertainment (Describe): *yes*

Outdoor Table Service Yes

Violations

Violation Issued: No

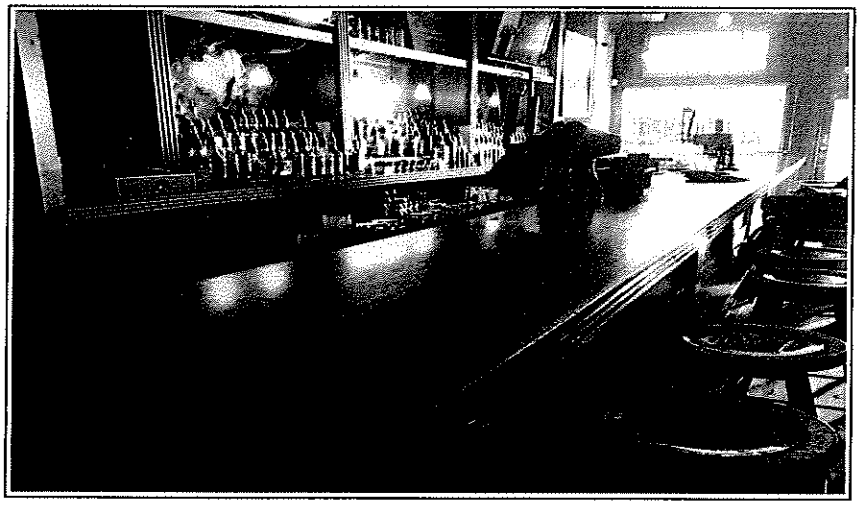
Violations Noted:

Wrap-Up

Instructions Given to Licensee:

Inspector's Comments: *Inspected on 01/16/2020*

Photo Taken:



Owner Email:

Submitted by Inspector *i:0#.w|baltimore\cindy-leigh.tudhope*

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

No: USE2019-54870

Certificate of Occupancy

THIS WRITTEN INSTRUMENT, WHEN PROPERLY VALIDATED, CONSTITUTES AUTHORITY FOR DOING OR RECEIVING THE THINGS INDICATED BY THE FEES OR CHARGES SHOWN IN THE APPROPRIATE SPACES BELOW. ANY AND ALL THINGS TO BE DONE OR RECEIVED UNDER THIS WRITTEN INSTRUMENT SHALL BE DONE OR RECEIVED IN STRICT COMPLIANCE WITH THE APPLICATION HERETOFORE FILED IN THIS DEPARTMENT FOR THE AUTHORITY CONTAINED HEREIN, INCLUDING ANY AND ALL APPROVED DRAWINGS AND OTHER DATA OR INFORMATION ATTACHED THERETO, AND SUBJECT TO ANY AND ALL LAWS, ORDINANCES, RULES AND REGULATIONS IN EFFECT IN THE CITY OF BALTIMORE AND THE STATE OF MARYLAND. WARNING: IT IS UNLAWFUL TO WORK BETWEEN THE HOURS OF 7:00 PM AND 7:00 AM WITHIN 300 FEET OF A DWELLING.

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

WARD	SEC.	BLOCK	LOT	ISSUE DATE	DISTRICT
02	06	1861	016	11/25/19	201

PROPERTY ADDRESS: 1710 THAMES ST

OWNER: 1710 THAMES PARENT LLC **ADDR:** 1710 THAMES STREET BALTIMORE

LESSEE: WATERFRONT HOTEL FELLS POINT LLC **ADDR:** 1710 THAMES STREET BALTIMORE M

LAND USE CODES 3-50

CONTINUE TO USE THE PREMISE AS A RESTAURANT WITH OUTDOOR TABLE SERVICE (APPROVED WITH CONDITIONS ON 4/13/2010 PER BMZA 2010-063) AND LIVE ENTERTAINMENT.

1001-000000-2600-159600-400560 PER. INSP.	1001-000000-2600-158009-400480 MISC.	1001-000000-2600-158009-400480 CH. USE 45.00	1001-000000-2600-158301-400490 NEW BLDG.	1001-000000-2600-158302-40049 0 ADDITIONS
1001-000000-2600-158302-400490 ALTERATIONS	1001-000000-2600-158304-400490 REPAIRS	1001-000000-2600-158304-400490 MISC. CONST.	1001-000000-2600-158800-400500 ELECT.	1001-000000-2600-158901-400510 HYDRONIC STEAM HEAT
1001-000000-2600-158902-400510 DISTRIB EXH	1001-000000-2600-158902-400510 AIR COND.	1001-000000-2600-158902-400510 DISP. TANKS	1001-000000-2600-158905-400510 FIRE	1001-000000-2600-158906-400510 FUEL-BURNING EQUIPMENT
1001-000000-2600-159300-400530 ELEVATOR	1001-000000-2600-159000-400520 PLUMBING 0.00	1001-000000-2600-159000-400520 S & E CONTROL	1001-000000-5700-508801-401811 CHAP	1001-000000-1500-102800-400230 TAX 3.00
1001-000000-2600-158306-400490 RAZING	1001-000000-2600-159400-400540 FILING FEE 50.00	1001-000000-2600-159400-400540 LOW VOLTAGE/TELLCOMMUNICATIONS	1001-000000-2600-158009-400480 PENALTY	TOTAL FEES 98.00

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

DEPARTMENT OF
HOUSING & COMMUNITY
DEVELOPMENT

Please be advised that there is a presumption of lead-based paint in properties constructed prior to 1950. Protect workers and tenants by using the lead-safe work practices found in the Code of Maryland Regulations Section 26.02.07.

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