

June 10, 2021

Applicant(s): Robert Brooke Voss and Peter DiPrinzio
JBGB II, LLC, T/a Trade Name Pending
2600 N. Howard Street, Suite 1100 21218

Class: "B" Beer, Wine & Liquor License

Application for a new Class "B" Beer, Wine and Liquor restaurant license, requesting outdoor table service.

(a) **Applicant(s) Information:** (1) Robert Brooke Voss was born in Baltimore, MD in March of 1988. He lives in Monkton, MD; and (2) Peter DiPrinzio was born in New York, NY in March of 1988. He lives Baltimore, MD. Mr. Voss is the current licensee at John Brown General & Butchery located at 13501 Falls Rd in Baltimore County. Mr. DiPrinzio is the current licensee at R House located at 301 W. 29th Street

(b) **Ownership Breakdown:** (1) Robert Brooke Voss (75%); (2) Peter DiPrinzio (0%); and (3) Robert Taylor Johnson (25%).

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

(d) **Qualified Voters:** David Goldman, Shawn Slotke, and Valerie Burns 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 accessory outdoor table service.

(f) **Corporate Standing:** JBGB II, LLC is a MD LLC and as of 5/27/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 5/24/2021, and checked on 6/2/2021. This meets the 10-day rule. There are 5 licensed liquor establishment(s) in the 2x2 area: "B" BWL-3; and "BD7" BWL-2.

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

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

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Application to transfer Class B liquor license CLASS TYPE: B

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 2600 N. Howard Street, Suite #1100, Baltimore, MD 21218

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: JBGB II, LLC TRADE NAME: TBD

BUSINESS PHONE NUMBER: 443-286-5209 BUSINESS EMAIL ADDRESS: rvoss@jbgbutchery.com

ATTORNEY FOR THE APPLICANT: Caroline L. Hecker, Esq. ADDRESS: 25 S. Charles Street, 21st Floor PHONE: 410-727-6600

Part of Premises Used (Note: Floors and Areas for Storage): Entire premises Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. 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: 140

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

Robert Brooke Voss _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 2830 Pockock Road _____
 (Residence) Street _____ City _____ State _____ Zip Code _____
 03/1988 _____ Male _____ Baltimore, MD
 (Month/Year of Birth) _____ (Sex: Male or Female) _____ (Place of Birth) _____
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

Peter DiPrinzio _____
 (Full name) _____ (Telephone no.) _____ E-mail (Required) _____
 3328 Gilman Terrace _____
 (Residence) Street _____ City _____ State _____ Zip Code _____
 05/1991 _____ Male _____ New York, NY
 (Month/Year of Birth) _____ (Sex: Male or Female) _____ (Place of Birth) _____
 Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

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

 (Residence) Street _____ City _____ State _____ Zip Code _____

 (Month/Year of Birth) _____ (Sex: Male or Female) _____ (Place of Birth) _____
 Check: Yes No Are you currently a resident of the City of Baltimore?

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

Applicant A B C

[Redacted]

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

Applicant A B C

[Redacted]

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

Applicant A B C

[Redacted]

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

Applicant A B C

Applicant A is a licensee on the Baltimore County Class B Liquor License for JBGB, LLC t/a John Brown General & Butchery at 13501 Falls Road, Cockeysville, MD 21030. Applicant B is a licensee on the Baltimore City Class B Liquor License for R. House Licensee, LLC t/a R. House at 301 W. 29th Street, Baltimore, MD 21211. *(Current)*

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

Applicant A B C

[Redacted]

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

Applicant A B C

Applicant A has a financial interest in the Baltimore County Class B Liquor License for JBGB, LLC t/a John Brown General & Butchery at 13501 Falls Road, Cockeysville, MD 21030.

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

Applicant A B C

[Redacted]

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

Applicant A B C

Applicant A has a financial interest in the Baltimore County Class B Liquor License for JBGB, LLC t/a John Brown General & Butchery at 13501 Falls Road, Cockeysville, MD 21030.

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

[Redacted]

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

Applicant A B C

[Redacted]

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

Name	Address	Phone	Email
TBD	TBD	TBD	TBD

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 Ala. Bev. Art. § 4-10B (a)(1). If necessary, please attach a list of the names and addresses of all outstanding stock holders who at the time of application own any stock of the corporation and the articles of incorporation, partnership agreement or articles of organization.*

- 1) NAME: Robert Brooke Voss ADDRESS: 2830 Pocock Road TITLE: Controlling Partner %OF STOCK HELD: 75% *See attachment (email)*
- 2) NAME: Peter DiPrinzio ADDRESS: 1121 S. Highland Avenue TITLE: Authorized Member %OF STOCK HELD: 0%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

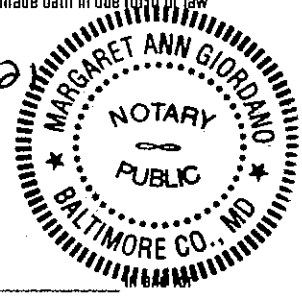
**Extract from Law: If any affidavit or oath required under the provisions of this Act shall contain any false statements, the offender shall be deemed guilty of perjury. And upon indictment and conviction thereof, shall be subject to penalties provided by Law for that crime.*

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

[Signature]
Signature of Applicant A

I hereby certify that on the 20th day of February, 2021 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore Co. personally appeared Robert Brooke Voss the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: [Signature] (Notary Seal) My Commission expires 03/30/2021
Printed Name: Margaret Ann Giordano



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: _____

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

Name	Address	Phone	Email
TBD	TBD	TBD	TBD

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

- 1) NAME: Robert Brooke Voss ADDRESS: 2830 Pocock Road TITLE: Controlling Partner %OF STOCK HELD: 75%
- 2) NAME: Peter DiPrinzio ADDRESS: 3328 Gilman Terrace TITLE: Authorized Member %OF STOCK HELD: 0%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

Signature of Applicant A

I hereby certify that on the _____ 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 24 day of MARCH, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Peter DiPrinzio 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: MW (Notary Seal) My Commission expires 06/2021

Printed Name: Margaret Wenzel

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: _____

From: Maggie Giordano
Sent: Wednesday, April 7, 2021 2:35 PM
To: Robinson, Kirsten (LLB)
Cc: Hecker, Caroline
Subject: Ownership Breakdown & Character Witness - 2600 N. Howard Street

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

Hi Kirsten –

The other owner is Robert Tyler Johnson, who owns 25%.

I have attached a copy of the additional character witness signature we got to replace Ms. Lessner, since she does not have proof of voter registration. We will send the original to your attention via overnight mail.

Thanks,

Maggie Giordano

mgiordano
Assistant Vice President
City of Baltimore, Office of the
Comptroller, Division of
Information Systems
400 N. Howard
Baltimore, MD 21201
(410) 371-1000



Rosenberg
Martin
Greenberg



Name and Address of the owners of the premise/landlord: 2600 N. Howard Street, LLC, 301 W. 29th Street, Baltimore, MD 21218 Phone Number: [REDACTED]

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

(I, WE) 301 W. 29th Street, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2600 N. Howard Street, Baltimore, City with a Zip Code of 21218, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
Signature of Owner of the Property

I hereby certify that on the 29 day of MARCH, 2021, before me, the subscriber, a notary public of the State of MD, in and for Baltimore, personally appeared Peter DiPrinzio 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 06/2021

Notary Printed Name: Morgan Wenzel

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
RECEIVED				
RECEIVED Baltimore City Liquor Board	RECEIVED			
RECEIVED Baltimore City Liquor Board				
	Baltimore City Liquor Board			
RECEIVED	RECEIVED			

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.

Name and Address of the owners of the premise/landlord: 2600 N. Howard Street, LLC, 301 W. 29th Street, Baltimore, MD 21218 Phone Number: [REDACTED]

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

(I, WE) 301 W. 29th Street, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2600 N. Howard Street, Baltimore, City with a Zip Code of 21218, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Owner of the Property

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


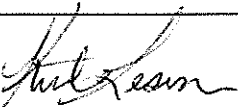

As witness, my hand and notarial seal.

Notary Signature: _____ [Notary Seal] My Commission expires _____

Notary Printed Name: _____

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
David Goldman	3688 Ash St. 21211		2●92	5 years
Kirsten Lessner	2633 N. Howard St		9/●/81	5 years
of Valerie Burns	3328 Gilman Terrace		1●86	2 years

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.

Name and Address of the owners of the premise/landlord: 2600 N. Howard Street, LLC, 301 W. 29th Street, Baltimore, MD 21218 Phone Number: [REDACTED]

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

(I, WE) 301 W. 29th Street, LLC HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 2600 N. Howard Street, Baltimore, City with a Zip Code of 21218, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Owner of the Property

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

As witness, my hand and notarial seal.

Notary Signature: _____ [Notary Seal] My Commission expires _____

Notary Printed Name: _____

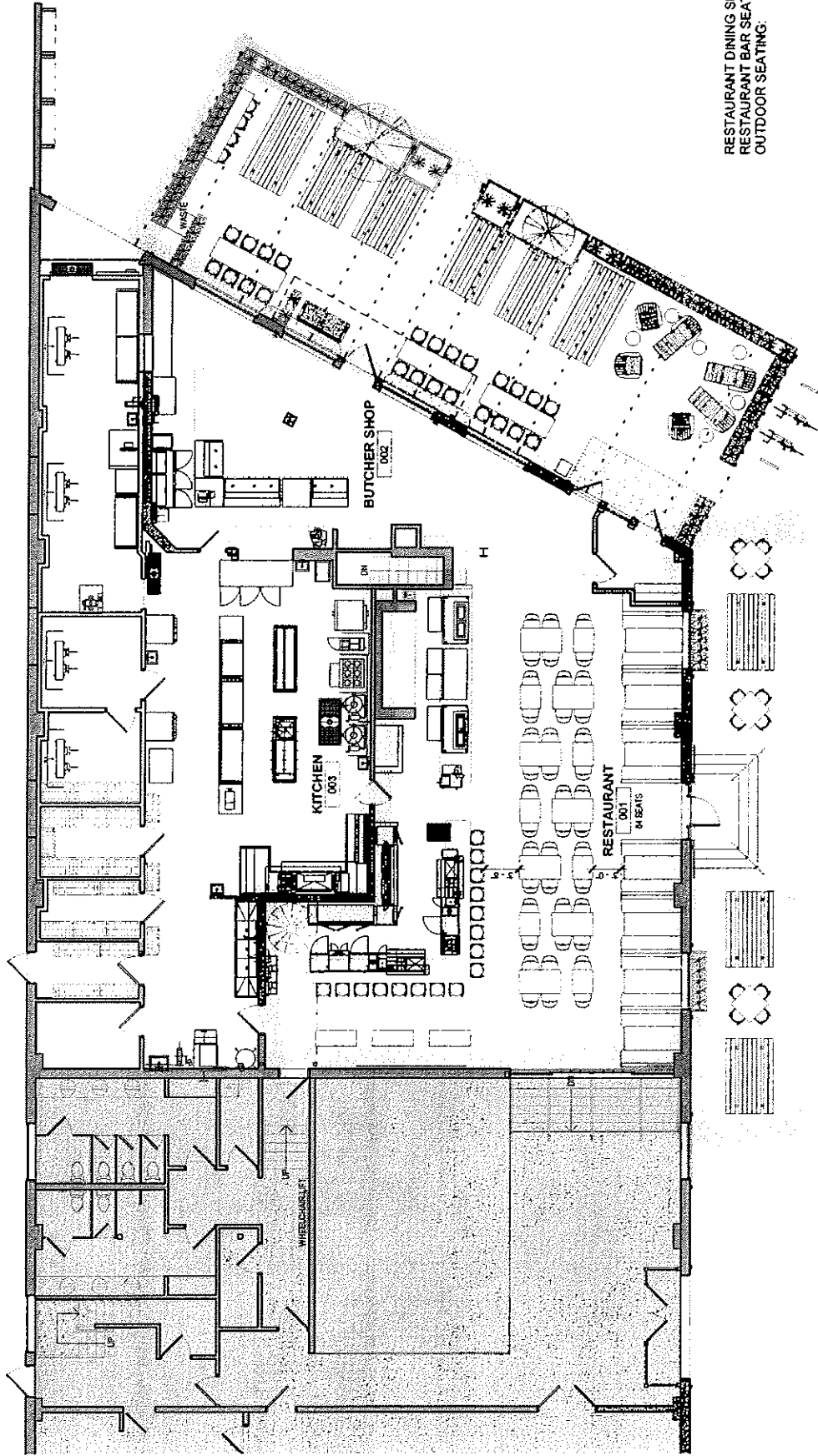
The following certificates must be signed by at least 3 persons.

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Shawn N. Slotke	718 S Glover St Baltimore MD 21224	<i>Shawn Slotke</i>	05/1983	5+ years

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.



RESTAURANT DINING SEATING: 84
 RESTAURANT BAR SEATING: 18
 OUTDOOR SEATING: 104

1 FLOOR PLAN - PROPOSED
 3/27 - 1'-0"



FOUNDRY
 architects

2500 N HOWARD ST, BALTIMORE, MD 21218
 02/26/21

SK-1
 SEATING LAYOUT

JBGB's MENU

Lunch

Cold Cut - 12\$
Cheeseburger - 12\$ (single, +4\$ for more patties)
Fried Chicken Sandwich 12\$
Roast Beef - 12\$
Fries - 4\$
Market Salad - 10\$

Dinner Service

Cheeseburger - 18\$ (Double, Comes with Fries)
Fried Chicken Plate - 18\$

20" Pizza - 25\$
12" Pizza - 14\$
(2\$ each topping)

Seasonal (example)

Crostini - 12\$
Warm Olive Mix - 6\$
Chicken Liver Mousse - 14\$
Spanish Torta - 8\$
Market Salad w/ Poached Egg - 12\$

Seasonal Seafood Dish - 24\$
Brick Chicken - 22\$
Seasonal Beef - 24\$
Seasonal Pasta Dish - 20-25\$

Seasonal Shared dish - 40-45\$

Flourless Chocolat Torte - 12\$
Pannacotta - 14\$
Zeppeli - 10\$

JBGB II, LLC: W21467196

Department ID Number:

W21467196

Business Name:

JBGB II, LLC

Principal Office: ⓘ

13501 FALLS ROAD

COCKEYSVILLE MD 21030

Resident Agent: ⓘ

WILLIAM A.R. KNOX, II, ESQUIRE

200 SOUTH MAIN STREET

BEL AIR MD 21014

Status:

ACTIVE

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

03/09/2021

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 2600 N. Howard St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 5

"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 2

ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Jerez DATE: 5/27/21

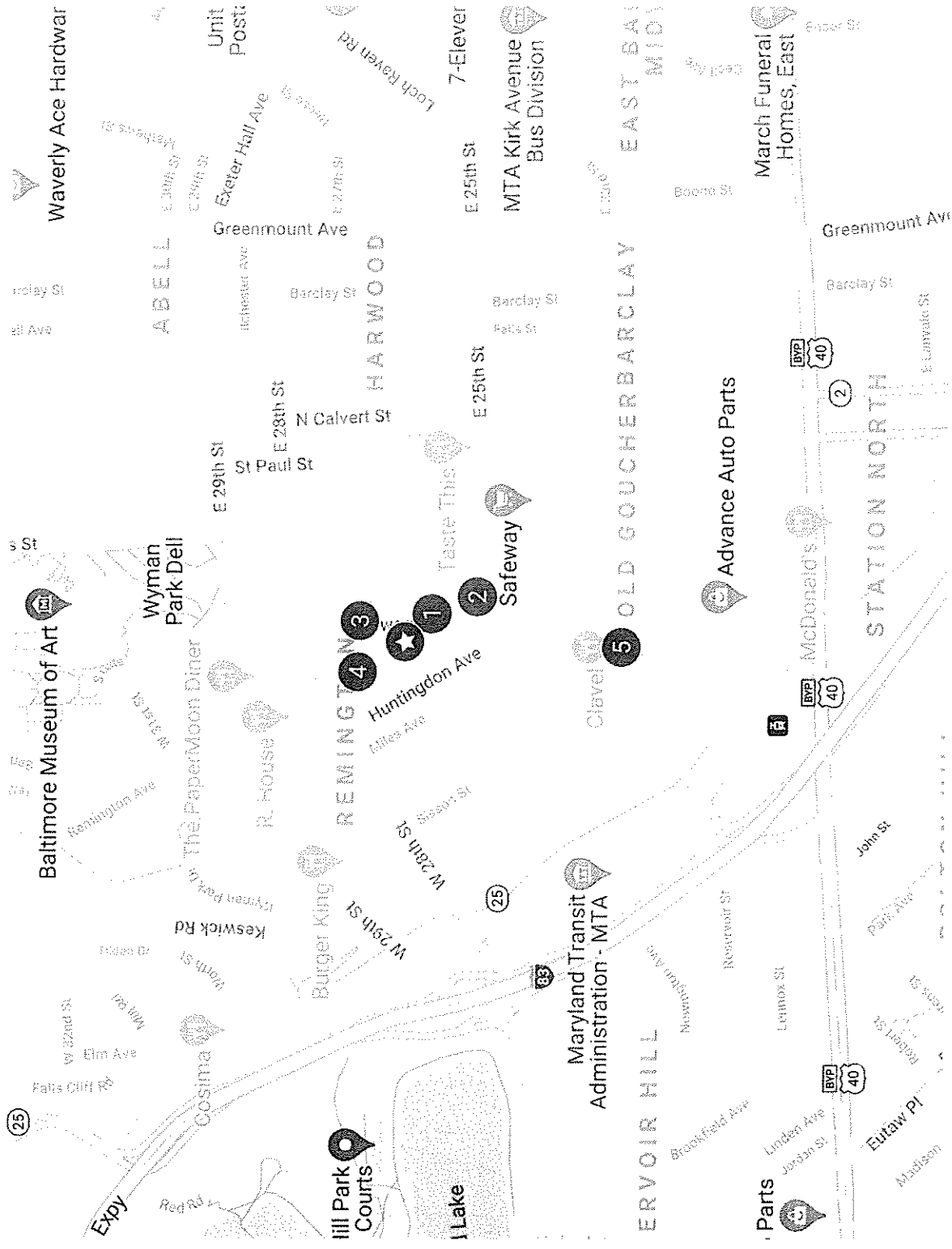
2600 N.Howard St

Licensed Establishments

- 1 Ottobar- LBD7
- 2 St Mary's Bar-LBD7
- 3 sweet27 bakery-LB
- 4 Remington Row-LB
- 5 Clavel LB

Proposed Location

- ★ 2600 N Howard St



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):	Trade Name Pending
Corporation Name:	JBGB II, LLC
Location Address:	2600 N. Howard 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?	5/24/2021
Estimated Date of Removal?	6/2/2021
Are there any other licensed establishments within a two block radius?	Yes

Other licensed locations - Describe/Note:

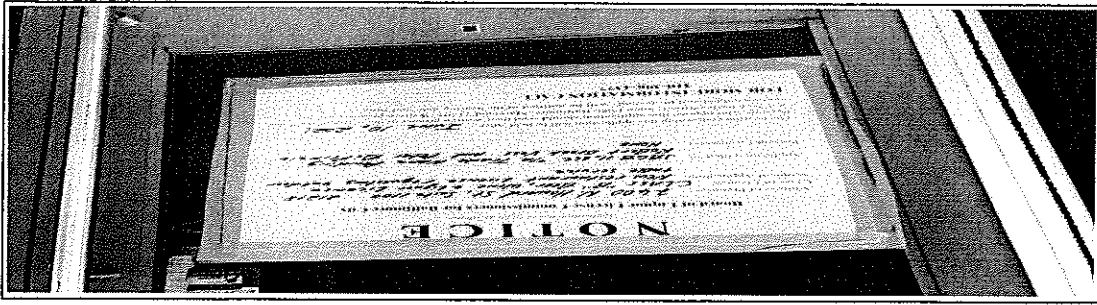
See attached map

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

Application filed for a new class B BWL license, requesting outdoor table service.

Insert Photo of Sign and location:





Inspector Name	Date and Time	
i:\0#.w\baltimore\andy.perez	5/24/2021	10:14:23 PM
Name of Licensee (if present)		
<input data-bbox="110 730 797 766" type="text"/>		
<input data-bbox="110 800 797 835" type="text"/>		

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 2600 N. Howard St., Suite 1100 21218
Class of License: Class "B" Beer, Wine & Liquor License
Scope of Application: New restaurant License requesting outdoor table service

Application filed by: JAGB II, LLC TA Trade Name Pending
Robert Brook Voss and Peter DiPrinzio
Present Licensee(s): NONE

The hearing concerning this application will be held after June 10, 2021
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

Hon. Albert J. Maffreani, Jr., Esq.
Aaron J. Greenfield, Esq.
Robert E. Gray
Douglas K. Paige

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Robert Brooke Voss, Peter DIPrinzio

Address of Premises: 2600 N. Howard St.

Inspector: i:0#.w|baltimore\andy.perez

Date Posted: 5/24/2021

Time Posted:

Date Rechecked: 6/2/2021

Time Rechecked:

Manager or Owner when sign posted: Closed

Summary on location of sign posted:

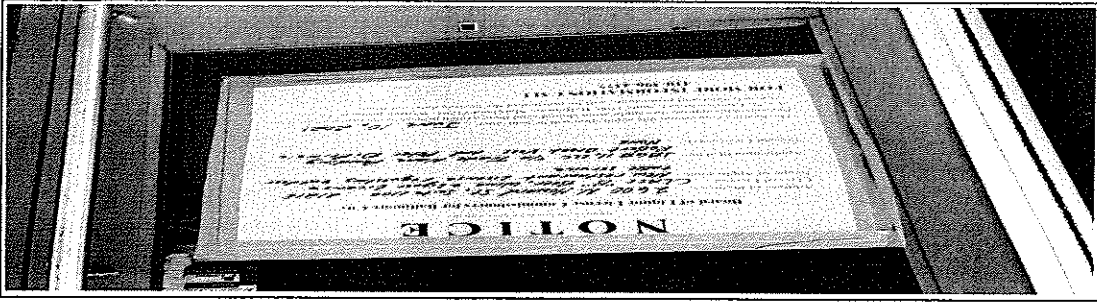
Sign posted on door facing N. Howard St.

Summary on location of sign rechecked:

Sign remained as posted for the required 10 days period.

Insert Photo of Sign and location:





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

**Online Use & Occupancy Permit
 Application**

Property Address: 2600 N HOWARD ST 1100 Block/Lot: 3639/096

Permit No: **USE2021-50706**

Applicant:
 MATTHEW COMPTON

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**

Owner/Lessee:
 Owner 2600 HOWARD STREET, LLC

Lessee JBGB LLC

Lessee JBGB LLC

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

Property Use & Occupancy Information:

Existing Use : (Commercial) Restaurant

Proposed Use : (Commercial) Restaurant

	Dwelling:	Roomming:	Efficiency:
Existing Count:	000	00	0
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	02/19/2021		LDZI
HEALTH DEPARTMENT INSPECTION	02/19/2021		JWEL
Application Received		02/19/2021	
One Stop Permit Office Review	02/19/2021		ELLY
R44 - CHARLES/25TH	02/19/2021		PLAN
MINOR PRIVILEGE	02/19/2021		MPRV
Zoning Sign-off	02/19/2021	02/19/2021	
Application Received		02/19/2021	

District:502

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 RESTAURANT WITH ACCESSORY OUTDOOR TABLE SERVICE

AFFIDAVIT BY: D. MATTHEW COMPTON

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: 2600 HOWARD STREET [1000]

Owner First Name:

Role: Applicant

Owner Last Name Or Company Name: 2600 HOWARD STREET, LLC

Applicant: COMPTON, MATTHEW

Phone:

Project Note:

Address1:

Address2:

City:

State:

Zip:

June 10, 2021

Applicant(s): Jin Sook Choe and Renukaben B. Patel
Shree Mysai, LLC, T/a Urban Cellars & Spirits
222 N. Charles Street, Unit B2 21201

Class: "A" Beer, Wine & Liquor License

Application to transfer ownership requesting delivery of alcoholic beverages.

(a) **Applicant(s) Information:** (1) Jin Sook Choe was born in Seoul, South Korea in November of 1961. She lives in Baltimore, MD; and (2) Renukaben B. Patel was born in Gujarat, India in August of 1971. She lives in Fallston, MD.

(b) **Ownership Breakdown:** (1) Jin Sook Choe (0%); (2) Renukaben B. Patel (50%); and (3) Niki Samir Parikh (50%).

(c) **Purchase Price of Business:** Purchase price is \$250,000 due at settlement.

(d) **Qualified Voters:** Beatrice Gattis, Raven Patterson, and Brian Knight are qualified Baltimore City voters.

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

(f) **Corporate Standing:** Shree Mysai, LLC is a MD LLC and as of 5/27/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 5/24/2021, and checked on 6/2/2021. This meets the 10-day rule. There are 13 licensed liquor establishment(s) in the 2x2 area: "B" BWL-8; "BD7" BWL-3; and "Hotel/Motel"-2.

(h) **Timeline:** Last Inspection by BLLC was performed 5/25/2021. At that time, the establishment was open and operating. On 3/12/2020, the Governor issued an Executive Order that extended timelines under Alc. Bev. Article 12-2202 indefinitely. 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 Alcoholic Beverages Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: TRANSFER OF OWNERSHIP CLASS TYPE: A,BWL

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: 222 N. CHARLES STREET, UNIT B2

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: SHREE MYSAI, LLC TRADE NAME: URBAN CELLARS & SPIRITS

BUSINESS PHONE NUMBER: (410) 528-8088 BUSINESS EMAIL ADDRESS: BPATEL1975@HOTMAIL.COM

ATTORNEY FOR THE APPLICANT: PETER A. PREVAS ADDRESS: 309 N. CHARLES STREET, SUITE 200, BALTIMORE, MD 21201 PHONE: 410-752-2340

Part of Premises Used (Note: Floors and Areas for Storage): 1ST FLOOR Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No
 Live Entertainment provided? Yes No What Kind (Ex. DJ, Band, Etc.)? _____ Off Premise Catering of Food and Alcohol? Yes No
 Zoning Receipt or Current Certificate of Occupancy Permit attached to Application? Yes No Estimated Seating Capacity: N/A

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

JIN SOOK CHOE _____
 (Full name) (Telephone no.) E-mail (Required)
 15 CHARLES PLAZA, APT 1906 BALTIMORE MD 21201 4 YEARS
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 11/1961 F SEOUL, SOUTH KOREA
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

2. Applicant B

RENUKABEN B. PATEL _____
 (Full name) (Telephone no.) E-mail (Required)
 2714 FARMVIEW DRIVE FALLSTON MD 21047
 (Residence) Street City State Zip Code (period of residency in Baltimore City)
 8/1971 F GUJARAT, INDIA
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

3. Applicant C

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

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

 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)
 Check: Yes No Are you currently a resident of the City of Baltimore?

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

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

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

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

THIS LICENSE

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

MY HUSBAND BAVESHKUMAR PATEL IS A PART OWNER OF BOZ'S BURGER BISTRO, 3101 ST PAUL ST THAT HOLDS A CLASS B LIQ LIC.

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: JIN SOOK CHOE ADDRESS: 15 CHARLES PLAZA, APT 1906, BALTIMORE, MD 21201 TITLE: ASST SEC %OF STOCK HELD: 0
- 2) NAME: RENUKABEN B. PATEL ADDRESS: 2714 FARMVIEW DRIVE, FALLSTON, MD 21047 TITLE: MEMBER %OF STOCK HELD: 50
- 3) NAME: NIKI SAMIR PARIKH ADDRESS: 4388 STONECREST DRIVE, ELLICOTT CITY, MD 21043 TITLE: MEMBER %OF STOCK HELD: 50
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

Jin Sook Choe
Signature of Applicant A

I hereby certify that on the 15th day of March, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Jin Sook Choe 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.

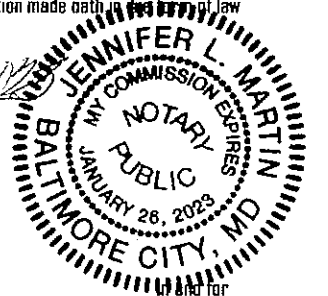
Signature: Jennifer L. Martin (Notary Seal) My Commission expires 01-26-2023
Printed Name: Jennifer L. Martin



Renuka Patel
Signature of Applicant B

I hereby certify that on the 15th day of March, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore, personally appeared Renuka Patel the applicant(s) named in this application made oath in due form of law that the matter and facts contained in said application are true and correct. As witness, my hand and notarial seal.

Signature: Jennifer L. Martin (Notary Seal) My Commission expires 01-26-2023
Printed Name: Jennifer L. Martin



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: CHARLES PLAZA LLC, 1930 OLD CALLOWS ROAD, #200, VIENNA VA 22182 Phone Number: [REDACTED]

STATEMENT OF OWNER OF PREMISES REQUIRED IN CONNECTION WITH ALCOHOLIC BEVERAGES LAW OF MARYLAND
 (I, WE) Charles Plaza, LLC HEREBY CERTIFY,
 That (I am, we are) the owner(s) of the property located at 222 N. Charles Street, Baltimore, City with a Zip Code of 21201, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

See attached
 Signature of Owner of the Property

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

As witness, my hand and notarial seal.

Notary Signature: _____ (Notary Seal) My Commission expires _____

Notary Printed Name: _____

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)

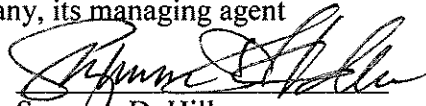
Board of Liquor License Commissioners for the City of Baltimore
 1 North Charles Street, Suite 1500, Baltimore, Maryland 21201
 Phone: 410-396-4377 Fax: 410-396-4382

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

OWNER:

CHARLES PLAZA, LLC, a Maryland limited liability company

By: Southern Management Companies LLC, a Maryland limited liability company, its managing agent

By: 
Name: Suzanne D. Hillman
Title: President and CEO

COMMONWEALTH OF VIRGINIA

*

to wit:

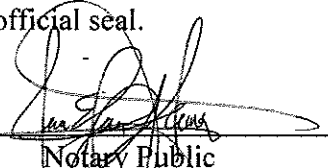
*

COUNTY OF FAIRFAX

*

I HEREBY CERTIFY that on this 15th day of April, 2021, before me, a Notary Public in and for the State and County aforesaid, personally appeared Suzanne D. Hillman, known to me (or satisfactorily proven) to be the President and CEO of Southern Management Companies LLC, a Maryland limited liability company, the managing agent of CHARLES PLAZA, LLC, a Maryland limited liability company, and that such President and CEO, being authorized to do so, executed the foregoing and annexed instrument for the purposes therein contained by signing the name of the limited partnership.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: 02/28/2025

[NOTARIAL SEAL]

JESSICA ELIZABETH ALCOCER
NOTARY PUBLIC
REGISTRATION # 7748788
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
FEBRUARY 28, 2025

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

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

Signature of Owner of the Property _____

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

As witness, my hand and notarial seal.

Notary Signature: _____ [Notary Seal] My Commission expires _____

Notary Printed Name: _____

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Beatrice Gattis	4200 IVAN 1122 A	Beatrice Gattis	8/1/48	21 yrs.
RAVEN L. PATTERSON	3835 REXMERE	Raven Patterson	9/1/50	40 years
Brian Knight	2023 N Washington St	Brian Knight	12/58	32 years

RECEIVED

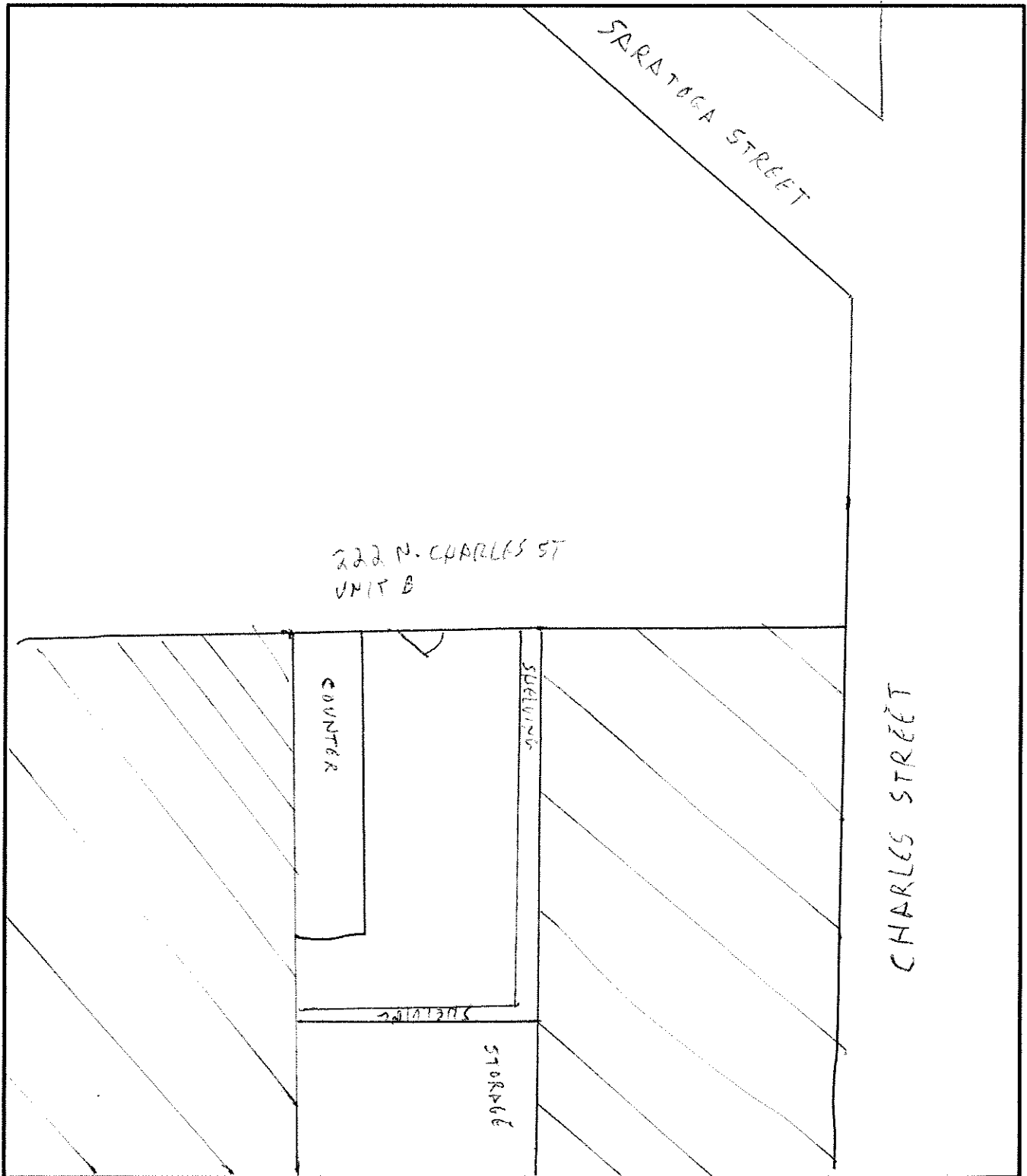
APR 29 2021

Baltimore City Liquor Board

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

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

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





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: **LA 007** Cert Num: **0035** Fee: **\$858.00** Status: **Renewed**
License Date: 5/1/2021 License Year: 2021
CR Number: 16768523
Payment Date: 04-20-21

2020 - 2021 TPP Paid

2021 Trader's License

[Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **JIN SOOK, INC**
Trade Name: **URBAN CELLARS & SPIRITS**
Zone Code: 20
Phone: 410-528-8088

Block Num: 222 Street: CHARLES STREET NORTH UNIT B2
City: BALTIMORE State: MD Zip: 21201

CR Number: 16768523

Portion of Business Used:
RETAIL LIQUOR & WINE STORE

Restriction:

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
JIN SOOK	CHOE	15 CHARLES PLAZA #1906	BALTIMORE	MD	21201	Edit	Remove Owner

Sunday License

License Num: Cert Num: Fee:
License
Dates:

Comments

Date	Comment	Action
05/07/2021	Application for transfer of ownership requesting delivery of alcoholic beverages filed on behalf of Shree Mysai, LLC T/a Urban Cellars & Spirits, Jin Sook Choe and Renukaben B. Patel on 4/29/2021 /kk	Delete
12/14/2020	* Licensee(s) changed during 2020 renewal period - James Amato was removed as licensee * /kk	Delete
10/21/2020	Provided 2020 Traders License .../sb	Delete
10/19/2020	Holiday Special Sundays: 11/29/20, 12/06/20, 12/13/20, 12/20/20, & 12/27/20; Invoice #120044.../sb	Delete
08/22/2019	Holiday Special Sundays: 12/01/19, 12/08/19, 12/15/19, 12/22/19 & 12/29/19; Invoice #117772...../sb	Delete
08/19/2019	Submitted 2019 Trader's License..... /sb	Delete
08/19/2019	Requested for Special Sunday, September 01, 2019 (Labor Day); Invoice #117770..... /sb	Delete
07/03/2019	Requested Special Sunday, May 26, 2019; Invoice #117151...../sb	Delete
06/28/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to record when this request to add delivery of alcohol to license was received and processed on 5/1/2019; Invoice #117402..../jr	Delete
06/26/2019	Due to the ransomware attack that effected City Servers on 5/7/2019, the BLLC was not able to record when the requested for a Special Sunday license was received and granted. The request for a Special Sunday license was received and processed by the BLLC on 05/13/19.	Delete
04/24/2018	*****RELEASED STATE OF MD TAX HOLD***** /sb	Delete
01/30/2018	****STATE OF MD TAX HOLD, letter sent to Licensee on January 30, 2018.****/mb	Delete
12/12/2017	Holiday Special Sundays: 12/24/17 & 12/31/17; Invoice #109190... /sb	Delete
05/19/2017	5/18/17- Public Hearing re: Transfer of ownership-APPROVED (3-0 vote)	Delete
05/18/2017	Requested Special Sunday, May 28, 2017 (Memorial Day)... /sb	Delete
04/05/2017	MARYLAND SALES TAX HOLD (CR#13036807- TRANSFER).....K/R	Delete
05/24/2016	Requested Special Sunday, May 29, 2016 (Memorial Day)	Delete
04/19/2016	RELEASED STATE TAX HOLD...../sb	Delete
01/19/2016	State of MD Tax Hold, letter sent... /sb	Delete
08/21/2015	Submitted 2014-2015 Personal Property Tax.	Delete
04/27/2015	RELEASED STATE OF MD TAX HOLD..... /sb	Delete
02/03/2015	State of MD Tax Hold, letter sent to merchant on January 23, 2015.	Delete
03/05/2007	03/01/07 Public Hearing re: Transfer ownership & location Class 'A'presently in the name of Agustine Kim, Jane & Alice, Inc. T/a Charles Towers Convenience Mart at 9 W. Saratoga Street to the applicant at the new location 222 N. Charles Street,DECISION:TRANSFER GRANTED. MR. AMATO MUST COME OFF LICENSE BEFORE RECEIVING TRANSFERRED LICENSE.	Delete
02/12/2007	2/6/07 Application filed to amend existing transfer application; new application to transfer ownership & location to 222 N. Charles Street, Unit b@ to James Amato, Urban Cellars, Inc.	Delete

Print History (Print Card)

License num: LA 007

Address: 222 CHARLES STREET NORTH UNIT B2

Trade Name: URBAN CELLARS & SPIRITS

Comment:

Add Comment

SHREE MYSAI, LLC: W21508825

Department ID Number:

W21508825

Business Name:

SHREE MYSAI, LLC

Principal Office: 

222 N. CHARLES STREET

UNIT B2

BALTIMORE MD 21201

Resident Agent: 

BHAVESHKUMAR R. PATEL

222 N. CHARLES STREET

UNIT B2

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:

03/05/2021

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 272 N. Charles St

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 13

"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 8

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 3

ARENA _____

HOTEL/MOTEL 2

RACING _____

PREPARED BY: Devez DATE: 5/27/21

222 N. Charles St

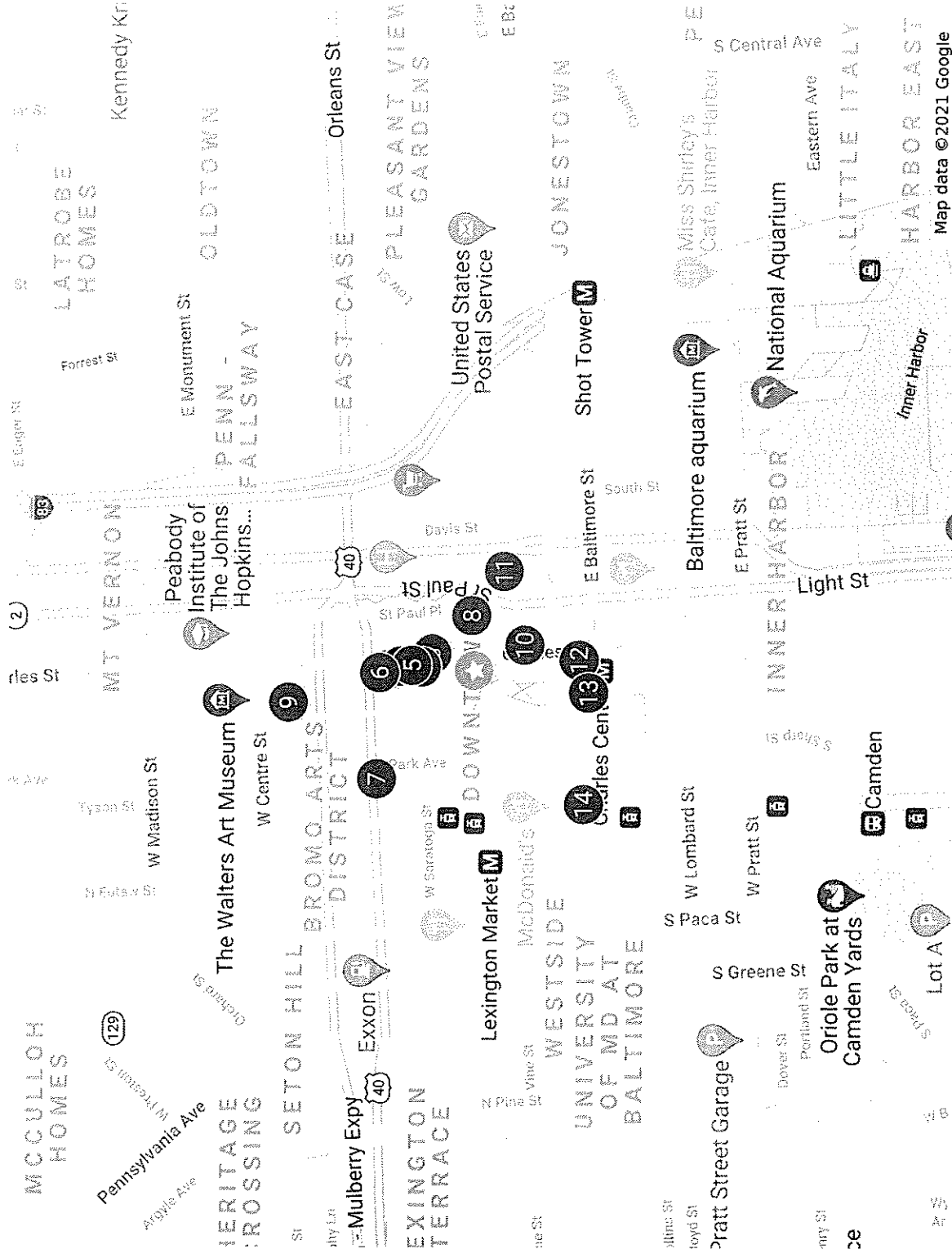
Licensed Establishments

- 1 Homeslyce B BWL
- 2 Mick O'Shea's Irish Pub LB
- 3 Maisy's BD7
- 4 Cazbar LB
- 5 Lumbini Restaurant LB
- 6 Thai Mekong LB
- 7 Saratoga Liquors LA
- 8 Embassy Suites LBHM
- 9 David and Dad's Cafe LB
- 10 Next Phaze Cafe LB
- 11 Hotel Monaco LB
- 12 Lord Baltimore Hotel LBHM
- 13 Howard Discount LBD7

Proposed Location

- Urban Cellars LA

TRANSFER/OWNERSHIP



Board of Liquor License Commissioners

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

INSPECTORS REPORT - TRANSFERS/NEW APPLICATIONS

<i>Licensee Information (Trade Name):</i>	Urban Cellars & Spirits
<i>Corporation Name:</i>	Shree Mysai, LLC
<i>Location Address:</i>	222 N. Charles Street
<i>License Type:</i>	Class "A" Beer, Wine and Liquor
<i>Is the establishment open and operating in a safe and sanitary manner? (If not open, not in comments - CLOSED or NOT OPERATING)</i>	Yes
<i>Is the location within 300 feet of Church and/or School?</i>	No
<i>Date Posted?</i>	5/24/2021
<i>Estimated Date of Removal?</i>	5/2/2021
<i>Are there any other licensed establishments within a two block radius?</i>	Yes

Other licensed locations - Describe/Note:

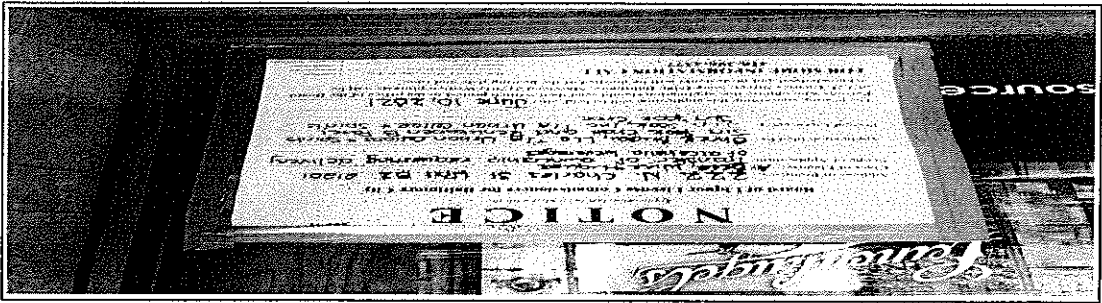
See attached map

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

Application filed for transfer of ownership, requesting delivery of alcoholic beverages.

Insert Photo of Sign and location:





Inspector Name	Date and Time	
i:\0#\w\baltimore\andy.perez	5/24/2021	9:53:59 PM
Name of Licensee (if present)		
<input type="text"/>		
<input type="text"/>		

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name:

Address of Premises:

Inspector:

Date Posted:

Time Posted:

Date Rechecked:

Time Rechecked:

Manager or Owner when sign posted:

Summary on location of sign posted:

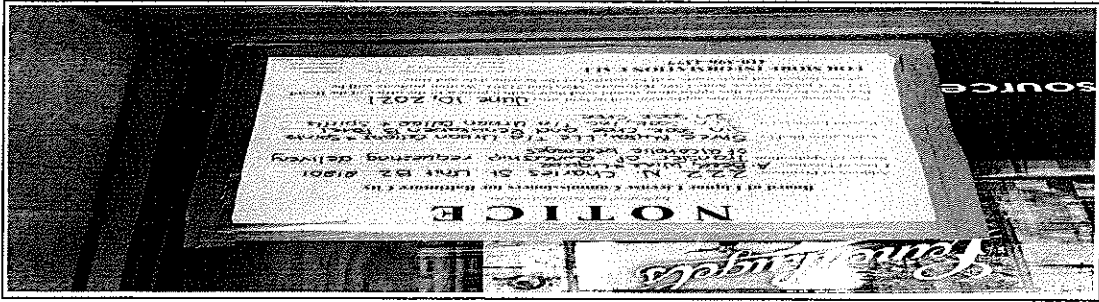
Sign posted on front window

Summary on location of sign rechecked:

Sign remained as posted for the required 10 days period.

Insert Photo of Sign and location:







NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 222 N. Charles St. Unit B2 21201
 Class of License: A-Beer, Wine & Liquor
 Scope of Application: Transfer of ownership requesting delivery of alcoholic beverages
 Application filed by: Shree Mysai, LLC T/A Urban Cellars + Spirits
Jin Sook Choe and Renukaben B Patel
 Present Licensee(s): Jin Sook, Inc T/A Urban Cellar + Spirits
Jin Sook Choe

The hearing concerning this application will be held after June 10, 2021
 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

Hon. Albert J. Matriceiani, Jr., Esq. *Chairman*
 Aaron J. Greenfield, Esq. *Commissioner*
 Robert E. Guse *Commissioner*
 Douglas K. Paige *Executive Secretary*

BLLC Routine Inspection

Address/Location

Address: 222 CHARLES STREET NORTH UNIT B2 21201

Trade Name: URBAN CELLARS & SPIRITS

Corporation Name: JIN SOOK, INC

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

Date/Time of Inspection: 5/25/2021 8:16:19 PM

Manager/Licensee: In B Park

Open/Closed Status

Open/Closed: Open

Closed Date:

Clean and Free of Debris

Clean and Free of Debris: Satisfactory

Location of Bar

Location of Bar: N/A

Shape of Bar:

Condition of Bar Area/Floors: N/A

Hot Water: N/A

Disinfectant Solution: N/A

Three Compartment/Washer: N/A

Package Goods/BD7 Checklist

Bulletproof Partitioning: No

Separate Pkg. Goods Dept.: N/A

Separate Pkg. Goods Store: N/A

Bar/Tavern Open and Operating: N/A

Selling Household/Grocery: Yes

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

Traders License

Traders License: Yes

Alcohol Awareness Certification Date Issued: 5/10/2017

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Inspector Comments

Inspector Comments:

Inspector Comments

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

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

Live Entertainment (Describe):

n/a

Outdoor Table Service N/A

Violation Issued: No

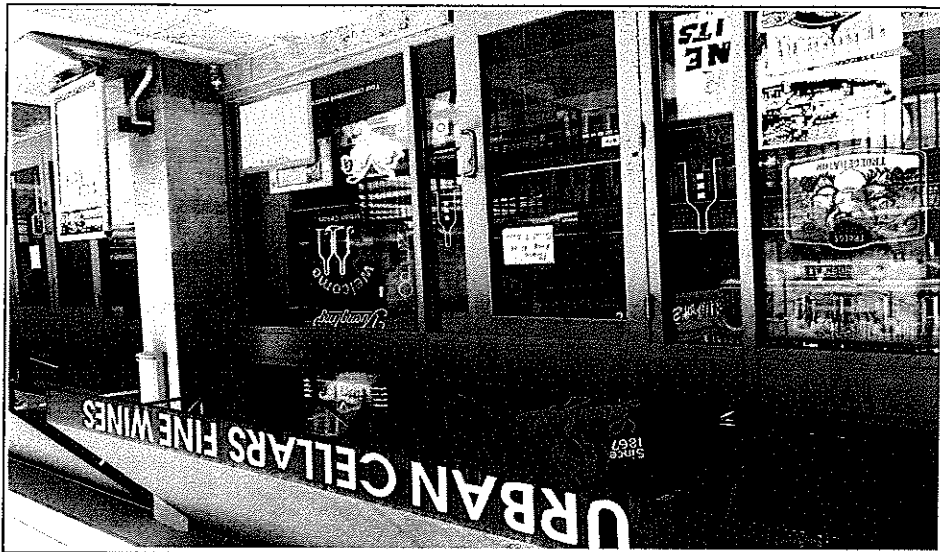
Violations Noted:

Instructions Given to Licensee:

Inspector's Comments:

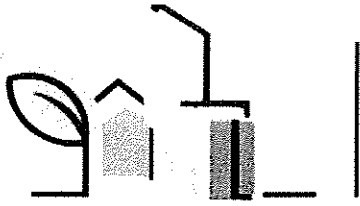
Inspected 5/24/21

Photo Taken:



Owner Email:

Submitted by Inspector



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT



Home > Permits > Update Permit Information

Account:

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

Project Name: 222 N CHARLES

[Guest Access](#)

CONTINUE TO USE AS A RETAIL GOODS ESTABLISHMENT WITH ALCOHOLIC BEVERAGE SALES. CHANGE OF OWNERSHIP.



Mayor Brandon M. Scott & Alice Kennedy, Acting Commissioner

June 10, 2021

Applicant(s): Ronald Prochoren and Richard Soucy
1700 East Fort Avenue, LLC T/a City Limits Sports Bar
1700-04 E. Fort Avenue 21230

Class: "BD7" Beer, Wine & Liquor License

Request to add outdoor table service

(a) **Applicant(s) Information:** (1) Ronald Prochoren was born in New Brunswick, NJ in February of 1968. He lives in Baltimore, MD; and (2) Richard Soucy was born in Campsprings, MD in October of 1970. He lives in Baltimore, MD. Mr. Prochoren has financial interest in a liquor license located in Dewey Beach, DE T/A Sirveza.

(b) **Ownership Breakdown:** (1) Ronald Prochoren (75%); and (2) Richard Soucy (25%).

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

(d) **Qualified Voters:** N/A

(e) **Zoning:** Applicant has applied for a USE permit, for the continued use of the property as a tavern without live entertainment and basement for accessory storage, with outdoor table service.

(f) **Corporate Standing:** 1700 East Fort Avenue, LLC is a MD LLC and as of 5/27/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 5/24/2021, and checked on 6/2/2021. This meets the 10-day rule. There are 2 licensed liquor establishment(s) in the 2x2 area: "B" BWL- 1; and "BD7" BWL-3.

(h) **Timeline:** Last Inspection by BLLC was performed 5/18/2021. 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 Alcoholic Beverages Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: ADD OUTDOOR DINING CLASS TYPE: BD7

Please select one option and fill out the requested information

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

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

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

D) AMENDMENT OR EXPANSION REQUEST: ADDRESS OF THE LOCATION: 1700 E. FORT AVENUE

CORPORATE/LLC/LLP/PARTNERSHIP NAME: 1700 EAST FORT AVENUE, LLC TRADE NAME: CITY LIMITS SPORTS BAR

BUSINESS PHONE NUMBER: 410-224-8084 BUSINESS EMAIL ADDRESS: RPROCHOREN@GMAIL.COM

ATTORNEY FOR THE APPLICANT: HARRY K. PREVAS ADDRESS: 300 N. CHARLES STREET, SUITE 200, BALTIMORE, MD 21201 PHONE: 410-752-2340

Part of Premises Used (Note: Floors and Areas for Storage): FIRST FLOOR, BASEMENT 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: 97

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

RONALD PROCHOREN [REDACTED]

(Full name)	(Telephone no.)	E-mail (Required)
2122 DRUID PARK DRIVE	BALTIMORE MD 21211	29 YEARS
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
2/1968	MALE	
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

2. Applicant B

RICHARD SOUCY

(Full name)	(Telephone no.)	E-mail (Required)
210 S. PATTERSON PARK AVE.	BALTIMORE MD 21231	22 YEARS
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
10/1970	MALE	
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

3. Applicant C

(Full name)	(Telephone no.)	E-mail (Required)
(Residence) Street	City State Zip Code	(period of residency in Baltimore City)
(Month/Year of Birth)	(Sex: Male or Female)	(Place of Birth)

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

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

Applicant A B C

[Empty response box]

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

[Empty response box]

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

[Empty response box]

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

Applicant A B C

Current License

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

[Empty response box]

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

This license

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

[Empty response box]

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

Sirveza, 1904 Coastal Hwy, CS, Dewey Beach, DE 19871

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

[Empty response box]

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

[Empty response box]

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. 3-4-109 (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: RONALD PROCHOREN ADDRESS: 2122 DRUID PARK DRIVE, BALTIMORE, MD 21211 TITLE: MEMBER %OF STOCK HELD: 75
- 2) NAME: RICHARD SOUCY ADDRESS: 210 S. PATTERSON PARK AVE., BALTIMORE, MD 21231 TITLE: MEMBER %OF STOCK HELD: 25
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

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

[Signature]
Signature of Applicant A

I hereby certify that on the 4th day of May, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Ronald Prochoren (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.

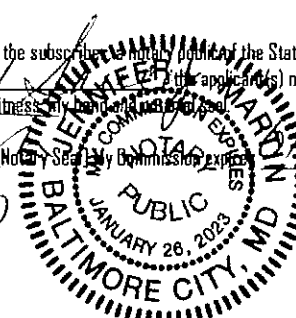
Signature: Jennifer L Martin (Notary Seal) My Commission expires 21-26-2023
Printed Name: Jennifer L Martin



[Signature]
Signature of Applicant B

I hereby certify that on the 4th day of May, 2023, before me, the subscriber, a notary public of the State of Maryland in and for Baltimore City, personally appeared Richard Soucy (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: Jennifer L Martin (Notary Seal) My Commission expires 26-2023
Printed Name: Jennifer L Martin



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: L G L INCORPORATED

Phone Number: [REDACTED]

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

(I, WE) LGL Incorporated HEREBY CERTIFY, That (I am, we are) the owner(s) of the property located at 1700 E. Fort Avenue, Baltimore, City with a Zip Code of 21230, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

[Signature]
Signature of Owner of the Property

I hereby certify that on the 10th day of May, 2023 before me, the subscriber, a notary public of the State of Maryland in and for Baltimore personally appeared Ronald Prochoren 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) 01-26-2023
Notary Printed Name: Jennifer L. Martin

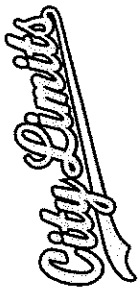
The following certificates must be signed by at least 3 persons.

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

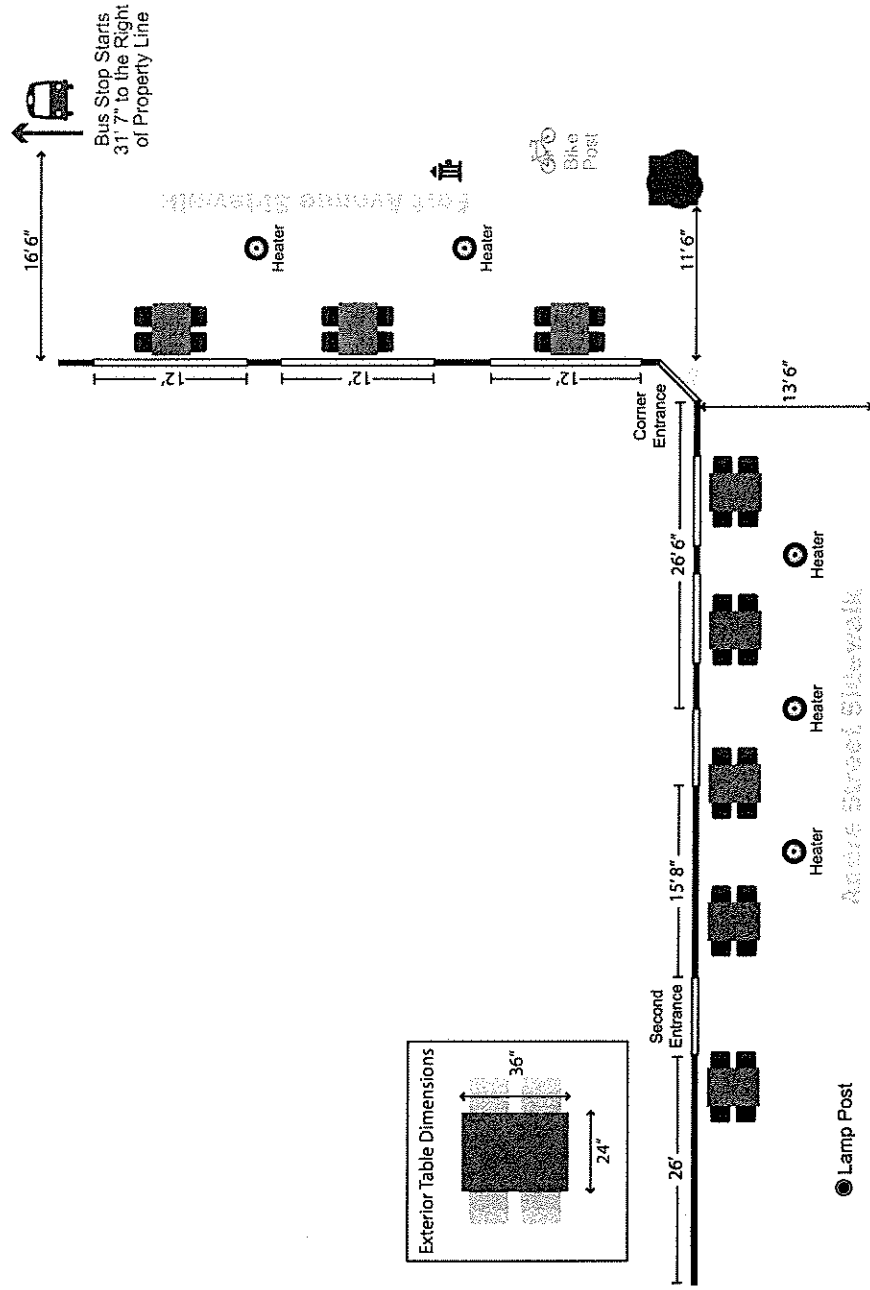
Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)

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

RECEIVED
Please note that this is a public document and upon request will be provided to the general members of the public.
MAY 04 2021



City Limits Sports Bar Proposed Outdoor Seating and Exterior Schematic





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 147 Cert Num: 0277 Fee: \$1,320.00 Status: Renewed
License Date: 5/1/2021 License Year: 2021
CR Number: 15121107
Payment Date: 05-11-21

2020 - 2021 TPP Paid
2021 Trader's License Update Info

Click to Start License Renewal

Add Adult Entertainment License

Add New Adult Entertainment License

Location

Corp Name: 1700 EAST FORT AVENUE, LLC
Trade Name: CITY LIMITS SPORTS BAR
Zone Code: 8
Phone: 410-244-8084
Block Num: 1700-04 Street: FORT AVENUE EAST
City: BALTIMORE State: MD Zip: 21230
CR Number: 15121107

Portion of Business Used:
(USE) CONTINUE TO USE 1ST FLOOR AS A TAVERN WITH OUT LIVE ENTERTAINMENT AND BASEMENT FOR ACCESSORY STORAGE (CHANGE OF BUSINESS NAME.)
Restriction:
THERE IS TO BE NO SEPARATE PACKAGE GOODS STORE OR DEPARTMENT. ALL PACKAGE GOODS ARE TO BE SOLD OVER THE BAR.

Edit the License Location Info | Alternate Mailing Address

License Owners

Table with 8 columns: First Name, Last Name, Street, City, State, Zip, Action, Change Owner. Rows include RONALD PROCHOREN and RICHARD SOUCY.

Comments

Empty table for comments.

Date	Comment	Action
05/07/2021	Request to add outdoor table service filed on behalf of 1700 East Fort Avenue, LLC T/a City Limits Sports Bar, Ronald Prochoren and Richard Soucy on 5/4/2021 /kk	Delete
06/12/2020	Outdoor Extension requested for June 12, 2020. Permit #TMP2020-50041/kr	Delete
08/07/2019	Submitted 2019 Trader's License..... /sb	Delete
09/26/2017	Mailed letter of recognition for underage drinking compliance check on 6/14/17 /kk	Delete
04/27/2017	****RELEASED STATE OF MD TAX HOLD**** /sb	Delete
03/08/2016	RELEASED STATE OF MD TAX HOLD..... /sb	Delete
10/07/2014	10/2/14 PUBLIC HEARING RE: REQUEST FOR OUTDOOR TABLE SERVICE . REQUEST WITHDRAWN BY APPLICANTS.	Delete
04/22/2014	03/13/2014 Public Hearing re: Request to add outdoor table service Board granted a postponement at counsel request	Delete
01/17/2012	1/12 Transfer of ownership, BD7-BWL, Richard Soucy, Ronald Prochoren, 1700 East Fort Avenue, Inc.	Delete
11/05/2009	11/5/09 License released by Sheriff's office	Delete
11/04/2009	11/4/09 License seized by the Sheriff's office for the Comptroller.	Delete
09/15/2006	09/15/06 FINE \$425 PAID IN FULL #57566	Delete
09/15/2006	09/14/06 Public Hearing re: Violation of rule 4.01(a) DECISION: GUILTY \$300 OR 30 DAYS + \$125 ADM.FEE=\$425	Delete
03/22/2005	03/17/05 PAID \$125 ADM.FEE #51429	Delete
03/22/2005	03/17/05 Public Hearing re: Violation of rule 4.18 DECISION: MUST SUBMIT ALL DOCUMENTS BY 3/31/05 AND MUST PAY \$125 ADM FEE	Delete
11/12/2004	11/12/04 FINE \$325 PAID IN FULL #50850	Delete
11/05/2004	11/04/04 Public Hearing re: Violation of rule 4.15 DECISION: GUILTY \$200 OR 2 DAYS + \$125 ADM. FEE + \$325	Delete

Print History (Print Card)

License num: LBD7 147 Address: 1700-04 FORT AVENUE EAST
Trade Name: CITY LIMITS SPORTS BAR

Comment:

Add Comment

Hold Info

Powered by:



1700 EAST FORT AVENUE, LLC: W13264197

Department ID Number:

W13264197

Business Name:

1700 EAST FORT AVENUE, LLC

Principal Office: 

1700 EAST FORT AVENUE

BALTIMORE MD 21230

Resident Agent: 

RONALD PROCHOREN

2122 DRUID PARK DRIVE

BALTIMORE MD 21211

Status:

REVIVED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

DOMESTIC LLC

Business Code:

20 ENTITIES OTHER THAN CORPORATIONS

Date of Formation/ Registration:

10/07/2009

State of Formation:

MD

Stock Status:

N/A

Close Status:

N/A

PROPOSED LOCATION: 1700 E Fort Ave

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 2

- "A" BEER & WINE _____
- "B" BEER & WINE _____
- "C" BEER & WINE _____
- "D" BEER & WINE _____

- "A" BEER, WINE & LIQUOR _____
- "A-2" BEER, WINE & LIQUOR _____
- "B" BEER, WINE & LIQUOR 1
- "C" BEER, WINE & LIQUOR _____
- "D" BEER, WINE & LIQUOR _____
- "BD7" BEER, WINE & LIQUOR 1

- ARENA _____
- HOTEL/MOTEL _____
- RACING _____

PREPARED BY: Walter Robinson DATE: 5/25/21

1700 E Fort Ave

License Establishments

- 📍 City Limits (BD7)
- 📍 In Like Flynn Tavern (BD7)
- 📍 Peppa Flame Restaurant and Lounge (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):

Corporation Name:

Location Address:

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?

Estimated Date of Removal?

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

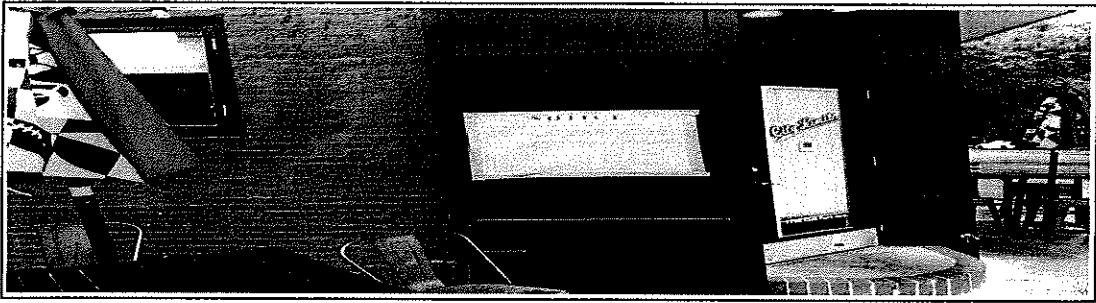
Other licensed locations - Describe/Note:

See Attached Maps

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

Establishment is applying for outdoor table service

Insert Photo of Sign and location:



<input checked="" type="checkbox"/> Attach Additional Photos	
Inspector Name	Date and Time
<input type="text" value="i:0#.w baltimore\walter.farley-robins"/>	<input type="text" value="5/25/2021"/> <input type="text" value="11:53:15 AM"/>
Name of Licensee (if present)	
<input type="text"/>	
<input type="button" value="Approve"/> <input type="button" value="Disapprove"/>	

Board of Liquor License Commissioners

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

POSTING SIGNS REPORT

Applicant(s) Name: Ronald Prochoren; Richard Soucy

Address of Premises: 1700-04 E Fort Ave

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

Date Posted: 5/24/2021

Time Posted: 2:30 PM

Date Rechecked: 6/2/2021

Time Rechecked: 10:20 AM

Manager or Owner when sign posted:

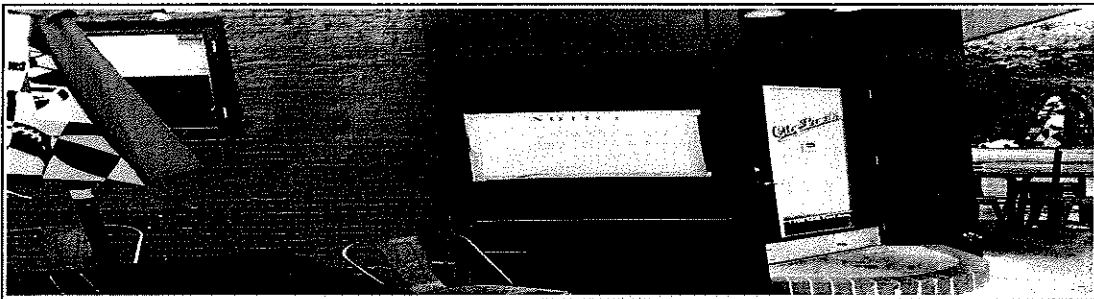
Summary on location of sign posted:

Sign posted on side of building

Summary on location of sign rechecked:

sign has been posted for 10 days

Insert Photo of Sign and location:



NOTICE
Application has been filed with the
Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1700-04 E. Fort Avenue, B1230
 Class of License: Class "B2" - Beer, Wine & Liquor License
 Scope of Application: Request to add outdoor table service

Application filed by: 1700 East Fort Avenue, LLC - The City Limits
 Present Licensee(s): Same as above

The hearing concerning this application will be held after June 10, 2021
 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

Hon. Albert J. Marsteller, Jr., Esq.
 Board of Liquor License Commissioners
 Baltimore, Maryland

Attach Additional Photos

Approve

Disapprove

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 1700-84 E. Fort Avenue R1A30
Class of License: Class "B07" Beer, Wine & Liquor License
Scope of Application: Request to add outdoor table service

Application filed by: 1700 East Fort Avenue, LLC The City Limits
Spots Bar
Present Licensee(s): Donald Prochoren and Richard
SAME As Above

The hearing concerning this application will be held after June 10, 2021
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

Hon. Albert J. Marinucci, Jr., Esq. Chairman
Aaron J. Greenfield, Esq.

Back

BLLC Routine Inspection

Address Information

Address: 1700-04 FORT AVENUE EAST 21230

Trade Name: CITY LIMITS SPORTS BAR

Corporation Name: 1700 EAST FORT AVENUE, LLC

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

Date/Time of Inspection: 5/18/2021 4:09:45 PM

Manager/Licensee: ronnd prochoren

Open/Closed Status

Open/Closed: Open

Closed Date:

Presence of Personnel

Clean and Free of Debris: Satisfactory

Presence of Equipment

Location of Bar: Front

Shape of Bar: square

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: Yes

Selling Household/Grocery: N/A

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: 3/22/2018

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date:

Notes

Inspector Comments:

Restroom

Inspector Comments:

Public Safety

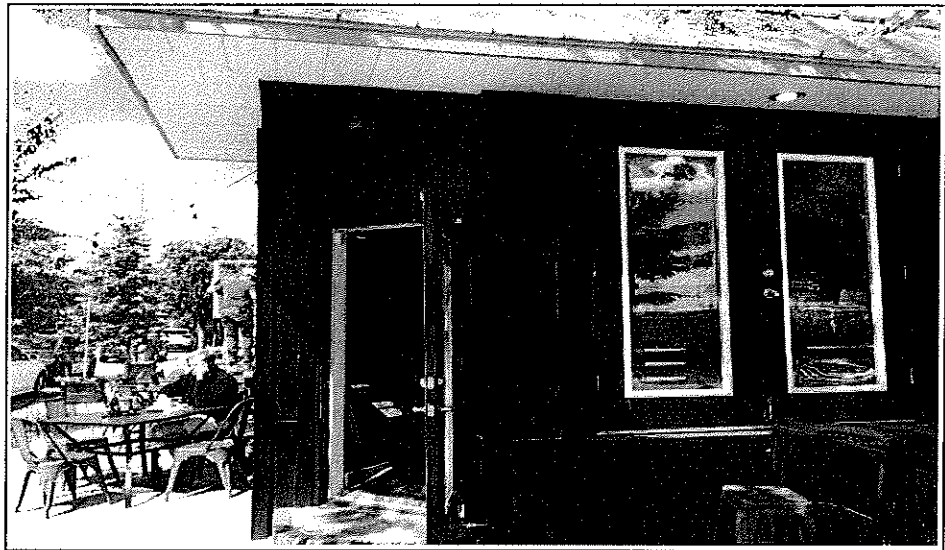
Exits Marked, Unobstructed: Yes

Fire Capacity:

Outdoor Seating Capacity:

Adult Entertainment - If Applicable

License is Valid:



Attach Additional Photos

Owner Email:



BALTIMORE CITY DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT

Home > Permits > Update Permit Information

Account:

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

Project Name: 1700 E FORT AVE

Guest Access

CONTINUE TO USE 1ST FLOOR AS A TAVERN WITH OUT LIVE ENTERTAINMENT AND BASEMENT FOR ACCESSORY STOR.
OUTDOOR DINING

Mayor Brandon M. Scott & Alice Kennedy, Acting Commissioner

June 10, 2021

Applicant(s): Jae Woo Park and Candace Sha'nee Wynter
JJ Hoffman, Inc., T/a Hoffman Liquors
4401-03 Park Heights Avenue 21215

Class: "A" Beer, Wine & Liquor License

Application to transfer ownership.

(a) **Applicant(s) Information:** (1) Jae Woo Park was born in South Korea in May of 1977. He lives in Fulton, MD; and (2) Candace Sha'nee Wynter was born in Baltimore, MD in September of 1991. She lives in Baltimore, MD.

(b) **Ownership Breakdown:** (1) Jae Woo Park (100%); and (2) Candace Sha'nee Wynter (0%).

(c) **Purchase Price of Business:** The purchase price of the business is \$430,000. Down payment of \$22,000 was made. Remaining balance to be paid at closing via \$320,000 SBA loan, and \$110,000 from savings.

(d) **Qualified Voters:** Ephram Jones, Charles Williams, and Maurice Warner are qualified Baltimore City voters.

(e) **Zoning:** Applicant has applied for a USE permit, for the use continued of the property's 1st floor (including portion of K/A 2634 W Coldspring Lane) for Liquor Store. Continue to use entire basement (including portion K/A 2632 -2634 W Coldspring Lane) for accessory storage.

(f) **Corporate Standing:** JJ Hoffman, Inc. is a MD Corporation and as of 5/27/2021 is active and in good standing.

(g) **Posting Report:** The location was posted on 5/24/2021, and checked on 6/2/2021. This meets the 10-day rule. There are 2 licensed liquor establishment(s) in the 2x2 area: "A" BWL-1; and "BD7" BWL-1.

(h) **Timeline:** Last Inspection by BLLC was performed 4/26/2021. 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 Alcoholic Beverages Article 4-210(A) the Board must consider the following factors: 1. The public need and desire for the license; 2. The number and location of existing license holders; 3. The potential effect on existing license holders of the license for which application is made; 4. The potential commonality or uniqueness of the services and products to be offered by the business of the applicant; 5. The impact of the license for which application is made on the health, safety, and welfare of the community, including issues relating to crime, traffic conditions, parking, or convenience; and 6. Any other factor that the local licensing Board considers necessary.

Board's Decision:

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

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

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

EXPLANATION OF REQUEST: Change of Ownership CLASS TYPE: A

Please select one option and fill out the requested information

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

B) TRANSFER OF OWNERSHIP ONLY: ADDRESS OF CURRENT LICENSE: 4401-03 Park Heights Ave., 21215

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: JJ Hoffman, Inc. TRADE NAME: Hoffman Liquors

BUSINESS PHONE NUMBER: 410-542-5428 BUSINESS EMAIL ADDRESS: 4401-03 Park Heights Ave.

ATTORNEY FOR THE APPLICANT: Say You ADDRESS: 3440 Elliott City Dr. #202 PHONE: 410-465-3666

Part of Premises Used (Note: Floors and Areas for Storage): 1st fl. Business Outdoor Table Service Provided? Yes No Delivery of alcohol? Yes No

Live Entertainment provided? Yes No What Kind (Ex. DJ Band, Etc.)? Basement for storage 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

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

Sae Woo Park _____
 (Full name) (Telephone no.) E-mail (Required)

11252 Terrace Ln., Fulton, MD 21259 _____
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

5/1979 _____
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

2. Applicant B

Candace Sha'nee Wynter _____
 (Full name) (Telephone no.) E-mail (Required)

952 Arbonne Ave., Balto., MD 21218 _____
 (Residence) Street City State Zip Code (period of residency in Baltimore City)

9/1991 _____
 (Month/Year of Birth) (Sex: Male or Female) (Place of Birth)

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

3. Applicant C

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

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

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

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

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

Applicant A B C

No No

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

No No

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

No Yes PBJ - D. while license suspended (the charge (2018)
 ^{ring}

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

Yes No
 Washington D.C. - 5/2019 - 5/2019 Flagler market 2200 Flagler Place, Wash. D.C. 20001

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

No N/A

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

Applicant A B C

No No

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

No No

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

No No

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

No No

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

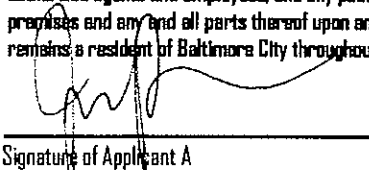
Name	Address	Phone	Email

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. 94-109 (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: Jae Woo Park ADDRESS: 11252 Terrace Ln. Fulton, MD 20759 TITLE: president %OF STOCK HELD: 100%
- 2) NAME: Candace S. Wynter ADDRESS: 952 Argonne Ave, Balto., MD 21218 TITLE: Assistant secretary %OF STOCK HELD: 0%
- 3) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____
- 4) NAME: _____ ADDRESS: _____ TITLE: _____ %OF STOCK HELD: _____

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

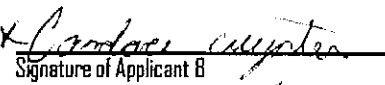
CERTIFICATE OF APPLICANTS: At least one applicant whose signature appears below certifies that he/she is a current resident of Baltimore City, Maryland at the time of filing of this application. Each of said applicants hereby certifies further that if the license applied for is granted, he/she will conform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


Signature of Applicant A

I hereby certify that on the 30th day of April, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Ho. Co., personally appeared Jae Woo Park 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: Jay S. Yoo (Notary Seal) My Commission expires _____ Jay S. Yoo
NOTARY PUBLIC
Howard County, Maryland
My Commission Expires 04/30/2025

Printed Name: Jay S. Yoo


Signature of Applicant B

I hereby certify that on the 24th day of April, 2021, before me, the subscriber, a notary public of the State of Maryland in and for Ho. Co., personally appeared Candace Wynter 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: Jay S. Yoo (Notary Seal) My Commission expires _____ Jay S. Yoo
NOTARY PUBLIC
Howard County, Maryland
My Commission Expires 04/30/2021

Printed Name: Jay S. Yoo

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: Suz A. Seo
4401 Park Heights Ave Phone Number: [REDACTED]

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

(I, WE) Suz A. Seo HEREBY CERTIFY, That (I am/ we are) the owner(s) of the property located at 4401-4403 Park Heights Ave, Baltimore, City with a Zip Code of 21215, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Suz A. Seo
 Signature of Owner of the Property

I hereby certify that on the 15th day of April, 2021, before me, the subscriber, a notary public of the State of Maryland, in and for Ho. Co., personally appeared Suz A. Seo 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: Jay S. Yoo
 Notary Printed Name: Jay S. Yoo

[Notary Seal] My Commission expires Howard County, Maryland
 Jay S. Yoo
 NOTARY PUBLIC
 My Commission Expires 04/30/2021

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

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

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Ingrid Anderson	4411 Paimall Rd Baltimore MD 21215	<u>Ingrid Anderson</u>	1-1968	20 years +
Ross Davis	3009 OAKFORD	<u>Ross Davis</u>	5-1-57	28 yrs.
TYRONE JACKSON	WEST Coldspring Ln 2444	<u>Tyrone Jackson</u>	4-1-60	14 yrs
Charles Walker	2626 West Coldspring Ln	<u>Charles Walker</u>	04/1/38	15 yrs
Ephraim Jones	3404 Woodbrook	<u>Ephraim Jones</u>	3-1-51	28 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.

Name and Address of the owners of the premise/landlord: 5001 A SE0
4401 Park Heights Ave. Phone Number: [REDACTED]

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

(I, WE) 5001 A SE0 HEREBY CERTIFY,
 That (I am, we are) the owner(s) of the property located at 4401-4403 Park Heights Ave. Baltimore, City with a Zip Code of 21215, which is named in the present application made to the Board of Liquor License Commissioners of Baltimore City under the Alcoholic Beverage Laws of Maryland and assent to the granting of the license applied for, and hereby authorize the State Comptroller, his duly authorized deputies, inspectors and clerks, the Board of Liquor License Commissioners of Baltimore City, its duly authorized agents and employees, and any peace officer of the City of Baltimore and State of Maryland, to inspect and search, without warrant, the premises upon which the business is to be conducted, and any and all parts of the building in which said business is to be conducted, at any and all hours.

Signature of Owner of the Property _____

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

As witness, my hand and notarial seal.

Notary Signature: _____ (Notary Seal) My Commission expires _____

Notary Printed Name: _____

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

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

Extra Signatures

Names	Address	Signature	DOB (Month/Year)	Length of time Acquainted with the Applicant(s)
Charles Wallaw	3928 Reister RD	<i>Charles Wallaw</i>	1-0-61	30 yrs
Miranda Wender	2627 Calhoun Rd	<i>M. Wender</i>	4-0-84	33 yrs
Deborah D. Brothers	4311 Pulice Road	<i>Deborah D. Brothers</i>	07/01/1950	7 yrs.

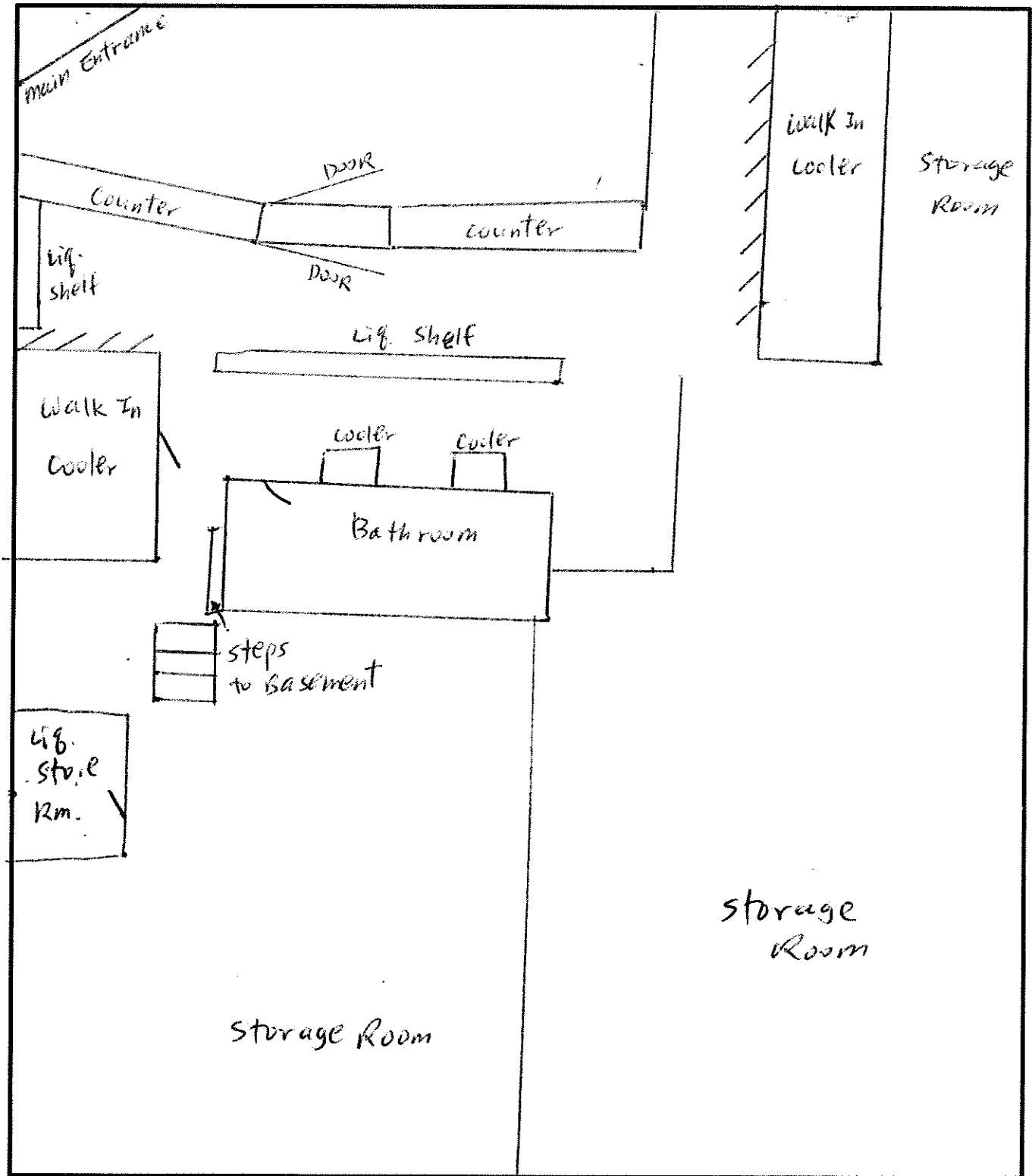
RECEIVED

MAY 04 2021

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

Baltimore City Liquor License Board
 Please Note that this is a public document and upon request will be provided to the general members of the public.

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





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: **LA 044** Cert Num: **0146** Fee: **\$858.00** Status: **Renewed**
License Date: 5/1/2021 License Year: 2021
CR Number: 10651603
Payment Date: 04-27-21

2020 - 2021 TPP Paid

2021 Trader's License

[Update Info](#)

[Click to Start License Renewal](#)

Add Adult Entertainment License

[Add New Adult Entertainment License](#)

Location

Corp Name: **SEO CORPORATION**
Trade Name: **HOFFMAN LIQUORS**
Zone Code: 49
Phone: 410-542-5428

Block Num: 4401-03 Street: PARK HEIGHTS AVENUE
City: BALTIMORE State: MD Zip: 21215

CR Number: 10651603

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

Restriction:
UNDER THE PROVISIONS OF ALC. BEV. ART. §12-2004, THE HOURS OF SALE ARE 9AM - 10PM EACH DAY FOR CLASS "A" BEER, WINE, AND LIQUOR LICENSES WITHIN THE PARK HEIGHTS MASTER PLAN AREA AS SPECIFIED IN HB22/SB809 EFFECTIVE JULY 1, 2018.

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

License Owners

First Name	Last Name	Street	City	State	Zip	Action	Change Owner
SOON AE	SEO	1767 OAKDALE DRIVE	COOKSVILLE	MD	21723	Edit	Remove Owner

Sunday License

License Num: Cert Num: Fee:
License
Dates:

Comments

Date	Comment	Action
05/21/2021	2020 Trader's License was submitted by an inspector..../sb	Delete
05/07/2021	Application for transfer of ownership filed on behalf of JJ Hoffman, Inc. T/a Hoffman Liquors, Jae Woo Park and Candace Sha'nee Wynter on 5/4/2021 /kk	Delete
04/05/2021	AFFIDAVIT OF COMPLIANCE FOR CLASS "A" LICENSE SUBMITTED WITH 2021-2022 RENEWAL APPLICATION...../jr	Delete
02/08/2021	Alcohol Awareness expires on 12/29/24 Soon A Seo (certified by John S Murray)..../sb	Delete
02/08/2021	Submitted 2020 Trader's License..../sb	Delete
10/19/2020	Holiday Special Sundays: 11/29/20, 12/06/20, 12/13/20, 12/20/20, & 12/27/20; Invoice #120034..../ab	Delete
12/13/2019	PAID IN FULL \$1,625.00 FOR VIOLATION HEARING DATED NOVEMBER 21, 2019; Invoice #118428...../sb	Delete
12/12/2019	Given an Invoice to Acting Chief Inspector John Chrissomallis for Violation Hearing fee dated on November 21, 2019; Fine Fee to be paid \$1,625.00..../mb.	Delete
11/22/2019	11/21/2019 - Public Hearing Re: Violation of Rule 4.01(a) Sales to Minors - ADMISSION OF GUILT - Rule 4.01(a)-Fined \$1,500; \$1,500 + \$125 admin fee; \$1,625 total fine, 30 days to pay (3-0 vote)...../jr	Delete
08/22/2019	Holiday Special Sundays: 12/01/19, 12/08/19, 12/15/19, 12/22/19 & 12/29/19; Invoice #117780...../sb	Delete
08/20/2019	Requested for special Sunday, September 1,2019(labor day); invoice #117787...k/r	Delete
05/06/2019	Requested for Special Sunday, May 12, 2019 (Mothers' Day); Invoice #116962.../sb	Delete
12/11/2018	Mailed letter of recognition for underage drinking compliance check on 12/5/18 /kk	Delete
10/02/2018	Holiday Special Sundays: 11/25/18, 12/02/18, 12/09/18, 12/16/18, 12/23/18 & 12/30/18; Invoice #113462..../sb	Delete
06/21/2018	Letter regarding the hours of operation restrictions changing due to HB22/SB809 was mailed to the establishment and delivered via Inspector on 6/21/18. This letter allows the establishment to open Mon-Sat from 9AM-10PM - effective 7/1/18. /kk	Delete
03/01/2018	Mailed letter of recognition for underage drinking compliance check on 1/31/2018 /kk	Delete
01/26/2018	request for Sunday extension 2/4/2018...please check invoice#109322 ...k/r	Delete
08/21/2017	Letter delivered to licensee via inspector on 8/18/17 regarding the hours of operation restrictions being removed - establishment not located within the Park Heights Redevelopment area /kk	Delete
01/26/2017	Alcohol Awareness expires 01/07/21 (Soon Seo).../sb	Delete
01/25/2017	Re: Sunday Extension for 2/5/17 /kk	Delete
10/12/2016	Holiday Special Sundays: 11/27/16, 12/04/16, 12/11/16, 12/18/16 & 12/25/16, Invoice #104241 = \$375.00..../sb	Delete
10/08/2013	9/19/2013 Public Hearing re: Violation of Rule 4.01(a) GUILTY \$500 admin fee \$125 total fine \$625 Fine PAID	Delete
11/02/2009	10/30/09 \$700 FINE PAID IN FULL #70297	Delete
11/02/2009	10/29/09 Public Hearing re: Violation of rules 4.01(a),3.03(c) and rule 3.02.DECISION: RULE 4.01 (a)GUILTY \$500.RULE 3.03(c) GUILTY \$\$25 & RULE 3.02 GUILTY \$50.FINE \$575 + \$125 = \$700	Delete
12/16/2004	12/16/04 FINE (\$325) PAID IN FULL # 51004	Delete
12/10/2004	12/09/04 Public Hearing re: Violation of rule 4.01(a) DECISION: GUILTY \$500 OR 5 DAYS/ SUSPENDED \$300. FINE \$300 OR 3 DAYS + \$125 ADM. FEE = \$325	Delete
03/01/2004	9/29/99 Man arrested for loitering CC 6I-21221 i	Delete

Print History (Print Card)

License num: LA 044

Address: 4401-03 PARK HEIGHTS AVENUE

Trade Name: HOFFMAN LIQUORS

Comment:

JJ HOFFMAN, INC.: D21416953

Department ID Number:

D21416953

Business Name:

JJ HOFFMAN, INC.

Principal Office: ⓘ

4401-4403 PARK HEIGHTS AVENUE
BALTIMORE MD 21215

Resident Agent: ⓘ

JAE WOO PARK
4401-4403 PARK HEIGHTS AVE.
BALTIMORE MD 21215

Status:

INCORPORATED

Good Standing:

THIS BUSINESS IS IN GOOD STANDING

Business Type:

CORPORATION

Business Code:

03 ORDINARY BUSINESS - STOCK

Date of Formation/ Registration:

02/11/2021

State of Formation:

MD

Stock Status:

STOCK

Close Status:

YES

PROPOSED LOCATION: 4401-03 PARK HEIGHTS AVE

MAP SUMMARY (RECAPITULATION)

TOTAL ESTABLISHMENTS IN MAP AREA 2

"A" BEER & WINE _____

"B" BEER & WINE _____

"C" BEER & WINE _____

"D" BEER & WINE _____

"A" BEER, WINE & LIQUOR 1

"A-2" BEER, WINE & LIQUOR _____

"B" BEER, WINE & LIQUOR _____

"C" BEER, WINE & LIQUOR _____

"D" BEER, WINE & LIQUOR _____

"BD7" BEER, WINE & LIQUOR 1

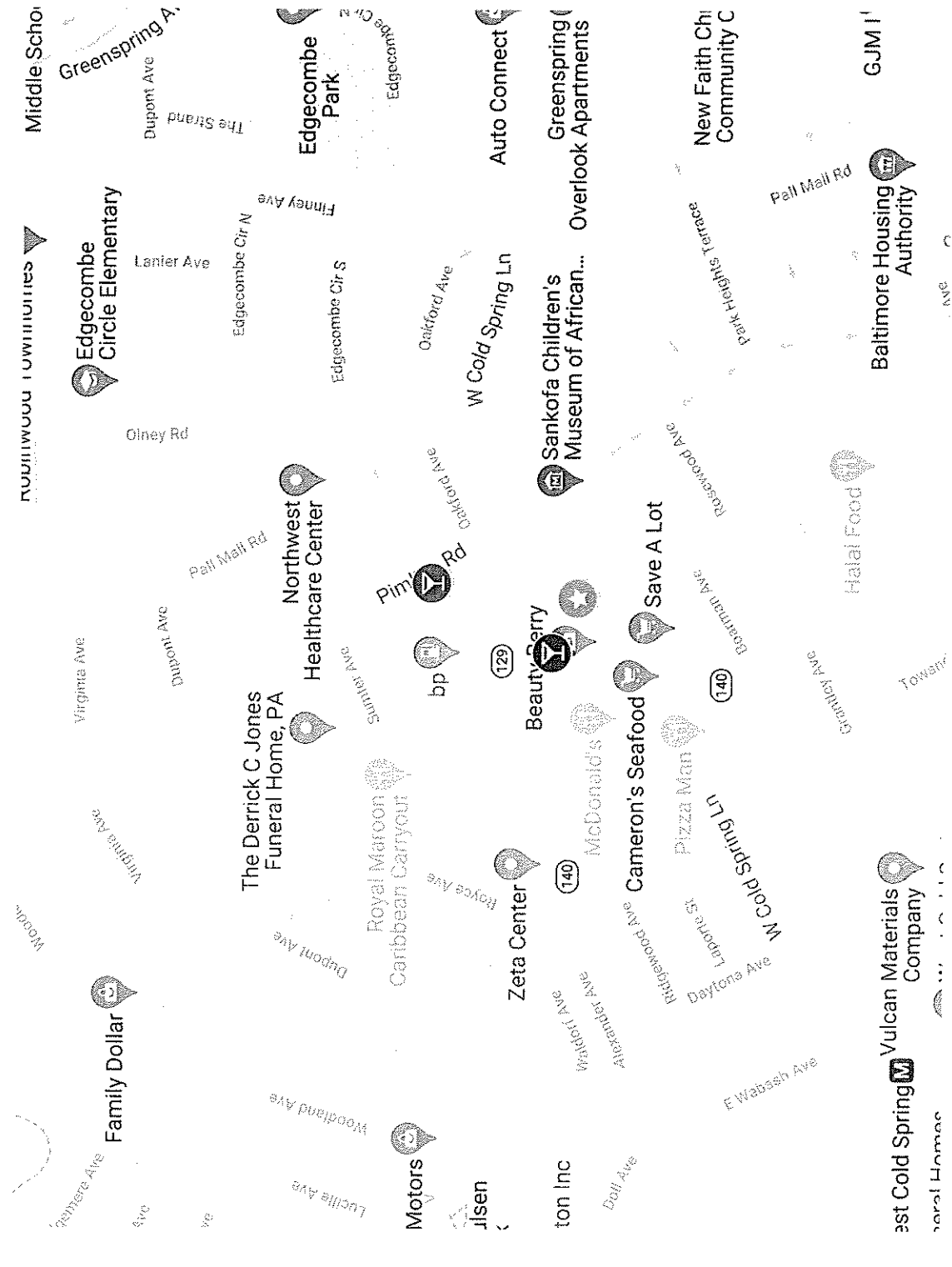
ARENA _____

HOTEL/MOTEL _____

RACING _____

PREPARED BY: Darrel Clark / April Burman DATE: 5/25/21

4401-03 Park Heights Ave



Liquor Establishments

- Park Lane Cut Rate Liquors LA
- Hoffman's Liquor LA
- Wylie Liquor - BD7

Transfer of ownership

Back

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):

Hoffman Liquors

Corporation Name:

JJ Hoffman, Inc

Location Address:

4401-03 Park Heights Ave

License Type:

Class "A" 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?

5/24/2021 📅

Estimated Date of Removal?

6/2/2021 📅

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

Yes ▼

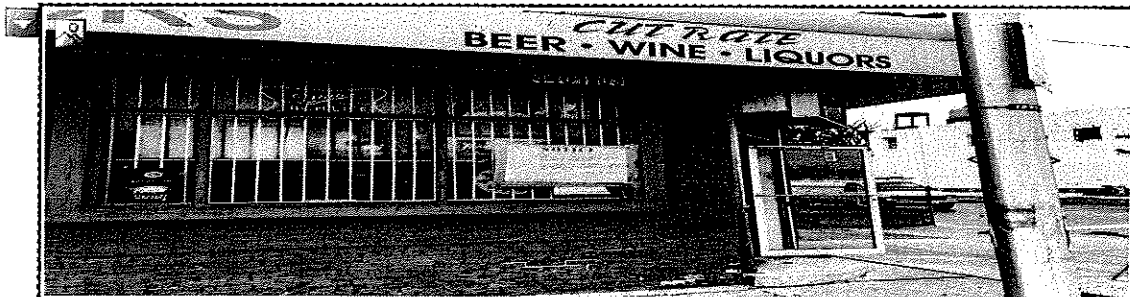
Other licensed locations - Describe/Note:

Please see maps for additional locations.

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

Filed application for change of ownership

Insert Photo of Sign and location:



<input type="checkbox"/> Attach Additional Photos	
Inspector Name	Date and Time
<input type="text" value="i:\O#\w\baltimore\darryl.clark"/>	<input type="text" value="5/25/2021"/> <input type="text" value="11:21:25 AM"/>
Name of Licensee (if present)	
<input type="text"/>	
<input type="submit" value="Submit"/>	

NOTICE

Application has been filed with the

Board of Liquor License Commissioners for Baltimore City

Address of Premises: 4401-83 Park Heights Avenue 21215
Class of License: CLASS "A" Beer, Wine & Liquor License
Scope of Application: TRANSFER OF OWNERSHIP

Application filed by: TJ HOFFMAN, INC. T/A HOFFMAN LIQUORS
Jae Woo Park and Candace Sha'nee Wynter
Present Licensee(s): SEO CORPORATION T/A HOFFMAN LIQUORS
SOON AE SEO

A hearing concerning this application will be held after June 10, 2021
Persons who oppose this application should send their written protest to the office of the Board
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

Hon. Albert J. Matricciani, Jr., Esq.
Aaron J. Greenfield, Esq.
Robert E. Guye
Douglas K. Paige

Chairman
Commissioner
Commissioner
Executive Secretary

PANHANDL

... WILL BE PROSI

Back

BLLC Routine Inspection

General Information

Address: 4401-03 PARK HEIGHTS AVENUE 21215 ▼

Trade Name:

Corporation Name:

Type of License: Class "A" Beer, Wine and Liquor ▼

Date/Time of Inspection:

Manager/Licensee:

Open/Closed Status

Open/Closed: Open ▼

Closed Date:

Work of Appearance

Clean and Free of Debris: Satisfactory ▼

Interior Appearance

Location of Bar: N/A ▼

Shape of Bar:

Condition of Bar Area/Floors: N/A ▼

Hot Water: N/A ▼

Disinfectant Solution: N/A ▼

Three Compartment/Washer: N/A ▼

Package Goods/BD7 Checklist

Bulletproof Partitioning: Yes ▼

Separate Pkg. Goods Dept.: N/A ▼

Separate Pkg. Goods Store: Yes ▼

Bar/Tavern Open and Operating: N/A ▼

Selling Household/Grocery: N/A

Capacity

Capacity:

Location of Dining Area:

Condition of Dining Area/Floors: N/A

Sanitation: N/A

Menu: N/A

Traders License

Traders License: Yes

Alcohol Awareness Certification Date Issued: 12/29/2020

Employee Records: Yes

Alcohol Beverage Information Invoice Numbers and Date: Breakthru- 700003919 4/27/2021

Inspector Comments

Inspector Comments:

Inspector Comments

Inspector Comments:

Public Safety

Exits Marked, Unobstructed: Yes

Fire Capacity:

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

Violations

Live Entertainment (Describe):

Outdoor Table Service N/A

Violations

Violation Issued: No

Violations Noted:

Notes

Instructions Given to Licensee:

Inspector's Comments:

The establishment was open and operating. All licenses were up to date.

5/24/21

Photo Taken:



Attach Additional Photos

Owner Email:

Submitted by Inspector

Approve

Disapprove

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

**Online Use & Occupancy Permit
Application**

Property Address: 4401-4403 PARK HEIGHTS AVE Block/Lot: 3303/012

Permit No: **USE2021-51213**

Applicant: JAY YOO
 Owner/Lessee: Owner YUNG SEO
 Lessee JJ HOFFMAN INC

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) Retail Goods Establishment (With Alco

Proposed Use : (Commercial) Retail Goods Establishment (With Alco

	Dwelling:	Roomming:	Efficiency:
Existing Count:	000	000	000
Proposed Count:	0	0	0

Description	Created	Completed	Assigned To
FIRE DEPARTMENT REFERRAL	03/23/2021		LDZI
One Stop Permit Office Review	03/23/2021		SMIT
Application Received		03/19/2021	
Zoning Sign-off	03/19/2021	03/19/2021	
REMINDER	03/19/2021	03/23/2021	
R34- PARK HEIGHTS	03/23/2021		JASH
REMINDER	03/19/2021	03/23/2021	

District:601 **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 USE 1ST FLOOR (INCLUDING PORTION K/A 2634 W COLD SPRING LANE) FOR LIQUOR STORE. CONTINUE TO USE ENTIRE BASEMENT (INCLUDING PORTIONS K/A 2632-2634 W COLD SPRING LANE) FOR ACCESSORY STORAGE.

AFFIDAVIT BY: JAY S YOO

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: HOFFMAN LIQUORS	Owner First Name: YUNG
Role: Agent	Owner Last Name Or Company Name: SEO
Applicant: YOO,JAY	Phone:
Project Note:	Address1:
	Address2:
	City:
	State:
	Zip: